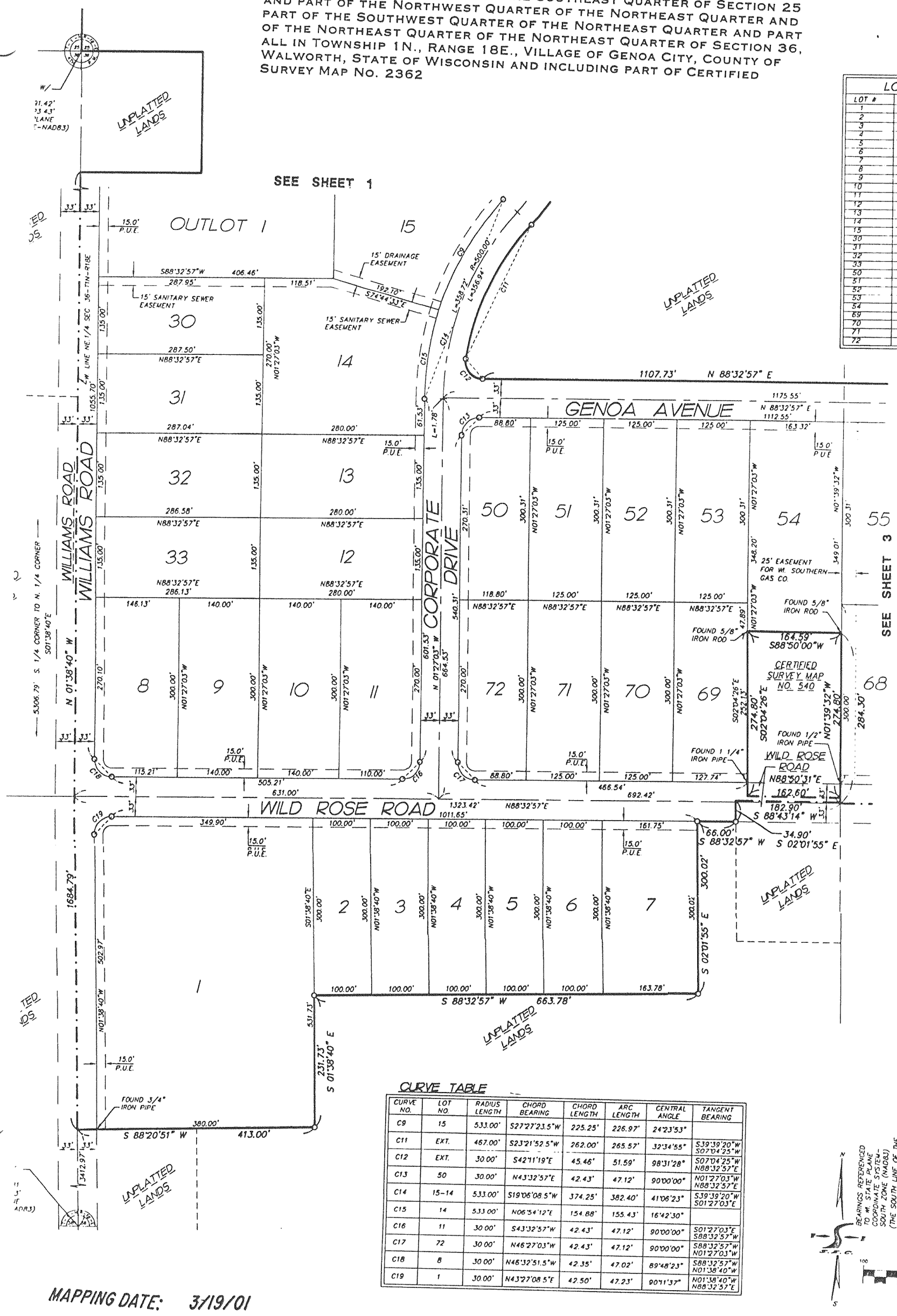
FINAL PLAT
OF
CORPORATE RIDGE
PHASE 1

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, ALL IN TOWNSHIP 1N., RANGE 18E., VILLAGE OF GENOA CITY, COUNTY OF WALWORTH, STATE OF WISCONSIN AND INCLUDING PART OF CERTIFIED SURVEY MAP NO. 2362



