FAIRWAYS EDGE BUSINESS PARK FIRST ADDITION

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 3 NORTH, RANGE 16 EAST AND INCLUDING LOT 2 OF CERTIFIED SURVEY MAP NO. 3296 RECORDED IN VOLUME 18 OF CERTIFIED SURVEYS ON PAGES 249-250 AS DOCUMENT NO. 460520, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN.

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 March 21st, 2003

Bernie M. Powers
Department of Administration

PLAT REVIEW STAMP

OWNER /SUBDIVIDER:
CEE CEE CORPORATION
22 S. WISCONSIN STREET
ELKHORN, WI 53121

ZONED M-1: LIGHT MANUFACTURING DISTRICT
ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER

APPROVING AUTHORITIES:
COMMON COUNCIL OF THE CITY OF ELKHORN

OBJECTING AUTHORITIES:
WISCONSIN DEPARTMENT OF ADMINISTRATION
WISCONSIN DEPARTMENT OF TRANSPORTATION
WALWORTH COUNTY LAND MANAGEMENT DEPARTMENT

SCALE: 1"=100'
0 50 100 200
20

HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, NAD 1927.

ALL BEARINGS ARE REFERENCED TO GRID NORTH AND THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24-3-16 WHICH BEARS N02°14'24"W.

VERTICAL DATUM IS BASED ON MEAN SEA LEVEL, NGVD 1929

DRAINAGE EASEMENT LINE TABLE

#	LENGTH	BEARING
1	70.01'	S02°14'24"E
2	66.31'	N88°42'38"E
3	41.94'	S02°14'24"E
4	137.13'	S30°45'55"E
5	50.36'	N75°16'08"E
6	173.47'	S09°34'42"E
7	101.92'	S60°00'34"E
8	40.00'	N88°41'17"E

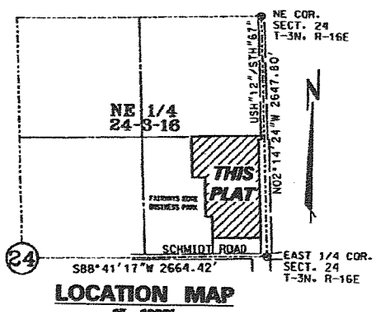
CURVE TABLE

#	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT IN	TANGENT OUT
10	345.58'	66.00'	66.00'	N87°45'36"E	300°00'00"	S57°45'36"W	N62°14'24"W
11	68.05'	66.00'	65.07'	S28°13'27"W	59°04'19"		
12	207.35'	66.00'	132.00'	N88°41'17"E	180°00'00"		
13	70.18'	66.00'	66.92'	N31°46'33"W	60°55'41"		

