DOCUMENT #: **1241092**
Recorded: 09-21-2022 at 9:00 AM
BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
REGISTRAR'S OFFICE
Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: $50.00 D-273C

SCALE: 1" = 100'

BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 8 WHICH BEARS N00°06'16"E AS REFERENCED TO GRID NORTH SAUK COUNTY COORDINATE SYSTEM NAD83(97).

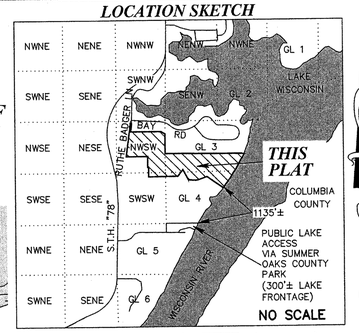
BASIS OF ELEVATION: NORTH AMERICAN VERTICAL DATUM 1988

Lakestone Estates - Phase 1

BEING PART OF GOVERNMENT LOTS 3 AND 4, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 8, T. 10 N., R. 7 E., TOWN OF MERRIMAC, SAUK COUNTY, WISCONSIN.

CONTAINING: 2,302,436 SQ.FT.± 52.86 ACRES±

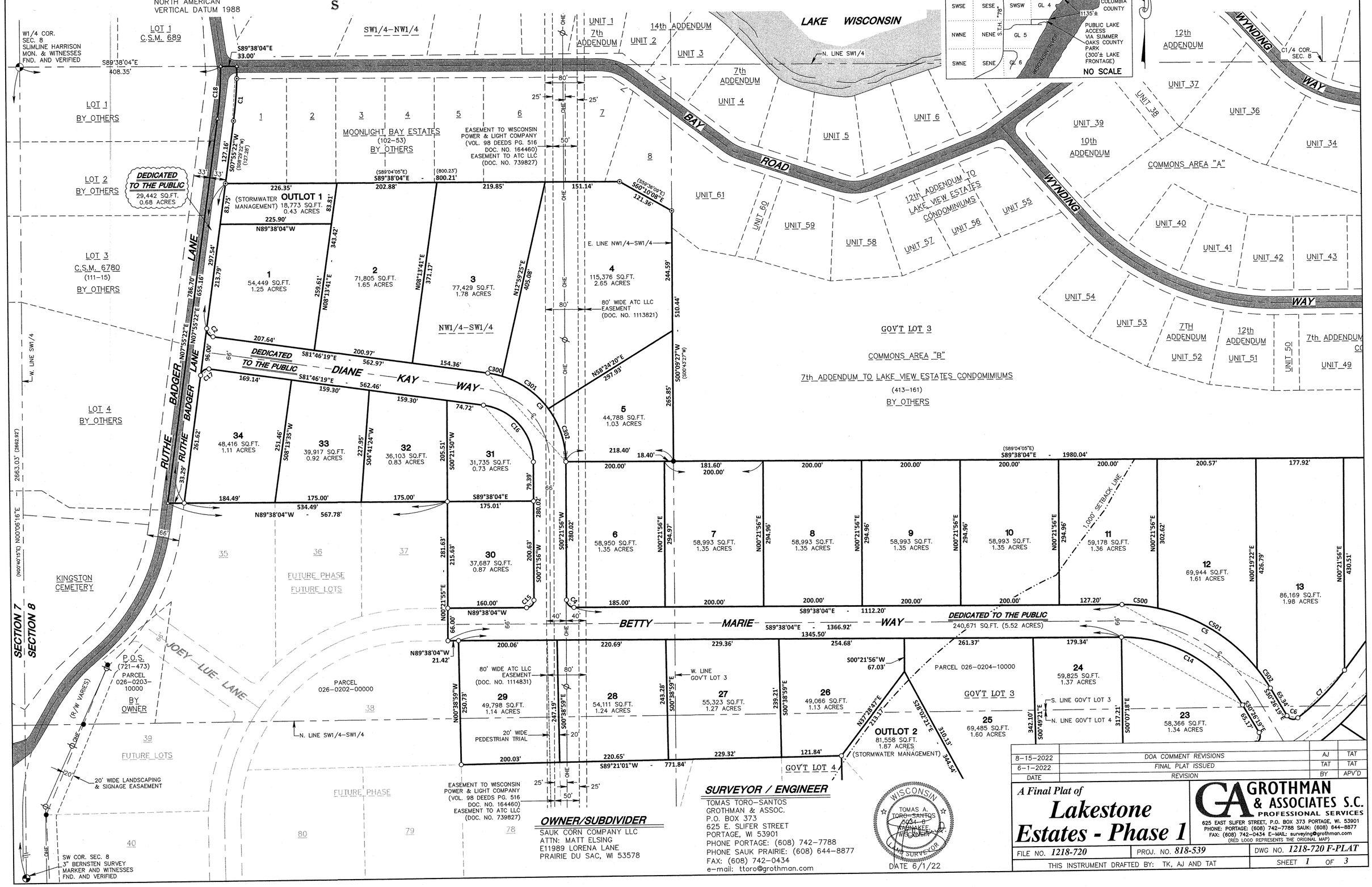
LOCATION SKETCH



There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 29, 2022

Department of Administration



DATE	REVISION	BY	APV'D
8–15–2022	DOA COMMENT REVISIONS	AJ	TAT
6–1–2022	FINAL PLAT ISSUED	TAT	TAT

A Final Plat of

Lakestone Estates - Phase 1

