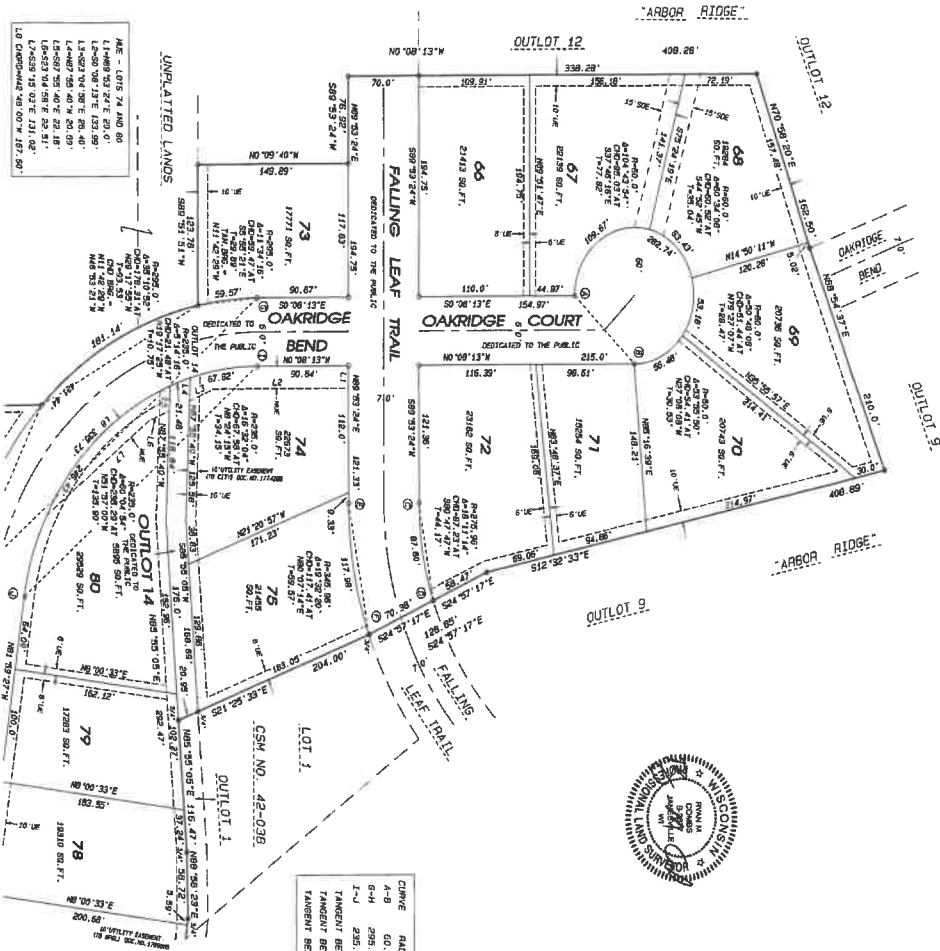


# ARBOR RIDGE FIRST ADDITION

A50

PART OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 10, PAGE 205 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 180233 AND PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF SECTION 23, T20N, R125E, OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.



NOTE: UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PUBLIC UTILITIES MAKING RIGHTS TO SERVE THE PLATTED AREA.  
 NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF AN INCH.  
 NOTE: "ARBOR RIDGE FIRST ADDITION" CREATES 40 LOTS AND 3 OUTLOTS FROM A TOTAL OF 28,339 SQUARE FEET.  
 FALLING LEAF TRAIL, 275.88'.  
 OAKRIDGE COURT, 1070.91'.  
 OAKRIDGE COURT, 227.42'.

