

# SUNRISE SUBDIVISION

PART OF THE NE1/4 OF THE SW1/4, THE SE1/4 OF THE SW1/4, THE NW1/4 OF THE SE1/4, AND THE SW1/4 OF THE SE1/4, ALL LYING IN SECTION 3, TOWN 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

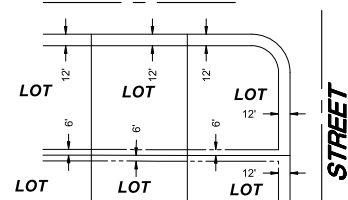
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



## STREET

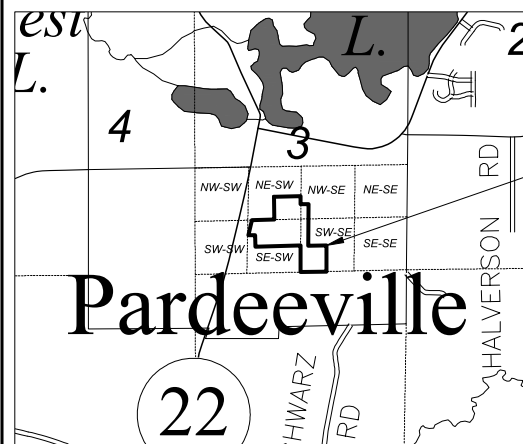


TYPICAL UTILITY EASEMENTS ON ALL LOTS UNLESS NOTED DIFFERENTLY ON PLAT  
NOTE: UTILITY EASEMENTS ARE TO THE BENEFIT OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT.

TYPICAL UTILITY EASEMENTS NOT TO SCALE

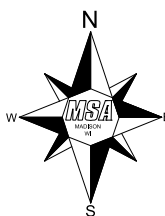
OWNER:  
VILLAGE OF PARDEEVILLE  
114 LAKE STREET  
PARDEEVILLE, WI 53954

- SYMBOL LEGEND**
- SECTION CORNER MONUMENTED
  - FOUND 1" IRON PIPE
  - FOUND 1 1/2" IRON PIPE
  - FOUND 3/4" IRON REBAR
  - FOUND 1 1/4" IRON REBAR
  - FOUND T-POST IN CONCRETE
  - SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
  - ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.
  - SUBDIVISION BOUNDARY
  - LOT LINE/RIGHT-OF-WAY
  - EASEMENT LINE
  - SECTION 1/2 SECTION LINE
  - CENTERLINE
  - PREVIOUS SURVEY
  - RECORD INFORMATION



VICINITY MAP (NOT TO SCALE)

