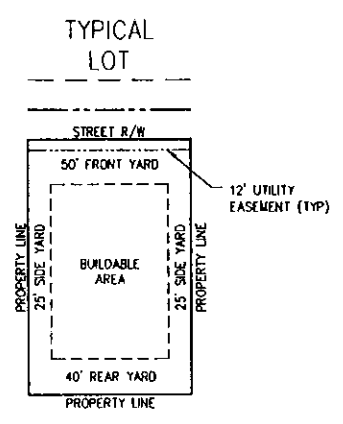
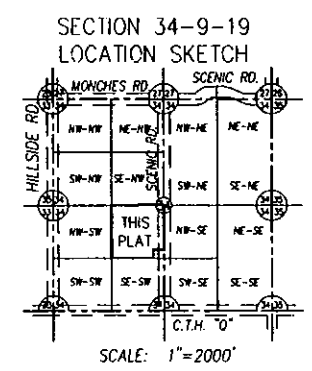
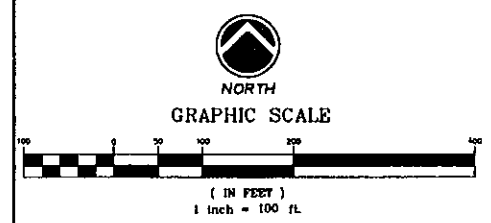


# FINAL PLAT OF WOODRIDGE WEST

LOCATED IN:  
THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 34,  
TOWNSHIP 9 NORTH, RANGE 19 EAST, TOWN OF  
RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

FEE  
\$77.25 PER  
ACRE

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.  
Certified August 16<sup>th</sup> 2005  
Renee M. Pong  
Department of Administration



