

C. M. & E. BUSINESS PARK

(A COUNTY PLAT)

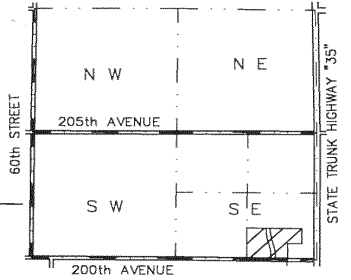
Located in part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31 North, Range 19 West, Town of Somerset, being Lot 2 of a Certified Survey Map recorded in Volume 17, Page 4491 at the Register of Deeds Office of St. Croix County, Wisconsin.

829363

REGISTER'S OFFICE
ST. CROIX CO. WIS.
Received for Record this 11th day
of July A.D., 2006
at 1:00 o'clock P.M. Recorded in
Volume 11
Plats 6
page
Kathleen H. Walsh
Register of Deeds
Meri Campbell, Deputy

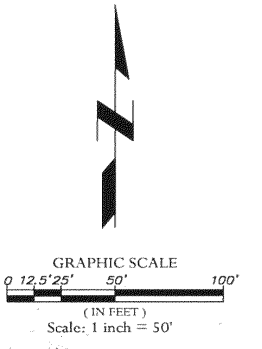
VICINITY MAP

SEC. 23, T. 31 N., R. 19 W.
TOWN OF SOMERSET,
ST. CROIX COUNTY, WI
NOT TO SCALE



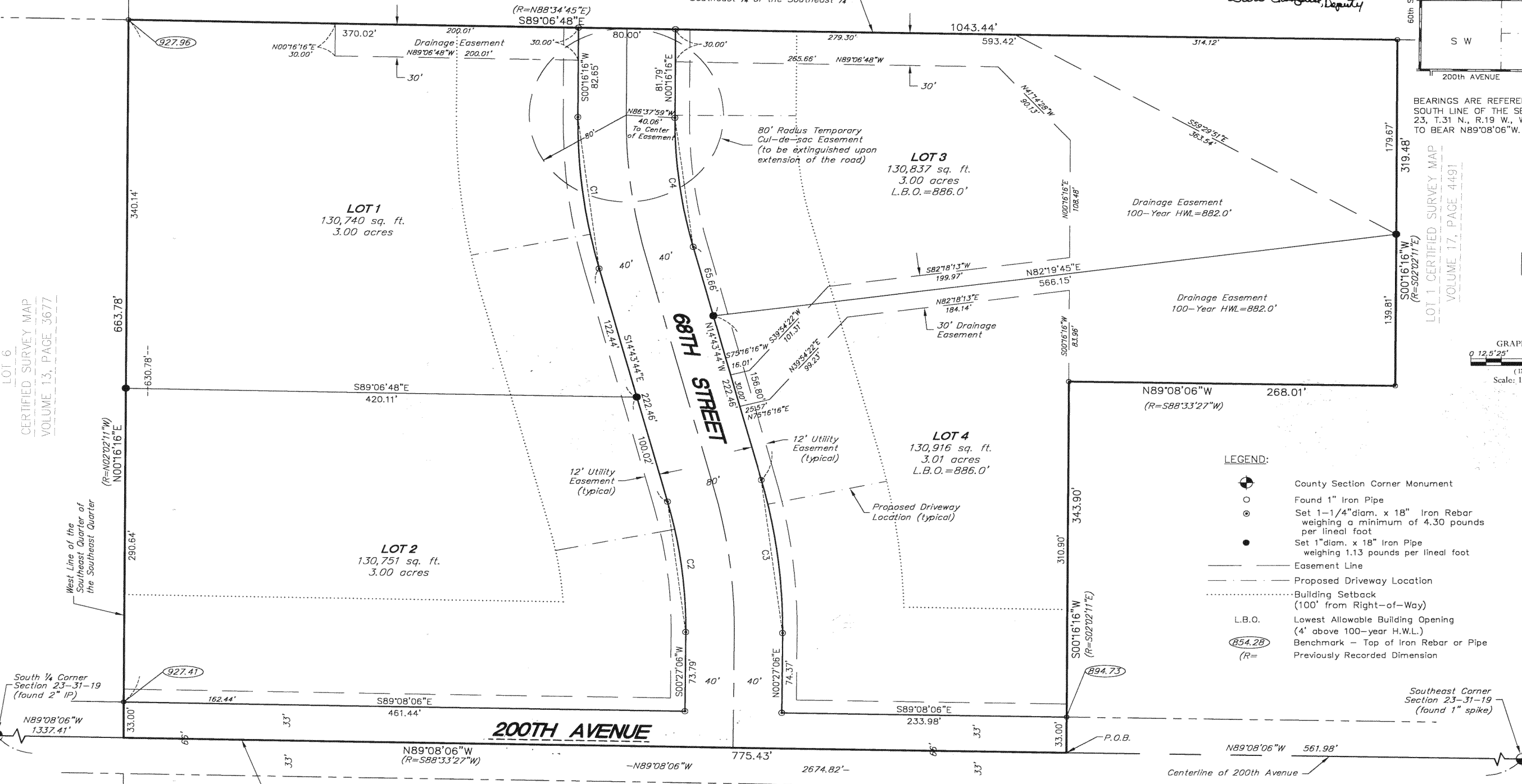
BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SE-1/4 OF SECTION
23, T.31 N., R.19 W., WHICH IS ASSUMED
TO BEAR N89°08'06\"W.

