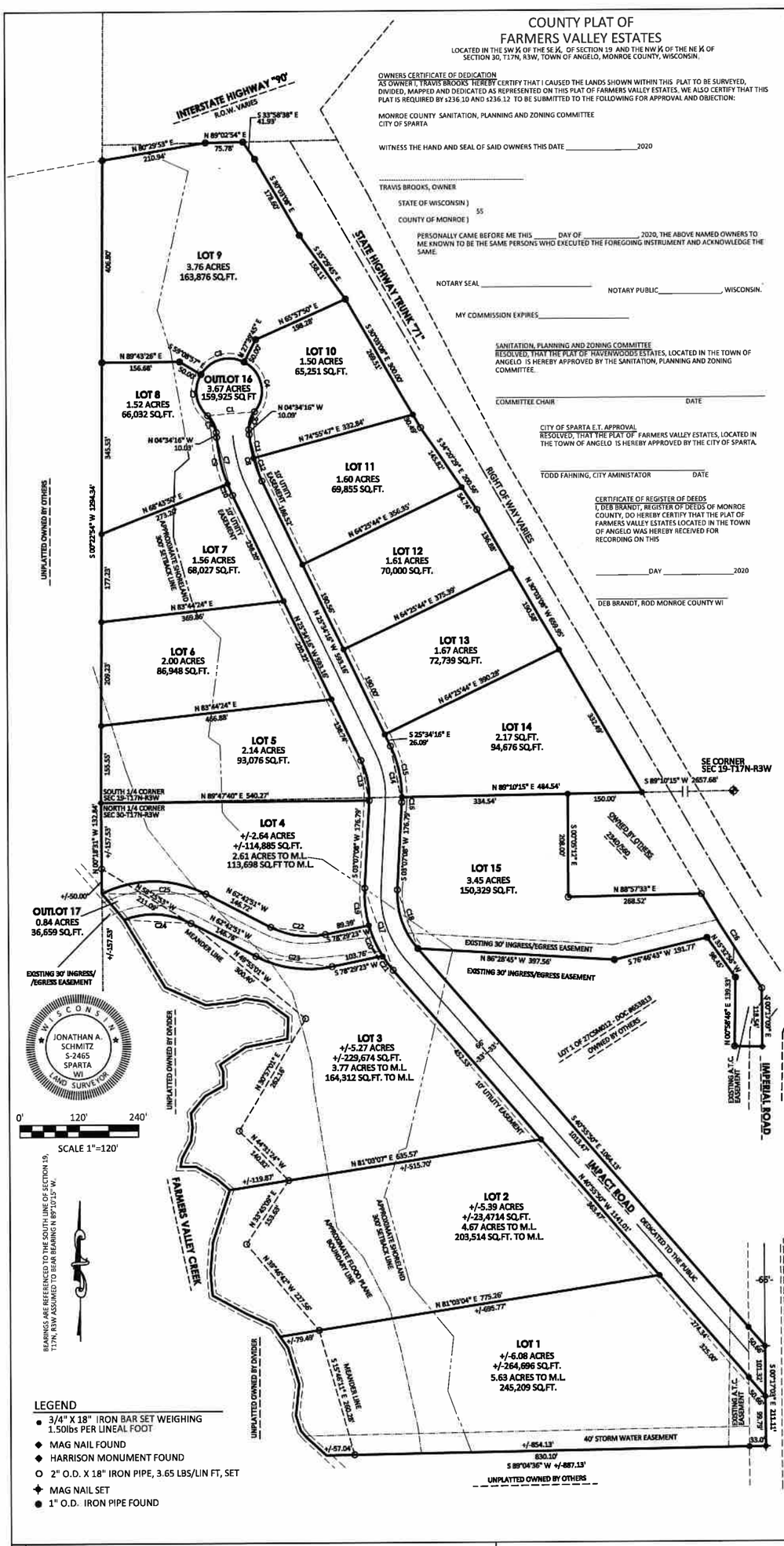
COUNTY PLAT OF
FARMERS VALLEY ESTATES

LOCATED IN THE SW ¼ OF THE SE ¼, OF SECTION 19 AND THE NW ¼ OF THE NE ¼ OF SECTION 30, T17N, R3W, TOWN OF ANGELO, MONROE COUNTY, WISCONSIN.



