" WOODSTONE "

(FINAL PLAT)

A SUBDIVISION LOCATED IN THE NORTHWEST 1/4OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4OF THE NORTHEAST 1/4 OF SECTION 16 , TOWN 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE TOWN OF LINN, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

OWNER & DEVELOPER

WOODSTONE PRAIRE, LLC

A WISCONSIN LIMITED LIABILITY COMPANY
731 GENEVA PARKWAY, LAKE GENEVA, WI. 53147
CONTACT: JOHN ENGERMAN

SPRINGBROOK ROAD SOUTH

MATCH LINE

BLOCK 15 WOODDALE ADDITION

(LOT "G" AND "H" PER RECORD PLAT)

S 1°51'29" E 2180.34'

PRIVATE SEWAGE EASTMENT (TYP)

FAIR OAKS DRIVE

SOUTH SHORE DR

VICINITY MAP
NE 1/4 16-1-17
N.T.S.

CONSERVATION AREA
OUTLOT 1
45.67 acres
1989233.15 sq ft

WOODSTONE LANE DEDICATED TO THE PUBLIC
6.83 acres
297698.17 sq ft

TOTAL ACREAGE OF WOODSTONE

GROSS
92.32 acres
4021481.62 sq ft

NET
91.38 acres
3980721.96sq ft

(AFTER RIGHT-OF-WAY DEDICATION)

CONSERVATION AREA
OUTLOT 1
S 24°02'10" E
48.10'

ZONED R-1

DRAINAGE EASEMENT

UNPLATTED LANDS
OWNER
DONALD & LINDA LINHART
N1597 LINN ROAD

UNPLATTED LANDS
OWNER
ZAHN R. HYNDMAN
N1565 LINN RD.

18' R.O.W.

UNPLATTED LANDS
OWNER
RUSSELL SHELHAMER 111
25340 GREEN RD.
ELBURN IL

ZONED R-1

UNPLATTED LANDS
OWNER
PETER AND LESA BORGO
W3736 S LAKE SHORE DR.

WOODSTONE LANE

Lot 1 — 0.82 acres — 35900.00 sq ft
Lot 2 — 0.74 acres — 32150.91 sq ft
Lot 3 — 0.69 acres — 30000.00 sq ft
Lot 4 — 0.69 acres — 30000.00 sq ft
Lot 5 — 0.69 acres — 30000.00 sq ft
Lot 6 — 0.71 acres — 31089.87 sq ft
Lot 7 — 0.70 acres — 30500.00 sq ft
Lot 8 — 0.72 acres — 31257.12 sq ft
Lot 9 — 0.75 acres — 32595.02 sq ft
Lot 10 — 0.73 acres — 31701.25 sq ft
Lot 11 — 0.83 acres — 36109.32 sq ft
Lot 12 — 0.99 acres — 42938.60 sq ft
Lot 13 — 1.03 acres — 45000.00 sq ft
Lot 14 — 0.72 acres — 31250.00 sq ft
Lot 15 — 0.72 acres — 31250.00 sq ft
Lot 28 — 0.72 acres — 31250.00 sq ft
Lot 29 — 0.72 acres — 31249.08 sq ft
Lot 30 — 0.72 acres — 31249.08 sq ft
Lot 31 — 0.72 acres — 31280.05 sq ft
Lot 32 — 0.98 acres — 42786.91 sq ft
Lot 33 — 0.91 acres — 39500.44 sq ft
Lot 34 — 0.76 acres — 33041.22 sq ft
Lot 35 — 0.76 acres — 32989.35 sq ft
Lot 36 — 0.81 acres — 35342.10 sq ft
Lot 37 — 0.79 acres — 34494.35 sq ft
Lot 38 — 0.74 acres — 32335.37 sq ft
Lot 39 — 0.73 acres — 31856.84 sq ft
Lot 40 — 0.73 acres — 31799.12 sq ft
Lot 41 — 0.73 acres — 31994.42 sq ft
Lot 42 — 0.73 acres — 31994.42 sq ft
Lot 43 — 2.67 acres — 116207.52 sq ft

FURTHER DIVISION OF THIS IS PROHIBITED.

CSM 1923 — ZONED A-5
CSM 375 — ZONED A-3
CERTIFIED SURVEY MAP NO. 3615 — ZONED A-3

ZONED C-4

BENCH MARK ON TOP OF IRON BAR ELV.=994.30'

BENCH MARK ON TOP OF IRON BAR ELV.=995.45'

50' x 50' VISION TRIANGLE (TYP)

CENTER SECTION 16-1-17
N202504.88
E2406407.43
ELV= 773.82

EXISTING EDGE OF PAVEMENT

DEDICATED FOR RIGHT OF WAY PURPOSES

SOUTH LAKESHORE DRIVE
(FUTURE 66' WIDE ROAD)

