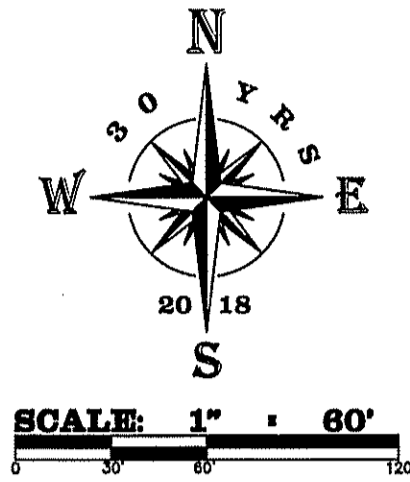


A Final Plat of Baker's Woods

BEING PART OF LOTS 1, 2 & 3, C.S.M. 13298 AS RECORDED AS DOCUMENT NO. 4878241, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 33, T. 5 N, R. 8 E., VILLAGE OF BELLEVILLE DANE COUNTY, WISCONSIN. CONTAINING: 1,124,991 SQ. FT. - 25.83 ACRES

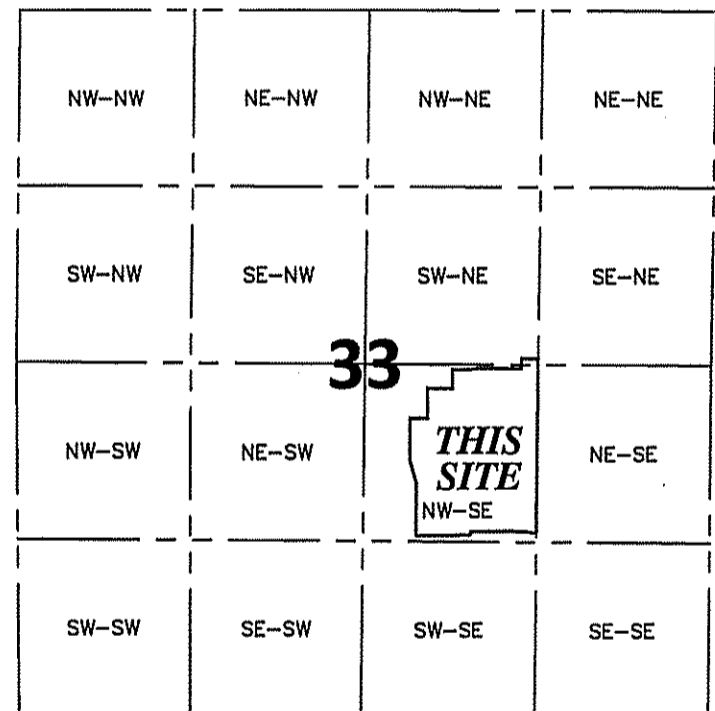


BASIS OF BEARINGS: IS THE E-W 1/4 LINE OF SECTION 33 WHICH BEARS N89°25'12"W AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM. NAD83(2011)

LEGEND

- ⊙ MON. FND.
 - 1 1/4" X 30" IRON ROD SET (WT. = 4.3 LBS. / L.F.)
 - ⊙ 1" IRON PIPE FND.
 - 1 1/2" IRON PIPE FND.
 - DRAINAGE FLOW DIRECTION
- ALL OTHER LOTS AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT. = 1.5 LBS./L.F.)

LOCATION SKETCH



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

ACCESS NOTE: ALL LOTS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LAYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "69" AND S.T.H. "92". IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s.236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.

SETBACK NOTE: NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELL, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s.236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

NOISE NOTE: THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

NOTE: ARROWS INDICATE THE DIRECTION OF STORMWATER DRAINAGE. NO SUBSTANTIAL GRADING ACTIVITIES MAY BE UNDERTAKEN WITHIN DRAINAGEWAYS, EXCEPT IN ACCORDANCE WITH CHAPTER 289 OF THE CODE OF THE VILLAGE OF BELLEVILLE.

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

CALL DIGGER'S HOTLINE
1-800-242-8511



OWNER/SUBDIVIDER

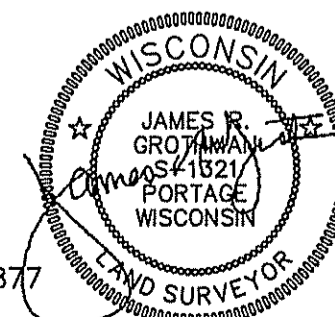
J & J PROPERTY HOLDINGS, LLC
C/O JAMES R. OLSON & JOHN D. BAKER
W7270 S.T.H. 69 & 92
BELLEVILLE, WI 53508
PHONE (608) 220-7502

