

RIVERWALK PHASE III

BEING A PART OF LOTS 7 AND 19 OF STOPPENBACH'S SUBDIVISION, AND A PART OF THE NORTHEAST 1/4 AND PART OF GOV'T. LOT 1 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF JEFFERSON, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Annette C. Nelson, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all that part of Lots 7 & 19 of Stoppenbach's Subdivision, and a part of the Northeast 1/4 and Part of Government Lot 1 of the Northwest 1/4 of Section 2, Township 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin, more fully described as follows:

Commencing at the computed North 1/4 corner of said Section 2; thence S.89°27'11"W., along the north line of the NW 1/4 of said Section 2, 736.44 feet to a point being on the centerline of North Watertown Avenue, as extended; thence S.05°36'15"E., along said centerline, and as extended, 897.21 feet to the point of beginning; thence S.05°36'15"E., along said centerline, and as extended, 11.16 feet; thence S06°14'30"E., along said centerline, and as extended, 79.53 feet; thence S83°45'30"W., 33.00 feet; thence 25.48 feet along the arc of a curve to the right with a radius of 15.00 feet whose chord bears S.42°25'05"W., 22.52 feet; thence N.88°55'20"W., 487.15 feet; thence N.01°04'40"E., 127.86 feet; thence N.89°27'46"E., 126.56 feet; thence S.05°35'12"E., 27.41 feet; thence S.89°55'25"E., 393.70 feet to the point of beginning. Said lands contain 59,229 square feet (1.36 acres).

That I have made such survey, land division and plat by the direction of Atlantis Development Company, owner of said lands.

That such a plat is a correct representation of all the exterior boundaries of the lands surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Jefferson in surveying, dividing and mapping the same.

Dated this 7th day of September, 2005.

Annette C. Nelson
ANNETTE C. NELSON, RLS 2721



UTILITY EASEMENT PROVISIONS

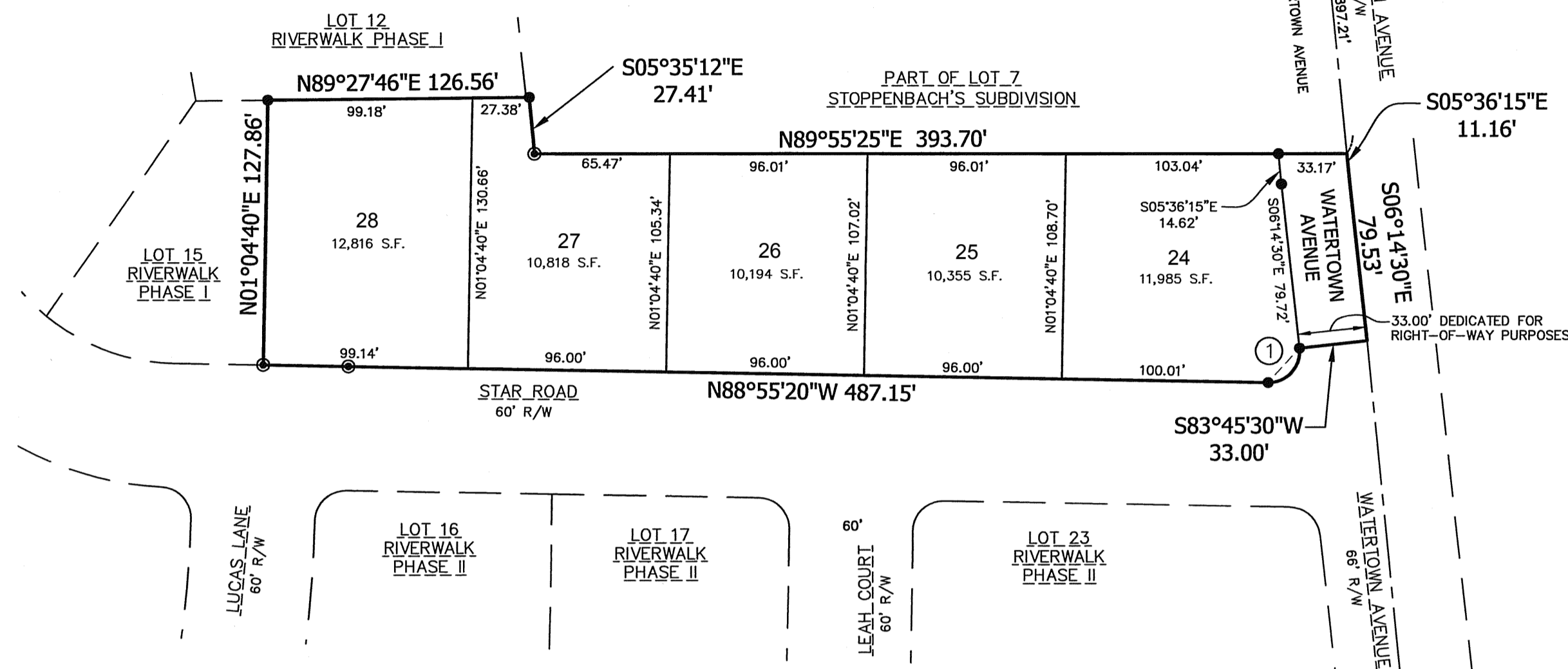
As easement for electric and communications service is hereby granted by _____, Grantor, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation, doing business as We Energies,