NOTE: STORM SEWER AND DRAINAGE STATEMENTS ARE FOR THE INSTALLATION OF STORM SEWERS AND THE EMERGENCY EGRESS OF STORM SEWERS. THE CITY OF JANESVILLE RESERVES THE RIGHT TO CHANGE THE GROUND ELEVATION WITHIN SAID STATEMENTS TO FACILITATE STORM SEWER RUN-OFF.  
 NOTE: LOTS 66 THROUGH 72 AND LOT 79 ARE DESIGNATED AS RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT 15. DEVELOPMENT ON THESE LOTS SHALL BE LIMITED TO SINGLE-FAMILY RESIDENTIAL USES.  
 NOTE: OUTLOT 14 INCLUDES A 20'-FOOT WIDE STRIP DESIGNATED TO THE PUBLIC THAT PROHIBITS TREE REMOVAL, EXCEPT AS AUTHORIZED BY THE CITY OF JANESVILLE.  
 NOTE: VARIATION LOTS INCLUDED WITHIN THE PLAT ADJOIN PUBLIC UTILITY INSTALLATIONS OR OTHER PUBLIC OPEN SPACES. THESE SPACES MAY OR MAY NOT CURRENTLY BE DEVELOPED. DESPITE THAT, THEY ARE PUBLIC BODIES AND ARE SUBJECT TO THE CITY OF JANESVILLE'S POLICY ON FUTURE CARE AND USE OF THESE SPACES. ANY SUCH DEVELOPMENT OR OTHER PUBLIC USE OF THESE SPACES SHALL BE SUBJECT TO THE CITY OF JANESVILLE'S POLICY ON FUTURE CARE AND USE OF THESE SPACES.  
 NOTE: SIDEWALKS ARE DESIGNATED ALONG BOTH SIDES OF 412 STREET FRONTAGE WITHIN THE PLAT, INCLUDING THE SIDEWALKS ALONG OAKRIDGE COURT AND FALLING LEAF TRAIL. SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE CITY OF JANESVILLE'S POLICY ON SIDEWALKS AND POLICY ON OCCUPANCY OF THE PRESIDENTIAL STRUCTURES.  
 NOTE: ON-STREET PARKING SHALL BE RESTRICTED ALONG THE WEST SIDE OF OAKRIDGE COURT, ALONG THE WEST AND SOUTH SIDES OF OAKRIDGE COURT, AND ALONG THE INSIDE FRONTAGE OF GREENWAY CIRCLE, AND WITHIN THE OUT-DECK OF OAKRIDGE COURT.

CHAIN DATA CHART

CHAIN	ADJUTANT	BEARING	CHAIN	ADJUTANT	BEARING
6-4	60.00	S 81° 31' 14" W	9-4	94.43	S 74° 04' 58" W
6-4	255.00	S 81° 31' 14" W	9-4	104.00	S 74° 04' 58" W
6-4	255.00	S 81° 31' 14" W	9-4	104.00	S 74° 04' 58" W
TANGENT BEARING FROM CHAIN A-B = S 89° 14' 42" W					
TANGENT BEARING FROM CHAIN C-D = S 89° 14' 42" W					
TANGENT BEARING FROM CHAIN E-F = N 10° 21' 04" E					



There are no objections to this plat with respect to 4, 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified: **August 12, 2024**