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
FAX: (608) 742–0434 E–MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. 1218-720 | PROJ. NO. 818-539 | DWG NO. 1218-720 F-PLAT

THIS INSTRUMENT DRAFTED BY: TK, AJ AND TAT | SHEET 1 OF 3

OWNER/SUBDIVIDER

SAUK CORN COMPANY LLC
ATTN: MATT ELSING
E11989 LORENA LANE
PRAIRIE DU SAC, WI 53578

SURVEYOR / ENGINEER

TOMAS TORO–SANTOS
GROTHMAN & ASSOC.
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: ttoro@grothman.com

WISCONSIN TOMAS A. TORO-SANTOS S-034-8 WAUKESHA, WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE 6/1/22

Lakestone Estates - Phase 1

BEING PART OF GOVERNMENT LOTS 3 AND 4, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 8, T. 10 N., R. 7 E., TOWN OF MERRIMAC, SAUK COUNTY, WISCONSIN.

CONTAINING: 2,302,436 SQ.FT.± 52.86 ACRES±

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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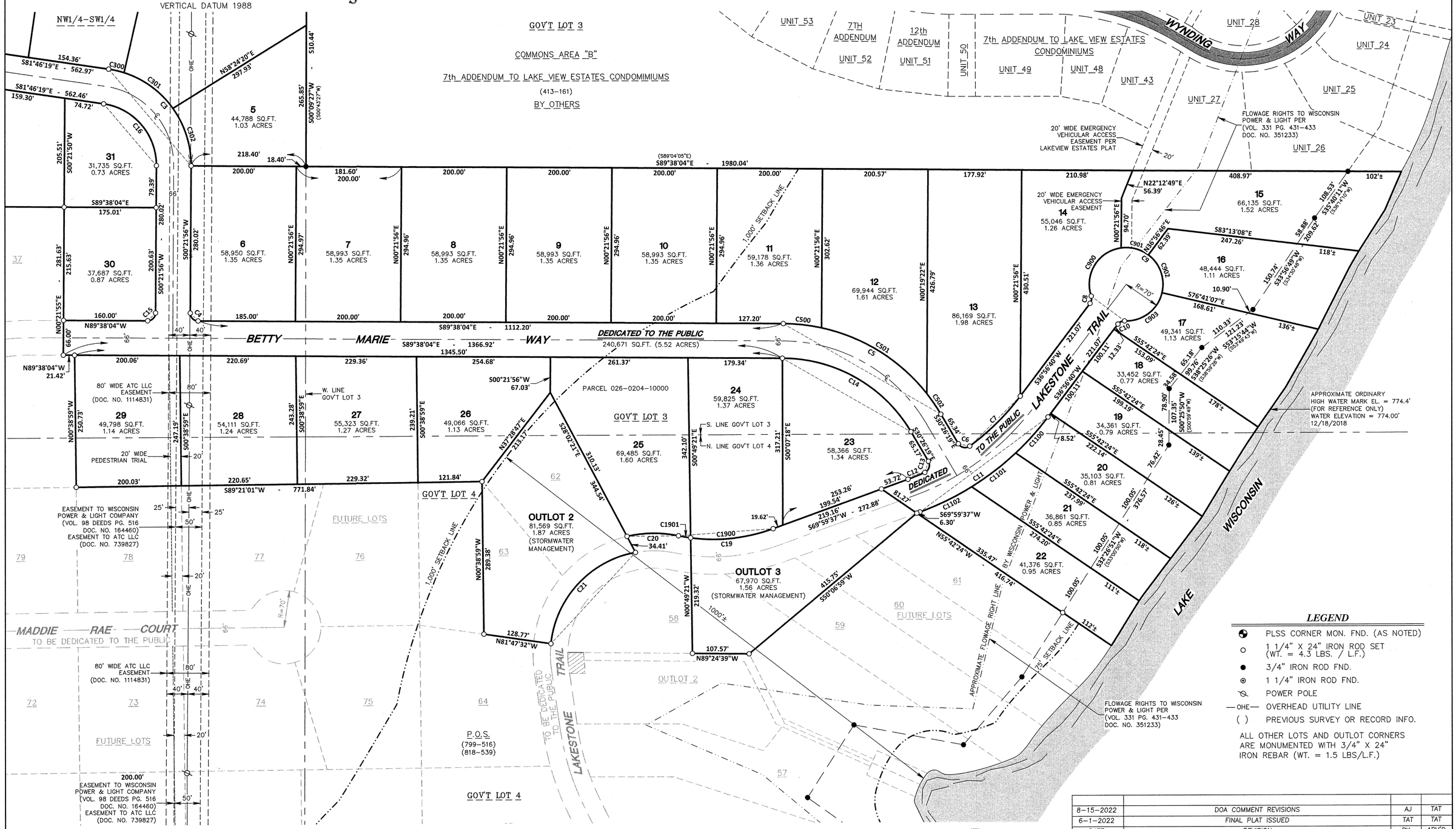