_____, Grantee,

and _____, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
1	28	15.00'	97°19'10"	25.48'	22.52'	S 42°25'05" W	S 06°14'30" E	N 88°55'20" W

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Atlantis Development Company, 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 to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
City of Jefferson

IN WITNESS WHEREOF, Atlantis Development Company, has caused these presents to be signed by Marc J. Rhodes, its President and countersigned by Ann G. Rhodes, its Secretary, of the above named corporation at _____, Wisconsin, this _____ day of _____, 20____.

Marc J. Rhodes Ann G. Rhodes

STATE OF WISCONSIN) SS
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 20____, the above named Marc J. Rhodes, President, and Ann G. Rhodes, Secretary, of the above named corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, Jefferson County, WI

CITY OF JEFFERSON CERTIFICATE:

STATE OF WISCONSIN) SS
JEFFERSON COUNTY)

Resolved, that the plat of Riverwalk Phase III in the City of Jefferson, Atlantis Development Company, owner, is hereby approved by the Common Council. I hereby certify that the foregoing is a copy of a resolution passed by the Common Council of the City of Jefferson.

Date _____
Bruce Briema, Administrator

CITY OF JEFFERSON TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
JEFFERSON COUNTY)

I, Tanya Parlow, being the duly elected, qualified and acting City Clerk/Treasurer of the City of Jefferson, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in the plat of Riverwalk Phase III.

Date _____

Tanya Stewart, City Clerk/Treasurer

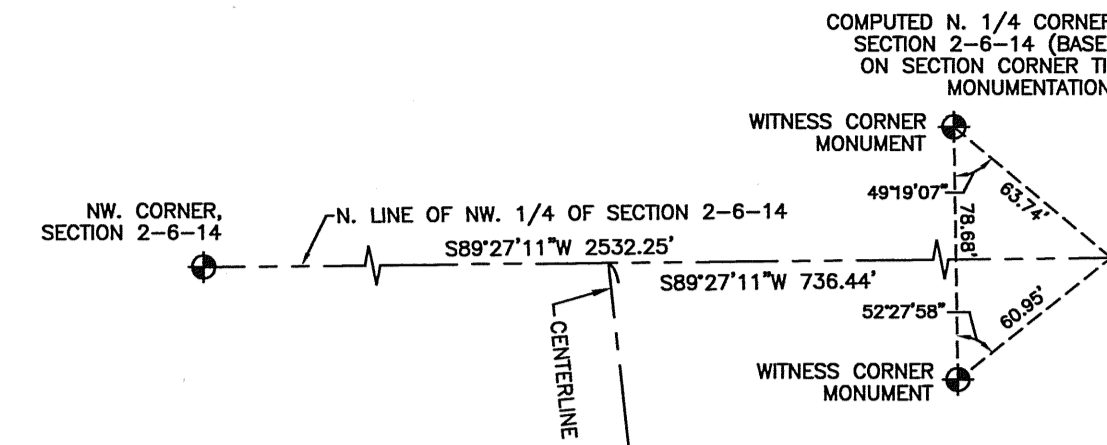
JEFFERSON COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
JEFFERSON COUNTY)

