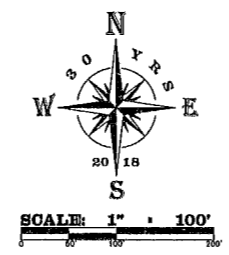
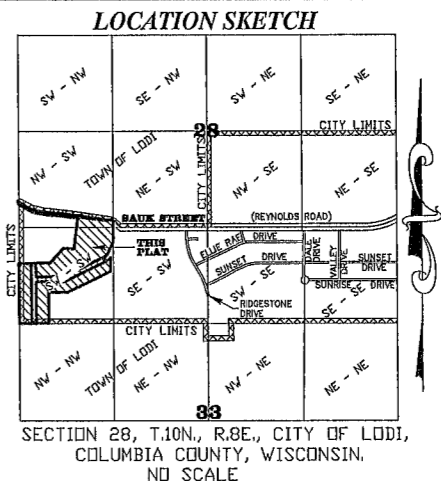


A Final Plat of Terrace Vista - Phase 1

BEING A PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4,
SECTION 28, T. 10 N., R. 8 E., CITY OF LODI, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 984,894 SQ. FT. - 22.61 ACRES
PARCEL NUMBERS 11246-900.21, 11246-900.22, 11246-2001.01, 11246-2002 & 11246-2003



BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SW1/4 WHICH BEARS S88°51'03"W AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).



- LEGEND**
- ⊙ 3 1/2" ALUM. MON. FND.
 - 1 1/4" X 30" IRON REBAR SET (WT = 4.3 LBS./L.F.)
 - 3/4" IRON ROD FND.
 - ▲ PK NAIL FND.
 - △ MAG NAIL SET
 - () PREVIOUS SURVEY OR RECORD INFO.
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT = 1.5 LBS./L.F.)

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

CALL DIGGER'S HOTLINE
1-800-242-8511

OWNER/SUBDIVIDER

GROTHMAN HOLDINGS LLC
C/O JAMES R. GROTHMAN
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE: (608) 742-7788

SURVEYOR

SCOTT P. HEWITT
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: surveying@grothman.com

