

# RIVERS TURN THIRD ADDITION

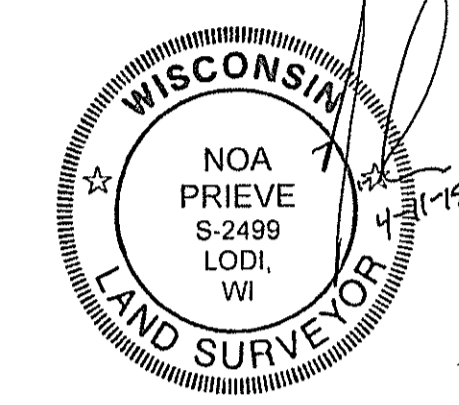
Part of the Southeast 1/4 of the Southwest 1/4, Northeast 1/4 of the Southwest 1/4, Northwest 1/4 of the Southwest 1/4, Southeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 19, T9N, R10E, Village of DeForest, Dane County, Wisconsin, including all of Lots 10, 11, 12, 13, 109, 110, 111, and part of Bluestem Trail, Rivers Turn, recorded in the Dane County Register of Deeds Office in Volume 59-028B, of Plats, Page 138 through 147, as Document No. 4280962.

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NOA T. PRIEVE & CHRIS W. ADAMS  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

WCCS-DANE COUNTY  
 BEARINGS ARE REFERENCED TO THE SOUTH  
 LINE OF THE SOUTHWEST 1/4, OF SECTION 19,  
 T9N, R10E. LINE TO BEAR = S 89°43'26" W  
 SCALE 1" = 100'

SEC. 19, T9N, R10E

NW 1/4	NE 1/4	NW 1/4	NE 1/4
NW 1/4	NW 1/4	NE 1/4	NE 1/4
SW 1/4	SE 1/4	SW 1/4	SE 1/4
NW 1/4	NW 1/4	NE 1/4	NE 1/4
SW 1/4	SW 1/4	SE 1/4	SE 1/4



**LEGEND:**

- = SET 1-1/4"x18" REBAR, MINIMUM WEIGHT OF 4.17 LBS/LINEAR FT.
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊙ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4"x18" REBAR, MINIMUM WEIGHT OF 1.50 LBS/LINEAR FT.

- NOTES:**
- 1.) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLE MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
  - 2.) EXISTING WETLANDS AS SHOWN WERE DELINEATED BY TAYLOR CONSERVATION, LLC ON OCTOBER 21, 2016. TAYLOR CONSERVATION IS A WISCONSIN DEPARTMENT OF NATURAL RESOURCES ASSURED WETLAND CONSULTANT.
  - 3.) ALL ELEVATIONS ARE REFERENCED NAVD 88 (2012 DATUM).
  - 4.) SEE SHEET 5 FOR CURVE TABLE AND WETLAND BUFFER LINE TABLE.
  - 5.) VISION TRIANGLE RESTRICTIONS: NO FENCE, WALL, HEDGE, PLANTING, OR STRUCTURE SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH MANNER AS TO OBSTRUCT VISION BETWEEN A HEIGHT OF 2 1/2 FEET AND 10 FEET ABOVE THE CENTERLINE GRADES OF THE NEAREST ADJACENT STREETS. (P.I. = POINT OF INTERSECTION OF TANGENT LINES.)
  - 6.) L.D.E. = MINIMUM LOW OPENING ELEVATION FOR EACH LOT.

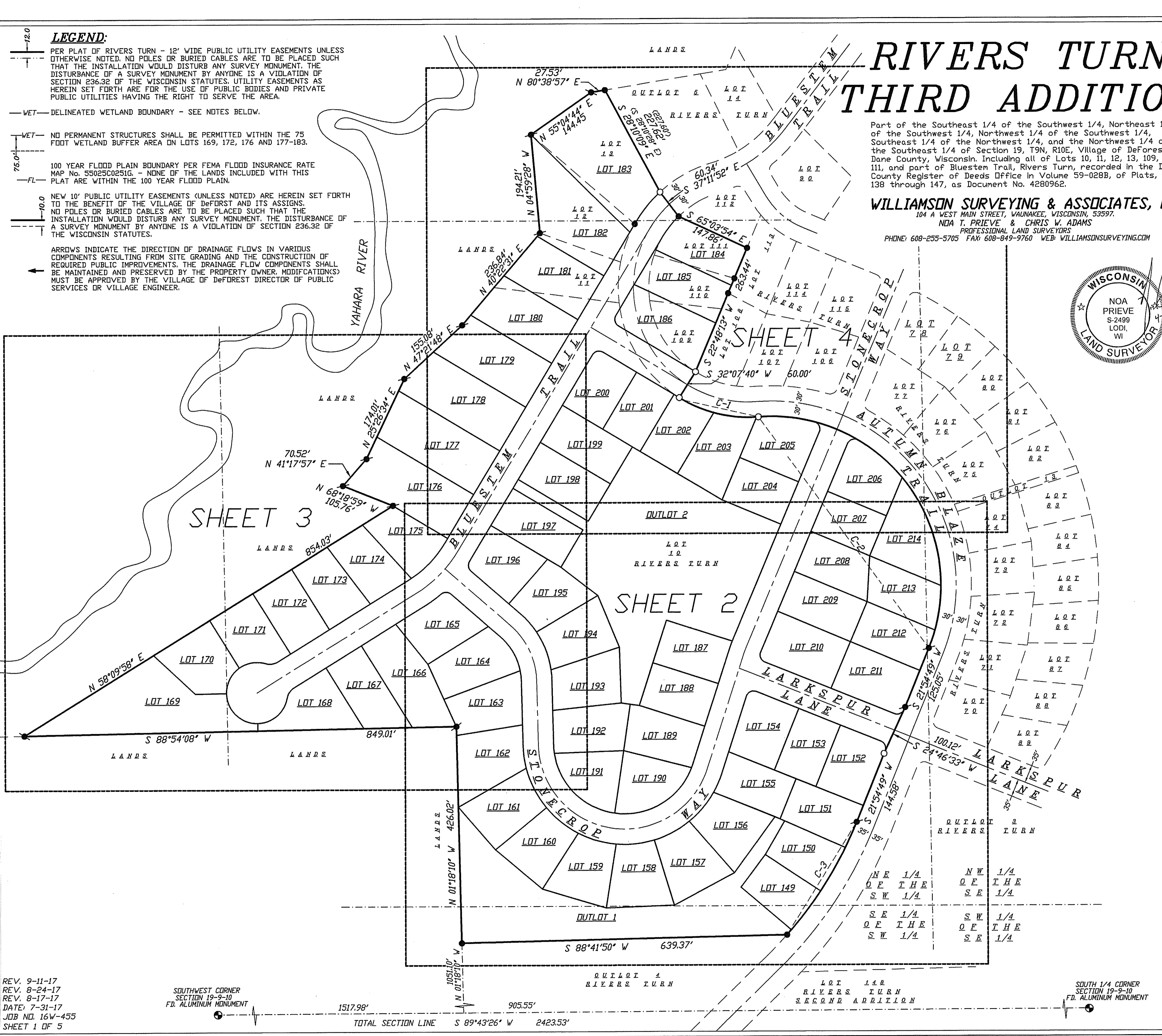
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration

