

TIMBER VALLEY

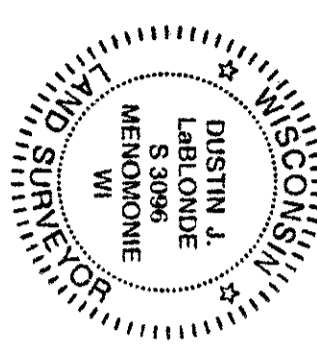
A DUNN COUNTY PLAT LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, TOWNSHIP 28 NORTH, RANGE 12 WEST, TOWN OF RED CEDAR, DUNN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, JUSTIN J. LABRONDE, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF TIMBER VALLEY, A DUNN COUNTY PLAT, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, TOWNSHIP 28 NORTH, RANGE 12 WEST, TOWN OF RED CEDAR, DUNN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 31; THENCE N89°59'09"W 1317.40 FEET ALONG THE SOUTH LINE OF EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31 TO THE SOUTHWEST CORNER THEREOF; THENCE N00°49'20"W 2672.41 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE NORTHEAST CORNER THEREOF; THENCE N89°01'13"E 1316.87 FEET ALONG THE NORTH LINE OF SAID EAST HALF TO THE NORTHEAST CORNER THEREOF; THENCE S00°49'50"E 2695.28 FEET ALONG THE EAST LINE OF SAID EAST HALF TO THE SOUTHEAST CORNER THEREOF; AND THE POINT OF BEGINNING. CONTAINING 3,534.778 SQUARE FEET (81.00 ACRES) MORE OR LESS.

DATED THIS 10TH DAY OF MAY, 2019

JUSTIN J. LABRONDE P.L.S. #3096



CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN
COUNTY OF DUNN) SS

I, JILL HALDEMAN, BEING DULY ELECTED, QUALIFIED, AND ACTING TOWN TREASURER FOR THE TOWN OF RED CEDAR, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED IN THE PLAT OF TIMBER VALLEY, ON ANY OF THE LAND INCLUDED IN THE PLAT OF TIMBER VALLEY.