OWNERS CERTIFICATE OF DEDICATION

AS OWNER I, TRAVIS BROOKS HEREBY CERTIFY THAT I CAUSED THE LANDS SHOWN WITHIN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT OF FARMERS VALLEY ESTATES. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY s236.10 AND s236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL AND OBJECTION:

MONROE COUNTY SANITATION, PLANNING AND ZONING COMMITTEE
CITY OF SPARTA

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS DATE _____2020

_____
TRAVIS BROOKS, OWNER

STATE OF WISCONSIN)
SS
COUNTY OF MONROE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY SEAL _____ NOTARY PUBLIC_____, WISCONSIN.

MY COMMISSION EXPIRES_____

SANITATION, PLANNING AND ZONING COMMITTEE
RESOLVED, THAT THE PLAT OF HAVENWOODS ESTATES, LOCATED IN THE TOWN OF ANGELO IS HEREBY APPROVED BY THE SANITATION, PLANNING AND ZONING COMMITTEE.

_____ COMMITTEE CHAIR _____ DATE

CITY OF SPARTA E.T. APPROVAL
RESOLVED, THAT THE PLAT OF FARMERS VALLEY ESTATES, LOCATED IN THE TOWN OF ANGELO IS HEREBY APPROVED BY THE CITY OF SPARTA.

_____ TODD FAHNING, CITY AMINISTATOR _____ DATE

CERTIFICATE OF REGISTER OF DEEDS
I, DEB BRANDT, REGISTER OF DEEDS OF MONROE COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF FARMERS VALLEY ESTATES LOCATED IN THE TOWN OF ANGELO WAS HEREBY RECEIVED FOR RECORDING ON THIS

_____DAY _____2020

_____
DEB BRANDT, ROD MONROE COUNTY WI

SURVEYORS CERTIFICATE

LOCATED IN THE SW ¼ OF THE SE ¼, OF SECTION 19 AND THE NW ¼ OF THE NE ¼ OF SECTION 30, T17N, R3W, TOWN OF ANGELO, MONROE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING; THENCE N 00°22'54" E ALONG THE WEST LINE OF THE SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 1294.34' TO THE SOUTH LINE OF INTERSTATE HIGHWAY "90"; THENCE N 80°29'53" E ALONG SAID SOUTH LINE A DISTANCE OF 210.94'; THENCE N 89°02'54" E A DISTANCE OF 75.78'; THENCE S 33°58'38" E A DISTANCE OF 41.93' TO THE WEST LINE OF STATE HIGHWAY "71"; THENCE S 30°05'08" E ALONG SAID WEST LINE A DISTANCE OF 178.60'; THENCE S 35°29'45" E ALONG SAID WEST LINE A DISTANCE OF 158.11'; THENCE S 30°03'08" E ALONG SAID WEST LINE A DISTANCE OF 300.00'; THENCE S 34°20'29" E ALONG SAID WEST LINE A DISTANCE OF 200.56'; THENCE S 30°03'08" E ALONG SAID WEST LINE A DISTANCE OF 659.95'; THENCE S 89°10'15" W A DISTANCE OF 150.00'; THENCE S 00°05'12" E A DISTANCE OF 208.00'; THENCE N 88°57'33" E A DISTANCE OF 268.52' TO SAID WEST LINE AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID WEST LINE AN ARC LENGTH O F 224.87', SAID CURVE HAVING A RADIUS OF 2914.79, A DELTA ANGLE OF 04°25'13", A CHORD BEARING OF S 32°31'38" E AND A CHORD DISTANCE OF 224.81' TO THE EAST LINE OF THE NW 1/4 OF THE NE 1/4; THENCE S 00°1'700" E ALONG SAID EAST LINE A DISTANCE OF 118.54'; THENCE N 89°03'14" W A DISTANCE OF 55.80'; THENCE N 00°58'46" E A DISTANCE OF 139.33'; THENCE N 35°32'56" W A DISTANCE OF 98.45'; THENCE S 76°46'43" W A DISTANCE OF 191.77'; THENCE N 86°28'45" W A DISTANCE OF 397.56'; THENCE S 40°55'50" E A DISTANCE OF 1064.15' TO SAID EAST LINE; THENCE S 00°1'703" E ALONG SAID EAST LINE A DISTANCE OF 201.12' TO THE SOUTH LINE OF THE SAID NW 1/4 OF THE NE 1/4; THENCE S 89°04'36" W ALONG SAID SOUTH LINE A DISTANCE OF 830.10' TO A POINT THAT IS +/-57.04' FROM THE THREAD OF FARMERS VALLEY CREEK; THENCE MEANDERING N 15°46'11" W A DISTANCE OF 260.28'; THENCE MEANFERING N 39°46'42" W A DISTANCE OF 227.56'; THENCE MEANDERING N 33°45'09" E A DISTANCE OF 153.63'; THENCE MEANDERING H 44°31'24" W A DISTANCE OF 140.82'; THENCE MEANDERING N 30°57'01" E A DISTANCE OF 262.16'; THENCE MEANDERING N 49°55'01" W A DISTANCE OF 300.40'; THENCE MEANDERING N 58°25'53" W A DISTANCE OF 211.00' TO THE WEST LINE OF THE SAID NW 1/4 OF THE NE 1/4; THENCE N 00°18'31" W ALONG SAID WEST LINE A DISTANCE OF 132.84' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, AND RIGHTS OF WAY OF RECORD. HAVING AN AREA OF 44.138 ACRES (1922639.8 SQUARE FEET)
THAT I HAVE COMPLIED WITH CHAPTER 35 OF THE MONROE COUNTY CODE OF ORDINANCES, THE CITY OF SPARTAS E.T. ZONING ORDINANCE AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME AND THAT THIS COUNTY PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED. ALL DONE FOR AND UNDER THE DIRECTION OF TRAVIS BROOKS.