LOT 1 CERTIFIED SURVEY MAP
VOLUME 17, PAGE 4491



UNPLATTED
LANDS

UNPLATTED LANDS



LOT 6
CERTIFIED SURVEY MAP
VOLUME 13, PAGE 3677

UNPLATTED
LANDS

LEGEND:

- County Section Corner Monument
- Found 1" Iron Pipe
- Set 1-1/4" diam. x 18" Iron Rebar weighing a minimum of 4.30 pounds per lineal foot
- Set 1" diam. x 18" Iron Pipe weighing 1.13 pounds per lineal foot
- Easement Line
- Proposed Driveway Location
- Building Setback (100' from Right-of-Way)
- L.B.O. Lowest Allowable Building Opening (4' above 100-year H.W.L.)
- Benchmark - Top of Iron Rebar or Pipe
- Previously Recorded Dimension

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT BEARING
C1	540.00	15°00'00"	141.37'	140.97'	S07°13'44"E	S00°16'16"W S14°43'44"E
C2	460.00	15°10'50"	121.88'	121.52'	N07°08'19"W	S14°43'44"E S00°27'06"W
C3	540.00	15°10'50"	143.07'	142.65'	N07°08'19"W	N00°27'06"E N14°43'44"W
C4	460.00	15°00'00"	120.43'	120.08'	S07°13'44"E	N14°43'44"W N00°16'16"E

LOT 1
CERTIFIED SURVEY MAP
VOLUME 2, PAGE 547

LOT 1
CERTIFIED SURVEY MAP
VOLUME 8, PAGE 2250

Handwritten signature: Gerald C. Ripley
Date: July 9, 2006

JOB # WI057SU122
Prepared by:
JEO
Consulting Group, Inc.
Phone No. (715) 246-4319
Fax No. (715) 246-3830
P.O. Box 325
New Richmond, WI 54017
Sheet 1 of 2

C. M. & E. BUSINESS PARK

(A COUNTY PLAT)

Located in part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31 North, Range 19 West, Town of Somerset, being Lot 2 of a Certified Survey Map recorded in Volume 17, Page 4491 at the Register of Deeds Office of St. Croix County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

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

Town of Somerset
St. Croix County

WITNESS the hand and seal of said owner this 7 day of July, 2006.
In presence of:

Thomas Belisle (Seal)
Thomas Belisle

STATE OF WISCONSIN)
ST. CROIX COUNTY) SS

Personally came before me this 7 day of July, 2006, Thomas Belisle, to me known to be the person who executed the foregoing instrument, acknowledged that he executed the foregoing instrument and acknowledged it the same.