**LEGEND:**

- PER PLAT OF RIVERS TURN - 12' WIDE PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- WET - DELINEATED WETLAND BOUNDARY - SEE NOTES BELOW.
- NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE 75 FOOT WETLAND BUFFER AREA ON LOTS 169, 172, 176 AND 177-183.
- 100 YEAR FLOOD PLAIN BOUNDARY PER FEMA FLOOD INSURANCE RATE MAP No. 55025C0251G. - NONE OF THE LANDS INCLUDED WITH THIS PLAT ARE WITHIN THE 100 YEAR FLOOD PLAIN.
- NEW 10' PUBLIC UTILITY EASEMENTS (UNLESS NOTED) ARE HEREIN SET FORTH TO THE BENEFIT OF THE VILLAGE OF DEFOREST AND ITS ASSIGNS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
- ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) MUST BE APPROVED BY THE VILLAGE OF DEFOREST DIRECTOR OF PUBLIC SERVICES OR VILLAGE ENGINEER.



Received: 04/13/2018  
 CPA  
**27831**  
 0055

REV. 9-11-17  
 REV. 8-24-17  
 REV. 8-17-17  
 DATE: 7-31-17  
 JOB NO. 16W-455  
 SHEET 1 OF 5

SOUTHWEST CORNER  
 SECTION 19-9-10  
 F.D. ALUMINUM MONUMENT

1517.98'  
 905.55'  
 TOTAL SECTION LINE S 89°43'26" W 2423.53'

SOUTH 1/4 CORNER  
 SECTION 19-9-10  
 F.D. ALUMINUM MONUMENT

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Part of the Southeast 1/4 of the Southwest 1/4, Northeast 1/4 of the Southwest 1/4, Northwest 1/4 of the Southwest 1/4, Southeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 19, T9N, R10E, Village of DeForest, Dane County, Wisconsin. Including all of Lots 10, 11, 12, 13, 109, 110, 111, and part of Bluestem Trail, Rivers Turn, recorded in the Dane County Register of Deeds Office in Volume 59-028B, of Plats, Page 138 through 147, as Document No. 4280962.

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 SCALE 1" = 50'

## SEC. 19, T9N, R10E

NW 1/4	NE 1/4	NW 1/4	NE 1/4
NW 1/4	NW 1/4	NE 1/4	NE 1/4
SW 1/4	SE 1/4	SW 1/4	SE 1/4
NW 1/4	NW 1/4	NE 1/4	NE 1/4
SW 1/4	SE 1/4	SW 1/4	SE 1/4
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- = SET 1-1/4"x18" REAR, MINIMUM WEIGHT OF 4.17 LBS./LINEAR FT.
  - = FOUND 3/4" REAR
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NE 1/4	NW 1/4
SE 1/4	SW 1/4
SE 1/4	SW 1/4
SE 1/4	SW 1/4

