

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 823-381



DRAFTED BY: T. KASPER

CHECKED BY: TG

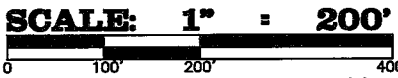
PROJ. 605-493

DWG. 823-381 SHEET 1 OF 4

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

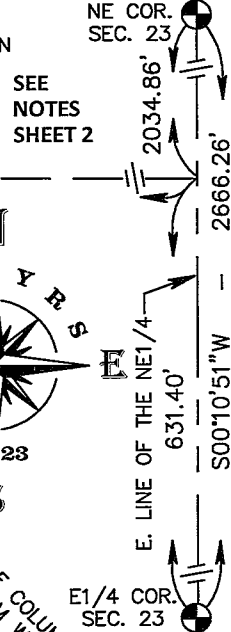
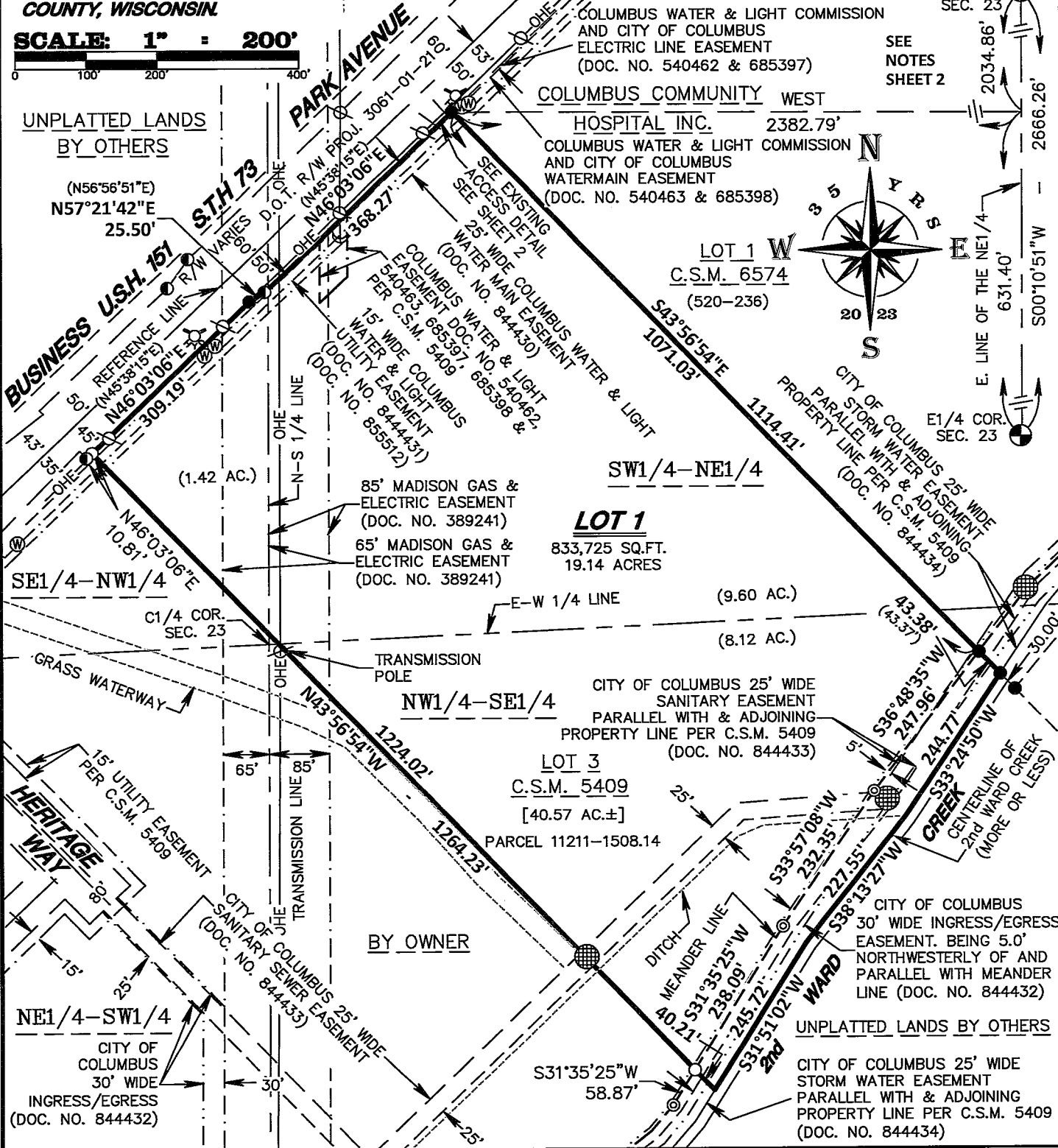
Volume _____, Page _____

BEING PART OF LOT 3, C.S.M. NO. 5409 AS RECORDED IN VOL. 38 OF C.S.M.S, PAGE 78
AS DOCUMENT NO. 844228, LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4
AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA
COUNTY, WISCONSIN



