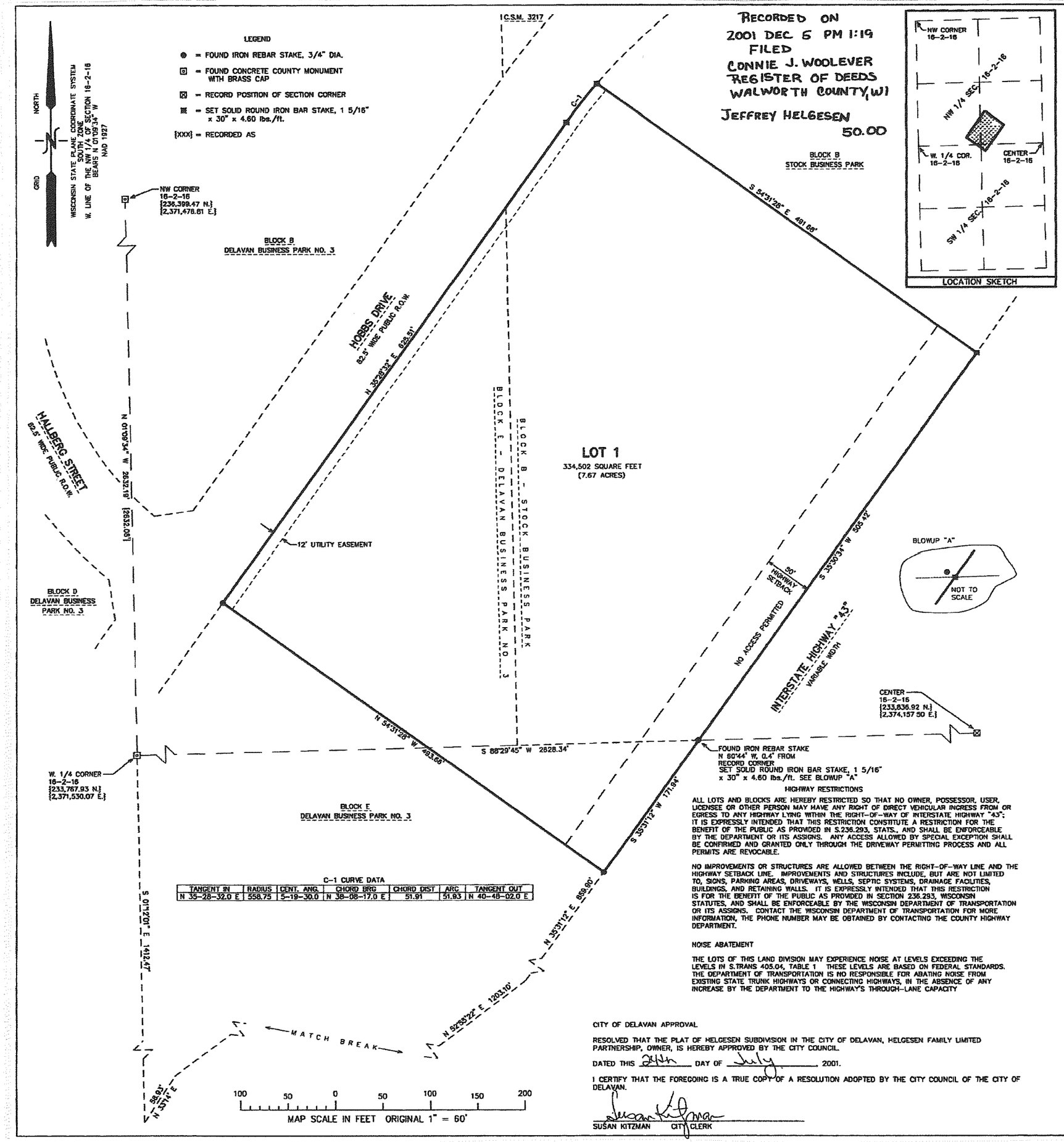
HELGESEN SUBDIVISION

PART OF BLOCK E OF DELAVAN BUSINESS PARK NO. 3 AND PART OF BLOCK B OF STOCK BUSINESS PARK

LOCATED IN PART OF THE SW 1/4 & SE 1/4 OF THE NW 1/4 AND IN PART OF THE NW 1/4 & NE 1/4 OF THE SW 1/4 OF SECTION 16, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN



RECORDED ON
2001 DEC 6 PM 1:19
FILED
CONNIE J. WOOLEVER
REGISTER OF DEEDS
WALWORTH COUNTY, WI
JEFFREY HELGESEN
50.00

BLOCK B
STOCK BUSINESS PARK

FOUND IRON REBAR STAKE
N 80°44' W, 0.4' FROM
RECORD CORNER
SET SOLID ROUND IRON BAR STAKE, 1 5/16"
x 30" x 4.60 lbs./ft. SEE BLOWUP "A"

C-1 CURVE DATA

TANGENT IN	RADIUS	CENT. ANG.	CHORD BRG	CHORD DIST	ARC	TANGENT OUT
N 35-28-32.0 E	558.75	5-19-30.0	N 38-08-17.0 E	51.91	51.93	N 40-48-02.0 E

HIGHWAY RESTRICTIONS

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY "43"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION, THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOISE ABATEMENT

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NO RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY

CITY OF DELAVAN APPROVAL

RESOLVED THAT THE PLAT OF HELGESEN SUBDIVISION IN THE CITY OF DELAVAN, HELGESEN FAMILY LIMITED PARTNERSHIP, OWNER, IS HEREBY APPROVED BY THE CITY COUNCIL.

