

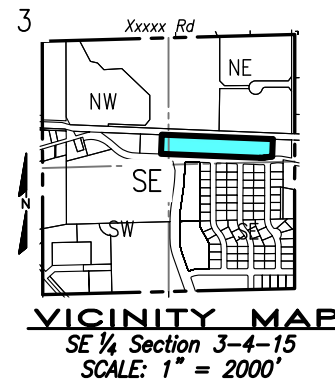
STONEHAVEN

BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5032 RECORDED ON JUNE 6TH, 2022 AS DOCUMENT NO. 1063100 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, AND LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 4101 RECORDED ON NOVEMBER 27, 2007 AS DOCUMENT NO. 724337 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, ALL BEING IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 4 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

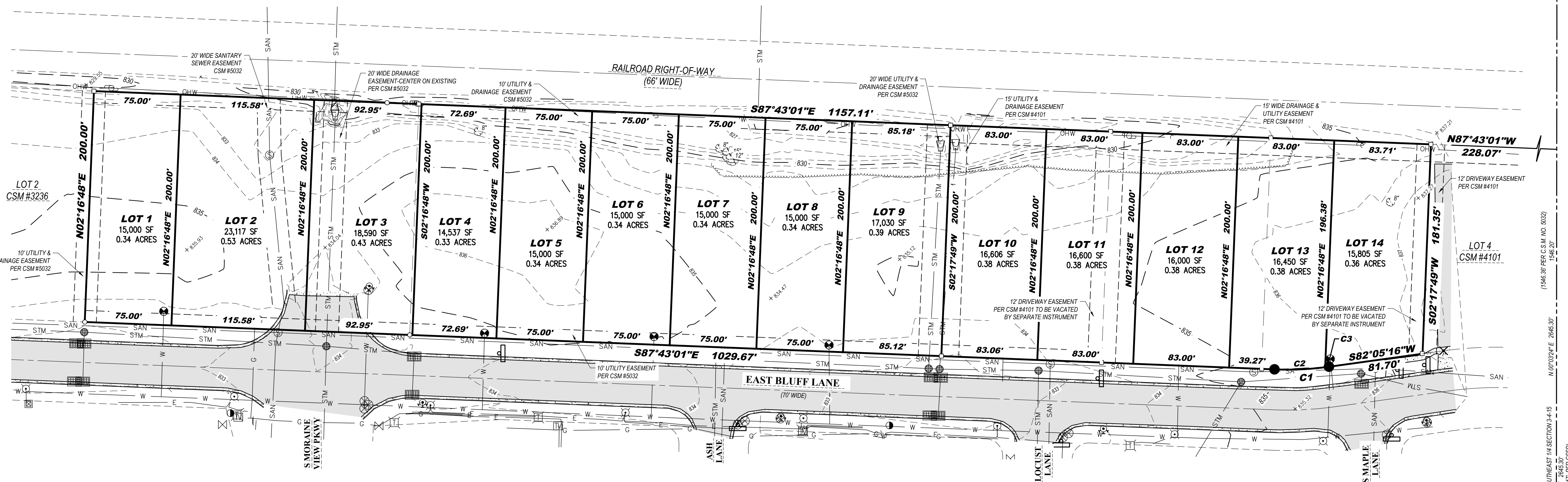
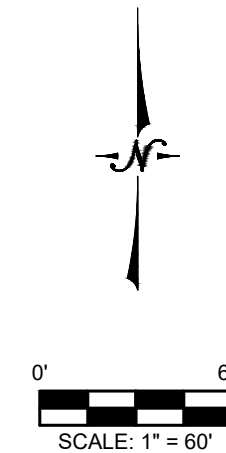
There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats.

Certified _____, 20____

Department of Administration



EAST 1/4 CORNER
SECTION 3-4-15
N = 307,220.31
E = 2,317,647.83



CURVE TABLE						
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	BEARING IN
C1	47.22'	265.00'	S87°11'34"W	47.16'	010°12'36"	N87°42'08"W
C2	43.93'	265.00'	S87°32'56"W	43.88'	009°29'52"	N87°42'08"W
C3	3.29'	265.00'	S82°26'38"W	3.29'	000°42'44"	S82°48'00"W

Legend:

-
-
-

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83). Vertical Datum NAVD 1988, with the East line of the Southeast 1/4 of Section 3-4-15, having an assumed bearing of North 0°03'24" East.

PRELIMINARY
DATE

SOUTHEAST CORNER
SECTION 3-4-15
N = 304,574.99
E = 2,317,645.08

EAST LINE OF THE SOUTHEAST 1/4 SECTION 3-4-15
N 0°03'24" E 2645.30'
(1546.36' PER C.S.M. NO. 5032)
1546.20'

FIELD WORK COMPLETION DATE: 10/23/2025

Date: 11/17/2025
SHEET 1 OF 2

PL Shared(1) - Project(1) 2025 125 0015 - Tim Venevskiy - Stonehaven Development - Vacant Parcels on E. Bluff Rd. Whitewater - 8 Parcels CAD Layout 125 0015 - S.dwg

STONEHAVEN

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SURVEYOR'S CERTIFICATE:

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING A LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5032 RECORDED ON JUNE 6TH, 2022 AS DOCUMENT NO. 1063100 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, AND LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 4101 RECORDED ON NOVEMBER 27, 2007 AS DOCUMENT NO. 724337 IN THE OFFICE OF THE REGISTER OF DEEDS IN WALWORTH COUNTY, ALL BEING IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 IN TOWNSHIP 4 NORTH, RANGE 15 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, NOW BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION; THENCE NORTH 00°03'24" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 SECTION, 1546.20 FEET; THENCE NORTH 87°43'01" WEST, 228.07 FEET TO THE NORTHWEST CORNER OF LOT 4 OF CERTIFIED SURVEY MAP NO. 4101 AND THE POINT OF BEGINNING; THENCE SOUTH 02°17'49" WEST, ALONG THE WEST LINE OF SAID LOT 4, 181.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE NORTH LINE OF EAST BLUFF LANE; THENCE SOUTH 82°05'16" WEST, ALONG SAID NORTH LINE, 81.70 FEET; THENCE 47.22 FEET ALONG SAID NORTH LINE 47.22 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET AND A CHORD OF 47.16 FEET BEARING SOUTH 87°11'34" WEST; THENCE NORTH 87°43'01" WEST, ALONG SAID NORTH LINE, 1029.67 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3236; THENCE NORTH 02°16'48" EAST, ALONG THE WEST LINE OF SAID LOT 2, 200.00 FEET TO THE SOUTHERLY LINE OF A 66' WIDE RAILROAD RIGHT OF WAY AND THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87°43'01" EAST, ALONG SAID SOUTH RIGHT OF WAY, 1157.11 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINS {AREA} SQUARE FEET OR {AREA} ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF {LAND OWNER}, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF THE CITY OF WHITEWATER IN SURVEYING, DIVIDING AND MAPPING SAME.

DATED THIS _____ DAY OF _____, 20_____.

RITCHIE P. WENZEL, PLS
PROFESSIONAL LAND SURVEYOR S-4027

PRELIMINARY
SIGNATURE
DATE

UTILITY DETAIL

City of Whitewater Plan Commission Approval

THIS SUBDIVISION PLAT APPROVED BY THE CITY PLAN COMMISSION THIS _____ DAY OF _____, 2025.

_____, CITY COUNCIL REP.

_____, CLERK

City of Whitewater Clerk Approval

THIS SUBDIVISION PLAT APPROVED BY THE CITY CLERK THIS _____ DAY OF _____, 2025.

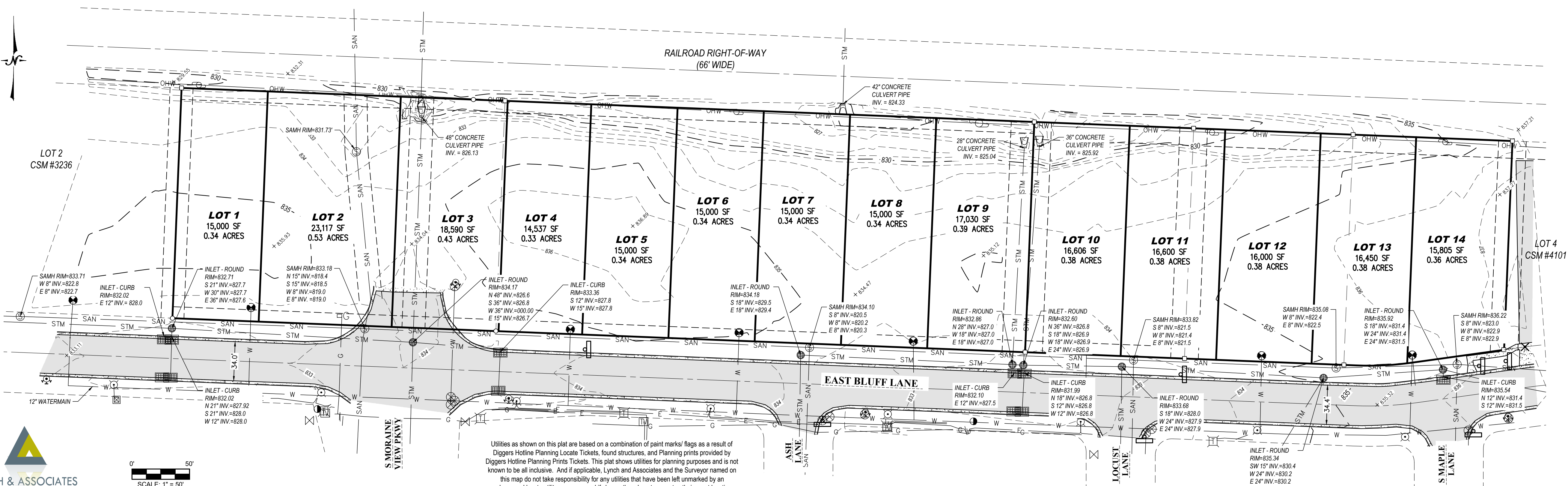
_____, CLERK

City of Whitewater City Council Approval

THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2025.

_____, CITY MANAGER

_____, CLERK



Utilities as shown on this plat are based on a combination of paint marks/ flags as a result of Diggers Hotline Planning Locate Tickets, found structures, and Planning prints provided by Diggers Hotline Planning Prints Tickets. This plat shows utilities for planning purposes and is not known to be all inclusive. And if applicable, Lynch and Associates and the Surveyor named on this map do not take responsibility for any utilities that have been left unmarked by an underground locate utility company, and if shown, they do not guarantee their exact location. Diggers Hotline Planning Locate Tickets: 20254116737, 20254116768, 20254116783, 20254116801, & 20254116850. Diggers Hotline Planning Prints Tickets: 20254116744, 20254116772, 20254116787, 20254116797, 20254116811, & 20254116839.

P:\Shared\11 - Projects\2025\25-0015 - Stonehaven - Stonehaven Development - Locust Parcel on E. Bluff Rd. Whitewater - 8 Parcels CAD Layouts\25-0015_S.dwg

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040