ENGINEER

WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
PHONE (608) 843-3388

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com



September 20, 2018

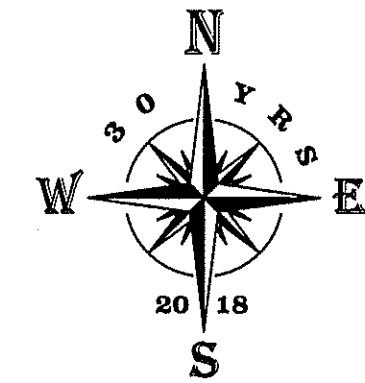
9/20/2018	Signed Date	JRG
DATE	REVISION	BY APV'D
A FINAL PLAT OF BAKER'S WOODS		
GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS		
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)		
FILE NO. 918-560	PROJ. NO. 918-560	DWG NO. 918-560
THIS INSTRUMENT DRAFTED BY A. MAST		
		SHEET 1 OF 3

Received: 01/02/2019 DOT CPA 27978 0001

A Final Plat of Baker's Woods

BEING PART OF LOTS 1, 2 & 3, C.S.M. 13298 AS RECORDED AS DOCUMENT NO. 4878241, THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION 33, T. 5 N., R. 8 E., VILLAGE OF BELLEVILLE DANE COUNTY, WISCONSIN. CONTAINING: 1,124,991 SQ. FT. - 25.83 ACRES

W1/4 COR. SEC. 33-5-8 2639.09' C1/4 COR. SEC. 33-5-8



SCALE: 1" = 60'

BASIS OF BEARINGS: IS THE E-W 1/4 LINE OF SECTION 33 WHICH BEARS N89°25'12"W AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM. NAD83(2011)

LEGEND

- ⊙ MON. FND.
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OWNER/SUBDIVIDER

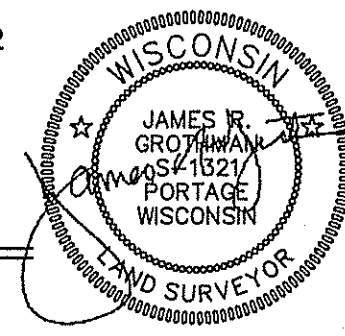
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ENGINEER

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PHONE (608) 843-3388

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
September 20, 2018
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com



CURVE DATA TABLE								
CURVE	LOT NO.	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1		07°42'50"	276.88'	2056.50'	N86°48'23"W	276.67'	N82°56'57"W	S89°20'12"W
	6	06°22'41"	228.93'	2056.50'	N86°08'18"W	228.81'	N82°56'57"W	N89°19'38"W
	7	01°20'10"	47.95'	2056.50'	N89°59'43"W	47.95'	N89°19'38"W	S89°20'12"W
C3	38	90°06'25"	39.32'	25.00'	S45°15'42"W	35.39'	S0°12'29"W	N89°41'06"W
C4	19	89°53'35"	39.22'	25.00'	N44°44'18"W	35.32'	N89°41'06"W	N0°12'29"E
C5	18	90°06'25"	23.59'	15.00'	S45°15'42"W	21.23'	S0°12'29"W	N89°41'06"W
C6	17	89°53'35"	23.53'	15.00'	S44°44'18"W	21.19'	S89°41'06"E	S0°12'29"W
C7	20	90°06'25"	39.32'	25.00'	N45°15'42"E	35.39'	N0°12'29"E	S89°41'06"E
C8	37	89°53'35"	39.22'	25.00'	S44°44'18"W	35.32'	S89°41'06"E	S0°12'29"W
C9	29	89°53'35"	39.22'	25.00'	N44°44'18"W	35.32'	N89°41'06"W	N0°12'29"E
C10	8	90°06'25"	23.59'	15.00'	S45°15'42"W	21.23'	S0°12'29"W	N89°41'06"W
C11	5	89°53'35"	23.53'	15.00'	N44°44'18"W	21.19'	N89°41'06"W	N0°12'29"E
C12	5	23°05'24"	80.60'	200.00'	S78°46'12"W	80.05'	S67°13'30"W	N89°41'06"W
C13	7	90°06'25"	39.32'	25.00'	N45°15'42"E	35.39'	N0°12'29"E	S89°41'06"E
C14	6	17°29'27"	79.37'	260.00'	N81°34'11"E	79.06'	S89°41'06"E	N72°49'27"E