*Don Jones*  
 Don Jones  
 Director of Administration

SHEET ONE OF FOUR SHEETS

SEE SHEET 2

**Combs** ASSOCIATES  
 LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING

120 N. STEVENSON ST.  
 JANESVILLE, WI 53504  
 608.785.2200  
 608.785.2202

DATE: 3/01/2023  
 BY: 911  
 PROJECT: 124-606  
 CHECKED: HENRICKS

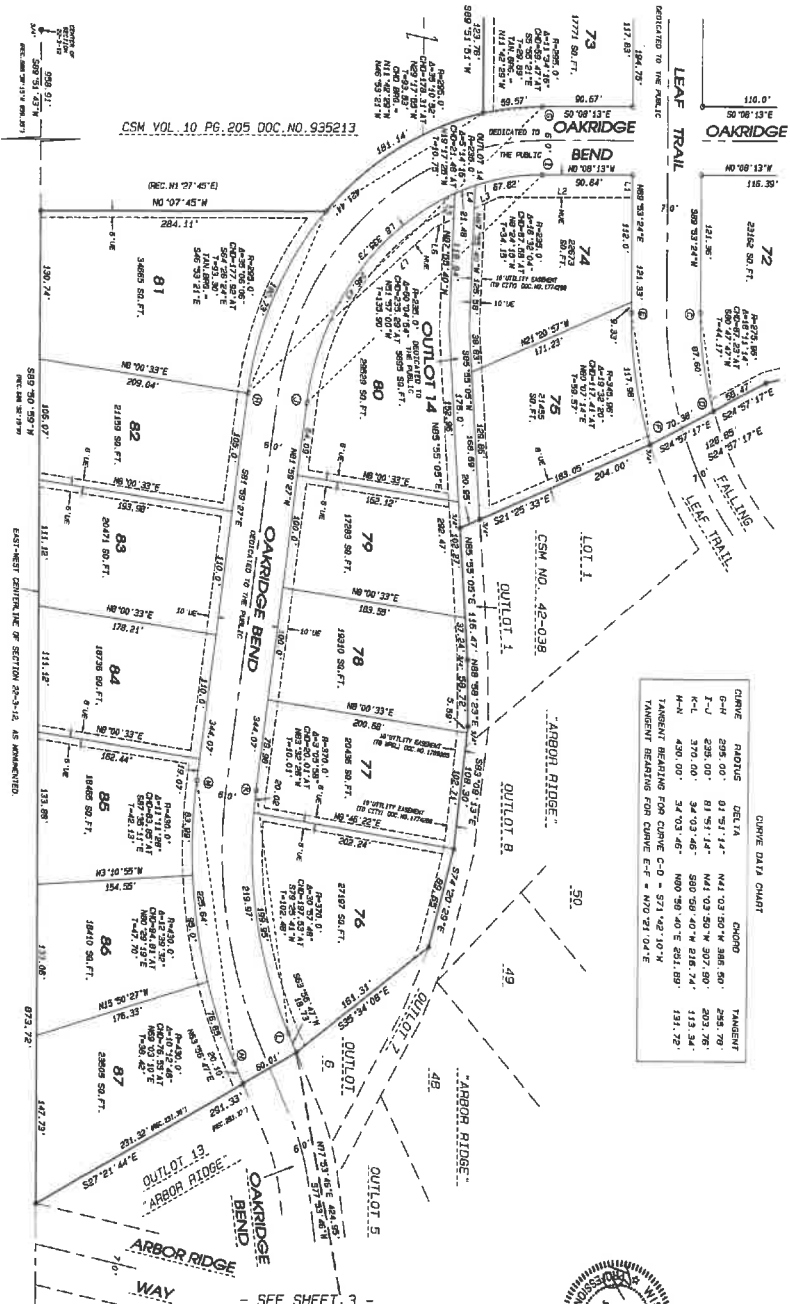
REVISION: 3/30/2023

2259923  
 COUNTY OF ROCK  
 RECORDER OF DEEDS  
 300 N. WASHINGTON ST.  
 JANESVILLE, WI 53501  
 PHONE: 608.785.1211  
 FAX: 608.785.1211

# ARBOR RIDGE FIRST ADDITION

PART OF A CERTIFIED SUBDIVISION MAP RECORDED IN VOLUME 18 PAGE 535 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 935213 AND PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, 12N, 11E, OF THE 5TH T4M, CITY OF JANSVILLE, ROCK COUNTY, WISCONSIN.

SEE SHEET 1 -



CURVE DATA CHART

CURVE	RADIUS	DELTA	CHORD	TANGENT
C-1	295.00'	91°51'14"	141.02' 00" W	386.50'
C-2	295.00'	81°51'14"	141.02' 00" W	295.79'
C-3	430.00'	34°03'47"	347.03' 47" N	303.75'
C-4	430.00'	34°03'47"	347.03' 47" N	303.75'
TANGENT	RELATING CURVE C-1 TO C-2		373.142' 10" W	131.72'
TANGENT	RELATING CURVE C-2 TO C-3		119.87' 30" E	347.03' 47" N



NOTE: DIMENSIONS ARE REFERENCED TO THE EAST-WEST CENTERLINE OF SECTION 22-11-12, 46 UNLESS OTHERWISE INDICATED.

