

ACADEMY ESTATES

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat., and M. 65 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stat.

Certified this 17th day of MAY, 1975.

Richard H. Stenzel
 Director, Regional Planning & Community Assistance
 Department of Local Affairs & Development

BEING A PART OF THE NORTHEAST FRACTIONAL 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 18,
 TOWN 1 NORTH, RANGE 17 EAST, TOWN OF LINN, WALWORTH COUNTY, WISCONSIN

SCALE IN FEET
 0 100 200 300 400
 SCALE: 1" = 100'

- LEGEND:**
- ⊕ DENOTES EXISTING 5" DIAMETER CONCRETE MONUMENT
 - DENOTES SET 4" x 4" x 30" LIMESTONE MONUMENT WITH A BRASS MARKER (STAMPED "S-1078") AND A PERMANENT MAGNET CEMENTED INTO A HOLE IN TOP OF SAID MONUMENT
 - DENOTES SET 2" (INSIDE DIAMETER) x 30" IRON PIPE WEIGHING 3.65 POUNDS PER LINEAL FOOT WITH A 3/4" DIAMETER BRASS DISK (STAMPED "RLS 1078") TACKED TO WOODEN STAKE IN CENTER OF SAID PIPE.
 - ⊙ DENOTES SET 1/4" (INSIDE DIAMETER) x 30" IRON PIPE WEIGHING 3.7 POUNDS PER LINEAL FOOT WITH A 3/4" DIAMETER BRASS DISK (STAMPED "RLS 1078") TACKED TO WOODEN STAKE IN CENTER OF SAID PIPE.
- ALL OTHER LOT CORNERS MONUMENTED WITH A 1" (INSIDE DIAMETER) x 24" IRON PIPE WEIGHING 1.58 POUNDS PER LINEAL FOOT WITH A YELLOW PLASTIC PLUG (STAMPED "RLS 1078") INSERTED IN THE TOP OF SAID PIPE.
- DENOTES CENTER LINE OF CREEK

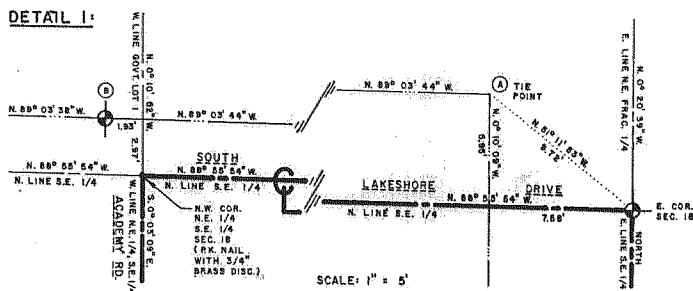
- NOTES:**
- AN EASEMENT FOR GAS UTILITY SERVICE IS PLACED OVER OUTLOTS 1, 2 & 3, WITH THE SPECIFIC LOCATION OF GAS LINES SUBJECT TO APPROVAL BY OWNERS' ASSOCIATION OR SUBDIVIDER.
- ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE S.E. 1/4 OF SEC. 18, T.1N., R.17E., WHICH IS ASSUMED TO BEAR NORTH.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT AND ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.
- DIRECT VEHICULAR ACCESS TO OUTLOT 1 SHALL BE PERMITTED FROM FUTURE LAND DIVISIONS TO THE WEST CONSISTING OF NO MORE THAN 12 PARCELS OF LAND.

- RESTRICTIONS:**
- THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION OR THE INSTALLATION OF SOIL ABSORPTION SEWAGE DISPOSAL SYSTEMS IS PROHIBITED ON OUTLOTS 1, 2 AND 3.
- NO DIRECT VEHICULAR ACCESS IS PERMITTED BETWEEN LOTS 7, 8, 12, 14 & 15 AND SOUTH LAKESHORE DRIVE. NO DIRECT VEHICULAR ACCESS IS PERMITTED BETWEEN LOT 15 AND ACADEMY ROAD.
- DIRECT VEHICULAR ACCESS TO SOUTH LAKESHORE DRIVE IS PERMITTED OVER THE EASTERLY 66 FEET OF LOT 9.