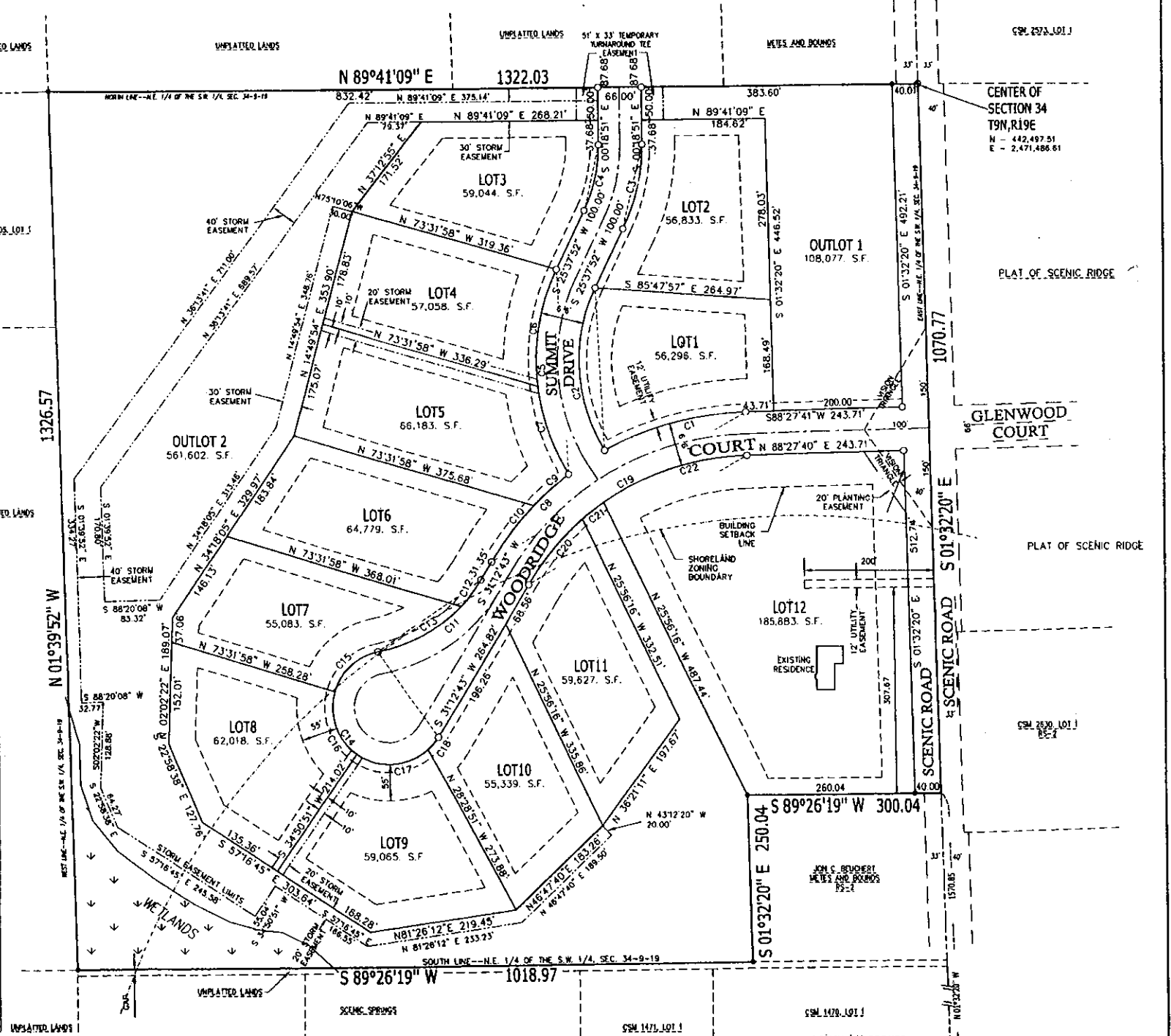
**LEGEND & NOTES:**  
 • - 1.375" O.D. STEEL PIPE FOUND  
 ○ - 1.270" X 18" O.D. REINFORCING BAR 4,303 LBS./LN. FT., SET  
 ⊕ - WASHINGTON CO. MONUMENT (4" SQUARE CONCRETE)  
 ( ) - RECORDED AS  
 ALL OTHER LOT AND OUTLOT CORNERS  
 1.375" X 18" O.D. STEEL PIPE 1.68 LBS./LN. FT., SET  
 BEARINGS ARE BASED ON THE WISCONSIN  
 STATE PLANE COORDINATE SYSTEM GRID,  
 SOUTH ZONE (NAD 27) AND THE WEST  
 LINE OF THE SE 1/4 OF SECTION 34  
 (ASSUMED N 01°32'20" W)