SOUTH LINE OF THE NORTHEAST 1/4 16-1-17

UNPLATTED LANDS
OWNER
ROBERT O JONES
W3746 COUNTY RD. BB
ZONED A-1

OWNER
DOUGLAS & JEANNE FREDERICK
W3797 S. LAKESHORE DR.
C.S.M. 3302

UNPLATTED LANDS
OWNER
NANCY J. GUARINO TRUST
129 ACACIA CR.
ZONED C-2

UNPLATTED LANDS
OWNER
ROBERT O. & CHRISTINE L. JONES TRUST
W3746 COUNTY RD. BB

APPROXIMATE LOW AND HIGH WATER ELEVATIONS

OUTLOT 4
2.53 acres
110258.97 sq ft

AVERAGE WATER ELEVATION AT TIME OF SURVEY 974.50

PUBLIC ACCESS 0.06 acres 2472.88 sq ft

NOTE: OUTLOT 4 TO REMAIN UNDISTURBED AND NO BUILDINGS OR STRUCTURES SHALL BE ERECTED ON SAID OUTLOT 4.

found iron pipe 24.75' north of section line

EAST 1/4 CORNER 16-1-17
N202568.61
E2409325.52

C.S.M 183

WETLAND BOUNDARY AND CREEK MEANDER LINE

CREEK CENTER LINE

EXISTING PERENNIAL CREEK

ZONED R-1

CREEK LINES

Id	Bearing	Distance
L1	N 24°50'26" E	32.45'
L2	N 80°22'59" E	67.91'
L3	N 46°03'17" E	75.86'
L4	N 37°33'53" E	106.44'
L5	N 35°24'29" E	111.53'
L6	N 39°29'39" E	88.39'
L7	N 33°41'34" E	78.56'
L8	N 19°14'02" E	86.49'
L9	N 26°27'49" E	50.90'
L10	N 88°02'32" E	52.86'
L11	S 88°35'45" W	38.10'
L12	N 88°35'45" E	40.00'

MEANDER LINE AND WETLANDS

Id	Bearing	Distance
L13	N 9°11'41" E	45.66'
L14	N 39°02'09" E	89.35'
L15	S 20°24'57" W	146.43'
L16	S 40°15'57" W	251.44'
L17	S 35°16'45" W	194.35'
L18	S 82°37'09" W	98.31'
L19	S 7°23'51" E	12.55'
L20	N 82°37'09" E	143.60'
L21	N 36°22'38" E	580.57'
L22	S 0°36'30" E	141.49'

LEDGEND

- = Walworth county concrete monument with cap
- ( ) = recorded as
- □ = found 3/4" iron bar
- ○ = found iron pipe 1" id
- ■ = set iron BAR 1.25" X 18" 4.303 LBS PER LF.
- ● = set iron bar 3/4" X 18" 1.5 LBS. PER LF. at all other lot corners, OUTLOT AND MEANDER CORNERS
- = proposed 6' walking trail

TYPICAL LOT SET BACK
200.00'
12' UTILITY EASEMENT
30' FRONT SETBACK
15' SIDE SETBACK
15' SIDE SETBACK
200.00'
25' REAR SETBACK

BASIS OF BEARING OF THIS PLAT IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE

100 0 100 200 300

THIS INSTRUMENT DRAFTED BY: JEFFREY L. KIMPS R.L.S. 2436

SHEET 1 OF 4

NOTES:

A: VISION TRIANGLE RESTRICTIONS
NO VEGETATION OR STRUCTURES OVER 24" TALL ALLOWED IN VISION TRIANGLE.

B: THERE WILL BE 75' SHOREYARD SETBACK ON LOTS 1 THRU 4.

C: ALL UTILITIES ARE TO BE INSTALLED WITHIN RIGHT-OF-WAY AND 12' UTILITY EASEMENT IN FRONT OF LOTS

D: REFER TO PROTECTIVE COVENATS AND RESTRICTIONS FOR A LIST OF RESTRICTIONS FOR THE USE OF THE WETLAND AREAS, THE SHOREYARD AND THE OUTLOTS PRESENT IN THIS SUBDIVISION, AS RECORDED IN VOLUME ___ PAGE ___ AS DOCUMENT NUMBER 680073 RECORDED AT THE WALWORTH COUNTY REGISTER OF DEEDS.

E: THERE WILL BE NO DIRECT VEHICULAR ACCESS TO SOUTH SHORE DR. BY ANY LOT EXCEPT LOT 43 .

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 4th, 2004
Pamela H. Parker
Department of Administration

JEFFREY L. KIMPS S - 2436
Wisconsin Registered Land Surveyor
REVISED ON JUNE 17th, 2004.
DATED THIS THE 13th DAY OF MAY, 2004.
REVISED 8-24-2004

Revised this 22nd Day of September 2004. J.L.K.

WISCONSIN JEFFREY L. KIMPS 2436 LAKE GENEVA, WIS. LAND SURVEYOR

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