**LEGEND**

- FOUND 4" ROUND ALUMINUM MONUMENT
- FOUND 1/4" ROUND IRON NAIL
- FOUND 3/4" ROUND IRON NAIL
- FOUND 2" ROUND IRON PIPE
- BENCHMARK 4.17557 / 4.17557
- BENCHMARK 4.17557 / 4.17557

ALL OTHER LOT AND UNIT OF COMMON ARE WITHIN 1.5' OF BENCHMARK. F.T. = FEET, INCHES AND FRACTIONS.

46" MANHOLE UTILITY EASEMENT

UTILITY EASEMENT

DOE STONE SPHERE AND BRASS DISK EASEMENT

DOE IDENTIFICATION

There are no modifications to this plat with respect to s. 216.15, 216.16, 216.20 and 216.21 (1) and (2), Wis. Stats. as provided by s. 216.12, Wis. Stats.

Certified August 12, 2024

*Dan J. Sauer*  
 Department of Administration

SHEET TWO OF FOUR SHEETS

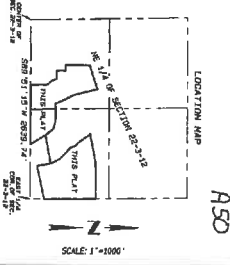
**Combs**  
 PROFESSIONAL SURVEYING & CONSULTING

