

file 1-1613

# ORCHARD RIDGE ESTATES

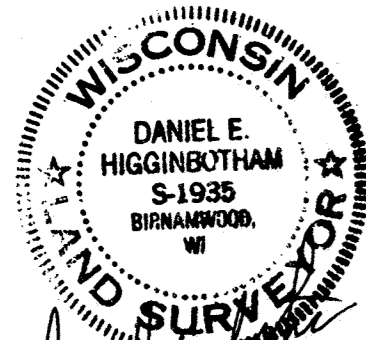
ALL OF LOT 1 VOLUME 6 CERTIFIED SURVEY MAPS PAGE 165 AND ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, TOWN OF POLAR, LANGLADE COUNTY, WISCONSIN

REGISTER OF DEEDS  
Langlade County, Wisconsin

Received for Record this 23rd day of January 1996, at 2:45 clock PM in Plat Cabinet No. 1613 on page 1

*[Signature]*  
REGISTRAR

17462



1/6/96

### RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS ARE BEING FILED WITH THIS SUBDIVISION UNDER A SEPARATE DOCUMENT AT THE LANGLADE COUNTY REGISTER OF DEEDS OFFICE. THESE RESTRICTIVE COVENANTS DO RESTRICT CERTAIN ACTIVITIES ON ALL LOTS WITHIN THE SUBDIVISION.

### PRELIMINARY SOIL BORING

ONLY A LIMITED NUMBER OF PRELIMINARY SOIL BORINGS WERE TAKEN. PRELIMINARY SOIL BORINGS INDICATE THAT LOTS 3, 7, 9, AND 24 MAY SUPPORT ONLY MOUND OR AT GRADE SEPTIC SYSTEMS. A THOROUGH SOIL ANALYSIS ON THESE LOTS MAY INDICATE A LOCATION FOR A CONVENTIONAL SEPTIC SYSTEM.

LOTS 14-16 HAVE SLOPES AND SOIL CONDITIONS THAT MAKES THE INSTALLATION OF SEPTIC SYSTEMS CHALLENGING WITHOUT USING SPECIAL DESIGNS OR PRESSURIZED SYSTEMS.

THE SOILS ON THE REMAINDER OF THE LOTS SEEM TO BE CAPABLE OF SUPPORTING THE INSTALLATION OF CONVENTIONAL SEPTIC SYSTEMS. ADDITIONAL SOIL BORINGS ARE REQUIRED TO OBTAIN A SANITARY PERMIT

