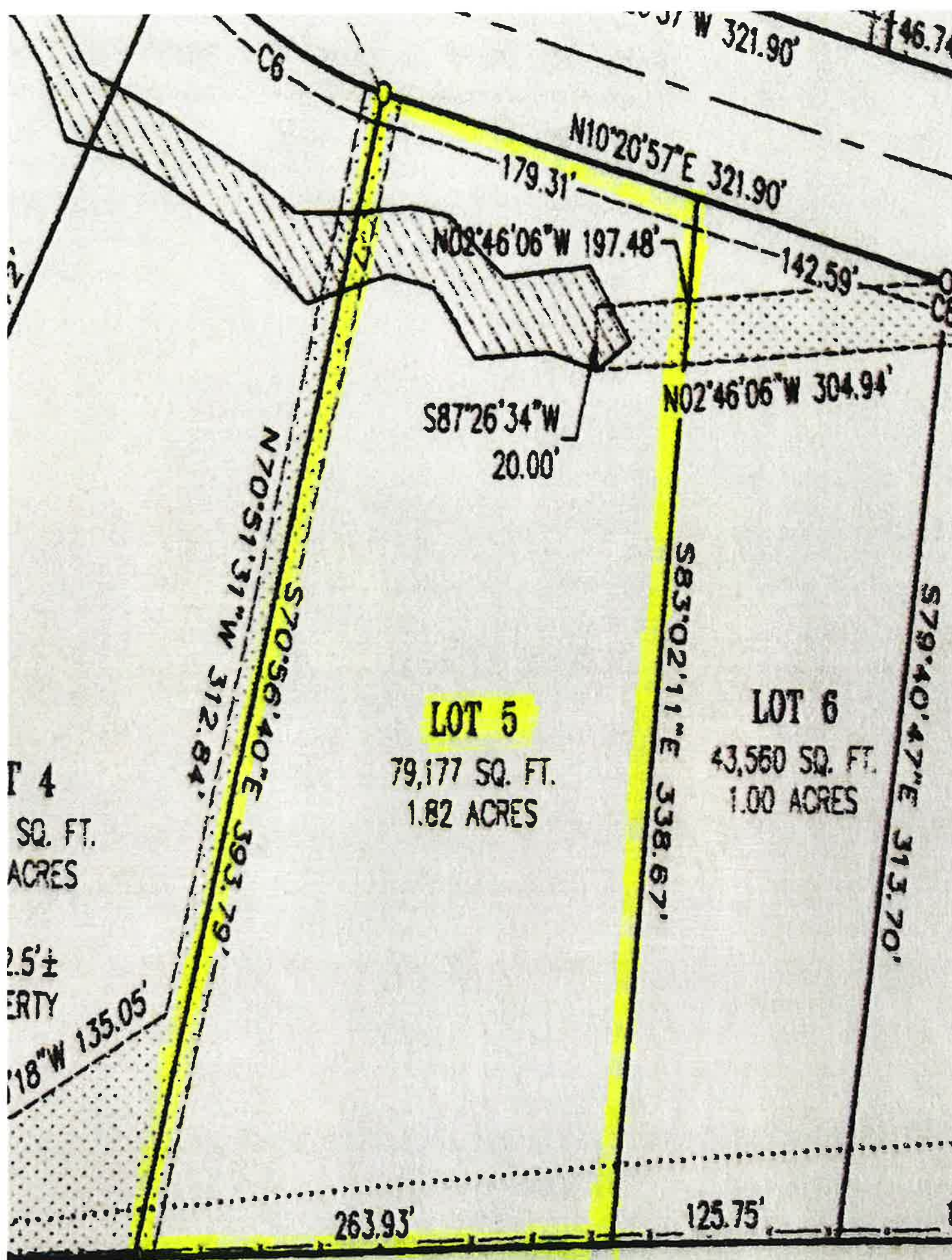




LOT 5

79,177 SQ. FT.
1.82 ACRES

LOT 6

43,560 SQ. FT.
1.00 ACRES

TIMBER VALLEY

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

COMPLETION DATE OF FIELDWORK 05/31/2019

OWNER/PREPARED FOR:
TIMBER RIDGE HOMES
N5670 50TH AVENUE
MENOMONEE, WI 54751

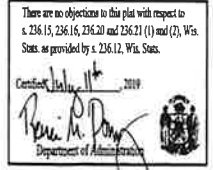
SURVEYOR:
CEDAR CORPORATION
804 WILSON AVENUE
MENOMONEE, WI 54751