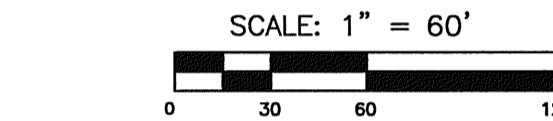
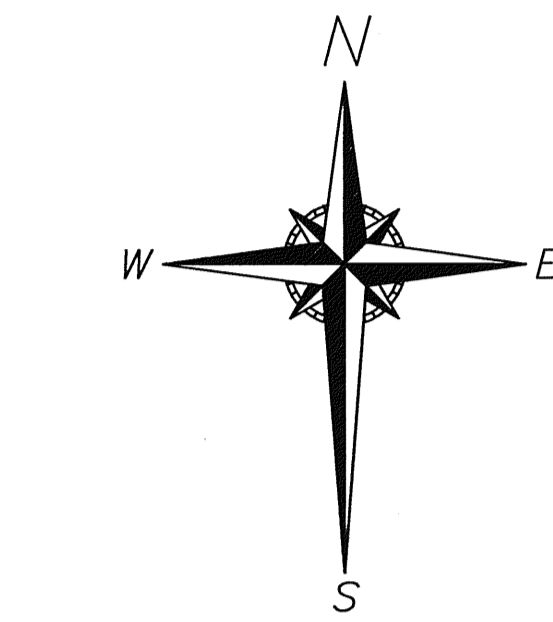
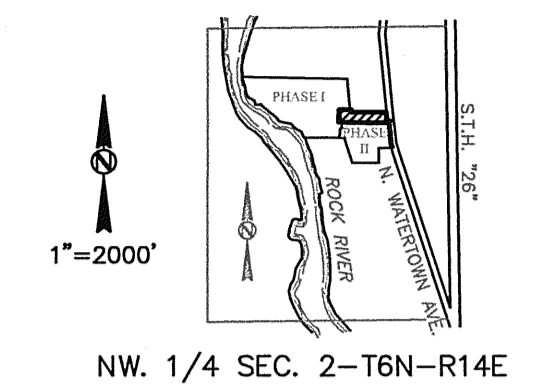
I, John E. Jensen, being the duly elected, qualified and acting treasurer of Jefferson County do hereby certify that the records in my office show no unredeemed tax sales, unpaid taxes or special assessments as of _____ affecting the land included in the plat of Riverwalk Phase III.

Date _____

John E. Jensen, County Treasurer



LOCATION MAP



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (MAD 1927) GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF SECTION 2-6-14 AS S89°27'11"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LN. FT.
- 1.315" O.D. IRON PIPE SET AT ALL OTHER LOT CORNERS, WT. = 1.68 LBS./LN. FT.
- CONCRETE MONUMENT WITH BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

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

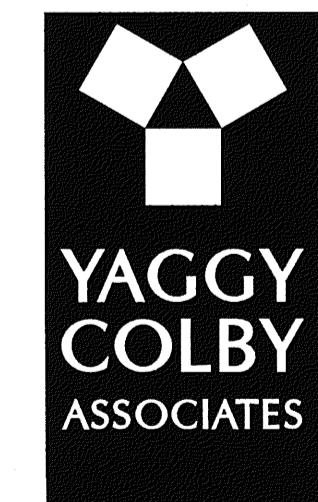
Certified _____, 20____



Department of Administration

GENERAL NOTES:

- 1) THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO WATERTOWN AVENUE.
- 2) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
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EMAIL: INFO@YAGGYCOLBY.COM

PROJECT #13849
SHEET 1 OF 1