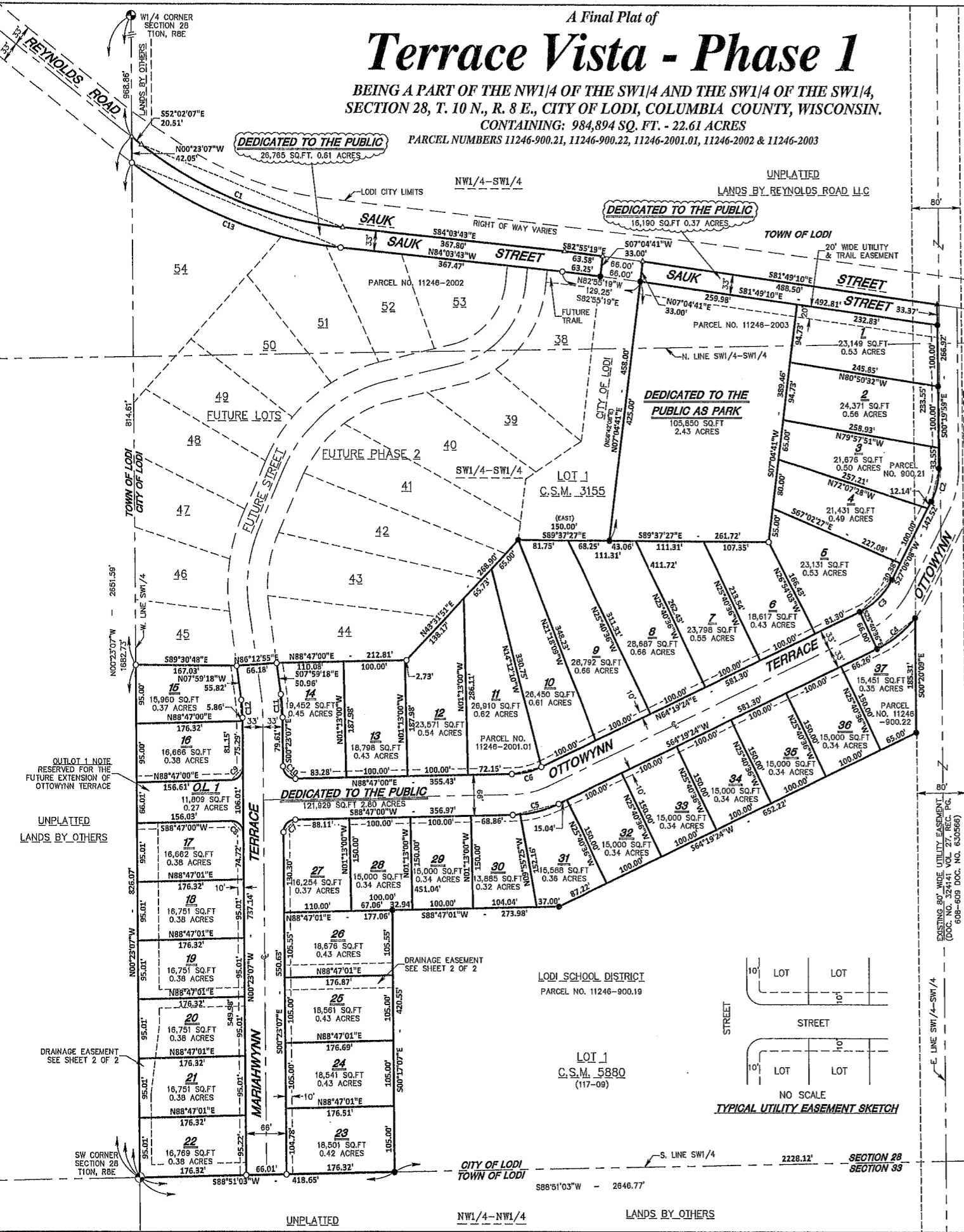
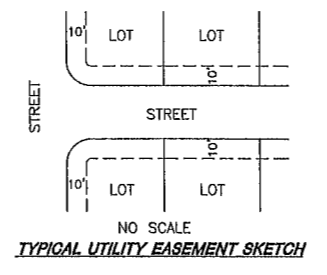
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified August 1st, 2018

Renée M. Denny
Department of Administration

CURVE DATA TABLE

CURVE	LOT NO.	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1		32°01'36"	363.33'	650.00'	S88°02'55"E	358.62'	S52°02'07"E	S84°03'43"E
C2	LOT 3	27°26'07"	66.02'	117.00'	S13°23'04.8"W	55.46'	S00°19'59"E	S27°08'08"W
C3	LOT 5	37°13'16"	76.01'	117.00'	S45°42'46"W	74.68'	S27°08'08"W	S84°19'24"W
C4	LOT 37	25°14'51"	80.64'	183.00'	N51°41'58.5"E	79.99'	N64°19'24"E	N38°04'33"E
C5		24°27'36"	78.12'	183.00'	S76°33'12"W	77.53'	S64°19'24"W	S88°47'00"W
	LOT 30	03°48'16"	12.15'	183.00'	S86°52'52"W	12.15'	N84°58'44"E	S88°47'00"W
	LOT 31	20°39'20"	65.97'	183.00'	S74°39'04"W	65.62'	S64°19'24"W	S84°58'44"W
C6	LOT 11	24°27'36"	49.85'	117.00'	N76°33'12"E	48.57'	N88°47'00"E	N64°19'24"E
C7	LOT 27	89°10'07"	31.13'	20.00'	S44°11'56.5"W	28.08'	S88°47'00"W	S02°30'7"E
C8	LOT 17	90°49'53"	31.71'	20.00'	N46°48'03.5"W	28.49'	N00°23'07"W	S88°47'00"W
C9	LOT 16	89°10'07"	31.13'	20.00'	N44°11'56.5"E	28.08'	N88°47'00"E	N02°30'7"E
C10	LOT 14	90°49'53"	31.71'	20.00'	S46°48'03.5"E	28.49'	S00°23'07"E	N88°47'00"E
C11	LOT 14	07°36'11"	37.55'	283.00'	S04°11'12.5"E	37.53'	S07°59'18"E	S00°23'07"E
C12	LOT 15	07°36'11"	28.80'	217.00'	N04°11'12.5"W	28.77'	N00°23'07"W	N07°59'18"W
C13		31°33'32"	376.20'	683.00'	N88°16'57"W	371.46'	N84°03'43"W	N52°30'11"W