North is referenced to the East Line
of the Northeast 1/4 of Sec. 31-28-12
Bearing S00°49'50"E (Dunn County
Coordinate System NAD 83/91)



DATE: 05/31/2019
REVISED: 07/08/2019



DOCUMENT NUMBER: **LS3631P**
REC'D: **JULY 22, 2019 AT 1:43 PM**
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Heather M. Kuhn
HEATHER M. KUHN, CLS OF DEEDS, DUNN COUNTY



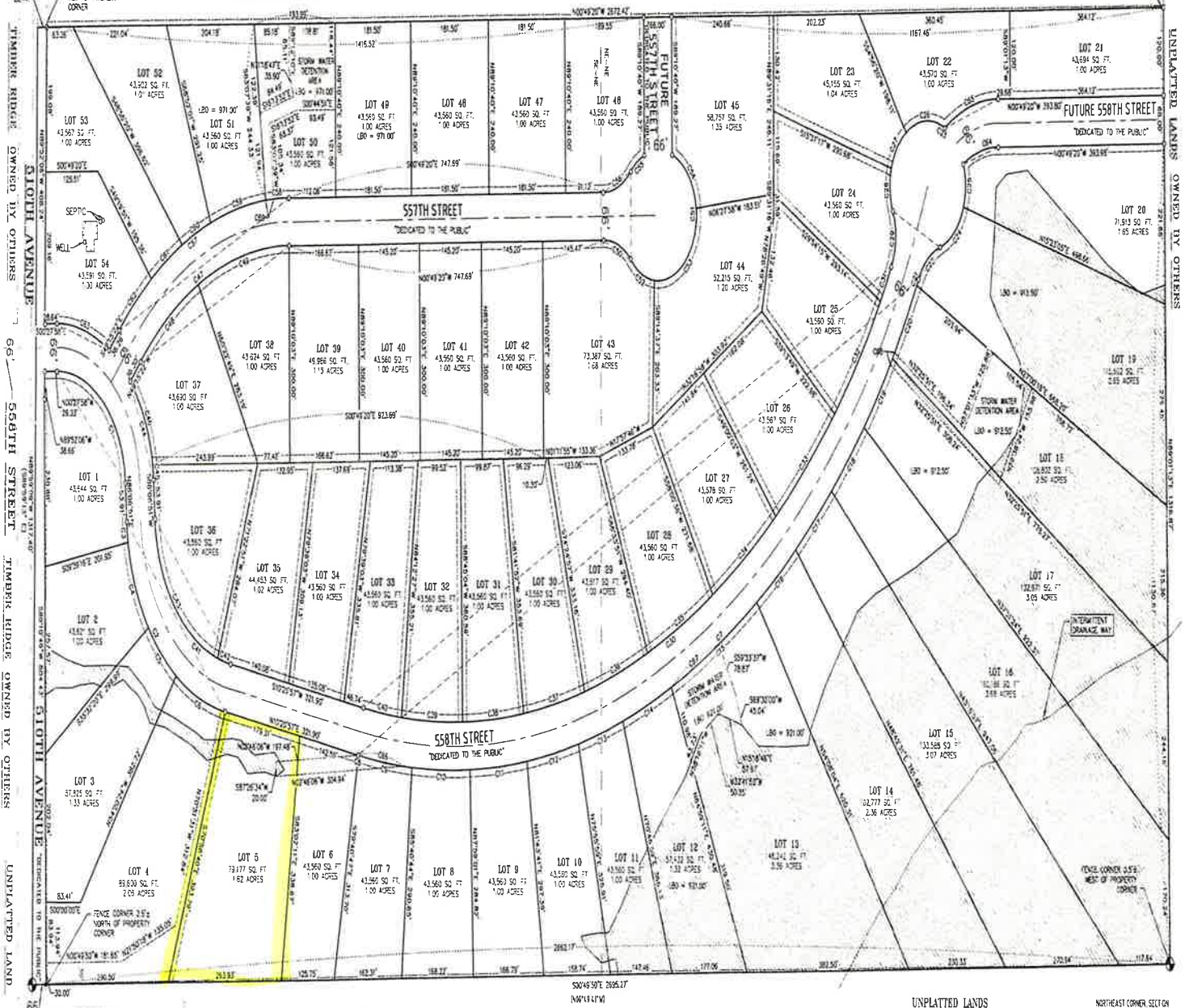
LOCATION SKETCH
NE 1/4
SOUTH 1/2
WEST 1/2
EAST 1/2