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 SHEET 2 OF 5

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

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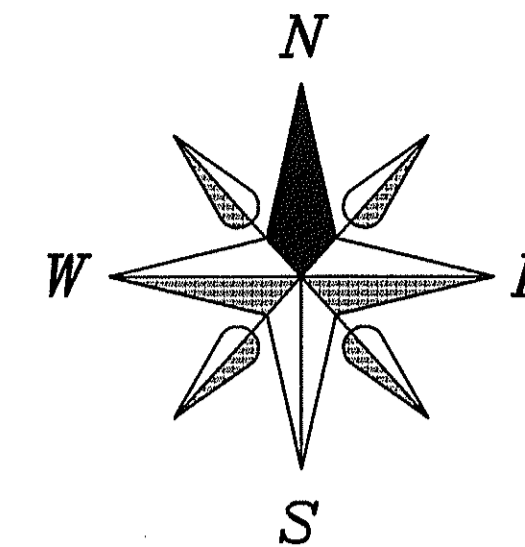
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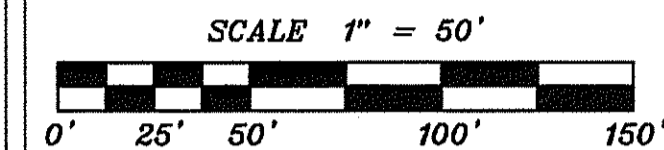
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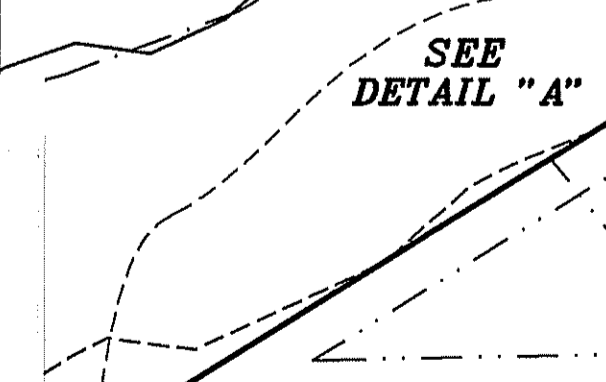
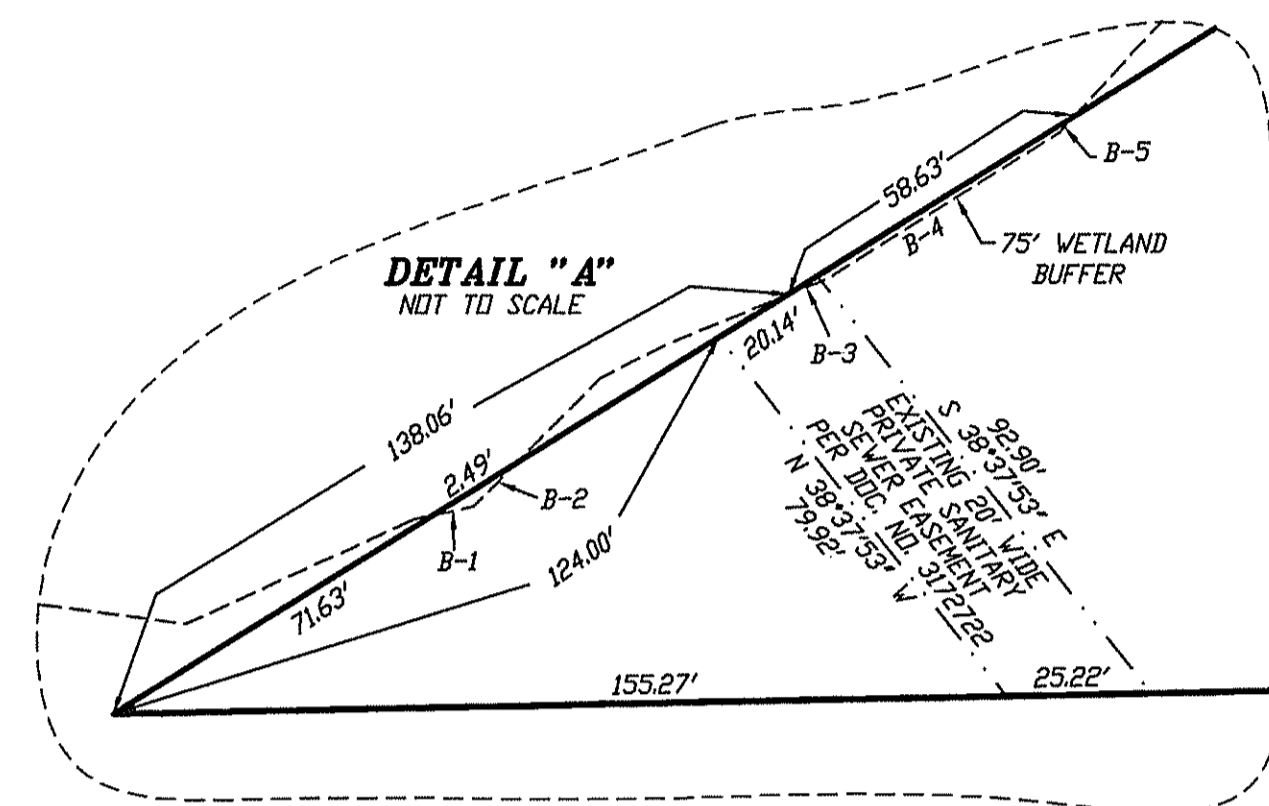
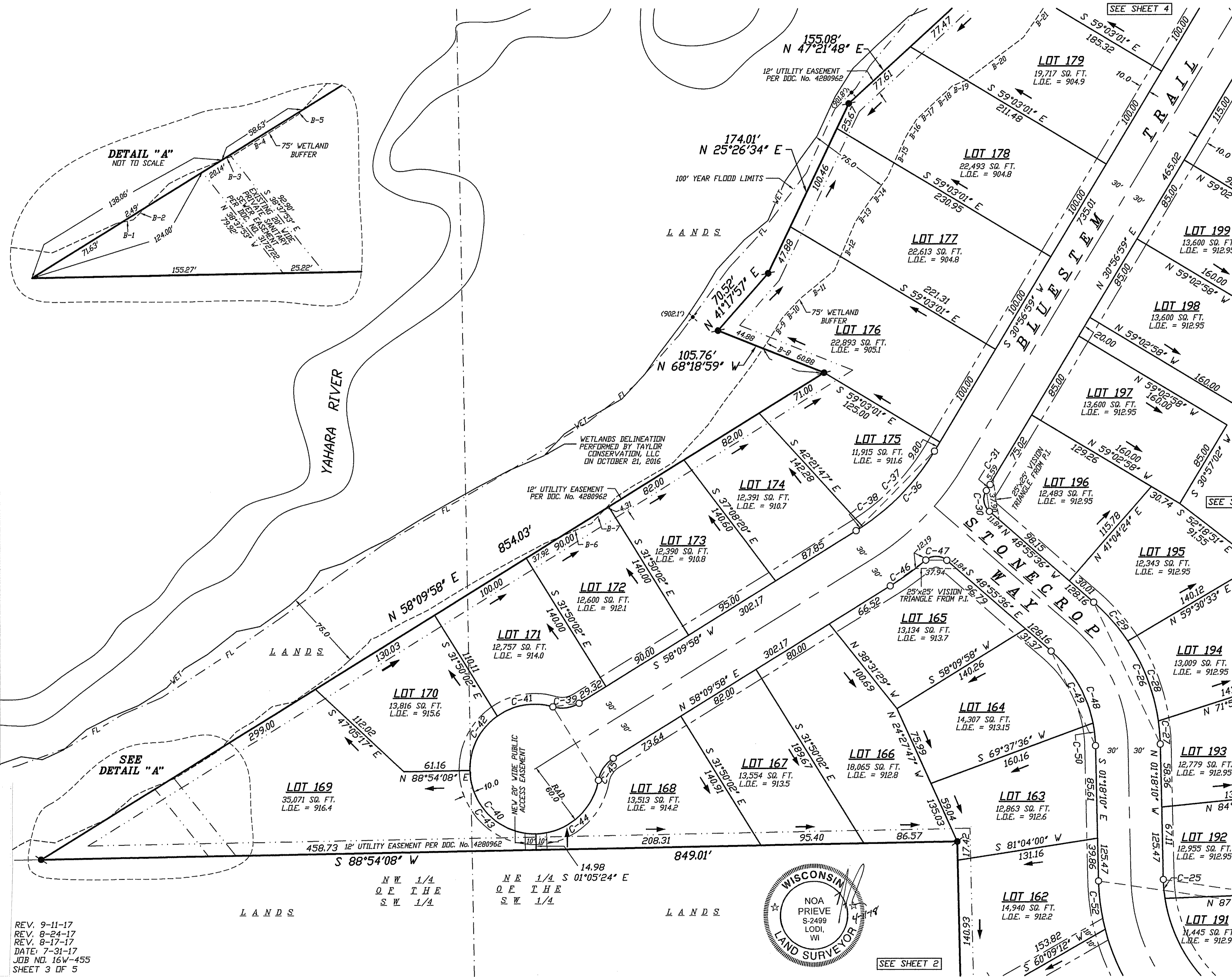
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NW 1/4	NW 1/4	NE 1/4	NE 1/4
SW 1/4	SE 1/4	SW 1/4	SE 1/4
NW 1/4	NW 1/4	NE 1/4	NE 1/4
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NW 1/4  
 OF THE  
 SE 1/4