212 S. HAWKINS ST.  
 JANESVILLE, WI 53101  
 TEL: 535 282-2522  
 FAX: 535 282-3191  
 WWW.COMBSINC.COM

LAND SURVEYING AND MAPPING  
 LAND ACQUISITION  
 CIVIL ENGINEERING

DATE: 3/01/2023  
 PROJECT: 123-806  
 DRAWN BY: HENDRICKS

DATE: 3/30/2023

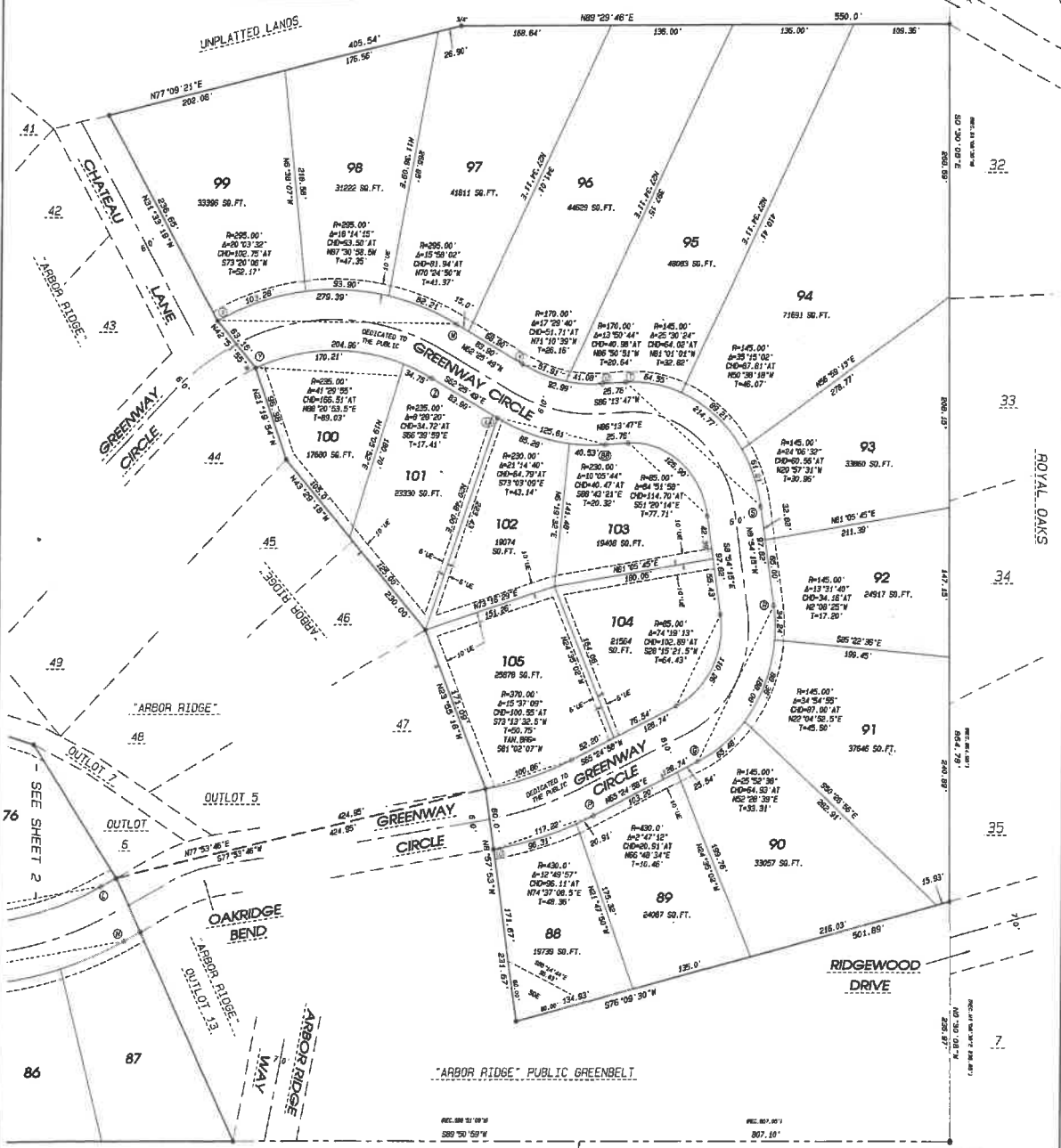


# ARBOR RIDGE FIRST ADDITION A50

PART OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 10, PAGE 205 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. R32213 AND PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T.3N., R.12E., OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

CURVE DATA CHART

CURVE	RADIUS	DELTA	CHORD	TANGENT
O-P	430.00'	15°37'09"	N73°13'32.5"E 116.89'	58.99'
O-R	145.00'	74°19'13"	N26°15'21.5"E 175.17'	109.90'
S-T	145.00'	84°51'58"	N51°20'14"W 155.67'	132.56'
U-Y	170.00'	31°20'24"	N78°06'01"W 81.83'	47.69'
W-X	255.00'	54°15'45"	N83°33'43.5"E 269.05'	151.17'
Y-Z	235.00'	49°58'15"	S87°24'56.5"E 196.52'	169.51'
AA-BB	230.00'	31°20'24"	S78°06'01"E 124.24'	64.52'
TANGENT BEARING FOR CURVE O-P = N61°02'07"E				
TANGENT BEARING FOR CURVE W-X = S83°18'22"W				
TANGENT BEARING FOR CURVE Y-Z = N67°35'56"E				



**LEGEND**

- FOUND 4" ROUND ALUMINUM MONUMENT
  - FOUND 1-1/4" ROUND IRON ROD
  - 3/4" ● FOUND 3/4" ROUND IRON REBAR
  - FOUND 2" ROUND IRON PIPE
  - SET 3-1/4" x 18" ROUND IRON ROD, WEIGHING 4.17 LBS. / LTN. FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED WITH 3/4" x 24" ROUND IRON REBAR, WEIGHING 1.5 LBS. PER LTN. FT.
- M.E. MUNICIPAL UTILITY EASEMENT
  - U.E. UTILITY EASEMENT
  - S.O.E. STORM SEWER AND DRAINAGE EASEMENT
  - Ⓢ CURVE IDENTIFIER

There are no objections to this plan 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 12, 2024

*Dr. Dime*  
Department of Administration

SHEET THREE OF FOUR SHEETS

<b>Combs &amp; Associates</b> 200 N. McMillan St. Janesville, WI 53400 www.combsandassociates.com	LAND SURVEYING	DATE 3/01/2023	SCALE 3/30/2023
	LAND PLANNING	BY S.J.	
	CIVIL ENGINEERING	PROJECT 121-506	
	CHECK HENDRICKS		

# ARBOR RIDGE FIRST ADDITION

AED

PART OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 10, PAGE 205 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 802213 AND PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T.8N., R.12E., OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**  
 I, PHILIP M. COMBS, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUPERVISED, DIVIDED AND MAPPED PART OF  
ARBOR RIDGE FIRST ADDITION, AS SHOWN ON PAGE 205 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS  
 DOCUMENT NO. 802213 AND PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, T.8N., R.12E., OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, THAT I HAVE MADE SUCH SURVEY, LAND SURVEY AND  
 PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON.