DATE: _____ JILL HALDEMAN, TOWN OF RED CEDAR TREASURER

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C1	248.33	165.00	86°34'49"	N42°49'27"E	226.28	N00°27'48"W	N86°08'51"E
C2	374.22	283.00	75°45'54"	N48°13'54"E	341.55	N88°06'51"E	N10°20'57"E
C3	28.49	283.00	5°46'07"	N83°13'47"E	28.48	N86°06'51"E	N80°20'44"E
C4	127.85	283.00	25°53'04"	N87°24'12"E	126.77	N80°20'44"E	N64°27'40"E
C5	92.86	283.00	18°48'03"	N45°03'38"E	92.45	N84°27'40"E	N35°39'37"E
C6	125.02	283.00	25°18'40"	N23°01'17"E	124.00	N35°39'37"E	N10°20'57"E
C7	188.21	1233.00	7°34'52"	N26°31'44"W	1479.88	N10°20'57"E	N63°24'25"W
C8	0.62	1233.00	0°01'44"	N10°20'05"E	0.62	N10°20'57"E	N10°19'13"E
C9	128.10	1233.00	5°59'57"	N07°19'15"E	128.04	N10°19'13"E	N04°19'16"E
C10	136.38	1233.00	6°20'15"	N01°09'08"E	136.31	N04°19'16"E	N02°00'59"W
C11	134.62	1233.00	6°15'20"	N05°08'59"W	134.65	N02°00'59"W	N08°16'19"W
C12	124.71	1233.00	5°47'42"	N11°10'10"W	124.65	N08°16'19"W	N14°04'01"W
C13	110.83	1233.00	5°09'00"	N16°38'31"W	110.79	N14°04'01"W	N19°13'01"W
C14	124.74	1233.00	5°47'48"	N22°06'55"W	124.69	N19°13'01"W	N25°00'49"W
C15	233.53	1233.00	1°01'10"	N30°29'23"W	233.18	N25°00'49"W	N35°51'58"W
C16	116.76	1233.00	5°25'33"	N38°34'43"W	116.72	N35°51'58"W	N41°17'29"W
C17	116.77	1233.00	5°25'34"	N44°00'16"W	116.73	N41°17'29"W	N46°43'02"W
C18	116.76	1233.00	5°25'33"	N49°25'49"W	116.72	N46°43'02"W	N52°08'36"W
C19	116.76	1233.00	5°25'33"	N54°51'22"W	116.72	N52°08'36"W	N57°34'09"W
C20	116.76	1233.00	5°25'33"	N60°16'56"W	116.72	N57°34'09"W	N62°59'42"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C21	8.87	1233.00	0°24'43"	N63°12'04"W	8.86	N62°59'42"W	N63°24'25"W
C22	69.08	90.00	43°58'44"	N42°50'03"W	67.40	N63°24'25"W	N19°25'41"W
C23	429.82	90.00	273°37'44"	S23°45'27"W	123.19	N19°25'41"W	N68°56'35"E
C24	81.24	90.00	51°43'19"	N45°12'11"W	78.51	N19°25'41"W	N71°09'00"W
C25	80.99	90.00	38°49'28"	S89°26'16"W	58.83	N71°09'00"W	S70°01'32"W
C26	68.48	90.00	43°35'47"	S48°13'39"W	66.84	S70°01'32"W	S26°25'43"W
C27	66.59	90.00	61°29'25"	S04°18'57"E	92.00	S26°25'43"W	S35°03'40"E
C28	61.76	90.00	39°19'03"	S84°43'11"E	60.56	S35°03'40"E	S74°22'43"E
C29	60.76	90.00	38°40'42"	N81°16'36"E	58.61	S74°22'43"E	N66°56'35"E
C30	79.01	90.00	50°17'55"	S87°54'28"E	66.24	S74°22'43"E	S62°46'30"E
C31	1489.06	1167.00	2°30'62"	S26°12'17"E	1360.08	S62°46'30"E	S10°20'57"W
C32	54.24	1167.00	9°17'09"	S61°25'37"E	54.23	S62°46'30"E	S60°05'44"E
C33	189.95	1167.00	3°52'55"	S85°25'36"E	186.74	S60°05'44"E	S80°48'10"E
C34	199.32	1167.00	9°17'09"	S45°52'36"E	199.08	S80°48'10"E	S40°59'01"E
C35	186.02	1167.00	9°07'39"	S36°25'02"E	185.83	S40°59'01"E	S31°51'02"E
C36	175.35	1167.00	8°36'32"	S27°32'46"E	173.18	S31°51'02"E	S23°14'30"E
C37	158.12	1167.00	7°48'44"	S19°20'08"E	158.00	S23°14'30"E	S15°25'46"E
C38	148.16	1167.00	7°16'27"	S11°47'32"E	148.06	S15°25'46"E	S08°09'19"E
C39	143.62	1167.00	7°03'04"	S04°37'41"E	143.53	S08°09'19"E	S01°06'15"E
C40	143.44	1167.00	7°02'32"	S02°25'01"W	143.35	S01°06'15"E	S03°56'17"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C41	89.54	1167.00	4°24'40"	S06°08'37"W	89.62	S05°56'17"W	S10°20'57"W
C42	286.95	217.00	75°45'54"	S48°13'54"W	266.50	S10°20'57"W	S86°06'51"W
C43	31.32	217.00	6°16'12"	S42°29'03"W	31.29	S10°20'57"W	S18°37'09"W
C44	255.63	217.00	67°29'42"	S52°22'00"W	241.10	S18°37'09"W	S86°06'51"W
C45	149.64	231.00	37°06'54"	N67°33'24"E	147.03	N86°06'51"E	N48°58'37"E
C46	21.12	231.00	5°14'18"	S63°29'42"W	21.11	S86°06'51"W	S80°25'33"W
C47	128.62	231.00	31°52'35"	S64°56'15"W	126.87	S80°25'33"W	S85°52'33"W
C48	394.77	467.00	48°26'02"	N25°02'11"W	383.12	N49°15'22"W	N00°49'20"W
C49	177.38	467.00	21°45'45"	N38°23'30"W	176.32	N49°15'22"W	N27°29'37"W
C50	217.39	467.00	26°40'17"	N14°09'29"W	215.43	N27°29'37"W	N00°49'20"W
C51	73.66	90.00	46°53'43"	N22°37'31"E	71.62	N00°49'20"W	N46°04'23"E
C52	430.07	90.00	273°47'28"	S89°10'40"W	123.00	N46°04'23"E	S47°43'04"E
C53	160.29	90.00	40°29'46"	N25°49'30"E	162.30	N46°04'23"E	N05°34'37"E
C54	180.29	90.00	102°02'35"	S45°26'40"E	183.92	S05°34'37"E	N83°32'02"E
C55	98.72	90.00	62°50'46"	N50°06'39"E	93.84	N83°32'02"E	N20°41'16"E
C56	67.88	90.00	43°01'37"	S00°49'20"E	66.00	S20°41'16"W	S22°19'57"E
C57	39.67	90.00	25°23'07"	S35°01'30"E	38.88	S22°19'57"E	S47°43'04"E
C58	73.66	90.00	46°53'44"	S24°18'12"E	71.62	S47°43'04"E	S00°49'20"E
C59	450.86	533.00	48°26'02"	S25°02'21"E	437.27	S00°49'20"E	S49°15'22"E
C60	56.05	533.00	6°01'32"	S03°50'06"E	56.03	S00°49'20"E	S06°50'52"W