(Notary Seal) Katie Engle Notary Public, St. Croix, Wisconsin

My commission expires 9/4/07

CONSENT OF CORPORATE MORTGAGEE

S & C Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Thomas Belisle, owner.

IN WITNESS WHEREOF, the said S & C Bank has caused these presents to be signed by Edward Schmoed, its President, and countersigned by Elizabeth Mae, its Secretary (cashier) at New Richmond, Wisconsin, and its corporate seal to be hereunto affixed this 7 day of July, 2006.

In presence of:

S & C Bank (Corporate Seal)
Corporate Name

Edward Schmoed Elizabeth Mae 7/7/06
President Secretary or Cashier Date

STATE OF WISCONSIN)
ST. CROIX COUNTY) SS

Personally came before me this 7 day of July, 2006, Edward Schmoed, President, and Elizabeth Mae, Secretary (cashier) of the above named corporation, to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed do said corporation, by its authority.

(Notary Seal) Katie Engle Notary Public, St. Croix, Wisconsin

My commission expires 9/4/07

DRAINAGE EASEMENT NOTE:

No owner or resident shall do anything, which would interfere with or change the operation of the approved comprehensive stormwater management plan, sediment and erosion control plan for this Plat. This includes, but is not limited to, building upon, obstructing, altering, filling, excavating or planting in any drainage easement(s), stormwater ponds, water drainage ditches, water runways, water culverts, or berms.

GENERAL ZONING NOTICE:

Each parcel shown on this map is subject to State, County and Town laws, rules and regulations (i.e., wetland, minimum lot size, access to parcel, etc.). Before purchasing or developing any lot, contact the St. Croix County Planning & Zoning Department and the Town of Somerset.

SURVEYOR'S CERTIFICATE:

I, Gerald C. Ripley, a Registered Wisconsin Land Surveyor, do hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and subdivision regulations of St. Croix County and the Town of Somerset, and under the direction of Thomas Belisle, owner of the land described on this plat, I have surveyed, divided and mapped C.M. & E. Business Park; that such plat correctly represents the exterior boundaries and the subdivision of the land surveyed; and that this plat is located in part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31 North, Range 19 West, Town of Somerset, being Lot 2 of a Certified Survey Map recorded in Volume 17, Page 4491 at the Register of deed Office of St. Croix County, Wisconsin and is described as follows:

Commencing at the Southeast Corner of said Section 23;
Thence, North 89 degrees 08 minutes 06 seconds West along the south line of the Southeast Quarter of said Section 23, a distance of 561.98 feet to the POINT OF BEGINNING;
Thence continue, North 89 degrees 08 minutes 06 seconds West along said south line 775.43 feet;
Thence, North 00 degrees 16 minutes 16 seconds East along the west line of Lot 2, of said Certified Survey Map described above, a distance of 663.78 feet;
Thence, South 89 degrees 06 minutes 48 seconds East along the north line of the south one-half of the Southeast Quarter of said Section 23, a distance of 1043.44 feet;
Thence, South 00 degrees 16 minutes 16 seconds West along the westerly line of Lot 1, of said Certified Survey Map described above, a distance of 319.48 feet;
Thence, North 89 degrees 08 minutes 06 seconds West along the westerly line of said Lot 1, a distance of 268.01 feet;
Thence, South 00 degrees 16 minutes 16 seconds West along the westerly line of said Lot 1, a distance of 343.90 feet to the POINT OF BEGINNING and there terminating.

This parcel contains 600,203 square feet (13.78 acres). This parcel is subject to 200th Avenue, a town road, and is subject to easements, restrictions and covenants of record.