LEGEND

- PLSS CORNER MON. FND. (AS NOTED)
- 1 1/4" X 24" IRON ROD SET (WT. = 4.3 LBS. / L.F.)
- 3/4" IRON ROD FND.
- 1 1/4" IRON ROD FND.
- POWER POLE
- —OHE— OVERHEAD UTILITY LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.

ALL OTHER LOTS AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT. = 1.5 LBS/L.F.)

NOTE: THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS.

NOTE: OUTLOTS 2 AND 3 ARE TO BE EXTINGUISHED ONCE PHASE 2 IS COMPLETED.

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

OWNER/SUBDIVIDER

SAUK CORN COMPANY LLC
ATTN: MATT ELSING
E11989 LORENA LANE
PRAIRIE DU SAC, WI 53578

SURVEYOR / ENGINEER

TOMAS TORO-SANTOS
GROTHMAN & ASSOC.
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: ttoro@grothman.com

WISCONSIN TOMAS A. TORO-SANTOS S-2034-8 WAUKESHA, WISCONSIN LAND SURVEYOR

DATE 6/1/22

DATE	REVISION	BY	APV'D
8-15-2022	DOA COMMENT REVISIONS	AJ	TAT
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A Final Plat of

Lakestone Estates - Phase 1

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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. *1218-720* | PROJ. NO. *818-539* | DWG NO. *1218-720 F-PLAT*

THIS INSTRUMENT DRAFTED BY: TK, AJ, AND TAT | SHEET *2* OF *3*

Lakestone Estates - Phase 1

BEING PART OF GOVERNMENT LOTS 3 AND 4, THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 8, T. 10 N., R. 7 E., TOWN OF MERRIMAC, SAUK COUNTY, WISCONSIN.