LOT AREAS

LOT #	SQ.FT	ACRES
1	202,117	4.64
2	30,000	0.69
3	30,000	0.69
4	30,000	0.69
5	30,000	0.69
6	30,000	0.69
7	48,828	1.12
8	43,494	1.00
9	42,000	0.96
10	42,000	0.96
11	41,807	0.96
12	37,800	0.87
13	37,800	0.87
14	72,902	1.67
15	59,993	1.38
30	38,843	0.89
31	38,781	0.89
32	38,719	0.89
33	38,658	0.89
50	35,483	0.81
51	37,539	0.86
52	37,539	0.86
53	37,539	0.86
54	57,155	1.31
69	37,846	0.87
70	37,500	0.86
71	37,500	0.86
72	35,447	0.81

CURVE TABLE

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CENTRAL ANGLE	TANGENT BEARING
C9	15	533.00'	S27°27'23.5"W	225.25'	226.97'	24°23'53"	
C11	EXT.	467.00'	S23°21'52.5"W	262.00'	265.57'	32°34'55"	S39°39'20"W S07°04'25"W
C12	EXT.	30.00'	S42°11'19"E	45.46'	51.59'	98°31'28"	S07°04'25"W N88°32'57"E
C13	50	30.00'	N43°32'57"E	42.43'	47.12'	90°00'00"	N01°27'03"W N88°32'57"E
C14	15-14	533.00'	S19°06'08.5"W	374.25'	382.40'	41°06'23"	S39°39'20"W S01°27'03"E
C15	14	533.00'	N06°54'12"E	154.88'	155.43'	16°42'30"	
C16	11	30.00'	S43°32'57"W	42.43'	47.12'	90°00'00"	S01°27'03"E S88°32'57"W
C17	72	30.00'	N46°27'03"W	42.43'	47.12'	90°00'00"	S88°32'57"W N01°27'03"W
C18	8	30.00'	N46°32'51.5"W	42.35'	47.02'	89°48'23"	S88°32'57"W N01°38'40"W
C19	1	30.00'	N43°27'08.5"E	42.50'	47.23'	90°11'37"	N01°38'40"W N88°32'57"E

NOTES

1. ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
2. A MINIMUM LOT FRONTAGE OF 200 FT. MUST BE OBSERVED. LOT/LOTS MUST BE PURCHASED IN OBSERVANCE OF THE 200 FT. FRONTAGE MINIMUM.
3. ZONING CLASSIFICATION – M-1 INDUSTRIAL
4. BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD83)

LEGEND

UNLESS OTHERWISE ALREADY EXISTING AS NOTED ON THIS PLAT, THE FOLLOWING MONUMENTATION IS TO BE SET

- O 1 1/4" X 30" IRON REBAR SET (4.30 LBS/LIN. FT.)

ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR (1.50 LBS/LIN. FT.)

EXISTING BUILDING

P.U.E. – PUBLIC UTILITY EASEMENT
A = ARC DISTANCE
R = CURVE RADIUS

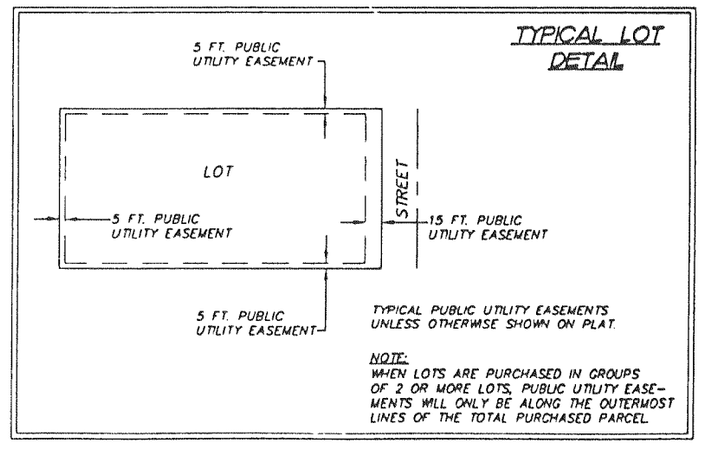
SURVEYOR'S CERTIFICATE

I, Todd G. Wrochek, Wisconsin Registered Land Surveyor, hereby certify: That I have surveyed, divided and mapped Corporate Ridge Phase 1, located in part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 25 and part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 36, all in Town 1N, Range 18E, Village of Genoa City, County of Walworth, State of Wisconsin and including part of Certified Survey Map No 2362.