- LEGEND
- GOVERNMENT CORNER (AS NOTED)
 - FOUND 1" IRON PIPE
 - FOUND 1-1/4" IRON PIPE
 - FOUND 3/4" IRON REBAR
 - SET 1 1/4" x 18" IRON REBAR WEIGHING 4.303 LBS. PER LINEAL FOOT
 - SET 3/4" x 18" IRON REBAR WEIGHING 1.502 LBS. PER LINEAL FOOT AT ALL OTHER LOT CORNERS
 - RECORDED AS
 - UTILITY EASEMENT TO:
SHARPER COMMUNICATION
DUNN COUNTY ELECTRIC
SBC
 - 10' CHILDS OVERHANG NOTED
 - NET-LAND DELINEATION DONE BY ECOSYSTEMS, LLC
(OCTOBER 2018)
 - DRAINAGE EASEMENT
IF UNLESS OTHERWISE NOTED
 - EXISTING BUILDING
 - LOWEST BUILDING ELEVATION
 - EXISTING BARBED WIRE FENCE

SCALE 1" = 100'

UNPLATTED LANDS
OWNED BY OTHERS

UNPLATTED LANDS
OWNED BY OTHERS



UNPLATTED LANDS
OWNED BY OTHERS

UNPLATTED LANDS
OWNED BY OTHERS

NORTHEAST CORNER, SECTION
31, T28N, R12W, FOUND
ALUMINUM PINPOINT
(YES VERIFIED)

TIMBER VALLEY

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, DUSTIN J. LABONDE, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF TIMBER VALLEY, 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°59'02"W 137.40 FEET ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31 TO THE SOUTHWEST CORNER THEREOF;
THENCE N0°49'20"W 267.42 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE NORTHWEST CORNER THEREOF;
THENCE V88°01'13"E 136.87 FEET ALONG THE NORTH LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER THEREOF;
THENCE S00°49'50"E 269.27 FEET ALONG THE EAST LINE OF SAID EAST HALF TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

CONTAINING 5,534,778 SQUARE FEET (81.00 ACRES) MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, DIVISION AND PLAT AT THE DIRECTION OF MR. JAMES WISNARD, V88°02'53"W STREET, MENOMONEE, WISCONSIN, 54751, FOR TIMBER ROSE DEVELOPMENT, LLC. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES, CHAPTER A-2 OF THE WISCONSIN ADMINISTRATIVE CODE, THE SUBDIVISION REGULATIONS OF THE TOWN OF RED CEDAR AND THE COUNTY OF DUNN, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 31TH DAY OF MAY, 2019

Dustin J. Labonde
DUSTIN J. LABONDE, P.L.S. #2596 - EXPIRES 07/01/2025



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 AS OF THIS 16TH DAY OF July, 2019, ON ANY OF THE LAND INCLUDED IN THE PLAT OF TIMBER VALLEY.

DATE July 16th, 2019 *Jill Haldeман*
JILL HALDEMAN, TOWN OF RED CEDAR TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN
COUNTY OF DUNN) SS

I, DORIS MEYER, BEING DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 16TH DAY OF July, 2019, ON ANY OF THE LAND INCLUDED IN THE PLAT OF TIMBER VALLEY.

DATE July 16, 2019 *Doris Meyer*
DORIS MEYER, DUNN COUNTY TREASURER

DUNN COUNTY PLANNING, RESOURCE, AND DEVELOPMENT COMMITTEE APPROVAL

RESOLVED, THAT THIS PLAT OF TIMBER VALLEY IN THE TOWN OF RED CEDAR IS HEREBY APPROVED BY THE DUNN COUNTY PLANNING, RESOURCE, AND DEVELOPMENT CHAIR ON BEHALF OF THE DUNN COUNTY PLANNING, RESOURCE, AND DEVELOPMENT COMMITTEE.