CONTAINING: 2,302,436 SQ.FT.± 52.86 ACRES±

SURVEYOR'S CERTIFICATE

I, TOMAS TORO-SANTOS, Professional Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes, the Sauk County Subdivision Ordinance and the Town of Merrimac Subdivision Ordinance and under the direction of **Matt Elsing** and **Chris Fehrman, Sauk Corn Company, LLC,** Owners, I have surveyed, monumented and mapped **Lakestone Estates - Phase 1** and that said plat correctly represents all exterior boundaries of the land surveyed and the subdivision thereof and being part of Government Lots 3 and 4, the Northwest Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, Section 8, Town 10 North, Range 7 East, Town of Merrimac, Sauk County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 8;
thence South 89°38'04" East along the North line of the Southwest Quarter of Section 8, 408.35 feet to a point in the centerline of Ruthe Badger Lane and the point of beginning;
thence continuing South 89°38'04" East along the North line of the Southwest Quarter of Section 8, 33.00 feet;
thence Southwesterly along a 815.33 foot radius curve to the right in the Easterly right-of-way line of Ruthe Badger Lane, the West line of Lot 1, Moonlight Bay Estates and the Northerly extension thereof having a central angle of 07°43'22" and whose long chord bears South 04°03'43" West, 109.81 feet;
thence South 07°55'22" West along the East right-of-way line of Ruthe Badger Lane and the West line of Lot 1, Moonlight Bay Estates, 127.16 feet to the Southwest corner of Lot 1, Moonlight Bay Estates;
thence South 89°38'04" East along the South line of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Moonlight Bay Estates, 800.21 feet;
thence South 60°10'08" East along the South line of Lot 8, Moonlight Bay Estates, 121.36 feet to the Southeast corner thereof, said point being in the East line of the Northwest Quarter of the Southwest Quarter of Section 8 and the West line of Unit 61, 12th Addendum to Lake View Estates Condominiums;
thence South 00°09'28" West along the West line of Unit 61, 12th Addendum to Lake View Estates Condominiums, the West line of Commons Area B, 7th Addendum to Lake View Estates Condominiums and the East line of the Northwest Quarter of the Southwest Quarter of Section 8, 510.44 feet;
thence South 89°38'04" East along the South line of Commons Area B, Units 26 and 27, 7th Addendum to Lake View Estates Condominiums, 1,980.04 feet to a point which bears North 89°38'04" West, 102 feet, more or less, from the water's edge of Lake Wisconsin and the beginning of a meander line along said lake;
thence South 35°40'11" West along said meander line, 108.53 feet;
thence South 33°56'49' West along said meander line, 209.62 feet;
thence South 53°15'44" West along said meander line, 121.23 feet;
thence South 38°25'26" West along said meander line, 99.76 feet;
thence South 00°25'50" West along said meander line, 107.35 feet;
thence South 32°26'51" West along said meander line, 376.56 feet to a point which bears North 55°42'24" West, 112 feet, more or less, from the water's edge of Lake Wisconsin and the end of this meander line along said lake;
thence North 55°42'24" West, 335.47 feet;
thence South 50°06'59" West, 415.75 feet;
thence North 89°24'39" West, 107.57 feet;
thence North 00°49'21" West, 219.32 feet;
thence Southwesterly along a 330.00 foot radius curve to the right having a central angle of 04°04'49" and whose long chord bears North 80°20'20" West, 23.50 feet;
thence Southwesterly along a 230.00 foot radius curve to the left having a central angle of 24°32'28" and whose long chord bears South 89°25'51" West, 97.76 feet;
thence South 28°02'21" East, 34.41 feet;
thence Southwesterly along a 197.00 foot radius curve to the left having a central angle of 73°38'47" and whose long chord bears South 42°57'42" West, 236.14 feet;
thence North 81°47'32" West, 128.77 feet;
thence North 00°38'59" West, 289.38 feet;
thence South 89°21'01" West, 771.84 feet;
thence North 00°38'59" West, 250.73 feet;
thence North 89°38'04" West, 21.42 feet;
thence North 00°21'55" East, 281.63 feet;
thence North 89°38'04" West, 567.78 feet to a point in the centerline of Ruthe Badger Lane;
thence North 07°55'22" East along the centerline of Ruthe Badger Lane, 786.70 feet;
thence Northeasterly along a 782.33 foot radius curve to the left in the centerline of Ruthe Badger Lane having a central angle of 07°43'46" and whose long chord bears North 04°03'29" East, 105.46 feet to the point of beginning.
Containing 2,302,436 square feet, (52.86 acres) more or less. Intending to include all lands lying between the meander line herein described and the water's edge of Lake Wisconsin lying between true Easterly extensions of the Northerly and Southerly lines herein described. Being subject to servitudes and easements of use or record if any.

TOMAS TORO-SANTOS,
Professional Land Surveyor, No. 3034
Dated: February 8, 2022
File No. 1218-720

WISCONSIN
TOMAS A. TORO-SANTOS
3034-8
WAUNAKEE, WISCONSIN
LAND SURVEYOR

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 29, 2022

Department of Administration

TOWN BOARD RESOLUTION

Resolved that the plat of **Lakestone Estates - Phase 1** Subdivision in the Town of Merrimac, **Sauk Corn Company, LLC, Matt Elsing** and **Chris Fehrman,** Owners, is hereby approved by the Town Board and the Town Board hereby accepts the dedications shown on said Plat.