DATED THIS 24th DAY OF July, 2001.

I CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF DELAVAN.

SUSAN KITZMAN CITY CLERK

SURVEYOR'S CERTIFICATE

I, PETER S. GORDON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF HELGESEN FAMILY LIMITED PARTNERSHIP (OWNER), JEFFREY W. HELGESEN (GENERAL PARTNER), I HAVE SURVEYED, DIVIDED, AND MAPPED HELGESEN SUBDIVISION, BEING PART OF BLOCK E OF DELAVAN BUSINESS PARK NO. 3 AND PART OF BLOCK B OF STOCK BUSINESS PARK, LOCATED IN PART OF THE SOUTHWEST 1/4 & SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND IN PART OF THE NORTHWEST 1/4 & NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWN 2 NORTH, RANGE 16 EAST, CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 16 (T2N,R16E); THENCE S 01DEG 12MIN 01SEC E, 1412.47 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK E AND THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY "43"; THENCE ALONG SAID BLOCK E AND HIGHWAY, N 33DEG 14MIN E, 58.93 FEET; THENCE CONTINUE ALONG SAID BLOCK E AND HIGHWAY, N 52DEG 55MIN 22SEC E, 1203.10 FEET; THENCE CONTINUE ALONG SAID BLOCK E AND HIGHWAY, N 35DEG 31MIN 12SEC E, 659.90 FEET TO THE POINT OF BEGINNING; THENCE N 54DEG 31MIN 28SEC W, 493.66 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF HOBBS DRIVE; THENCE ALONG SAID DRIVE, N 35DEG 28MIN 32SEC E, 625.51 FEET; THENCE CONTINUE ALONG SAID DRIVE, 51.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 558.75 FEET AND A CHORD WHICH BEARS N 38DEG 08MIN 17SEC E, 51.91 FEET; THENCE S 54DEG 31MIN 28SEC E, 491.88 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK B AND THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY "43"; THENCE ALONG SAID BLOCK B AND HIGHWAY, S 35DEG 30MIN 34SEC W, 505.42 FEET TO THE CORNER OF SAID BLOCK B AND SAID BLOCK E; THENCE ALONG SAID BLOCK E AND HIGHWAY, S 35DEG 31MIN 12SEC W, 171.94 FEET TO THE POINT OF BEGINNING. CONTAINING 334,502 SQUARE FEET (7.68 ACRES) OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THIS PLAT IS A CORRECT AND ACCURATE REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF WISCONSIN STATUTES AND SECTION 14-1-41 OF THE SUBDIVISION REGULATIONS FOR THE CITY OF DELAVAN IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED: August 27, 2001

PETER S. GORDON RLS 2101

REVISED 11/6/2001

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

AS OWNER(S), I(WE) HEREBY CERTIFY THAT I(WE) HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. I(WE) ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF TRANSPORTATION (STATE OF WISCONSIN)
WALWORTH COUNTY LAND MANAGEMENT COMMITTEE
DEPARTMENT OF ADMINISTRATION (STATE OF WISCONSIN)
CITY OF DELAVAN

JEFFREY W. HELGESEN GENERAL PARTNER

STATE OF WISCONSIN)
) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF December 2001, THE ABOVE NAMED JEFFREY W. HELGESEN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Linda E Helgesen

July 10 2005

MY COMMISSION EXPIRES

NOTARY PUBLIC, Rock County WISCONSIN

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
COUNTY OF WALWORTH)

I, KATHY M. DuBOIS, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF WALWORTH, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF 12-5-01 2001 AFFECTING THE LANDS INCLUDED IN THE PLAT OF HELGESEN SUBDIVISION.

Kathy M DuBois

KATHY M. DuBOIS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
COUNTY OF WALWORTH)

I, BETTY WASSEL, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF DELAVAN, WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF DECEMBER 4, 2001 AFFECTING THE LANDS INCLUDED IN THE PLAT OF HELGESEN SUBDIVISION.

Betty Wassel

BETTY WASSEL CITY TREASURER

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.
Certified November 27th, 20 01
Department of Administration

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 3155.E.01	DATE: 08/27/2001	SHEET: 1 OF 1