NE 1/4  
 OF THE  
 SW 1/4



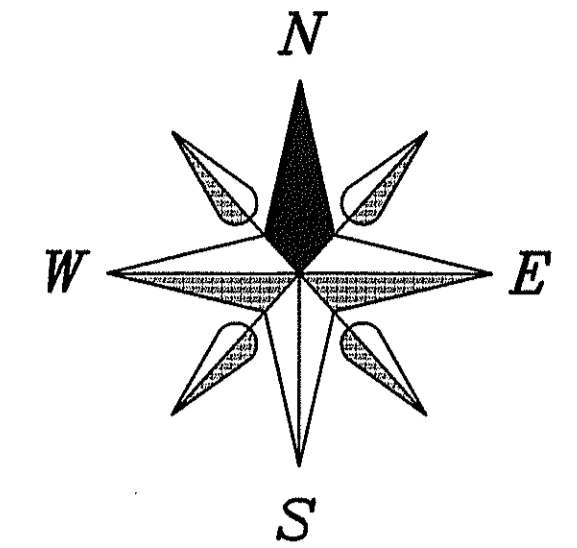
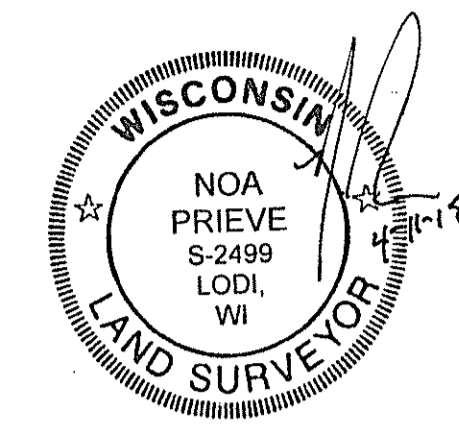
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 SHEET 3 OF 5