Gerald C. Ripley
Gerald C. Ripley-Registered Wisconsin Land Surveyor No. 2371

Dated this 7th day of July, 2006.

TOWN BOARD RESOLUTION

Resolved, that the plat of C. M. & E. Business Park in the Town of Somerset, Thomas Belisle owner, is hereby approved by the Somerset Town Board.

Ed Schmoed 7-7-06
Chairman DATE

I hereby certify that the foregoing is a copy of a resolution adopted by the Somerset Town Board.

Jeri Koester 7-10-06
Clerk DATE

PLANNING, ZONING AND PARKS COMMITTEE RESOLUTION

Resolved, that the plat of C. M. & E. Business Park, in the Town of Somerset, Thomas Belisle, owner, is hereby approved by the St. Croix County Planning and Zoning Committee.

Wally Habegger 7-11-06
Wally Habegger - Chair DATE

David Fodroczi 7-11-06
David Fodroczi - Planning/Zoning Director DATE

MAINTENANCE PLAN AND OWNER RESPONSIBILITIES:

The storm water pond shall require maintenance and periodic inspections. Recommended practices are as follows:

1. Inspections shall be performed annually as well as after major storm events. More frequent inspections of the area are recommended to monitor the area and determine when maintenance tasks should be performed.
2. Trash and debris shall not be allowed to clutter the site. Any visible signs of dumping or excessive waste should be properly disposed of.
3. Evidence of oil, gasoline, or other pollutants, aside from surface film, warrant further inspection by trained personnel. Any associated clean-up activities should also be provided by the appropriate personnel.
4. General policy would be to maintain the pond site to match the surrounding area in ground cover and terrain, providing that there are no adverse effects to the function of the facility. If the desire is to have the area be manicured, mowing would be needed when grass exceeds 18 inches. The ground cover/grass should then be mowed to 3 inches with excessive clippings removed to avoid premature clogging of the system.
5. Any evidence of rodents or insects colonies (bees or wasps) would signal removal of said animals and repair of any damages done.
6. Trees and woody vegetation that may interfere with inspections and further maintenance should be removed from the pond or side slopes.
7. Erosion damage greater than 2 inches should be repaired and stabilized using erosion control measures: rock, planting additional grass, compaction, erosion mat, etc.
8. Once sediment in the pond accounts for 10-15% of the designed pond volume, it should be removed, deposited and stabilized such that it will not reenter the pond or other storm water management facilities. Once the original design of the pond has again been achieved, perhaps through grading activities, the basin may need to be reseeded to prevent erosion.
9. Any overflow weirs that have eroded 4 inches or more should be repaired to the original design elevation.
10. Any rip rap or other erosion measure associated with the overflow spillway shall be repaired or inspected. Sediment or debris should be removed. When native soil is apparent at the top of the spillway, stone shall be added to return the spillway to design conditions.

Property owners shall be responsible for regular maintenance to the facilities located on their property. In the event that significant costs are incurred or expected for larger repairs, said costs would be shared by the property owners of all four lots within the subdivision.

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
ST. CROIX COUNTY) SS

I, Jeri Koester, being the duly elected, qualified and acting town treasurer of the Town of Somerset, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 12-31-05 on any of the land included in the plat of C. M. & E. Business Park.

Jeri Koester 7-10-06
Town Treasurer DATE

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
ST. CROIX COUNTY) SS

I, Cheryl A. Slind, being the duly elected, qualified and acting treasurer of the County of St. Croix, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of 12/31/05 affecting the lands included in the plat of C. M. & E. Business Park.

Cheryl A. Slind 7-10-06
Cheryl A. Slind-Treasurer DATE

JOB # WI057SU122

Prepared by:

JEO
Consulting Group, Inc.

Phone No. (715) 246-4319

Fax No. (715) 246-3830

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Sheet 2 of 2