ALONG THE EAST BOUNDARY, COMMENCING AT AN IRON PIPER ANCHOR AT THE EAST 1/2 CORNER OF SAID SECTION, THENCE 299.50 S 89° W  
 of Arbor Ridge", also being at the place of beginning for the land to be hereinafter described, thence 589.50 S 89° W  
 Volume 10, Page 205, thence N 07° 55' 15" E 172.72 feet to the SE corner of a Certified Survey Map recorded in  
 Northwestern Survey No. 42-038, thence N 03° 40' 14" W 458.69 feet, thence S 89° 53' 24" W 76.82 feet, thence  
 Eastern Survey No. 42-038, thence N 89° 54' 37" E 240.00 feet to a corner of Outlot 5 of said Arbor Ridge",  
 No. 08137W 408.20 feet to a corner of Outlot 15, thence N 89° 54' 37" E 240.00 feet to a corner of Outlot 5 of said  
 of said Certified Survey Map No. 42-038, thence S 24° 59' 17" E 128.85 feet to the most westerly  
 corner of Lot 1 of a Certified Survey Map No. 42-038, thence S 89° 53' 24" W 76.82 feet to a corner of Outlot 5 of said  
 the most southerly corner of said Outlot 5, thence N 77° 53' 45" E 424.59 feet to the most easterly corner of Lot 48 of  
 thence N 89° 53' 24" W 76.82 feet to the most easterly corner of Lot 48 of said Arbor Ridge",  
 then to the most northerly corner of said Lot 44, thence N 42° 51' 28" W 63.46 feet to a point on the East Line of  
 590.0 feet to the NW corner of Lot 32 of "Royal Oaks", thence S 89° 53' 24" W 76.82 feet to the most easterly corner of Lot 47 of  
 424.59 feet to said east southerly corner of said Outlot 5, thence S 24° 59' 17" E 128.85 feet to the place of beginning,  
 containing 21.393 Acres.

SECTION 22, T.8N., R.12E., OF THE 4TH P.M., CITY OF JANESVILLE, WISCONSIN, AND THE SUBDIVISION  
 THE CITY OF JANESVILLE, WISCONSIN, AND THE SUBDIVISIONS OF THE LAND SURVEYED AND THE SUBDIVISION  
 SUBDIVISION REGULATIONS OF THE CITY OF JANESVILLE IN SURVEYING, DIVISIONS AND MAPPING THE SAME.  
 DATED THIS 21ST DAY OF MARCH, 2023  
 REVERSED THIS 30TH DAY OF MARCH, 2023



*Philip M. Combs*  
 PHILIP M. COMBS, R.S. 2877

**OWNER'S CERTIFICATE OF CERTIFICATION - HENDRICKS LAND DEVELOPMENT, LLC.**  
 I, DAVID L. HENDRICKS, OWNER AND DESIGNER OF THE LAND DESCRIBED IN THIS PLAT TO BE  
 SUPERVISED, DIVIDED AND MAPPED BY SAID SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS  
 PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND THE  
 DEPARTMENT OF ADMINISTRATION, ON OR BEFORE THE DATE OF RECORDATION OF THIS PLAT TO  
 ROCK COUNTY PLANNING AND DEVELOPMENT AGENCY.  
 I, DAVID L. HENDRICKS, OWNER AND DESIGNER OF THE LAND DESCRIBED IN THIS PLAT TO BE  
 SUPERVISED, DIVIDED AND MAPPED BY SAID SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS  
 PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND THE  
 DEPARTMENT OF ADMINISTRATION, ON OR BEFORE THE DATE OF RECORDATION OF THIS PLAT TO  
 ROCK COUNTY PLANNING AND DEVELOPMENT AGENCY.  
 WITNESS THE HAND AND SEAL OF SAID OWNER THIS 13th DAY OF September, 2024.  
Hendricks Land Development, LLC.