# RIVERS TURN THIRD ADDITION

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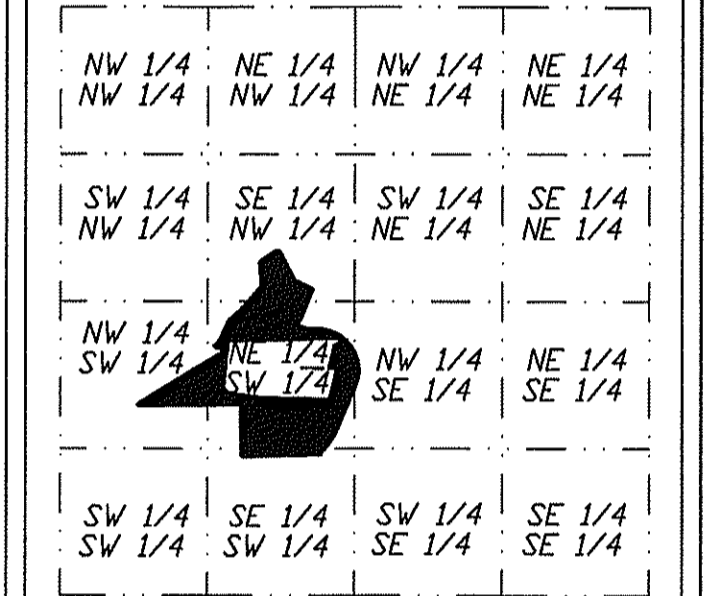
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WISCONSIN  
NOA PRIEVE  
S-2499  
LODI, WI  
LAND SURVEYOR

WISCONSIN  
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SEC. 19, T9N, R10E



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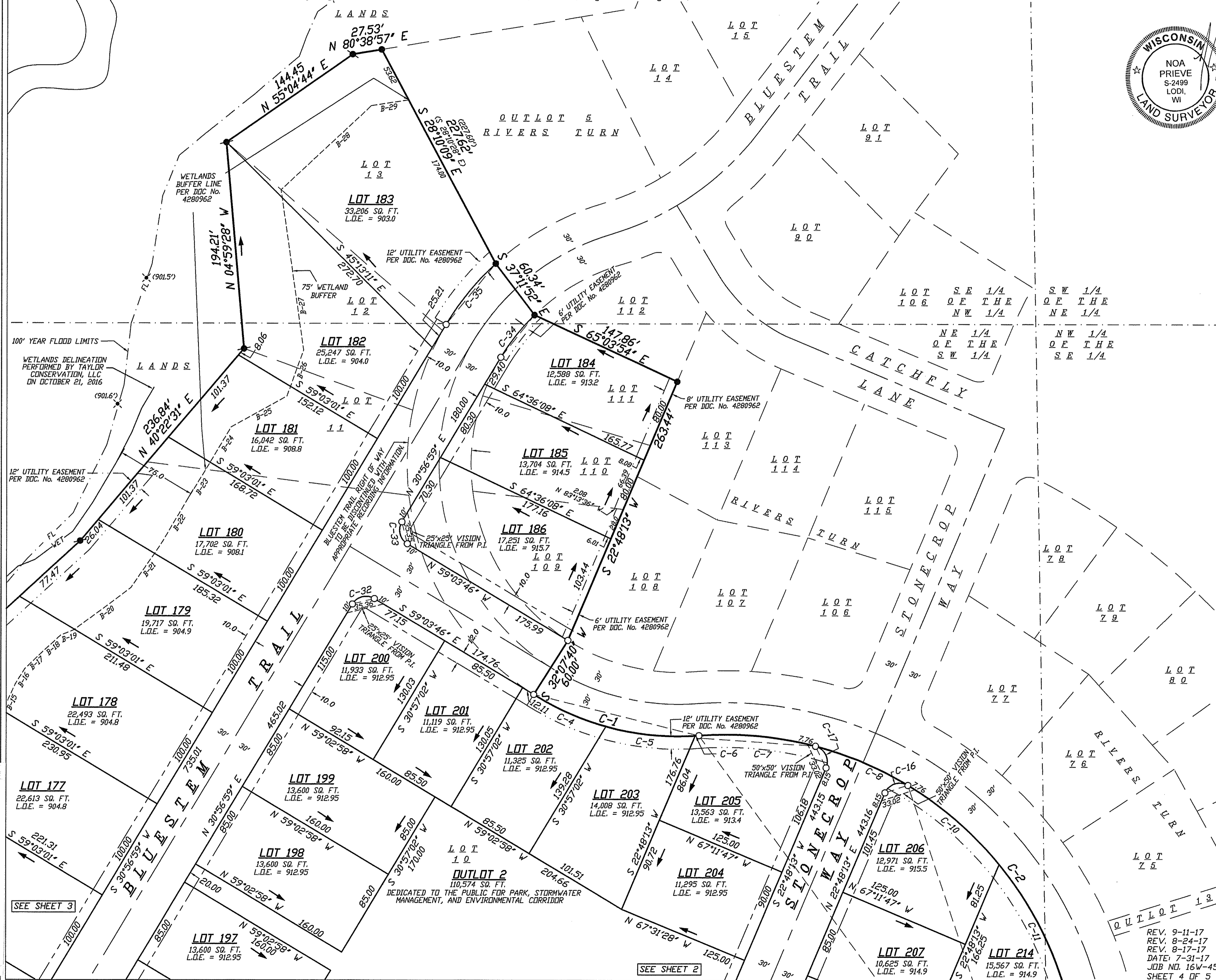
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SHEET 4 OF 5



