

CARDINAL HEIGHTS

LOT 46, HIGHLAND RIDGE, RECORDED IN VOLUME 1 ON PAGE 266 OF PLATS AS DOCUMENT NUMBER 739893 IN THE COLUMBIA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 14, THE SW1/4 OF THE SW1/4 OF SECTION 13 AND THE NE1/4 OF THE NE1/4 OF SECTION 23, ALL IN TOWNSHIP 10 NORTH, RANGE 12 EAST, CITY OF COLUMBUS, COLUMBIA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

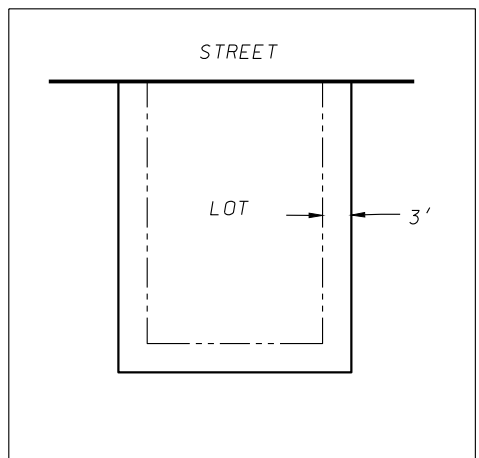
I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Columbus, and under the direction of the owners listed below, I have surveyed, divided and mapped "Cardinal Heights" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
Lot 46, Highland Ridge, recorded in Volume 1 on page 266 of Plats as Document Number 739893 in the Columbia County Register of Deeds Office, located in the SE1/4 of the SE1/4 of Section 14, the SW1/4 of the SW1/4 of Section 13 and in the NE1/4 of the NE1/4 of Section 23, all in T10N, R12E, City of Columbus, Columbia County, Wisconsin, Containing 328,820 square feet (7.549 acres).

Dated this 22nd day of October, 2024

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

- Outlot 1 is dedicated to the public for stormwater management.
- Public Stormwater Drainage Easements: Lots 1-17 are subject to Public Stormwater Drainage Easements which shall be three (3) feet in width measured from the property line to the interior of each lot. EXCEPT along streets and outlots for alleys. For purposes of two (2) or more lots combined for a single development site, the Public Stormwater Drainage Easement shall be a minimum of three (3) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site. No buildings, driveways, or retaining walls shall be placed in the easement. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- 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, wells, 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 section 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.
- All lots and blocks 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 lying within the right-of-way of S.T.H. 73/BUS. 151; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
- Distances shown along curves are chord lengths.



PUBLIC STORMWATER DRAINAGE EASEMENTS (SEE NOTE 2)
NOT TO SCALE



0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM,
COLUMBIA COUNTY ZONE, NAD83(2011)
THE SOUTH LINE OF THE SE1/4 OF
SECTION 14, T10N, R12E BEARS S87°13'06"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:24-07-111