Tom Quinn
APPROVED BY TOWN QUINN, CHAIR
PLANNING, RESOURCE, AND DEVELOPMENT COMMITTEE

7-20-19

DATE

COMMON COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF TIMBER VALLEY, TIMBER ROSE DEVELOPMENT, LLC, OWNER, LOCATED IN THE EXTRA-TERRESTRIAL JURISDICTION OF THE CITY OF MENOMONEE, BEING IN THE TOWN OF RED CEDAR IS HEREBY APPROVED BY THE CITY COMMON COUNCIL OF THE CITY OF MENOMONEE, WISCONSIN.

DATE 7-17-19 *Randy Kneass*
RANDY KNEASS, MAYOR

I, CALLY LAUBERSOPE, CITY CLERK OF THE CITY OF MENOMONEE, WISCONSIN, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MENOMONEE, WISCONSIN.

DATE 7-16-19 *Cally Laubersope*
CALLY LAUBERSOPE, CITY CLERK

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

TIMBER ROSE DEVELOPMENT, LLC A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT OF TIMBER VALLEY, TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON SAID PLAT, AND DO FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1) TOWN OF RED CEDAR
- 2) DUNN COUNTY
- 3) CITY OF MENOMONEE
- 4) DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID TIMBER ROSE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES WISNARD AND JILL HALDEMAN, OFFICERS AND COUNTERSIGNED BY WISNARD, OFFICER AT MENOMONEE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HERETOBY AFFIRMED THIS 16th DAY OF July, 2019.

James Wisnard
JAMES WISNARD, OWNER

Jill Haldeман
JILL HALDEMAN, OWNER

STATE OF WISCONSIN)

COUNTY OF DUNN) SS

PERSONALLY CAUSE BEFORE ME THIS 19th DAY OF July, 2019, THE ABOVE NAMED JAMES WISNARD, OFFICER, AND JILL HALDEMAN, OFFICER, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OWNER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC, DUNN COUNTY, WISCONSIN

MY COMMISSION EXPIRES 7/20/2020



TOWN BOARD RESOLUTION

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

DATE: July 16, 2019

Bob Sch
BOB SCH, TOWN CHAIRMAN

I, DORIS MEYER, TOWN CLERK OF THE TOWN OF RED CEDAR, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF RED CEDAR.

Doris Meyer
DORIS MEYER, TOWN CLERK

CONSENT OF CORPORATE MORTGAGEE

COF 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 ROSE DEVELOPMENT, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID COF BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHAN BRANICK, PRESIDENT AND COUNTERSIGNED BY STEPHAN BRANICK, ITS VICE PRESIDENT AT MENOMONEE, WISCONSIN, AND ITS CORPORATE SEAL, TO BE HERETOBY AFFIRMED THIS 17th DAY OF July, 2019.

Stephan Branic
STEPHAN BRANICK, PRESIDENT

Stephan Branic
STEPHAN BRANICK, VICE PRESIDENT

STATE OF WISCONSIN
COUNTY OF DUNN) SS

PERSONALLY CAUSE BEFORE ME THIS 17th DAY OF July, 2019, THE ABOVE NAMED STEPHAN BRANICK, PRESIDENT AND VICE PRESIDENT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Yvonne Ann Becken
YVONNE ANN BECKEN, NOTARY PUBLIC
Eau Claire COUNTY, WISCONSIN

MY COMMISSION EXPIRES 1/27/21



NOTES

UTILITIES MAY NOT PLACE 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 SECTION 16.05 OF THE DUNN COUNTY SUBDIVISION ORDINANCE.