CURVE DATA TABLE:

CURVE NO.	LOT NO.	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	RADIUS LENGTH	TANGENT BEARING
I	TOTAL	307.11'	66.00'	N. 89° 40' 46" E.	293° 15' 58"	60.00'	N. 56° 18' 45" E.
I	EXTERIOR	243.00'	107.84'	S. 59° 04' 01" W.	232° 02' 28"	60.00'	N. 4° 54' 45" W.
	1	64.11'	61.11'	N. 25° 42' 00" E.	61° 13' 30"	60.00'	N. 56° 18' 45" E.
Z	W.L.	52.71'	52.56'	S. 7° 13' 46" W.	15° 06' 00"	200.00'	S. 0° 19' 14" E.
Z	C.L.	61.41'	61.23'	N. 7° 13' 46" E.	15° 06' 00"	233.00'	N. 14° 46' 46" E.
Z	E.L.	70.10'	69.90'	N. 7° 13' 46" E.	15° 06' 00"	266.00'	N. 14° 46' 46" E.
Z	C.L.	81.40'	80.99'	N. 4° 46' 16" E.	20° 01' 00"	233.00'	N. 5° 14' 14" W.
Z	E.L.	69.87'	69.32'	N. 4° 46' 16" E.	20° 01' 00"	200.00'	N. 5° 14' 14" W.
4	4N.L. TOTAL	213.32'	208.90'	N. 20° 31' 51" W.	43° 11' 14"	283.00'	N. 42° 07' 08" W.
4	W.L.	156.32'	154.34'	N. 14° 46' 16" W.	31° 58' 51"	283.00'	N. 30° 34' 49" W.
4	W.L.	11	57.00'	S. 63° 20' 16.5" W.	11° 52' 23"	283.00'	N. 42° 07' 08" W.
4	C.L.	188.44'	184.01'	N. 20° 31' 51" W.	43° 11' 14"	250.00'	N. 42° 07' 08" W.
4	E.L.	163.57'	159.72'	N. 20° 31' 51" W.	43° 11' 14"	217.00'	N. 42° 07' 08" W.

DETAIL 1:



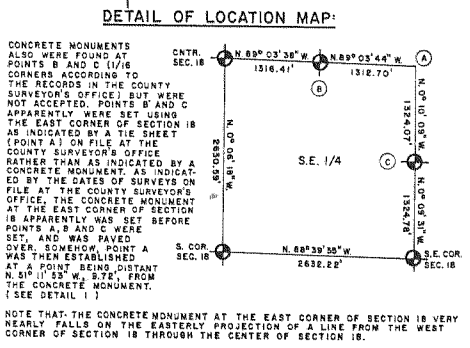
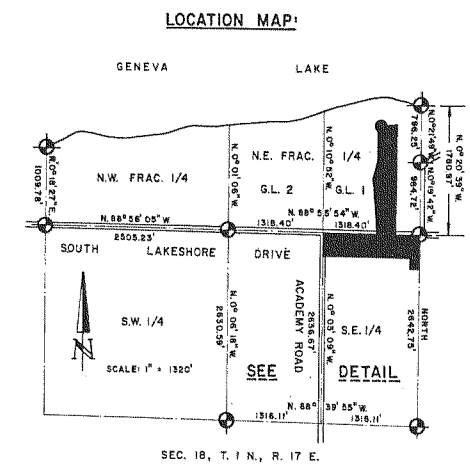
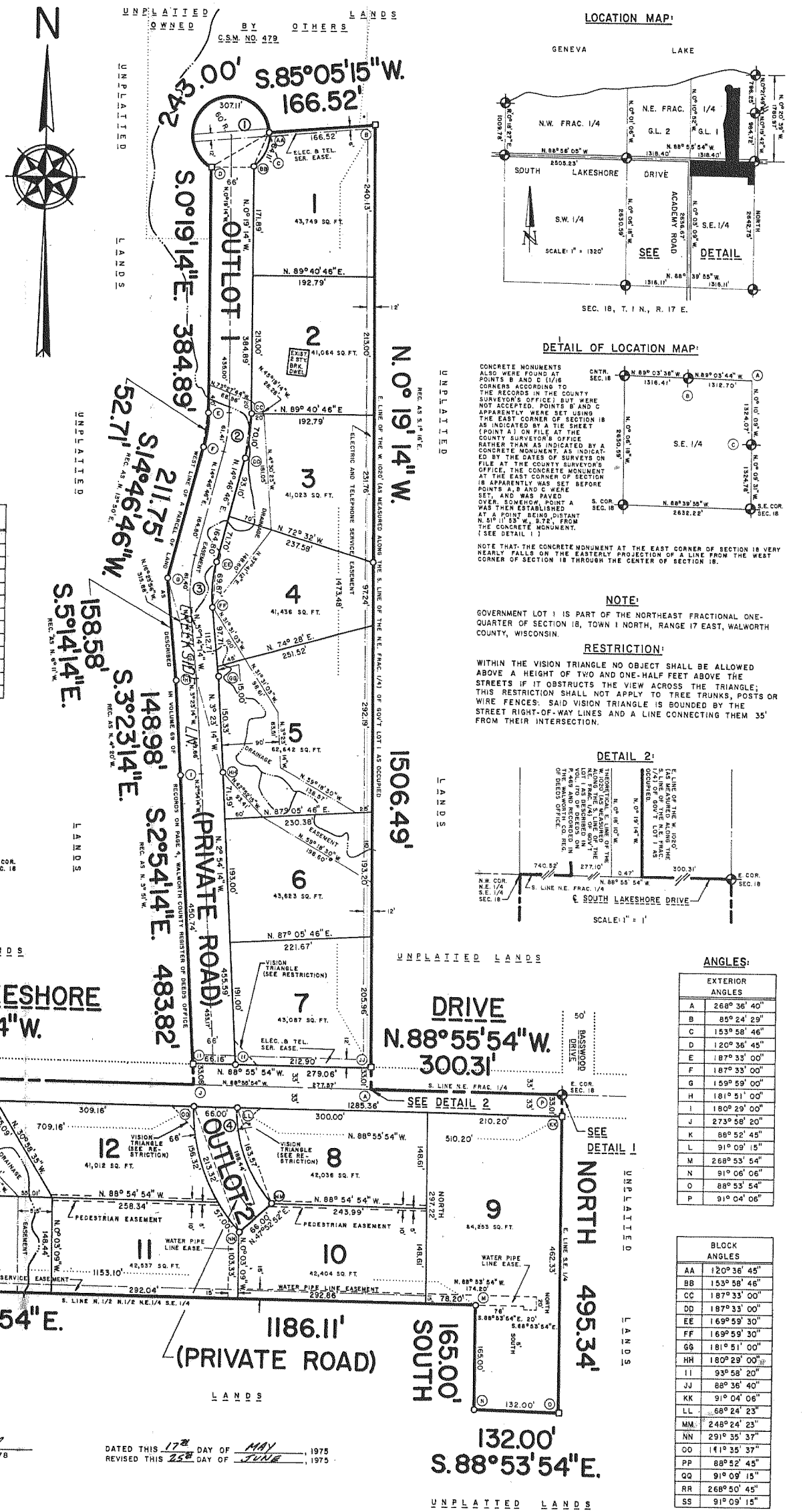
THIS INSTRUMENT WAS DRAFTED BY RICHARD H. STENZEL.