Received: 04/13/2018  
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SEE SHEET 3

SEE SHEET 2

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## CURVE TABLE:

C-#	RADIUS	CHORD BEARING	LENGTH	ARC	DELTA	TAN BEARING
C-1	255.00	S 76°08'17" E	159.85	162.59	36°31'58"	N 85°35'41" E
C-2	332.00	S 36°14'45" E	564.08	674.01	116°19'08"	N 85°35'41" E
C-3	765.00	S 31°43'50" W	260.87	262.15	19°38'02"	S 21°54'49" W
C-4	255.00	S 66°12'40" E	73.97	74.23	16°40'44"	S 57°52'18" E
C-5	255.00	S 84°04'31" E	84.39	84.78	19°02'56"	S 74°33'03" E
C-6	255.00	N 85°59'52" E	3.59	3.59	00°48'20"	
C-7	332.00	S 84°52'52" E	109.86	110.37	19°02'52"	
C-8	332.00	S 67°11'47" E	94.26	94.58	16°19'20"	
C-9	332.00	S 18°33'39" E	431.01	469.06	80°56'56"	
C-10	332.00	S 49°12'01" E	113.42	113.98	19°40'12"	
C-11	332.00	S 19°33'29" E	225.00	229.55	39°36'52"	
C-12	332.00	S 07°51'45" W	87.97	88.23	15°13'38"	
C-13	332.00	S 18°41'41" W	37.28	37.30	06°26'14"	
C-14	15.00	S 68°20'41" W	20.68	22.81	87°08'16"	
C-15	15.00	N 22°38'29" W	21.38	23.79	90°53'24"	
C-16	15.00	N 71°53'03" E	22.67	25.70	98°09'40"	S 59°02'07" E
C-17	15.00	S 26°16'37" E	22.67	25.70	98°09'40"	S 22°48'13" W
C-18	180.00	S 20°18'13" W	15.70	15.71	05°00'00"	
C-19	180.00	S 22°33'33" W	1.54	1.54	00°29'20"	
C-20	180.00	S 20°03'33" W	14.17	14.17	04°30'40"	
C-21	140.00	N 81°44'58" W	276.12	393.14	160°53'38"	
C-22	140.00	S 19°15'25" W	7.10	7.10	02°54'24"	
C-23	140.00	S 59°30'41" W	175.45	189.62	77°36'10"	
C-24	140.00	N 45°05'52" W	166.90	178.81	73°10'42"	
C-25	140.00	N 04°54'20" W	17.59	17.61	07°12'20"	
C-26	180.00	N 25°06'53" W	145.34	149.61	47°37'26"	
C-27	180.00	N 04°42'26" W	21.38	21.39	06°48'32"	
C-28	180.00	N 20°53'48" W	79.66	80.33	25°34'10"	
C-29	180.00	N 41°18'14" W	47.75	47.90	15°14'44"	
C-30	15.00	N 08°18'49" W	19.53	21.26	81°13'34"	
C-31	280.00	N 31°37'28" E	6.59	6.59	01°20'58"	N 32°17'57" E
C-32	15.00	N 75°55'31" E	21.20	23.56	89°59'14"	
C-33	15.00	N 14°02'59" W	21.22	23.57	90°01'34"	
C-34	195.00	N 38°25'53" E	50.78	50.93	14°57'48"	N 45°54'47" E
C-35	255.00	S 39°14'30" W	73.55	73.81	16°34'60"	S 47°32'10" W
C-36	220.00	S 44°33'29" W	103.52	104.50	27°12'60"	
C-37	220.00	S 43°37'30" W	96.55	97.34	25°21'02"	
C-38	220.00	S 57°13'59" W	7.16	7.16	01°51'56"	
C-39	30.00	S 82°15'40" W	24.50	25.23	48°11'24"	N 73°38'39" W
C-40	60.00	S 31°50'02" E	80.00	289.42	276°22'46"	IN N 73°38'39" W OUT N 09°58'35" E
C-41	60.00	S 80°32'50" W	52.24	54.05	51°37'02"	
C-42	60.00	S 26°49'14" W	56.18	58.47	55°50'10"	
C-43	60.00	S 46°05'52" E	84.85	94.25	90°00'00"	
C-44	60.00	N 49°26'22" E	76.27	82.65	78°55'32"	
C-45	30.00	N 34°04'17" E	24.50	25.23	48°11'24"	N 09°58'35" E
C-46	280.00	N 54°00'25" E	40.62	40.65	08°19'07"	N 66°29'04" E
C-47	15.00	S 89°32'22" E	19.53	21.26	81°13'32"	N 49°50'52" E
C-48	120.00	S 25°06'53" E	96.90	99.74	47°37'26"	
C-49	120.00	S 30°09'15" E	77.23	78.63	37°32'42"	
C-50	120.00	S 06°20'32" E	21.08	21.11	10°04'46"	
C-51	200.00	S 81°44'58" E	394.45	561.62	160°53'36"	
C-52	200.00	S 07°48'07" E	45.28	45.37	12°59'54"	
C-53	200.00	S 26°55'12" E	87.39	88.10	25°14'16"	
C-54	200.00	S 51°03'45" E	79.91	80.45	23°02'50"	
C-55	200.00	S 73°47'00" E	77.67	78.17	22°23'38"	
C-56	200.00	N 84°11'18" E	75.17	75.62	21°39'44"	
C-57	200.00	N 62°07'58" E	77.86	78.36	22°26'56"	
C-58	200.00	N 40°11'24" E	74.39	74.83	21°26'12"	
C-59	200.00	N 23°38'16" E	40.66	40.73	11°40'06"	
C-60	15.00	N 64°51'33" E	21.96	24.64	94°06'40"	
C-61	15.00	S 21°39'19" E	21.74	24.31	92°51'44"	
C-62	765.00	S 23°59'24" W	55.43	55.45	04°09'10"	
C-63	765.00	S 29°44'34" W	98.11	98.17	07°21'10"	
C-64	765.00	S 37°00'09" W	95.62	95.68	07°09'58"	
C-65	765.00	S 41°04'01" W	12.85	12.85	00°57'44"	

## WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

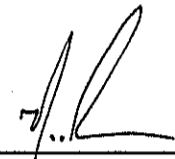
### SURVEYOR'S CERTIFICATE:

I, Noa T. Prieve, professional land surveyor, hereby certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code, and the subdivision regulations of the Village of DeForest and under the direction of Rivers Turn, LLC, owner of said land, I surveyed, divided, dedicated, and mapped Rivers Turn Third Addition that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and that land is described as follows:

Lots 10, 11, 12, 13, 109, 110, 111, and part of Bluestem Trail, Rivers Turn, recorded in the Dane County Register of Deeds Office in Volume 59-028B, of Plats, Page 138 through 147, as Document No. 4280962. Located in part of the Southeast 1/4 of the Southwest 1/4, Northeast 1/4 of the Southwest 1/4, Northwest 1/4 of the Southwest 1/4, Southeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 19, T9N, R10E, Village of DeForest, Dane County, Wisconsin.

Containing 1,345,784 sq. ft. or 30.89 acres

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

  
Noa T. Prieve S-2499  
Professional Land Surveyor

Date April 11, 2018

### LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE:

Rivers Turn, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.  
Rivers Turn, LLC, does further certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection:

Department of Administration  
Village Board of the Village of DeForest  
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said River Turn, LLC has caused these presents to be signed by Bullish Investments, LLC, its sole member, at Madison, Wisconsin, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: \_\_\_\_\_ Rivers Turn, LLC

Witness \_\_\_\_\_ by: Bullish Investments, LLC, its sole member  
by: James J. Ring, Member of Bullish Investments, LLC

STATE OF WISCONSIN  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named James J. Ring, Member of Bullish Investments, LLC the sole member of the above Limited Liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledge that they executed the foregoing instrument as such Member as the deed of said company, by its authority.

\_\_\_\_\_, County, Wisconsin. \_\_\_\_\_ Notary Public

My commission expires \_\_\_\_\_ \_\_\_\_\_  
Print Name

### CONSENT OF CORPORATE MORTGAGEE:

First Business 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 Rivers Turn, LLC, owner.

IN WITNESS WHEREOF, the said First Business Bank has caused these presents to be signed by Brian E. Hagen, its Vice President - Commercial Real Estate at Madison, Wisconsin, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: \_\_\_\_\_  
First Business Bank

Vice President - Commercial Real Estate

STATE OF WISCONSIN  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Brian E. Hagen of the above corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President - Commercial Real Estate of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_, County, Wisconsin. \_\_\_\_\_ Notary Public

My commission expires \_\_\_\_\_ \_\_\_\_\_  
Notary Public

### VILLAGE OF DEFOREST - VILLAGE BOARD APPROVAL

The plat of Rivers Turn Third Addition in the Village of DeForest, including all public rights-of-way and public outlots dedicated thereon, is hereby approved by the Village Board of the Village of DeForest. I, Luann Leggett, do hereby certify that I am the duly appointed, qualified, and acting Village Clerk of the Village of DeForest and that the foregoing is a representation of an ordinance adopted by the Village Board of the Village of DeForest on \_\_\_\_\_, 2017.

Date \_\_\_\_\_ Luann Leggett - Village of DeForest Clerk

### CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN  
DANE COUNTY) SS

I, Steve Fahlgren, as the duly appointed, qualified and acting Village Treasurer of the Village of DeForest, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes, special assessments or charges currently due as of this \_\_\_\_\_, 20\_\_\_\_, on any of the lands included in the plat of Rivers Turn Third Addition.