CERTIFIED THIS _____DAY OF _____, 2020

_____
JONATHAN A SCHMITZ
PROFESSIONAL LAND SURVEYOR #2465

CERIFICATE OF TOWN TREASURER
STATE OF WISCONSIN-COUNTY OF MONROE-TOWN OF ANGELO
I, MARY CARLISLE, BEING DULY ELECTED OR APPOINTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF ANGELO HEREBY CERTIFY BY THE RECORDS IN MY OFFICE THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS OF FARMERS VALLEY ESTATES.
AS OF:

_____2020

_____ MARY CARLISLE, TOWN OF ANGELO TREASURER _____ DATE

CERIFICATE OF COUNTY TREASURER
STATE OF WISCONSIN-COUNTY OF MONROE
I ,DEBRA CARNEY, BEING A DULY ELECTED OR APPOINTED, QUALIFIED AND ACTING COUNTY TREASURER OF MONROE COUNTY HEREBY CERTIFY BY THE RECORDS IN MY OFFICE THAT THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING THE LANDS OF FARMERS VALLEY ESTATES AS OF:

_____2020

_____ DEBRA CARNEY, MONROE COUNTY TREASURER _____ DATE

CONSENT OF CORPORATE MORTGAGEE
UNION BANK OF SPARTA A CORPORATION DULY ORGANIZED AND EXISTING UNDER VIRTUE OF THE LAWS OF THE SATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF TRAVIS BROOKS, OWNER

IN WITNESS WHEREOF, THE SAID UNION BANK OF SPARTA HAS CAUSED THESE PRESENT TO BE SIGNED BY

_____ITS PRESIDENT AND COUNTERSIGNED BY

_____ITS SECRETARY (CASHIER) AND ITS CORPORATE SEAL TO BE

HEREUNTO AFFIXED THIS_____DAY OF _____, 2020.
IN THE PRESENCE OF: UNION BANK

_____
PRESIDENT _____ DATE

_____
SECRETARY OR CASHIER _____ DATE

THE HAND AND SEAL OF SAID OWNERS THIS DATE _____2020

STATE OF WISCONSIN)
SS
COUNTY OF MONROE)

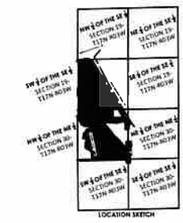
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020,

_____ AND _____
PRESIDENT SECRETARY OR CASHIER
OF UNION BANK, OF SPARTA TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY/CASHIER OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SEAL _____ NOTARY PUBLIC_____, WISCONSIN.