SHEET 1 OF 2



Richard H. Stenzel
 REGISTERED LAND SURVEYOR 1078

DATED THIS 17th DAY OF MAY, 1975
 REVISED THIS 22nd DAY OF JUNE, 1975

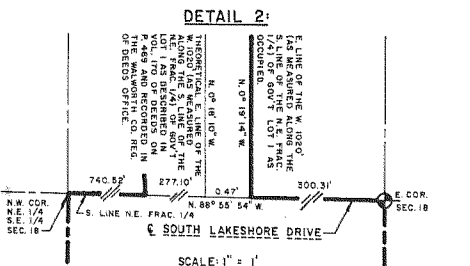


NOTE:

GOVERNMENT LOT 1 IS PART OF THE NORTHEAST FRACTIONAL ONE-QUARTER OF SECTION 18, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

RESTRICTION:

WITHIN THE VISION TRIANGLE NO OBJECT SHALL BE ALLOWED ABOVE A HEIGHT OF TWO AND ONE-HALF FEET ABOVE THE STREETS IF IT OBSTRUCTS THE VIEW ACROSS THE TRIANGLE; THIS RESTRICTION SHALL NOT APPLY TO TREE TRUNKS, POSTS OR WIRE FENCES. SAID VISION TRIANGLE IS BOUNDED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING THEM 35' FROM THEIR INTERSECTION.



ANGLES:

EXTERIOR ANGLES	VALUES
A	268° 36' 40"
B	85° 24' 29"
C	153° 58' 46"
D	120° 36' 45"
E	187° 33' 00"
F	187° 33' 00"
G	159° 59' 00"
H	181° 51' 00"
I	180° 29' 00"
J	273° 58' 20"
K	58° 52' 43"
L	91° 09' 15"
M	268° 53' 54"
N	91° 09' 15"
O	88° 53' 54"
P	91° 04' 06"

BLOCK ANGLES:

AA	120° 36' 45"
BB	153° 58' 46"
CC	187° 33' 00"
DD	187° 33' 00"
EE	169° 59' 30"
FF	169° 59' 30"
GG	181° 51' 00"
HH	180° 29' 00"
II	93° 58' 20"
JJ	88° 36' 40"
KK	91° 04' 06"
LL	58° 24' 23"
MM	248° 24' 23"
NN	291° 35' 37"
OO	141° 35' 37"
PP	88° 52' 45"
QQ	91° 09' 15"
RR	268° 50' 45"
SS	91° 09' 15"