PINE BLUFF

BEING A REDIVISION OF LOT 4 OF C.S.M. #3201 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

CONC. MONUMENT LOCATED AT THE E 1/4 CORNER OF SEC. 3, T4N, R15E.

UNPLATTED LANDS

BLUFF ROAD

70'

61.62 C1 S87°46'23"E 59.69

37.36

ACCESS PROHIBITED

22.33

67.46

100.00 N82°01'04"E

86.71 C2

32.54

C3 24.65

C4 21.47

14 9558 S.F.

1 11808 S.F.

85.20

68.48

70.96

88.23

252.43

N89°59'58"W

131.43

115.00

13 9200 S.F.

2 10515 S.F.

575.41

80.00

MAPLE LANE

566.07

10' PUE AND DRAINAGE EASEMENT (TYP.)

10' PUE AND DRAINAGE EASE. 5' EITHER SIDE OF LOT LINE (TYP.)

S89°59'58"E

REMAINDER OF LOT 3 CSM#3201

N00°00'02"E

12 9200 S.F.

3 10515 S.F.

84.20

S00°00'02"W

60' DEDICATED FOR ROADWAY PURPOSES

S89°32'16"W

104.91

11 9200 S.F.

4 8437 S.F.

80.85

555.76

S00°00'02"W 575.67

N00°00'02"E

27.00 N79°14'04"W

3.864 AC.+/-

LOT 4 CSM #3201

10 9200 S.F.

5 8393 S.F.

333.29

25' SETBACK (TYP.)

9 9200 S.F.

6 8393 S.F.

8 10206 S.F.

7 9838 S.F.

90.21

87.28

95.11

92.44

115.04

60.02

104.94

S88°32'30"W 280.00

S88°32'30"W 147.41'

TIE LINE

10' DRAINAGE EASEMENT

UNPLATTED LANDS

N00°00'02"E 2645.65' MON. TO MON.

1917.41'

33' 33'

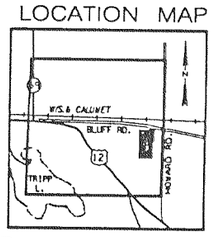
HOWARD ROAD

EAST LINE OF THE SE1/4 SEC. 3-4-15

728.24'

CONC. MONUMENT LOCATED AT THE SE CORNER OF SEC. 3, T4N, R15E

LOCATION MAP



SE 1/4 SEC. 3-4-15E

SCALE: 1" = 1200'

0 50 100 150

SCALE 1" = 50'

BASIS OF BEARING- THE EAST LINE OF THE SE1/4 OF SEC. 3-4-15 WAS TAKEN TO BEAR N00°00'02"E.

N

MAPPING DATE: 11/03/00

CURVE TABLE DATA

NO.	DELTA	RADIUS	ARC	CHD. BRG.	CHD. L.	TANGENT BRG. IN	TANGENT BRG. OUT
C1 BND.	10°12'33"	335.00	59.69	N87°07'20.5"E	59.61	S87°46'23"E	N82°01'04"E
LOT 14	06°23'24"	335.00	37.36	N89°01'55"E	37.34	S87°46'23"E	N85°50'13"E
R/W	03°49'09"	335.00	22.33	N83°55'38.5"E	22.32	N85°50'13"E	N82°01'04"E
C2	18°44'49"	265.00	86.71	S88°36'31.5"E	86.32	N82°01'04"E	S79°14'07"E
C3	94°09'49"	15.00	24.65	S47°04'52.5"E	21.97	N85°50'13"E	S00°00'02"W
C4	82°01'02"	15.00	21.47	N41°00'33"E	19.69	N00°00'02"E	N82°01'04"E

LEGEND

● 2"x36" IRON PIPE SET WEIGHING 3.65 #/L.F.

PUE PRIVATE UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, BRADFORD L. SPENCER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED

BEING A REDIVISION OF LOT 4 OF C.S.M. #3201 AS RECORDED ON 3/27/00 IN THE WALWORTH COUNTY COURT HOUSE AS DOCUMENT #418427 IN VOL. 17/PAGES 303-304 BEING LOCATED IN THE SE/4 OF THE SE/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SECTION 3; THENCE WITH THE EAST LINE OF THE SE/4 OF SAID SECTION 3 N00°00'02" E, A DISTANCE OF 728.24' TO A POINT; THENCE S88°32'30"W, A DISTANCE OF 147.41' TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'30"W, A DISTANCE OF 280.00' TO A POINT; THENCE N00°00'02"E, A DISTANCE OF 575.41' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BLUFF ROAD; THENCE WITH SAID RIGHT-OF-WAY S87°46'23"E, A DISTANCE OF 61.62' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE LEFT A LENGTH OF 59.69', SAID CURVE HAVING A RADIUS OF 335.00', A CHORD THAT BEARS N87°07'20.5"E FOR A DISTANCE OF 59.61' TO A POINT; THENCE N82°01'04"E, A DISTANCE OF 100.00' TO A POINT ON A CURVE; THENCE WITH SAID CURVE TO THE RIGHT A LENGTH OF 86.71', SAID CURVE HAVING A RADIUS OF 265.00', A CHORD THAT BEARS S88°36'32"E FOR A DISTANCE OF 86.32' TO A POINT; THENCE S00°00'02"W, A DISTANCE OF 252.43' TO A POINT; THENCE N79°14'04"W, A DISTANCE OF 27.00' TO A POINT; THENCE S00°00'02"W, A DISTANCE OF 333.29' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.864 ACRES MORE OR LESS

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF RUSSELL WALTON, OWNER OF SAID LAND

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF MADE

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE SAME IN SURVEYING, DIVIDING, DEDICATING AND MAPPING THE SAME

DATED THIS 1ST DAY OF APRIL, 2000

BRADFORD L. SPENCER, REGISTERED LAND SURVEYOR, NO 2069

WISCONSIN BRADFORD L. SPENCER S-2069 WHITEWATER WI LAND SURVEYOR

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 3.864 ACRES.
2. ALL DISTANCES HAVE BEEN MEASURED TO THE HUNDREDTH OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND HAVE BEEN COMPUTED TO THE NEAREST HALF SECOND.
3. ALL LOT CORNERS MONUMENTED WITH A 1"x24" IRON PIPE WEIGHING 1.13#/L.F.
4. DIRECT VEHICULAR ACCESS TO BLUFF RD. BY ANY LOT WITHIN THIS SUBDIVISION IS PROHIBITED.