Date \_\_\_\_\_ Steve Fahlgren, Village Treasurer

### CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN  
DANE COUNTY) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 20\_\_\_\_, on any of the land included in the plat of Rivers Turn Third Addition as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date \_\_\_\_\_ Adam Gallagher, Dane County Treasurer

### REGISTER OF DEEDS:

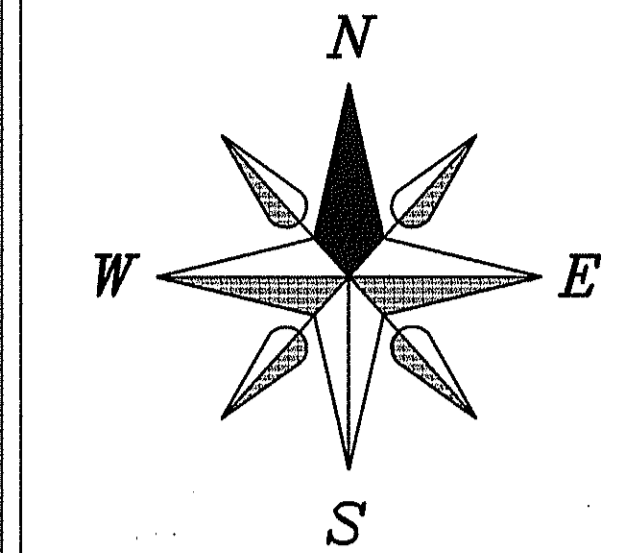
Received for the Recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Plats of Dane County on page(s) \_\_\_\_\_ as Document No. \_\_\_\_\_.

Register of Deeds of Dane County

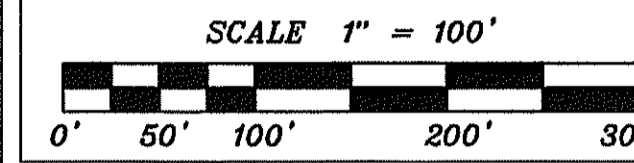
### WETLAND BUFFER LINE TABLE

B-#	BEARING	DISTANCE
B-1	N 65°21'44" E	1.44
B-2	N 48°26'43" E	1.07
B-3	N 67°44'23" E	7.61
B-4	N 57°51'40" E	47.44
B-5	N 42°48'56" E	3.82
B-6	N 67°02'21" E	30.49
B-7	N 43°14'15" E	18.26
B-8	N 33°46'59" E	15.27
B-9	N 30°52'54" E	17.56
B-10	N 42°43'22" E	24.73
B-11	N 50°34'44" E	41.40
B-12	N 23°21'09" E	49.39
B-13	N 34°29'48" E	18.55
B-14	N 36°25'24" E	31.77

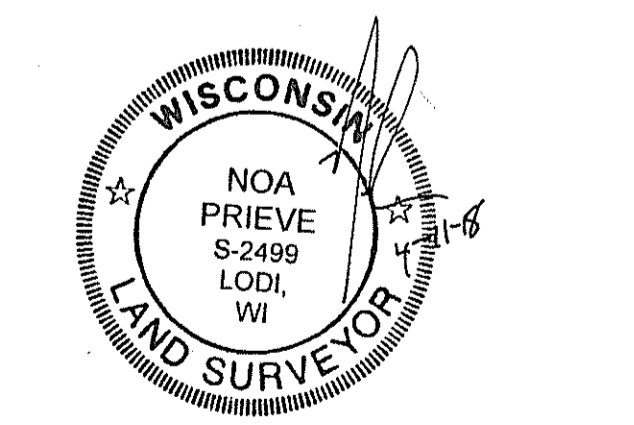
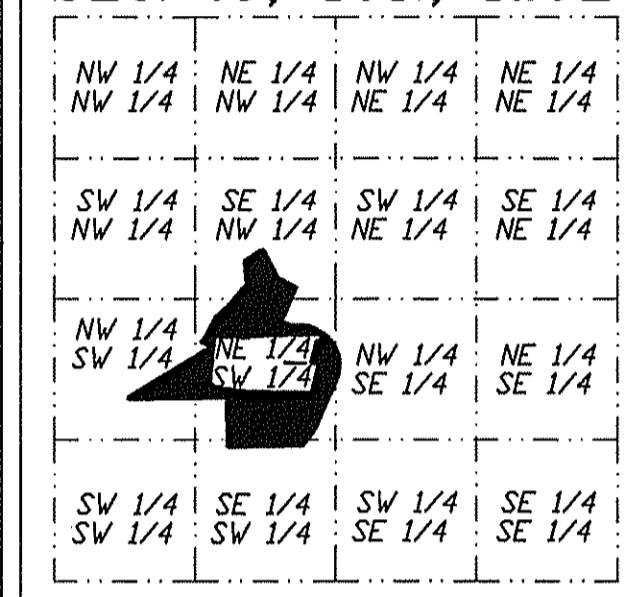
B-15	N 24°46'25" E	42.56
B-16	N 32°02'33" E	17.00
B-17	N 46°08'10" E	21.30
B-18	N 47°38'29" E	24.76
B-19	N 67°52'40" E	13.58
B-20	N 53°12'01" E	66.24
B-21	N 34°35'07" E	48.24
B-22	N 30°37'28" E	48.66
B-23	N 31°35'19" E	34.39
B-24	N 30°42'29" E	46.43
B-25	N 60°51'19" E	59.78
B-26	N 19°48'38" E	45.94
B-27	N 08°07'13" W	151.81
B-28	N 46°59'22" E	115.84
B-29	N 81°12'28" E	35.25



WCCS-DANE COUNTY  
BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE SOUTHWEST 1/4, OF SECTION 19,  
T9N, R10E. LINE TO BEAR = S 89°43'28" W



### SEC. 19, T9N, R10E



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

REV. 9-11-17  
REV. 8-24-17  
REV. 8-17-17  
DATE: 7-31-17  
JOB NO. 16W-455  
SHEET 5 OF 5

Received: 04/13/2018  
CPA  
27831

0055