PLAT LOCATION

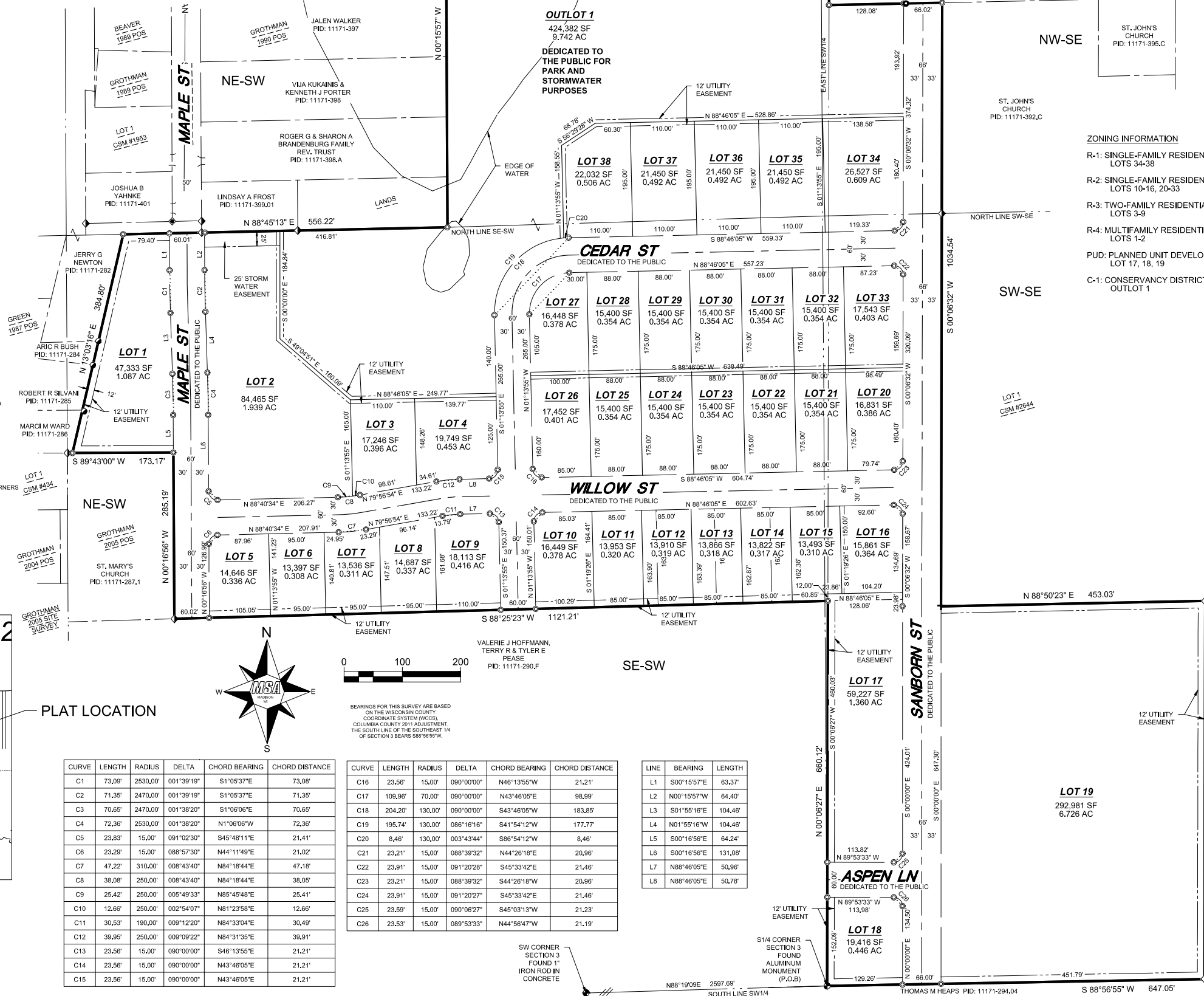


BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), COLUMBIA COUNTY 2011 ADJUSTMENT, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3 BEARS S88°56'59\"

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	73.09'	2530.00'	001°39'19\"	S1°05'37\"E	73.08'
C2	71.35'	2470.00'	001°39'19\"	S1°05'37\"E	71.35'
C3	70.65'	2470.00'	001°38'20\"	S1°06'06\"E	70.65'
C4	72.36'	2530.00'	001°38'20\"	N1°06'06\"W	72.36'
C5	23.83'	15.00'	091°02'30\"	S45°48'11\"E	21.41'
C6	23.29'	15.00'	088°57'30\"	N44°11'49\"E	21.02'
C7	47.22'	310.00'	008°43'40\"	N84°18'44\"E	47.18'
C8	38.08'	250.00'	008°43'40\"	N84°18'44\"E	38.05'
C9	25.42'	250.00'	005°49'33\"	N85°45'48\"E	25.41'
C10	12.66'	250.00'	002°54'07\"	N81°23'58\"E	12.66'
C11	30.53'	190.00'	009°12'20\"	N84°33'04\"E	30.49'
C12	39.95'	250.00'	009°09'22\"	N84°31'35\"E	39.91'
C13	23.56'	15.00'	090°00'00\"	S46°13'55\"E	21.21'
C14	23.56'	15.00'	090°00'00\"	N43°46'05\"E	21.21'
C15	23.56'	15.00'	090°00'00\"	N43°46'05\"E	21.21'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C16	23.56'	15.00'	090°00'00\"	N46°13'55\"W	21.21'
C17	108.96'	70.00'	090°00'00\"	N43°46'05\"E	98.99'
C18	204.20'	130.00'	090°00'00\"	S43°46'05\"W	183.85'
C19	195.74'	130.00'	086°16'16\"	S41°54'12\"W	177.77'
C20	8.46'	130.00'	003°43'44\"	S86°54'12\"W	8.46'
C21	23.21'	15.00'	088°39'32\"	N44°26'18\"E	20.96'
C22	23.91'	15.00'	091°20'28\"	S45°33'42\"E	21.46'
C23	23.21'	15.00'	088°39'32\"	S44°26'18\"W	20.96'
C24	23.91'	15.00'	091°20'27\"	S45°33'42\"E	21.46'
C25	23.59'	15.00'	090°06'27\"	S45°03'13\"W	21.23'
C26	23.53'	15.00'	089°53'33\"	N44°56'47\"W	21.19'

LINE	BEARING	LENGTH
L1	S00°15'57\"W	63.37'
L2	N00°15'57\"W	64.40'
L3	S01°55'16\"E	104.46'
L4	N01°55'16\"W	104.46'
L5	S00°16'56\"E	64.24'
L6	S00°16'56\"E	131.08'
L7	N88°46'05\"E	50.96'
L8	N88°46'05\"E	50.78'



**ZONING INFORMATION**

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT LOTS 34-38  
R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT LOTS 10-16, 20-33  
R-3: TWO-FAMILY RESIDENTIAL DISTRICT LOTS 3-9  
R-4: MULTIFAMILY RESIDENTIAL DISTRICT LOTS 1-2  
PUD: PLANNED UNIT DEVELOPMENT LOT 17, 18, 19  
C-1: CONSERVANCY DISTRICT OUTLOT 1

# SUNRISE SUBDIVISION

PART OF THE NE1/4 OF THE SW1/4, THE SE1/4 OF THE SW1/4, THE NW1/4 OF THE SE1/4, AND THE SW1/4 OF THE SE1/4, ALL LYING IN SECTION 3, TOWN 12 NORTH, RANGE 10 EAST, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN.