Dated this the 12 day of Sept, 2022

Charlie Hall, Town Chairperson — **Dated** 9-12-22

I hereby certify that the foregoing is a copy of a Resolution adopted by the Town Board of the **Town** of **Merrimac**.

Jeremy Bowers, Administrator, Clerk - Treasurer — **Dated** 9-12-22

CERTIFICATE OF TOWN TREASURER

STATE of WISCONSIN)
SS)
COUNTY OF SAUK)

I, **Jeremy Bowers, Administrator, Clerk - Treasurer**, being duly elected, qualified and acting Treasurer of the **Town** of **Merrimac**, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of September 12, 2022 affecting the lands included in the plat of **Lakestone Estates - Phase 1**.

Jeremy Bowers, Administrator, Clerk - Treasurer

OWNER'S CERTIFICATE OF DEDICATION

As Owner(s), I/we hereby certify that 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 Sections 236.10 of 236.12 to be submitted to the following for approval or objection:

1. Town of Merrimac
2. Sauk County Planning Agency
3. Department of Transportation
4. Department of Administration

Witness the hand and seal of said Owner this 20 day of September, 2022

In the Presence of:

Witness — **Sauk Corn Company, LLC** — **Matt Elsing** — ~~Robert Weynand~~ Chris Fehrman N/A

STATE of WISCONSIN)
SS)
COUNTY OF SAUK)

Personally came before me this 20th day of September, 2022, the above named **Matt Elsing** and ~~**Robert Weynand**~~ * of **Sauk Corn Company, LLC.** to me known to be the persons who executed the foregoing instrument and acknowledge the same. * Chris Fehrman

Notary Public
Sauk County, Wisconsin

NOTARY PUBLIC MELODY A. REHM STATE OF WISCONSIN

My commission expires: 06-08-2024

CONSENT OF MORTGAGEE

I/we of the **Wisconsin River Bank,** Mortgagee of the above described land do hereby certify to the surveying, dividing, mapping, and dedication of the land described on this plat, and I/we do consent to the above certificates of **Matt Elsing** and **Chris Fehrman** of **Sauk Corn Company, LLC.**

Witness the hand and seal of **Wisconsin River Bank**, Mortgagee, this 13th day of September, 2022.

Wisconsin River Bank
Richard Arneson, President

AMY SCHLIMGEN NOTARY PUBLIC STATE OF WISCONSIN

STATE of WISCONSIN)
SS)
COUNTY OF Sauk **)**

Personally came before me this 13th day of September, 2022, the above named **Richard Arneson** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public — Sauk **County, Wisconsin**
My commission expires: June 4, 2024

CERTIFICATE OF COUNTY TREASURER

STATE of WISCONSIN)
SS)
COUNTY OF SAUK)

I, **Elizabeth A. Geoghegan,** being duly elected, qualified and acting Treasurer of the **County** of **Sauk**, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or special assessments as of September 13, 2022 affecting the lands included in the plat of **Lakestone Estates - Phase 1.**

Elizabeth A. Geoghegan, County Treasurer

SAUK COUNTY PLANNING AGENCY

RESOLVED THAT the Plat of **Lakestone Estates - Phase 1** Subdivision in the **Town** of **Merrimac** is hereby approved by the Sauk County Land Resources & Environment Department.

Dated this the 13th day of September, 2022

Brian Simmert
Land Resources & Environment Department

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this 21st day of September, 2022 at 9:00 o'clock, A. M. and recorded in Volume D of Plats on Page 273C as Document Number 1241092.

Brent Bailey, Register of Deed

DOCUMENT #: 1241092
Recorded: 09-21-2022 at 9:00 AM
BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
REGISTRAR'S OFFICE
Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: $50.00
D-273C