**NOTE:**  
 ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH  
 OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST  
 FIVE SECONDS AND COMPUTED TO THE NEAREST  
 SECOND.  
**UTILITY EASEMENT:**  
 NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH  
 THAT THE INSTALLATION WOULD DISTURB ANY SURVEY  
 STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OF  
 STREET LINE. THE DISTURBANCE OF A SURVEY STAKE  
 BY ANYONE IS A VIOLATION OF S. 236.32, WIS. STATS.  
 UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE  
 USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES  
 HAVING THE RIGHT TO SERVE THE AREA.

**OUTLOT RESTRICTION:**  
 THE CONSTRUCTION OF BUILDINGS FOR HUMAN  
 HABITATION OR THE INSTALLATION OF SOIL ABSORPTION  
 SYSTEMS ON THE OUTLOTS IN THIS PLAT IS PROHIBITED.  
**DRAINAGE EASEMENTS:**  
 THE TOWN OF RICHFIELD IS HEREBY GRANTED ACCESS  
 FOR STORMWATER MAINTENANCE PURPOSES VIA THE  
 OUTLOT, BUT IS NOT RESPONSIBLE TO PERFORM THE  
 MAINTENANCE.



CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE	TANGENT IN	TANGENT OUT
LOT1	C1	221.65	466.00	27°15'08"	S74°50'06"W	219.58	S88°27'40"W
LOT1	C2	257.38	257.00	57°22'49"	N03°03'32.5"W	246.76	N31°44'57"W
LOT2	C3	134.04	296.00	25°56'43"	N12°39'30.5"E	132.90	N25°37'52"E
LOT3	C4	104.15	230.00	25°56'43"	S12°39'30.5"W	103.26	S00°18'51"E
LOT3	C5	324.75	323.00	57°36'20"	S03°10'18"E	311.24	S25°37'52"W
LOT6	C6	182.53	323.00	32°22'43"	S09°28'31"W	180.11	S53°05'10"W
LOT7	C7	142.22	323.00	25°13'38"	S19°21'39"E	141.07	S31°12'43"W
LOT7	C8	177.91	466.00	21°52'27"	S42°08'58.5"W	176.83	S31°12'43"W
LOT5	C9	71.72	466.00	8°49'06"	S48°40'37"W	71.65	S31°12'43"W
LOT6	C10	106.19	466.00	13°03'21"	S37°44'23.5"W	105.96	S79°14'18"W
LOT6	C11	191.95	229.00	48°01'35"	S55°13'30.5"W	186.38	S31°12'43"W
LOT6	C12	49.25	229.00	12°19'22"	S37°22'24"W	49.16	S79°14'18"W
LOT7	C13	142.70	229.00	35°42'13"	S61°23'11.5"W	140.40	S79°14'18"W
LOT7	C14	338.28	85.00	228°01'35"	S34°46'29.5"E	155.29	S79°14'18"W
LOT7	C15	93.12	85.00	62°46'15"	S47°51'10.5"W	88.53	N31°12'43"E
LOT8	C16	106.25	85.00	71°37'11"	S19°20'32.5"E	99.47	N31°12'43"E
LOT9	C17	114.33	85.00	77°04'07"	N86°18'48.5"E	105.91	N31°12'43"E
LOT10	C18	24.58	85.00	16°34'02"	N39°29'44"E	24.49	N88°27'40"E
LOT11	C19	399.68	400.00	57°14'57"	N59°50'11.5"E	383.28	N31°12'43"E
LOT11	C20	128.71	400.00	18°26'10"	N40°25'48"E	128.15	N88°27'40"E
OUTLOT2	C21	40.84	400.00	5°50'57"	N52°34'21.5"E	40.82	N88°27'40"E
LOT12	C22	230.13	400.00	32°57'50"	N71°58'45"E	228.97	N88°27'40"E



SOUTH 1/4 CORNER  
SECTION 34  
T9N,R19E  
N = 439,657.13  
E = 2,471,557.54  
SHEET 1 OF 2

FINAL PLAT OF  
**WOODRIDGE WEST**  
LOCATED IN:

THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 19  
EAST, TOWN OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

Surveyors Certificate:

I, Michael G. Mc Carly, Registered land surveyor for Boudhuhn Incorporated, do hereby certify:  
That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Richfield, Washington County, and under the direction of J.B. Development, LLC, Scott J. Bence, Managing Partner and Harold H. and Marianne Tolsch, I have surveyed, divided, and mapped Woodridge West; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in NE 1/4 of the SW 1/4 of Section 34, Township 9 North, Range 19 East, Town of Richfield, Washington County, Wisconsin, containing 38.40 Acres of land and described as follows:

Commencing at the South 1/4 corner of Section 34; thence N.01°32'20" W., -- 1570.85 feet along the east line of the SW 1/4 to the point of beginning of lands to be described; thence S.89°26'19" W., -- 300.04 feet; thence S.01°32'20" E., -- 250.04 feet; thence S.89°26'19" W., -- 1018.97 feet along the south line of the NE 1/4 of the SW 1/4; thence N.01°39'52" W., -- 1326.57 feet along the west line of the NE 1/4 of the SW 1/4; thence N.89°41'09" E., -- 1322.03 feet along the north line of the NE 1/4 of the SW 1/4 to the center of Section 34; thence S.01°32'20" E., -- 1070.77 feet along the east line of the SW 1/4 to the point of beginning. Said parcel contains 38.40 acres. Parcel is subject to the right of way of Scenic Road along the east line of the SW 1/4.