## SURVEYORS CERTIFICATE

I, BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PARDEEVILLE, WISCONSIN, AND UNDER THE DIRECTION OF THE VILLAGE OF PARDEEVILLE, SUNRISE SUBDIVISION HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS PART OF THE NE1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 ALL LOCATED IN SECTION 3, T-12-N, R-10-E, VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N00°06'27"E ALONG THE EAST LINE OF THE SW1/4 OF SAID SECTION 3, 660.12 FEET; THENCE S88°25'23"W, 1121.21 FEET; THENCE N00°16'56"W, 285.19 FEET; THENCE S89°43'00"W, 173.17 FEET; THENCE N13°03'16"E, 384.80 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 3; THENCE N88°45'13"E ALONG THE NORTH LINE OF SAID SE1/4 OF THE SW1/4, 556.22 FEET; THENCE N00°15'57"W, 564.64 FEET; THENCE N88°46'14"E, 657.41 FEET TO A POINT ON THE EAST LINE OF THE SW1/4 OF SAID SECTION 3; THENCE S00°06'27"W ALONG THE EAST LINE OF SAID SW1/4, 198.02 FEET; THENCE N88°46'14"E, 194.11 FEET; THENCE S00°06'32"W, 1034.54 FEET TO THE SOUTHWEST CORNER OF CSM NO. 2644; THENCE N88°50'23"E, 453.03 FEET TO THE SOUTHEAST CORNER OF CSM NO. 2644; THENCE S00°06'32"W, 648.19 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE S88°56'55"W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 3, 647.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,776,763 SQUARE FEET OR 40.789 ACRES MORE OR LESS.

DATED THIS \_\_\_\_ DAY OF JULY, 2022

\_\_\_\_\_  
BRADLEY L. TISDALE  
PROFESSIONAL LAND SURVEYOR #S-2824

## OWNERS' CERTIFICATE - VILLAGE OF PARDEEVILLE

THE VILLAGE OF PARDEEVILLE, AS OWNER, DOES HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.238.10 OR S236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE DEPARTMENT OF ADMINISTRATION AND THE VILLAGE OF PARDEEVILLE FOR APPROVAL.

IN WITNESS WHEREOF, THE VILLAGE OF PARDEEVILLE HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY THEIR

REPRESENTATIVE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PHILLIP POSSEHL, PRESIDENT

STATE OF WISCONSIN ) SS  
JEFFERSON COUNTY ) SS

PERSONALLY CAME BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

THE ABOVE NAMED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_  
COUNTY, STATE

\_\_\_\_\_  
MY COMMISSION EXPIRES

## VILLAGE OF PARDEEVILLE APPROVAL CERTIFICATE

I, KAYLA LINDERT, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING VILLAGE CLERK OF THE VILLAGE OF PARDEEVILLE, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF PARDEEVILLE, COLUMBIA COUNTY, WISCONSIN AND FURTHER CERTIFY THAT CONDITIONS OF SAID APPROVAL WERE FULFILLED ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
KAYLA LINDERT, VILLAGE CLERK

APPROVED \_\_\_\_\_  
DATE

## VILLAGE OF PARDEEVILLE TREASURER CERTIFICATE

I, KAYLA LINDERT, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF PARDEEVILLE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
ON ANY OF THE LAND IN SUNRISE SUBDIVISION.

\_\_\_\_\_  
KAYLA LINDERT, CITY TREASURER

## COLUMBIA COUNTY TREASURER CERTIFICATE

I, STACY OPALEWSKI, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF COLUMBIA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022  
ON ANY OF THE LAND IN SUNRISE SUBDIVISION.

\_\_\_\_\_  
STACY OPALEWSKI, COUNTY TREASURER

\_\_\_\_\_  
DATE

## COLUMBIA COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022 AT \_\_\_\_ O'CLOCK \_\_M.

AND RECORDED IN VOLUME \_\_\_\_ OF PLATS AT COLUMBIA COUNTY ON PAGES \_\_\_\_\_

AS DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
LISA KRINTZ, REGISTER OF DEEDS  
COLUMBIA COUNTY, WISCONSIN



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