CURVE DATA TABLE

CURVE	LOT NO.	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1		07°43'22"	109.90'	815.33'	S04°03'43"W	109.81'	S07°55'22"W	S00°12'01"W
C2		89°41'42"	23.48'	15.00'	S36°55'28"E	21.16'	S07°55'22"W	S81°46'19"E
C3		82°08'15"	262.34'	183.00'	S40°42'12"E	240.45'	S81°46'19"E	S00°21'56"W
C300	3	09°22'09"	29.92'	183.00'	S77°05'15"E	29.89'	S81°46'19"E	S72°24'10"E
C301	4	36°33'47"	116.78'	183.00'	S54°07'17"E	114.81'	S72°24'10"E	S35°50'23"E
C302	5	36°12'19"	115.64'	183.00'	S17°44'14"E	113.72'	S35°50'23"E	S00°21'56"W
C4		90°00'00"	23.56'	15.00'	S44°38'04"E	21.21'	S00°21'56"W	S89°38'04"E
C5		59°11'45"	361.61'	350.00'	S60°02'12"E	345.74'	S89°38'04"E	S30°26'19"E
C500	11	12°00'16"	73.33'	350.00'	S83°37'56"E	73.20'	S89°38'04"E	S77°37'49"E
C501	12	39°26'00"	240.89'	350.00'	S57°54'48"E	236.16'	S77°37'49"E	S38°11'48"E
C502	13	07°45'29"	47.39'	350.00'	S34°19'03"E	47.36'	S38°11'48"E	S30°26'19"E
C6		95°59'21"	25.13'	15.00'	S78°25'59"E	22.29'	S30°26'19"E	N53°34'20"E
C7		16°37'45"	135.54'	467.00'	N45°15'37"E	135.06'	N53°34'20"E	N36°56'40"E
C8		55°36'58"	14.56'	15.00'	N09°08'11"E	14.00'	N36°56'40"E	N18°40'18"W
C9		291°14'06"	355.81'	70.00'	S53°03'21"E	79.06'	N18°40'18"W	N87°26'12"W
C900	14	100°46'54"	123.13'	70.00'	N31°43'09"E	107.86'	N18°40'18"W	N82°06'36"E
C901	15	44°50'10"	54.78'	70.00'	S75°28'19"E	53.39'	N82°06'36"E	S53°03'14"E
C902	16	66°22'07"	81.08'	70.00'	S19°52'11"E	76.63'	S53°03'14"E	S13°18'53"W
C903	17	79°14'55"	96.82'	70.00'	S52°56'26"W	89.28'	S13°18'53"W	N87°26'12"W

CURVE DATA TABLE

CURVE	LOT NO.	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C10		55°37'08"	14.56'	15.00'	S64°45'14"W	14.00'	N87°26'12"W	S36°56'40"W
C11		33°02'57"	307.44'	533.00'	S53°28'09"W	303.20'	S36°56'40"W	S69°59'37"W
C1100	20	09°56'06"	92.42'	533.00'	S41°54'43"W	92.31'	S36°56'40"W	S46°52'46"W
C1101	21	11°20'16"	105.47'	533.00'	S52°32'54"W	105.30'	S46°52'46"W	S58°13'02"W
C1102	22	11°46'35"	109.55'	533.00'	S64°06'20"W	109.36'	S58°13'02"W	S69°59'37"W
C12		04°13'40"	34.46'	467.03'	S67°52'42"W	34.45'	S65°45'56"W	S69°59'37"W
C13		96°12'11"	25.19'	15.00'	S17°39'46"W	22.33'	S30°26'19"E	S65°45'56"W
C14		59°27'16"	294.70'	284.00'	S60°09'54"E	281.66'	S89°38'04"E	S30°26'19"E
C15		90°00'00"	23.56'	15.00'	S45°21'56"W	21.21'	S00°21'56"W	N89°38'04"W
C16		82°08'15"	167.73'	117.00'	S40°42'12"E	153.73'	S81°46'19"E	S00°21'56"W
C17		90°18'18"	23.64'	15.00'	N53°04'32"E	21.27'	N07°55'22"E	S81°46'19"E
C18		07°43'46"	105.54'	782.33'	N04°03'29"E	105.46'	N00°11'36"E	N07°55'22"E
C19		31°42'28"	182.62'	330.00'	S85°50'51"W	180.30'	S69°59'37"W	N78°17'55"W
C1900	24	27°37'38"	159.12'	330.00'	S83°48'26"W	157.58'	S69°59'37"W	N82°22'45"W
C1901	25	04°04'49"	23.50'	330.00'	N80°20'20"W	23.50'	N82°22'45"W	N78°17'55"W
C20		24°32'28"	98.51'	230.00'	S89°25'51"W	97.76'	N78°17'55"W	S77°09'37"W
C21		73°38'47"	253.22'	197.00'	S42°57'42"W	236.14'	S79°47'06"W	S06°08'19"W

OWNER/SUBDIVIDER
SAUK CORN COMPANY LLC
ATTN: MATT ELSING
E11989 LORENA LANE
PRAIRIE DU SAC, WI 53578

SURVEYOR / ENGINEER
TOMAS TORO-SANTOS
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