That I have made such survey, land division and plat by the direction of Prime Genoa Properties, L L C , owner of said land, containing 97 20 acres and described as follows:

Beginning at the southwest corner of the Southeast Quarter of said Section 25, thence North 01 degrees 27 minutes 04 seconds West (Bearings referenced to Wisconsin State Plane Coordinate System South Zone, NAD 83) along the west line of the Southeast Quarter of said Section 25, a distance of 1523 00 feet; thence North 88 degrees 33 minutes 10 seconds East, 915 00 feet; thence South 01 degrees 27 minutes 04 seconds East, 1528 57 feet; thence southerly 382 40 feet along a tangent curve to the right, having a radius of 533 00 feet, the chord of said curve bears South 19 degrees 06 minutes 08 seconds West, 374 25 feet to a point of reverse curvature, thence southwesterly 265 57 feet along said reverse curve to the left, having a radius of 467 00 feet, the chord of said curve bears South 23 degrees 21 minutes 52 5 seconds West, 262 00 feet to a point of compound curvature, thence southerly and easterly 51 59 feet along said compound curve having a radius of 30 00 feet, the chord of said curve bears South 42 ° degrees 11 minutes 19 seconds East, 45 46 feet, thence North 88 degrees 32 minutes 57 seconds East, 1107 73 feet, thence northeasterly 262 46 feet along a tangent curve to the left, having a radius of 167 00 feet, the chord of said curve bears North 43 degrees 31 minutes 35 5 seconds East, 236 27 feet, thence North 88 degrees 30 minutes 14 seconds East, 669 92 feet to the east line of the Northeast Quarter of said Section 36 at a point 460 49 feet south of the northeast corner of said Northeast Quarter (as measured along said east line), thence South 01 degrees 40 minutes 23 seconds East along said east line of the Northeast Quarter, 868 98 feet to the southeast corner of the Northeast Quarter of said Northeast Quarter, thence South 88 degrees 32 minutes 57 seconds West along the south line of said Northeast Quarter of the Northeast Quarter, 1323 42 feet to the southwest corner thereof; thence North 01 degrees 39 minutes 32 seconds West along the west line of said Northeast Quarter of the Northeast Quarter, 284.30 feet to the northeast corner of Certified Survey Map No. 540; thence South 88 degrees 50 minutes 00 seconds West along the north line of said Certified Survey Map No. 540, a distance of 164.59 feet to the northwest corner thereof; thence South 02 degrees 04 minutes 26 seconds East along the west line of said C.S.M. No. 540, a distance of 274 80 feet to the southwest corner thereof; thence North 88 degrees 50 minutes 31 seconds East along the south line of said C S M No 540, a distance of 162.60 feet to the west line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 39 minutes 32 seconds East along said west line, 8 15 feet; thence South 88 degrees 43 minutes 14 seconds West, 182.90 feet; thence South 02 degrees 01 minutes 55 seconds East, 34.90 feet to a line 33 0 feet south of and parallel with the north line of the Southwest Quarter of the Northeast Quarter of said Section 36; thence South 88 degrees 32 minutes 57 seconds West along said parallel line, 66 00 feet; thence South 02 degrees 01 minutes 55 seconds East, 300 02 feet to a line 300.00 feet south of (as measured at right angles) and parallel with said north line of the Southwest Quarter of the Northeast Quarter, thence South 88 degrees 32 minutes 57 seconds West along said parallel line, 663.78 feet, thence South 01 degrees 38 minutes 40 seconds East, 231.73 feet, thence South 88 degrees 20 minutes 51 seconds West, 413.00 feet to the west line of the Northeast Quarter of said Section 36; thence North 01 degrees 38 minutes 40 seconds West along said west line, 1684 79 feet, thence North 88 degrees 33 minutes 04 seconds East, 208.46 feet, thence North 01 degrees 31 minutes 36 seconds West, 209.02 feet to the north line of the Northeast Quarter of said Section 36, thence South 88 degrees 33 minutes 10 seconds West along said north line, 208 89 feet to the northwest corner of said Northeast Quarter and the point of beginning.

TYPICAL LOT DETAIL



TYPICAL PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE SHOWN ON PLAT.

NOTE:
WHEN LOTS ARE PURCHASED IN GROUPS OF 2 OR MORE LOTS, PUBLIC UTILITY EASEMENTS WILL ONLY BE ALONG THE OUTERMOST LINES OF THE TOTAL PURCHASED PARCEL.

BEARINGS REFERENCED TO WI. STATE PLANE COORDINATE SYSTEM – SOUTH ZONE (NAD83) (THE SOUTH LINE OF THE SE 1/4 OF SEC. 25 BEARS S88°33'10"W)

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

MAPPING DATE: 3/19/01