WISCONSIN
SCOTT P. HEWITT
S-2249
PORTAGE, WISCONSIN
LAND SURVEYOR
DATE: JUNE 18, 2018

7/30/18	DOA COMMENTS	TK	SPH
DATE	REVISION	BY	APVD
A FINAL PLAT OF Terrace Vista - Phase 1			
FILE NO. 1117-646	PROJ. NO. 108-07	DWG NO. 1117-646 Final Plat	
THIS INSTRUMENT DRAFTED BY		SHEET 1 OF 2	

GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
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
(REG. LOGO REPRESENTS THE ORIGINAL MAP)



SCALE: 1" = 60'

A Final Plat of Terrace Vista - Phase 1

BEING A PART OF THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4, SECTION 28, T. 10 N., R. 8 E., CITY OF LODI, COLUMBIA COUNTY, WISCONSIN. CONTAINING: 984,894 SQ. FT. - 22.61 ACRES
PARCEL NUMBERS 11246-900.21, 11246-900.22, 11246-2001.01, 11246-2002 & 11246-2003

SURVEYOR'S CERTIFICATE

I, SCOTT P. HEWITT, Professional Land Surveyor, do hereby certify that by the order of Grothman Holdings, LLC, I have surveyed, monumented, mapped and divided Terrace Vista - Phase 1, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being a part of the Northwest Quarter of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter of Section 28, Town 10 North, Range 8 East, City of Lodi, Columbia County, Wisconsin, described as follows:

Beginning at the Southwest corner of Section 28;
thence North 00°23'07" West along the West line of the Southwest Quarter of said Section 28, 826.07 feet;
thence South 89°30'48" East, 167.03 feet;
thence North 86°12'56" East, 66.18 feet;
thence North 86°47'00" East, 212.81 feet;
thence North 43°31'51" East, 266.90 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 3155;
thence South 89°37'27" East along the South line of said Lot 1, 150.00 feet to the Southeast corner of said Lot 1;
thence North 07°04'41" East along the East line of said Lot 1, 425.00 feet to a point on the Southerly right-of-way line of Sauk Street;
thence North 82°56'19" West along said Southerly right-of-way line of Sauk Street, 129.25 feet;
thence North 84°03'43" West along said Southerly right-of-way line of Sauk Street, 367.47 feet;
thence Northwesterly along said Southerly right-of-way line of Sauk Street along a 683.00 foot radius curve to the right having a central angle of 31°33'32" and whose long chord bears North 68°16'57" West, 371.46 feet to a point on the West line of the Southwest Quarter of said Section 28;
thence North 00°23'07" West along the West line of the Southwest Quarter of said Section 28, 42.05 feet to a point in the centerline of Sauk Street;
thence South 52°02'07" East along said centerline, 20.51 feet;
thence Southeasterly along said centerline of Sauk Street along a 650.00 foot radius curve to the left having a central angle of 32°01'36" and whose long chord bears South 68°02'56" East, 358.82 feet;
thence South 84°03'43" East along said centerline, 367.80 feet;
thence South 82°56'19" East along said centerline, 83.58 feet to the Northwest corner of Lot 1, Certified Survey Map, No. 3155;
thence South 07°04'41" West along the West line of said Lot 1, 33.00 feet to a point on the Southerly right-of-way line of Sauk Street;
thence South 82°56'19" East along said Southerly right-of-way line, 66.00 feet to a point on the East line of Lot 1, Certified Survey Map, No. 3155;
thence North 07°04'41" East along the East line of said Lot 1, 33.00 feet to a point in the centerline of Sauk Street;
thence South 81°49'10" East along said centerline, 488.50 feet;
thence South 00°18'59" East along the Westerly right-of-way line of Ottowynn Terrace, 266.92 feet;
thence Southwesterly along said Westerly right-of-way line along a 117.00 foot radius curve to the right having a central angle of 27°28'07" and whose long chord bears South 13°23'04.5" West, 65.49 feet;
thence South 27°06'08" West along said Westerly right-of-way line, 142.52 feet;
thence Southwesterly along said Westerly right-of-way line along a 117.00 foot radius curve to the right having a central angle of 37°13'16" and whose long chord bears South 45°42'46" West, 74.68 feet;
thence South 25°40'36" East along said right-of-way, 66.00 feet to a point on the Easterly right-of-way line of Ottowynn Terrace;
thence Northeasterly along said Easterly right-of-way line along a 183.00 foot radius curve to the left having a central angle of 26°14'51" and whose long chord bears North 51°41'58.5" East, 79.99 feet;
thence South 00°20'09" East along the West line of Lot 1, Certified Survey Map, No. 5880, 185.31 feet;
thence South 64°19'24" West along the West line of said Lot 1, 652.22 feet;
thence South 88°47'01" West along the West line of said Lot 1, 273.98 feet;
thence South 00°17'07" East along the West line of said Lot 1, 420.55 feet to a point on the South line of the Southwest Quarter of said Section 28;
thence South 88°51'03" West along the South line of the Southwest Quarter of said Section 28, 418.85 feet to the point of beginning.
Containing 984,894 square feet, (22.61 acres), more or less.