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Tangent	2nd Tangent
C61	132.70	533.00	14°15'55"	S15°58'49"E	132.36	S06°30'52"E	S21°06'47"E
C62	72.52	533.00	7°47'42"	S25°00'48"E	72.46	S21°06'47"E	S28°54'28"E
C63	65.76	533.00	9°13'08"	S33°10'35"E	65.67	S28°54'28"E	S38°07'37"E
C64	103.53	533.00	11°07'45"	S43°41'30"E	103.37	S38°07'37"E	S49°15'22"E
C65	133.20	231.00	33°02'20"	S18°03'12"W	131.37	S32°34'22"W	S00°27'58"E
C66	88.00	167.00	30°11'29"	N15°55'54"W	86.98	N31°00'49"W	N00°49'20"W
C67	135.26	233.00	33°19'40"	S17°27'10"E	133.37	S00°49'20"E	S34°05'00"E
C68	108.27	1233.00	5°04'39"	N07°46'54"E	109.23	N10°19'13"E	N05°14'34"E
C69	126.77	1233.00	5°53'27"	N27°57'33"W	126.71	N25°00'49"W	N30°54'16"W
C70	20.00	1233.00	0°55'46"	N67°34'09"W	20.00	N25°00'49"W	N56°02'02"W
C71	20.00	533.00	2°05'00"	N05°46'22"W	20.00	N04°41'52"W	N06°50'52"W

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 _____, 2019
Department of Administration



TOWN BOARD RESOLUTION

RESOLVED: THAT THE PLAT OF TIMBER VALLEY, TIMBER RIDGE DEVELOPMENT LLC, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF RED CEDAR, DUNN COUNTY, WISCONSIN.

DATE: _____

APPROVED: BOB COOK, TOWN CHAIRMAN

HERYL MILLER, TOWN CLERK

CONSENT OF CORPORATE MORTGAGEE

CCF BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE 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 TIMBER RIDGE DEVELOPMENT, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID CCF BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS PRESIDENT AND COUNTERSIGNED BY _____, ITS VICE PRESIDENT AT MENOMONEE, WISCONSIN AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS _____ DAY OF _____, 2019

PRESIDENT
VICE PRESIDENT

COUNTY OF WISCONSIN
COUNTY OF DUNN) SS

PERSONAL I AM BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED _____, PRESIDENT, AND _____, VICE PRESIDENT, AND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE OFFICERS AND AKNOWLEDGED THAT THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OR CONTRACT, BY ITS AUTHORITY.

NOTARY PUBLIC
COUNTY, WISCONSIN
MY COMMISSION EXPIRES: _____

NOTES:
UTILITIES MAY NOT PLACED ANY POLES, PEDESTALS OR LINES (OVERHEAD OR UNDERGROUND) WITHIN 3 FEET OF ANY MONUMENTED SECTION CORNER, PROPERTY CORNER OR SURVEY STAKE AS SHOWN ON THIS PLAT, PER DUNN COUNTY COMPREHENSIVE ZONING ORDINANCE SECTION 5.9.09

THE STORM WATER DETENTION AREA AND STORM WATER DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE DEDICATED TO THE TOWN OF RED CEDAR FOR THE PURPOSE OF REPAIRING AND MAINTAINING SAID PONDS IN SATISFACTORY CONDITION AND TO CONTROL STORM WATER DRAINAGE. THE TOWNSHIP SHALL PAY FOR THE REASONABLE COST OF THE MAINTENANCE AND REPAIR. THE TOWN MAY REQUIRE BENEFITING LANDOWNERS TO PAY SPECIAL ASSESSMENTS FOR SAID REPAIR AND MAINTENANCE.