UNPLATTED LANDS
BY OTHERS

(N56°56'51"E)
N57°21'42"E
25.50'



LOT 1
833,725 SQ.FT.
19.14 ACRES

LOT 3
C.S.M. 5409
[40.57 AC.±]
PARCEL 11211-1508.14

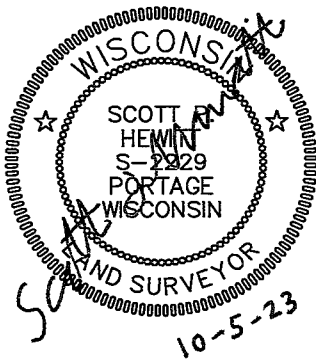
OWNER: HERITAGE INC
W1085 C.T.H. "K"
COLUMBUS, WI 53925

CLIENT: PRAIRIE RIDGE HEALTH INC.
1515 PARK AVENUE
COLUMBUS, WI 53925

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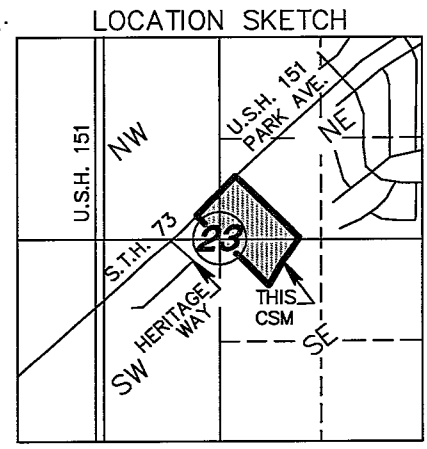
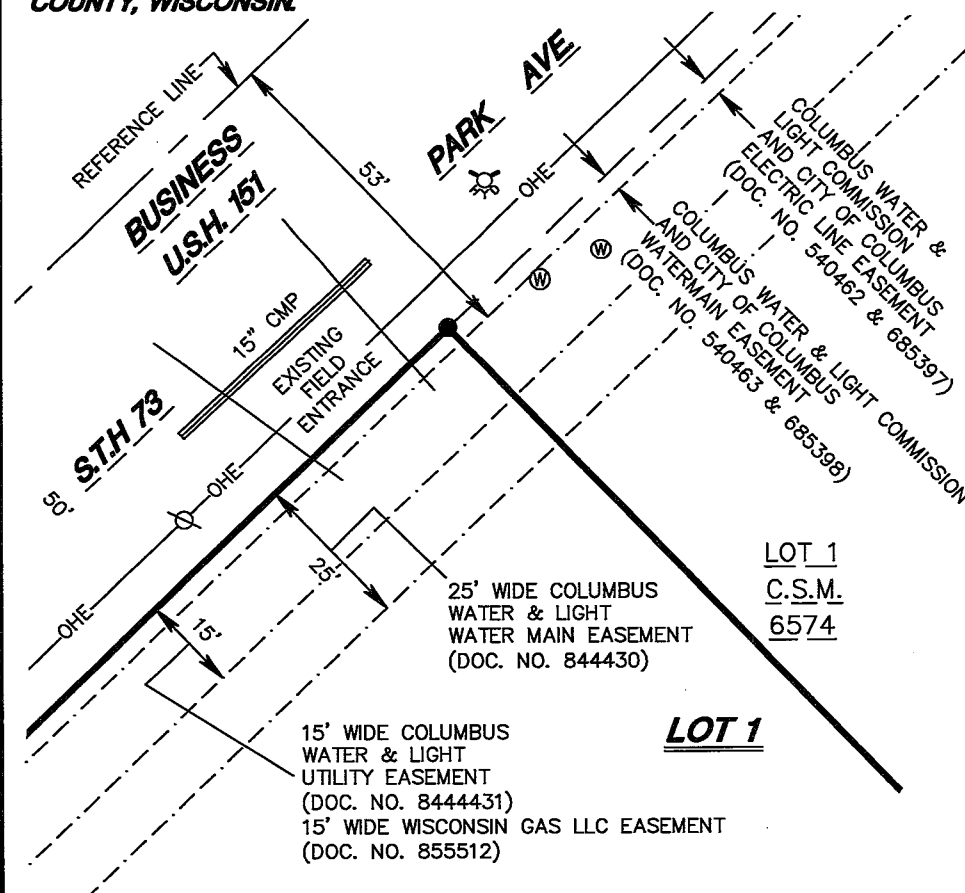
PROJ. 605-493

DWG. 823-381 SHEET 2 OF 4

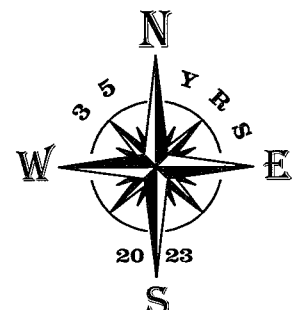
COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

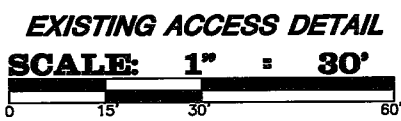
BEING PART OF LOT 3, C.S.M. NO. 5409 AS RECORDED IN VOL. 38 OF C.S.M.S, PAGE 76
AS DOCUMENT NO. 844228, LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4
AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA
COUNTY, WISCONSIN.