MY COMMISSION EXPIRES_____

NOTES
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



LOCATION SKETCH

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TAN BEARING	TAN BEARING
C1	209.44'	66.00'	182°17'44"	N 85°24'43" W	66.00'	S 28°54'06" E	N 89°43'28" E
C2	81.82'	66.00'	71°00'00"	N 64°43'24" W	76.69'	S 29°43'24" E	N 83°44'24" E
C3	100.00'	66.00'	86°43'54"	N 74°15'24" E	90.71'	N 30°31'03" E	S 65°57'50" E
C4	41.89'	26.00'	92°20'00"	N 41°18'24" W	37.50'	S 65°08'57" E	N 27°51'03" E
C5	39.27'	25.00'	90°00'00"	S 39°42'19" E	35.36'	S 48°51'00" E	
C6	38.05'	50.00'	44°12'38"	N 17°37'14" E	37.09'	N 39°43'24" E	
C7	224.05'	1173.00'	10°56'03"	S 15°06'16" E	223.72'		
C8	97.86'	269.50'	21°00'00"	N 15°06'16" W	97.31'		
C9	97.86'	269.50'	21°00'00"	N 15°06'16" W	97.31'		
C10	41.89'	26.00'	92°20'00"	N 41°18'24" W	37.50'		N 21°16'10" W
C11	48.93'	267.00'	10°29'53"	S 06°49'14" E	48.88'	N 21°16'10" W	S 15°04'13" E
C12	48.93'	267.00'	10°29'53"	S 06°49'14" E	48.87'	S 15°04'13" E	
C13	83.64'	139.00'	34°41'24"	N 11°13'41" W	84.29'		
C14	116.97'	233.00'	28°47'24"	S 11°53'54" E	115.78'		
C15	106.32'	233.00'	26°08'24"	S 12°20'24" W	105.40'		S 00°33'08" W
C16	10.44'	233.00'	2°34'00"	S 01°50'06" W	10.44'	S 00°33'08" W	
C17	178.13'	233.00'	43°47'00"	S 21°40'42" W	174.70'		
C18	128.39'	167.00'	43°40'00"	N 21°40'42" E	125.39'		
C19	26.54'	233.00'	6°31'24"	S 00°00'44" E	26.53'		N 15°27'21" W
C20	97.79'	233.00'	24°04'00"	N 15°27'21" W	97.06'	N 15°27'21" W	N 32°07'27" W
C21	15.91'	233.00'	3°54'21"	N 30°31'09" W	15.91'	N 32°07'27" W	
C22	113.08'	167.00'	38°47'00"	S 12°06'44" E	110.98'		
C23	157.77'	233.00'	38°47'00"	N 12°06'44" W	154.79'		
C24	138.91'	164.59'	47°49'55"	N 06°32'48" W	134.91'		N 66°23'53" E
C25	317.72'	237.39'	153°41'23"	S 89°29'18" E	297.87'		N 63°38'48" E
C26	224.87'	2914.79'	4°25'13"	N 32°31'38" W	224.81'	S 30°19'03" E	N 34°44'14" W

LEGEND

- 3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT
- MAG NAIL FOUND
- HARRISON MONUMENT FOUND
- 2" O.D. X 18" IRON PIPE, 3.65 LBS/LIN FT, SET
- MAG NAIL SET
- 1" O.D. IRON PIPE FOUND

A-1

FARMERS VALLEY ESTATES
FOR TRAVIS BROOKS

POINT SURVEYING
SURVEYING • LAYOUT • PLANNING
18286 COUNTY HIGHWAY "A" NORWALK, WI 54656
PHONE 608.487.1029

DRAWN BY: RMS
CHECKED BY:
DOCUMENT NO. 1.1117N.dwg

SHEET 1 OF 1

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