Dated this 6<sup>th</sup> day of August, 2003 *Michael G. Mc Carly*  
Registered Land Surveyor-2298



Corporate Owner Certificate of Dedication

J.B. 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 to be surveyed, divided, mapped, and dedicated as represented on this plat.  
J.B. Development, LLC, does 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: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

IN WITNESS WHEREOF, the said J.B. Development, LLC, has caused these presents to be signed Scott J. Bence as managing member of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98 as Managing member on this 20<sup>th</sup> day of August, 2003.  
*Scott J. Bence*  
Scott J. Bence, Trustee  
Trustee of the Jerome A. Bence Jr. Irrevocable Trust Agreement No. 11, dated 1/2/98, Managing member

STATE OF WISCONSIN  
Washington COUNTY) SS

Personally came before me this 20 day of August, 2003, Scott J. Bence, as Trustee of the Jerome A. Bence, Jr. Irrevocable Trust Agreement No. 11 dated 1/2/98, as Managing Member of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

*Donna M. Ulls*  
Notary Public, Washington Wisconsin  
My commission expires 6-6-07



Certificate of Town Treasurer

STATE OF WISCONSIN  
WASHINGTON COUNTY) SS

I, Donna Jackson, being the duly elected qualified and acting town treasurer of the Town of Richfield, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 20<sup>th</sup> day of August, 2003.

8/20/03  
(Date) *Donna Jackson* Town Treasurer

County Treasurer Certificate

STATE OF WISCONSIN  
WASHINGTON COUNTY) SS

I, Judice Guttelmaier, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 22 day of August, 2003 affecting the lands included in the plat of Woodridge West.

8-22-03  
(Date) *Judice Guttelmaier* County Treasurer

UTILITY EASEMENT PROVISIONS

A easement for electric and communications service is hereby granted by J.B. Development, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY

Wisconsin Bell, Inc., d/b/o Ameritech - Wisconsin, Grantees, 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 for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property shown within those areas on the plot designated as "Utility Easement Areas" and the property designated on the plot 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 for 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. The 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 Grantee's 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.

Owner Certificate of Dedication

As owner, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this 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: Washington County Planning, Conservation and Parks Committee, Town of Richfield and Department of Administration.

IN WITNESS WHEREOF, the hand and seal of said owners this 20 day of August, 2003.

*Harold H. Tolsch*  
Harold H. Tolsch  
*Marianne Tolsch*  
Marianne Tolsch

STATE OF WISCONSIN  
Washington COUNTY) SS

Personally came before me this 20 day of August, 2003, the above named Harold H. Tolsch and Marianne Tolsch, to me known to be the persons who executed the foregoing instrument, and to me known to be such Members of said corporation, and acknowledged the same.

*Donna M. Ulls*  
Notary Public, Washington Wisconsin  
My commission expires 6-6-07



Certificate of Town of Richfield

Resolved, that the plot of Woodridge West, in the Town of Richfield, which has been filed for approval is hereby approved as required by Chapter 236 for the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Richfield on the 21 day of August, 2003, which actions becomes effective upon receipt of all other reviewing agencies and all conditions of the Town of Richfield approval were satisfied as of the 21 day of August, 2003.

Date August 21, 2003  
Approved *John Becker* Chairman  
*Paula Springer* Town Clerk

APPROVAL OF THE WASHINGTON COUNTY PLANNING, CONSERVATION AND PARKS COMMITTEE:

This plat has been approved by the Washington County Planning, Conservation and Parks Committee. I have prepared it to comply with the provisions of Chapter 24 of the Washington County Code

Dated this 27 day of Aug, 2003.  
*Maurice Strupp* Maurice Strupp, Chairperson  
*Mary A. Krumbiegel* Mary A. Krumbiegel, Secretary

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.  
Certified August 16<sup>th</sup>, 2003  
*Roni M. Donker*  
Department of Administration

Consent of Corporate Mortgagee

M + I 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 Scott J. Bence - Managing member of J.B. Development, LLC, owner.

IN WITNESS WHEREOF, the said M + I Bank has caused these presents to be signed by Richard C. Becker, its S.E. Regional President, and countersigned by Kent B. Eliason, its Vice President, its corporate seal to be hereunto affixed this 21<sup>st</sup> day of August, 2003.  
In the presence of:

Marshall & Hsley Bank  
*Richard C. Becker*  
Richard C. Becker, S.E. Regional President  
*Kent B. Eliason*  
Kent B. Eliason, Vice President

STATE OF WISCONSIN  
Washington COUNTY) SS

Personally came before me this 21 day of August, 2003, Richard C. Becker, S.E. Regional President, and Kent B. Eliason, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

*Donna M. Ulls*  
Notary Public, Washington Wisconsin  
My commission expires 6-6-07