I DO FURTHER CERTIFY that this is a true and correct representation of the exterior boundaries of the land surveyed and the division of it and that I have fully complied with the Provisions of Chapter 236 of the Wisconsin State Statutes and the City of Lodi Subdivision Ordinance to the best of my knowledge and belief.

Scott Hewitt
SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: June 18, 2018
File No. 1117-646



COMMON COUNCIL RESOLUTION

RESOLVED THAT the plat of Terrace Vista - Phase 1 in the City of Lodi, Columbia County, Wisconsin, is hereby approved by the Common Council.

James W. Ness, Mayor Date

I HEREBY CERTIFY that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Lodi, Wisconsin, this _____ day of _____, 20____.

Lanette Mayberry, Deputy Clerk, Clerk

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN
SS)
COUNTY OF COLUMBIA)

I, Sandy Bloesch, being duly elected, qualified and acting Treasurer of the City of Lodi, do hereby certify that in accordance with my records in my office there are no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in the plat of Terrace Vista - Phase 1.

Sandy Bloesch, Treasurer Date

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN
SS)
COUNTY OF COLUMBIA)

I, Deborah Ralmer being duly elected, qualified and acting Treasurer of the County of Columbia, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in the plat of Terrace Vista - Phase 1.

Deborah A. Ralmer, County Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20____, at _____ o'clock, _____ M. and recorded in Volume _____ of Plats on Page _____ as Document Number _____.

Karen A. Manske, Register of Deeds

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection:

1. City of Lodi
2. Department of Administration

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

In the presence of:

Grothman Holdings, LLC

James R. Grothman, Member

STATE OF WISCONSIN
SS)
COUNTY OF COLUMBIA)

Personally, came before me this _____ day of _____, 20____, the above named James R. Grothman, Member of Grothman Holdings, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Columbia County, Wisconsin

My commission expires: _____

CONSENT OF MORTGAGEE

We, of Farmers & Merchants Union 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 we do consent to the above certificates of James R. Grothman, Member of Grothman Holdings, LLC.

Witness the hand and seal of Farmers & Merchants Union Bank, Mortgagee, this _____ day of _____, 20____.