SECTION 32 T.10N. R.12E.



BASIS OF BEARINGS:
IS THE EAST LINE OF THE NE1/4,
SECTION 23 WHICH BEARS
S00°10'51"W AS REFERENCED TO
GRID NORTH COLUMBIA CO.
COORDINATE SYSTEM NAD83(91).



ZONING

ZONED RD RURAL DEVELOPMENT
SETBACKS
FRONT = 35'
REAR = 35'
INTERIOR SIDE = 100'
CORNER SIDE = 25'

NOTE: SHORELAND ZONING IS IN EFFECT FOR THE PROPERTY AND THERE IS A 75 FOOT SETBACK FROM THE ORDINARY HIGH WATER MARK OF THE 2nd WARD CREEK.
NOTE: THE ORDINARY HIGH WATER MARK MUST BE FIELD VERIFIED BY CITY OF COLUMBUS PLANNING AND DEVELOPMENT STAFF PRIOR TO CONSTRUCTION.
NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ◐ 5/8" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- ◑ 3 1/2" ALUM. MON. FND.
- ⊕ WATER BOX
- ⊗ FIRE HYDRANT
- ⊘ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- () PREVIOUS SURVEY OR RECORD INFO.
- OHE — OVERHEAD UTILITY LINE

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DWG. 823-381 SHEET 3 OF 4

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF LOT 3, C.S.M. NO. 5409 AS RECORDED IN VOL. 38 OF C.S.M.S, PAGE 76
AS DOCUMENT NO. 844228, LOCATED IN THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4
AND THE NW1/4 OF THE SE1/4, SECTION 23, T. 10 N, R. 12 E, CITY OF COLUMBUS, COLUMBIA
COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Prairie Ridge Health Inc.**, I have surveyed, monumented, mapped and divided part of Lot 3, Certified Survey Map, No. 5409 as recorded in Volume 38 of Certified Survey Maps, page 76 as Document No. 844228 located in the Southeast Quarter of the Northwest Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter, Section 23, Town 10 North, Range 12 East, City of Columbus, Columbia County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 23;
thence South 00°10'51" West along the East line of the Northeast Quarter of Section 23, 2,034.86 feet;
thence West, 2,382.79 feet to the Northwest corner of Lot 1, Certified Survey Map, No. 6574, said point being in the Southeasterly right-of-way line of State Trunk Highway 73 and the point of beginning;
thence South 43°56'54" East along the Southwesterly line of Lot 1, Certified Survey Map, No. 6574, 1,114.41 feet to the centerline of 2nd Ward Creek;
thence South 33°24'50" West along the centerline of 2nd Ward Creek, 244.77 feet;
thence South 38°13'27" West along the centerline of 2nd Ward Creek, 227.55 feet;
thence South 31°51'02" West along the centerline of 2nd Ward Creek, 245.72 feet;
thence North 43°56'54" West, 1,264.23 feet to a point in the Southeasterly right-of-way line of State Trunk Highway 73 and the Northwesterly line of Lot 3, Certified Survey Map, No. 5409;
thence North 46°03'06" East along the Southeasterly right-of-way line of State Trunk Highway 73 and the Northwesterly line of Lot 3, Certified Survey Map, No. 5409, 309.19 feet;
thence North 57°21'42" East along the Southeasterly right-of-way line of State Trunk Highway 73 and the Northwesterly line of Lot 3, Certified Survey Map, No. 5409, 25.50 feet;
thence North 46°03'06" East along the Southeasterly right-of-way line of State Trunk Highway 73 and the Northwesterly line of Lot 3, Certified Survey Map, No. 5409, 368.27 feet to the point of beginning.
Containing 833,725 square feet (19.14 acres), more or less. Being subject to servitudes and easements of use or record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Columbus Subdivision Ordinances in surveying and mapping the same to the best of my knowledge and belief.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: October 5, 2023
File No. 823-381

CITY of COLUMBUS APPROVAL CERTIFICATE

This Certified Survey Map is approved for recording by the City of Columbus, Columbia County, Wisconsin.

Mayor

Date

I HEREBY CERTIFY that the certified survey map is approved by the City of Columbus, Wisconsin, this _____ day of _____, 2024.

City Clerk

Date

OWNER: HERITAGE INC
W1085 C.T.H. "K"
COLUMBUS, WI 53925

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DWG. 823-381 SHEET 4 OF 4

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION Volume _____, Page _____

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COUNTY, WISCONSIN.**

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

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

Heritage Inc.

Print name

Signature

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named

_____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin
My commission expires: _____

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