LEGEND

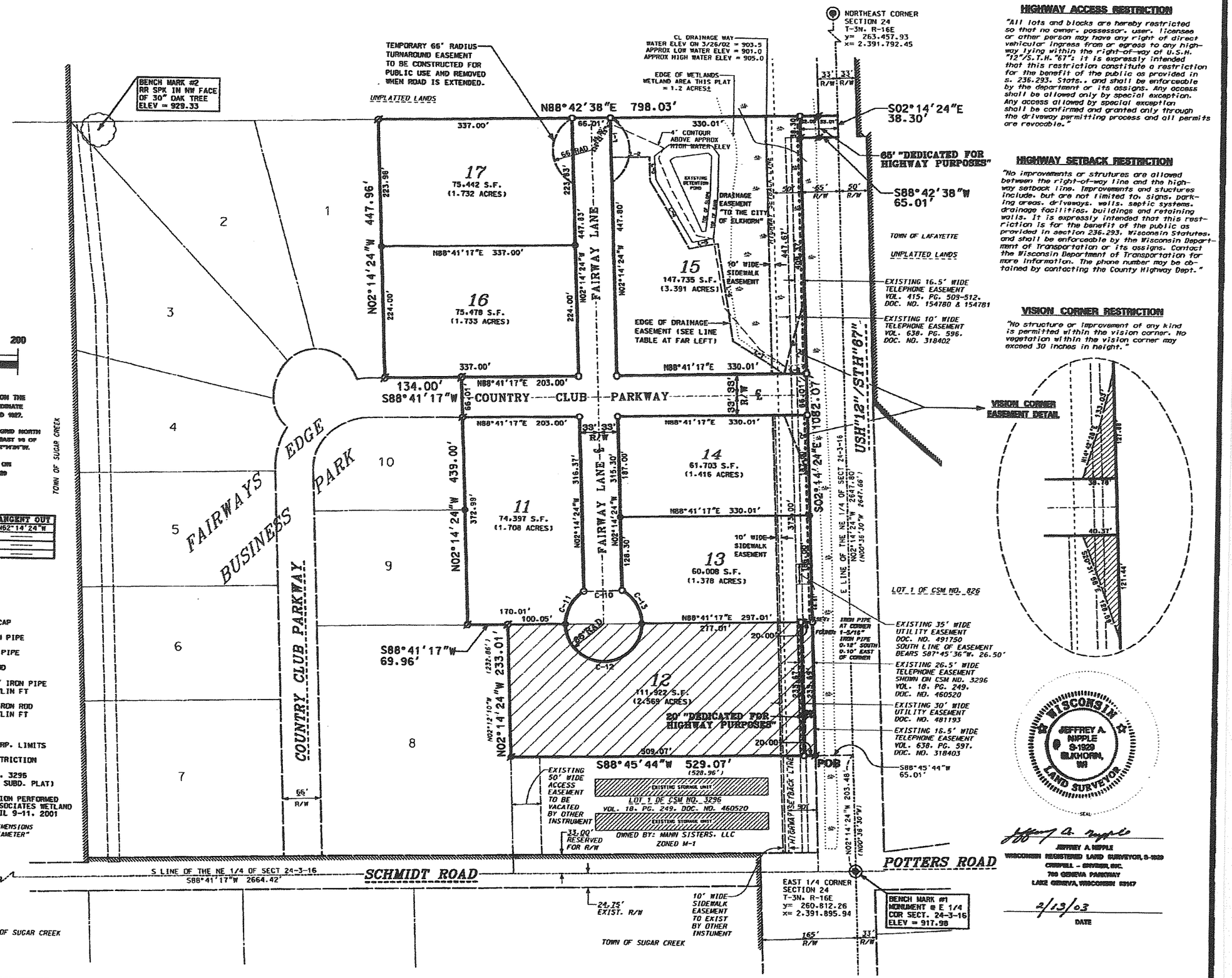
- CONCRETE MONUMENT WITH WIDOT BRASS CAP
- FOUND 1-5/16" IRON PIPE
- FOUND 2-3/8" IRON PIPE
- FOUND 3/4" IRON ROD
- SET A 2-3/8" X 30" IRON PIPE WEIGHING 3.65 LBS/LIN FT
- SET A 3/4" X 24" IRON ROD WEIGHING 1.50 LBS/LIN FT
- ( ) RECORDED AS
- CITY OF ELKHORN CORP. LIMITS
- HIGHWAY ACCESS RESTRICTION
- LOT 2 OF C.S.M. NO. 3296 (TO BE INCLUDED IN SUBD. PLAT)
- WETLANDS: DELINEATION PERFORMED BY THOMPSON AND ASSOCIATES WETLAND SERVICES. FROM APRIL 9-11, 2001

NOTE: ALL MONUMENT DIMENSIONS ARE "OUTSIDE DIAMETER"



LOCATION MAP
1"=1000'

CRISPELL-SNYDER, INC.
CONSULTING ENGINEERS
Project No. 02200
November 20, 2002
Rev. December 4, 2002
Rev. January 14, 2003
Rev. February 13, 2003



HIGHWAY ACCESS RESTRICTION

"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 U.S.H. "12"/S.T.H. "67"; 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 shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."

HIGHWAY SETBACK RESTRICTION

"No improvements or strutures are allowed between the right-of-way line and the highway setback line. Improvements and stuctures 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 Dept."

VISION CORNER RESTRICTION

"No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height."

WISCONSIN
JEFFREY A. NIPPLE
S-1929
ELKHORN, WI
LAND SURVEYOR
SEAL

Jeffrey A. Nipple
JEFFREY A. NIPPLE
WISCONSIN REGISTERED LAND SURVEYOR, S-1929
CRISPELL - SNYDER, INC.
700 GENEVA PARKWAY
LAKE GENEVA, WISCONSIN 53147

2/13/03
DATE