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 POND 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.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Target	2nd Target
C1	149.33	145.00	89°34'43"	N42°42'37"E	206.25	N02°23'57"W	N08°06'59"E
C2	374.22	283.00	75°45'54"	N41°55'47"E	541.55	N08°06'59"E	N12°59'37"E
C3	28.49	283.00	5°46'07"	N41°55'47"E	28.49	N08°06'59"E	N08°06'59"E
C4	172.85	283.00	25°53'04"	N42°42'37"E	126.77	N02°23'57"W	N04°27'47"E
C5	62.86	283.00	15°40'23"	N42°42'37"E	92.45	N02°23'57"W	N03°39'37"E
C6	126.62	283.00	31°45'40"	N42°42'37"E	126.62	N02°23'57"W	N03°39'37"E
C7	150.22	1233.00	72°45'22"	N26°14'47"E	1479.88	N07°50'37"E	N03°39'37"E
C8	9.92	1233.00	0°00'44"	N07°50'37"E	9.92	N07°50'37"E	N07°50'37"E
C9	129.10	1233.00	1°59'37"	N07°50'37"E	129.10	N07°50'37"E	N04°16'07"E
C10	136.35	1233.00	6°20'48"	N07°50'37"E	136.35	N04°16'07"E	N07°50'37"E
C11	134.62	1233.00	6°55'28"	N07°50'37"E	134.62	N07°50'37"E	N07°50'37"E
C12	124.71	1233.00	5°47'42"	N07°50'37"E	124.71	N07°50'37"E	N04°04'09"E
C13	104.81	1233.00	3°09'00"	N07°50'37"E	104.81	N04°04'09"E	N07°50'37"E
C14	104.14	1233.00	5°47'42"	N07°50'37"E	104.14	N07°50'37"E	N07°50'37"E
C15	225.53	1233.00	1°59'37"	N07°50'37"E	225.53	N07°50'37"E	N07°50'37"E
C16	176.75	1233.00	2°55'13"	N07°50'37"E	176.75	N07°50'37"E	N07°50'37"E
C17	116.77	1233.00	5°25'34"	N07°50'37"E	116.77	N07°50'37"E	N04°03'00"E
C18	116.75	1233.00	5°25'34"	N07°50'37"E	116.75	N07°50'37"E	N07°50'37"E
C19	116.75	1233.00	5°25'34"	N07°50'37"E	116.75	N07°50'37"E	N07°50'37"E
C20	116.75	1233.00	5°25'34"	N07°50'37"E	116.75	N07°50'37"E	N07°50'37"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Target	2nd Target
C21	8.87	1233.00	0°24'45"	N07°50'37"E	8.87	N07°50'37"E	N03°24'25"W
C22	68.08	90.00	43°56'44"	N41°55'47"E	82.45	N02°23'57"W	N12°59'37"E
C23	428.67	90.00	27°37'44"	N41°55'47"E	721.17	N02°23'57"W	N08°06'59"E
C24	8.24	90.00	9°42'38"	N41°55'47"E	72.51	N02°23'57"W	N07°50'37"E
C25	60.26	90.00	38°49'18"	N41°55'47"E	58.83	N02°23'57"W	N07°50'37"E
C26	96.56	90.00	61°29'57"	N41°55'47"E	92.07	N02°23'57"W	N03°39'37"E
C27	91.76	90.00	59°19'07"	N41°55'47"E	60.36	N02°23'57"W	N04°27'47"E
C28	68.76	90.00	38°49'18"	N41°55'47"E	58.83	N02°23'57"W	N07°50'37"E
C29	79.01	90.00	50°17'37"	N41°55'47"E	76.50	N02°23'57"W	N03°39'37"E
C30	148.95	119.00	73°36'17"	N41°55'47"E	130.06	N02°23'57"W	N07°50'37"E
C31	54.24	119.00	22°46'47"	N41°55'47"E	54.24	N02°23'57"W	N07°50'37"E
C32	186.95	119.00	61°29'57"	N41°55'47"E	182.74	N02°23'57"W	N03°39'37"E
C33	198.07	119.00	61°29'57"	N41°55'47"E	198.07	N02°23'57"W	N03°39'37"E
C34	182.50	119.00	59°19'07"	N41°55'47"E	181.31	N02°23'57"W	N03°39'37"E