UNPLATTED LANDS

FUTURE LOTS

LOT 3
C.S.M. 13298

LOT 39
201,446 SQ.FT.
4.62 ACRES

NW1/4-SE1/4

LOT 2
C.S.M. 13298

LOT 40
185,628 SQ.FT.
4.26 ACRES

LOT 1
C.S.M. 13298

FUTURE LOTS

FUTURE ROAD

C.S.M. 13298

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 28

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A Final Plat of

Baker's Woods

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SURVEYOR'S CERTIFICATE

I, JAMES R. GROTHMAN, Professional Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and under the direction of J & J Property Holdings, LLC I have surveyed, monumented, and mapped the plat of Baker's Woods, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof a being a part of Lots 1, 2 and 3, Certified Survey Map, No. 13298 as recorded in Document No. 4878241 located in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 33, Town 5 North, Range 8 East, Village of Belleville, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 33; thence North 89°25'12" West along the East - West Quarter line of said Section 33, 1,311.47 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 33 and the point of beginning; thence South 00°34'35" West along the East line of the Northwest Quarter of the Southeast Quarter of said Section 33, 1,254.38 feet to a point on the Northerly right-of-way line of State Trunk Highway 69 & 92; thence Northwest along said Northerly right-of-way line along a 2,056.50 foot radius curve to the left having a central angle of 07°42'50" and whose long chord bears North 86°48'23" West, 276.67 feet; thence South 89°20'12" West along said Northerly right-of-way line, 223.10 feet; thence South 00°39'48" East along said Northerly right-of-way line, 25.00 feet; thence South 89°20'12" West along said Northerly right-of-way line, 559.73 feet; thence North 00°12'29" East, 203.93 feet; thence South 89°41'06" East, 148.03 feet; thence North 00°12'29" East, 192.94 feet; thence North 15°54'57" West, 175.66 feet; thence North 00°12'29" East, 318.53 feet; thence South 89°41'06" East, 130.32 feet; thence North 00°12'29" East, 219.04 feet; thence South 89°41'06" East, 189.78 feet; thence North 00°12'29" East, 141.98 feet; thence South 89°41'06" East, 129.95 feet; thence North 83°54'20" East, 70.43 feet; thence South 89°41'06" East, 320.89 feet; thence North 00°12'29" East, 74.91 feet; thence South 89°41'06" East, 126.99 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 33; thence South 00°43'31" West along said East line of the Southwest Quarter of the Northeast Quarter of Section 33, 49.02 feet to the point of beginning. Containing 1,124,991 square feet, (25.83 acres), more or less.

James R. Grothman
James R. Grothman
Professional Land Surveyor, No. 1321
Dated: September 20, 2018
File No. 918-560



VILLAGE BOARD APPROVAL

Resolved that Baker's Woods, located in the Village of Belleville, J & J Property Holdings, LLC, Owners, is hereby approved by the Village Board.

Dated this the _____ day of _____, 20____.

Brian Wilson, Administrator

I hereby certify that the foregoing is a copy of a motion adopted by the Village of Belleville.

Brian Wilson, Clerk - Treasurer

CERTIFICATE of CLERK - TREASURER

STATE of WISCONSIN)
(SS)
COUNTY OF DANE)

I, Brian Wilson, Clerk - Treasurer, being duly elected, qualified and acting Clerk - Treasurer of the Village of Belleville, do hereby certify that in accordance with the records in my office there are no unpaid taxes or assessments as of _____, 20____ affecting the lands included in the plat of Baker's Woods.

Brian Wilson, Clerk - Treasurer

OWNER/SUBDIVIDER

J & J PROPERTY HOLDINGS, LLC
C/O JAMES R. OLSON & JOHN D. BAKER
W7270 S.T.H. 69 & 92
BELLEVILLE, WI 53508
PHONE (608) 220-7502

ENGINEER

WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
PHONE (608) 843-3388

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
PHONE (608) 742-0434
e-mail: surveying@grothman.com

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner(s), I/we do further certify that this plat is required by Statutes 236.10 or 236.12 to be submitted to the following for approval or objection:

- Village of Belleville
- Department of Administration

Witness the hand and seal of said Owner this _____ day of _____, 20____.

In the Presence of:

J & J Property Holdings, LLC

Witness _____

James R. Olson, Member

Witness _____

John D. Baker, Member

STATE of WISCONSIN)
(SS)
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, the above named J & J Property Holdings, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____, County, Wisconsin

Notary Public

My commission expires: _____

CERTIFICATE OF COUNTY TREASURER

STATE of WISCONSIN)
(SS)
COUNTY OF DANE)

I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in the plat of Baker's Woods.

Adam Gallagher, County Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20____, at _____ o'clock, ____ M. and recorded in Volume _____ of Plats on Page _____ as Document Number _____.

Kristi Chlebowski, Register of Deeds

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

9/20/2018	Signed Date	JRG
DATE	REVISION	BY APV'D
A FINAL PLAT OF BAKER'S WOODS		
GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)		
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Received: 01/02/2019

DOT CPA

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