STATE OF WISCONSIN  
 COUNTY OF ROCK  
 I, DAVID L. HENDRICKS, OWNER AND DESIGNER OF THE LAND DESCRIBED IN THIS PLAT TO BE  
 SUPERVISED, DIVIDED AND MAPPED BY SAID SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS  
 PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES AND THE  
 DEPARTMENT OF ADMINISTRATION, ON OR BEFORE THE DATE OF RECORDATION OF THIS PLAT TO  
 ROCK COUNTY PLANNING AND DEVELOPMENT AGENCY.  
 WITNESS THE HAND AND SEAL OF SAID OWNER THIS 13th DAY OF September, 2024.  
Hendricks Land Development, LLC.

**COMMON COUNCIL RESOLUTION**  
 WHEREAS A PLAT OF "ARBOR RIDGE FIRST ADDITION", A SUBDIVISION LYING IN THE SE 1/4 OF  
 SECTION 22, T.8N., R.12E., OF THE 4TH P.M., CITY OF JANESVILLE, ROCK COUNTY,  
 WISCONSIN, WAS SOLELY APPROVED BY THE CITY PLANNING COMMISSION  
 ON THE 12th DAY OF September, 2023, WHEREBY THIS CERTAIN TRACT OF LAND IS PLATTED INTO  
 BLOCKS, LOTS, OUTLOT AND STREETS, NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
 CITY OF JANESVILLE, WISCONSIN, THAT THE SAID PLAT OF "ARBOR RIDGE FIRST ADDITION" BE AND IS HEREBY  
 ACCEPTED AND APPROVED FOR THE PURPOSES THEREON SHOWN.

STATE OF WISCONSIN  
 COUNTY OF ROCK  
 I, DAVID L. HENDRICKS, OWNER AND DESIGNER OF THE LAND DESCRIBED IN THIS PLAT TO BE  
 SUPERVISED, DIVIDED AND MAPPED BY SAID SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE  
 COMMON COUNCIL OF THE CITY OF JANESVILLE, WISCONSIN THIS 27th DAY OF February, 2023.

**CITY TREASURER'S CERTIFICATE**  
 STATE OF WISCONSIN  
 COUNTY OF ROCK  
 I, LORNA RAE STOTTLER, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE  
 CITY OF JANESVILLE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE  
 THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF September 13th, 2024.  
 APPROVED THIS 13th DAY OF September, 2024.  
 DATED THIS 13th DAY OF September, 2024.

**CITY TREASURER'S CERTIFICATE**  
 STATE OF WISCONSIN  
 COUNTY OF ROCK  
 I, MICHELLE HERTZIG, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE  
 CITY OF JANESVILLE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE  
 THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF  
September 13th, 2024, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "ARBOR  
 RIDGE FIRST ADDITION".  
 DATED THIS 13th DAY OF September, 2024.  
MicHELLE HERTZIG, MICHELLE HERTZIG, COUNTY TREASURER

RECORDING DATA  
 RECEIVED FOR RECORD THIS 13th DAY OF September, 2024, A.D. AT  
 10:00 O'CLOCK A.M., AND RECORDED IN VOLUME 33, PAGE 118  
 THRU 121 OF PLATS, DOCUMENT NO. 2269923  
 REGISTERED BY DEEDS \* Sandra Dismal \$50.00

There are no objections to this plat with respect to  
 s. 235.13, 235.16, 236.20 and 236.21 (1) and (2), Wis.  
 Stat. as provided by s. 236.13, Wis. Stat.  
 Certified August 12, 2024  
*Sandra Dismal*  
 Department of Administration

SHEET FOUR OF FOUR SHEETS

	DATE	3/01/2023	RECORD	3/30/2023
	BY	S11		
LAND SURVEYING LAND PLANNING CIVIL ENGINEERING	RECORDS	121-606	CITY	HENDRICKS
151 W. HANCOCK ST. CASSIOPOLIS, WI 53603 TEL: 920.726.2512 FAX: 920.726.2512 WWW.COMPSWI.COM				