C35	174.25	119.00	57°07'47"	N41°55'47"E	174.07	N02°23'57"W	N03°39'37"E
C36	138.92	119.00	37°10'07"	N41°55'47"E	138.80	N02°23'57"W	N03°39'37"E
C37	148.32	119.00	37°10'07"	N41°55'47"E	148.22	N02°23'57"W	N03°39'37"E
C38	143.66	119.00	37°10'07"	N41°55'47"E	143.57	N02°23'57"W	N03°39'37"E
C39	143.42	119.00	37°10'07"	N41°55'47"E	143.33	N02°23'57"W	N03°39'37"E
C40	52.81	119.00	13°24'17"	N04°04'09"E	52.79	N02°23'57"W	N07°50'37"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Target	2nd Target
C41	286.85	217.00	75°45'54"	N41°55'47"E	266.50	N08°06'59"E	N12°59'37"E
C42	31.32	217.00	8°16'12"	N41°55'47"E	31.29	N08°06'59"E	N12°59'37"E
C43	258.63	217.00	67°29'47"	N41°55'47"E	241.10	N08°06'59"E	N08°06'59"E
C44	141.84	217.00	37°06'54"	N41°55'47"E	141.05	N08°06'59"E	N08°06'59"E
C45	21.12	217.00	5°14'48"	N41°55'47"E	21.17	N08°06'59"E	N08°06'59"E
C46	125.57	217.00	31°52'30"	N41°55'47"E	126.87	N08°06'59"E	N08°06'59"E
C47	394.77	467.00	42°58'12"	N42°02'17"E	383.17	N08°06'59"E	N07°50'37"E
C48	172.85	467.00	21°56'54"	N42°02'17"E	171.67	N08°06'59"E	N08°06'59"E
C49	222.12	467.00	27°57'06"	N42°02'17"E	222.03	N08°06'59"E	N07°50'37"E
C50	73.66	90.00	49°35'47"	N42°02'17"E	71.62	N07°50'37"E	N04°04'09"E
C51	430.07	90.00	27°37'44"	N42°02'17"E	416.04	N07°50'37"E	N07°50'37"E
C52	63.61	90.00	40°26'46"	N42°02'17"E	62.30	N07°50'37"E	N07°50'37"E
C53	102.78	90.00	10°02'30"	N42°02'17"E	102.65	N07°50'37"E	N07°50'37"E
C54	98.72	90.00	6°25'46"	N42°02'17"E	98.64	N07°50'37"E	N07°50'37"E
C55	39.86	90.00	25°57'07"	N42°02'17"E	39.85	N07°50'37"E	N07°50'37"E
C56	73.66	90.00	49°35'47"	N42°02'17"E	71.62	N07°50'37"E	N04°04'09"E
C57	450.56	533.00	47°50'07"	N25°02'21"E	437.27	N04°04'09"E	N04°03'00"E
C58	56.28	533.00	6°50'01"	N25°02'21"E	56.25	N04°04'09"E	N04°03'00"E
C59	122.56	533.00	14°59'38"	N25°02'21"E	122.52	N04°04'09"E	N04°03'00"E
C60	72.33	533.00	7°46'30"	N25°02'21"E	72.27	N04°04'09"E	N04°03'00"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length	1st Target	2nd Target
C61	85.76	533.00	9°15'08"	N25°02'21"E	85.67	N04°04'09"E	N04°03'00"E
C62	103.57	533.00	11°07'49"	N25°02'21"E	103.57	N04°04'09"E	N04°03'00"E
C63	132.07	533.00	13°02'20"	N25°02'21"E	131.57	N04°04'09"E	N04°03'00"E
C64	88.00	1107.00	30°11'28"	N15°55'54"W	88.98	N15°55'54"W	N07°50'37"E
C65	155.26	1107.00	33°54'47"	N15°55'54"W	151.37	N07°50'37"E	N07°50'37"E
C66	109.27	1107.00	50°54'38"	N15°55'54"W	108.23	N07°50'37"E	N07°50'37"E
C67	126.77	1107.00	55°27'27"	N15°55'54"W	126.71	N07°50'37"E	N07°50'37"E
C68	20.02	1107.00	0°56'44"	N15°55'54"W	20.00	N07°50'37"E	N07°50'37"E
C69	20.01	1107.00	2°09'12"	N15°55'54"W	20.00	N07°50'37"E	N07°50'37"E