Oct 22, 2024--11:35am U:\User\2407111\Drawings\2407111 Final Plat.dwg Sheet 1

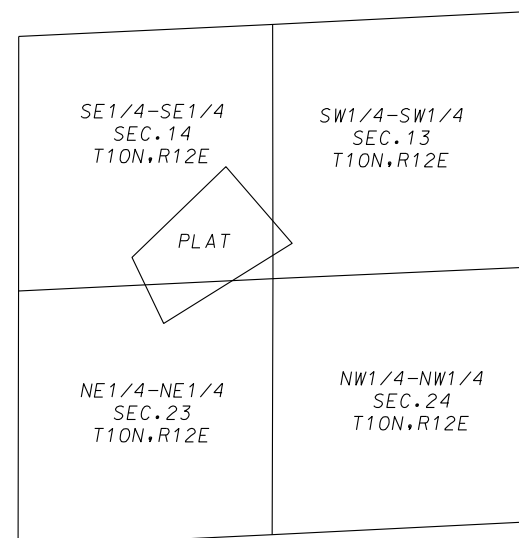
LEGEND

Found 3/4" Iron Rebar

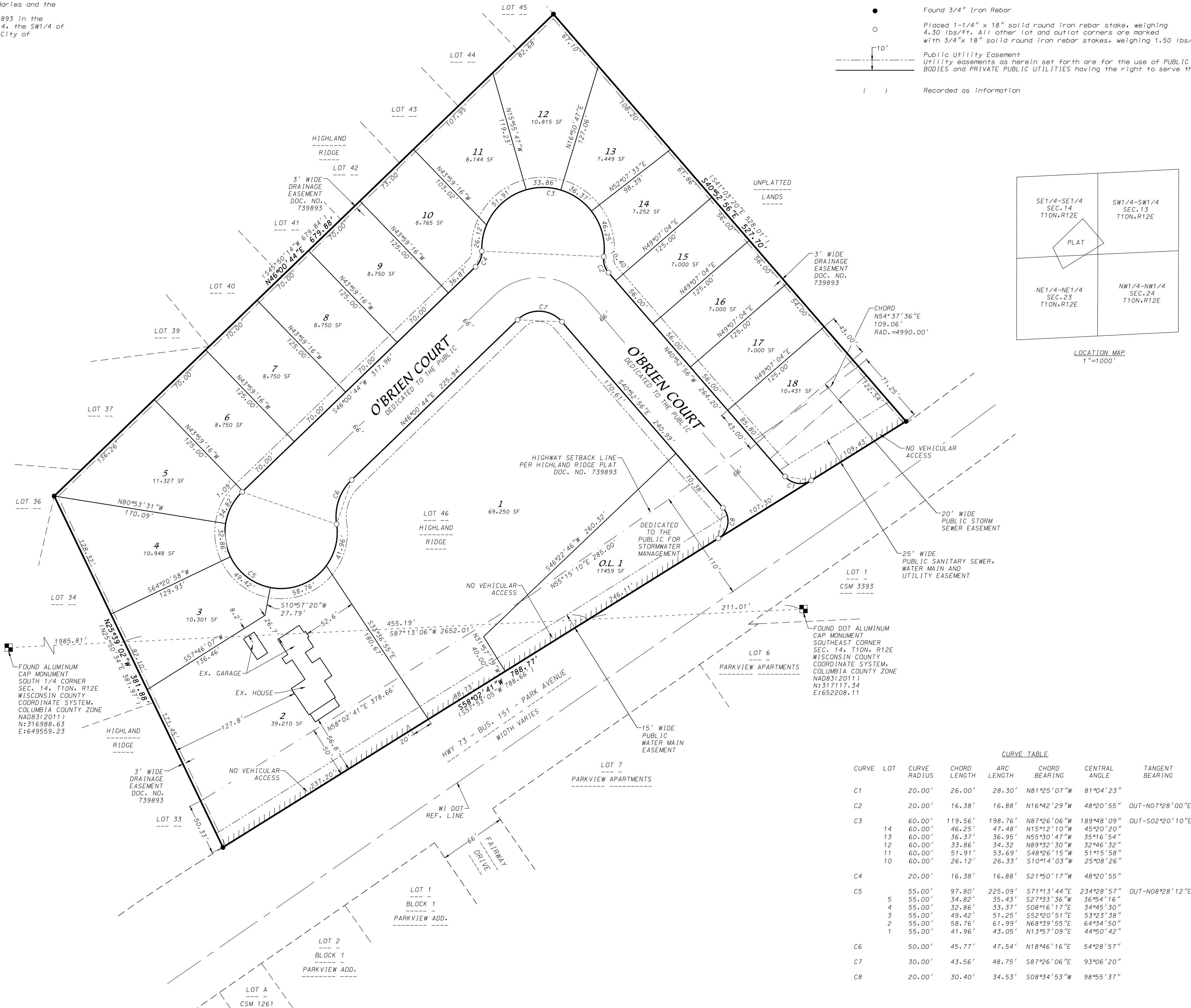
Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

Public Utility Easement
Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

Recorded as information



LOCATION MAP
1"=1000'



CURVE TABLE

CURVE	LOT	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		20.00'	26.00'	28.30'	N81°25'07"W	81°04'23"	
C2		20.00'	16.38'	16.88'	N16°42'29"W	48°20'55"	OUT-N07°28'00"E
C3		60.00'	119.56'	198.76'	N87°26'06"W	189°48'09"	OUT-S02°20'10"E
	14	60.00'	46.25'	47.48'	N15°12'10"W	45°20'20"	
	13	60.00'	36.37'	36.95'	N55°30'47"W	35°16'54"	
	12	60.00'	33.86'	34.32'	N89°32'30"W	32°46'32"	
	11	60.00'	51.91'	53.69'	S48°26'15"W	51°15'58"	
	10	60.00'	26.12'	26.33'	S10°14'03"W	25°08'26"	
C4		20.00'	16.38'	16.88'	S21°50'17"W	48°20'55"	
C5		55.00'	97.80'	225.09'	S71°13'44"E	234°28'57"	OUT-N08°28'12"E
	5	55.00'	34.82'	35.43'	S27°33'36"W	36°54'16"	
	4	55.00'	32.86'	33.37'	S08°16'17"E	34°45'30"	
	3	55.00'	49.42'	51.25'	S52°20'51"E	53°23'38"	
	2	55.00'	58.76'	61.99'	N68°39'55"E	64°34'50"	
	1	55.00'	41.96'	43.05'	N13°57'09"E	44°50'42"	
C6		50.00'	45.77'	47.54'	N18°46'16"E	54°28'57"	
C7		30.00'	43.56'	48.75'	S87°26'06"E	93°06'20"	
C8		20.00'	30.40'	34.53'	S08°34'53"W	98°55'37"	

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OWNER'S CERTIFICATE

Lamps Landing, 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Lamps Landing, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Department of Transportation
Common Council, City of Columbus

In witness whereof, Lamps Landing, LLC has caused these presents to be signed this _____ day of _____, 2024.

Lamps Landing, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2024, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin

CITY OF COLUMBUS CLERK CERTIFICATE

Resolved that the plat of "Cardinal Heights" located in the City of Columbus, was hereby approved on the _____ day of _____, 2024, and that said approval further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Columbus for public use.

Dated this _____ day of _____, 2024.

Susan Cairne, Clerk, City of Columbus, Columbia County, Wisconsin

CITY OF COLUMBUS TREASURER'S CERTIFICATE

I, Krystal Larson, being the duly appointed, qualified, and acting Treasurer of the City of Columbus, Columbia County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2024 on any of the lands included in the plat of "Cardinal Heights".

Krystal Larson, Treasurer, City of Columbus, Columbia County, Wisconsin

COLUMBIA COUNTY TREASURER'S CERTIFICATE

I, Stacy Opalewski, being the duly elected, qualified, and acting Treasurer of the County of Columbia, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2024 affecting the land included in "Stacy Opalewski".

Stacy Opalewski, Treasurer, Columbia County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024

at _____ A.M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Lisa Krintz, Columbia County Register of Deeds



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