Farmers & Merchants Union Bank

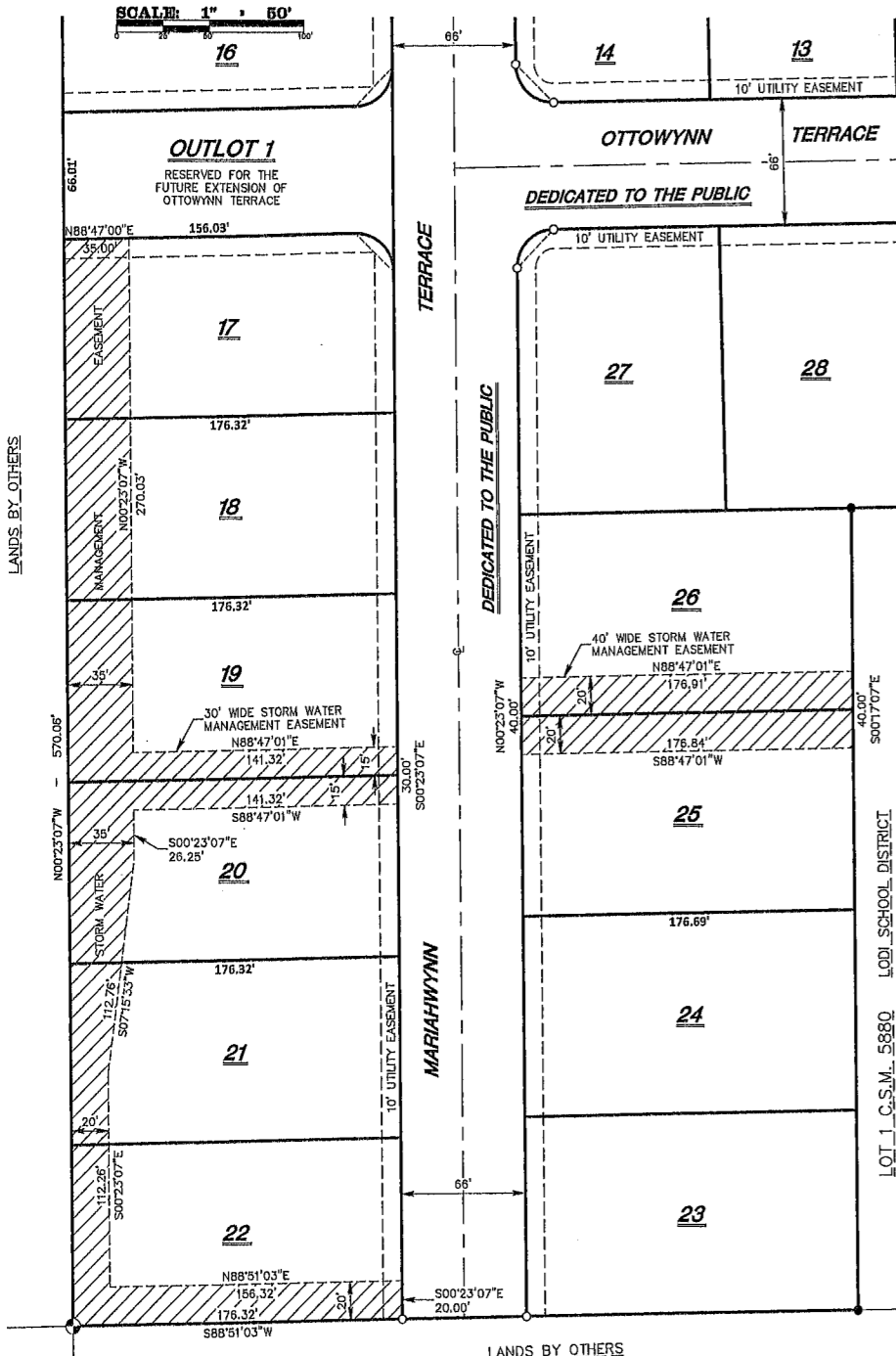
Randall G. Bobholz

STATE OF WISCONSIN
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named Randall G. Bobholz to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public

My commission expires: _____
County, Wisconsin



DRAINAGE EASEMENT DETAIL

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 August 1st, 2018
Kevin L. Pomeroy
Department of Administration

SURVEYOR
SCOTT P. HEWITT
P.O. BOX 373
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PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
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OWNER/SUBDIVIDER
GROTHMAN HOLDINGS LLC
C/O JAMES R. GROTHMAN
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE: (608) 742-7788

7/30/18	DOA COMMENTS	TK	SPH
DATE	REVISION	BY	APVD
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