### LEGEND

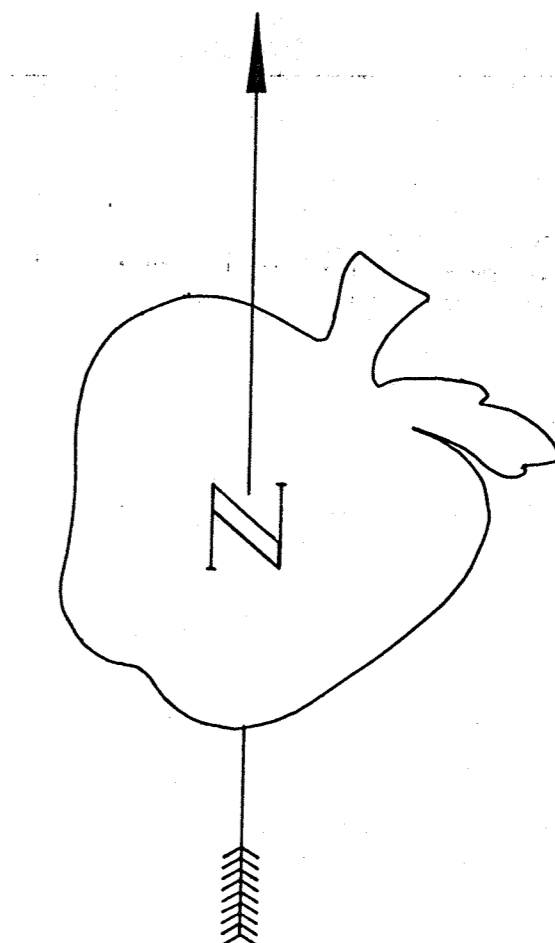
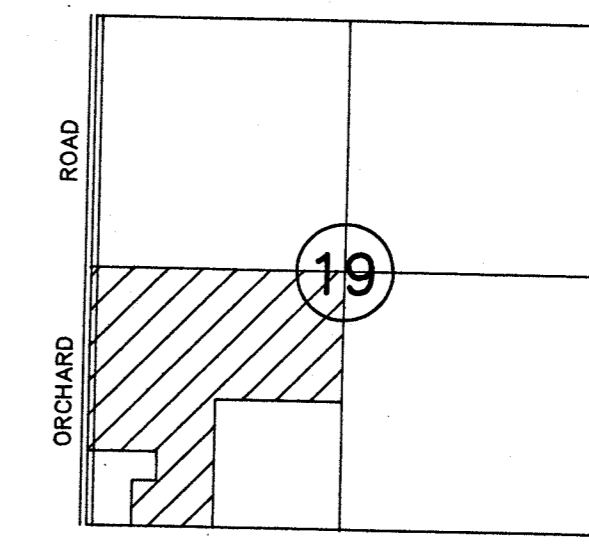
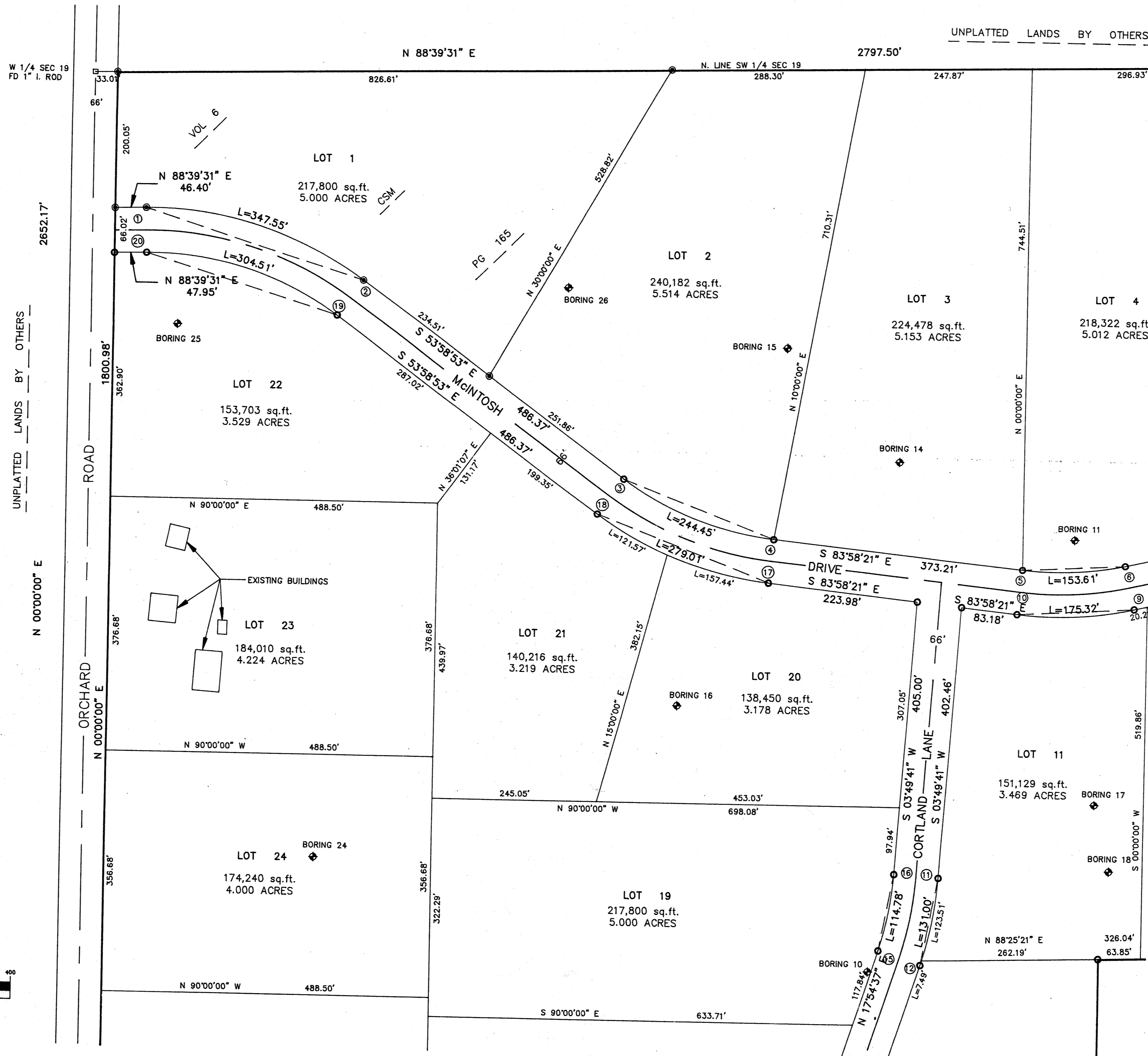
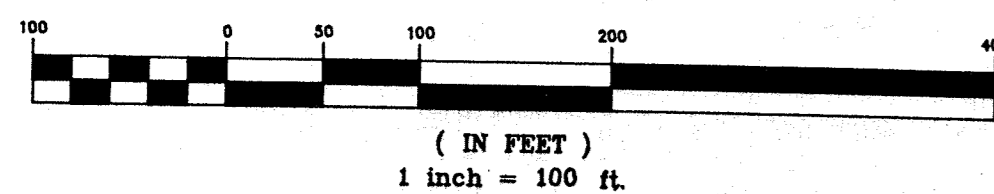
- FOUND 1" I. PIPE
- SET 1-3/16 IRON ROD WEIGHING 3.68 LBS/LIN FT
- PUBLIC LAND SURVEY CORNER
- ◆ PRELIMINARY SOIL BORING
- ( ) RECORD DATA
- 1" X 24" IRON PIPE WEIGHING MIN. 1.13 LBS/LIN FT SET AT ALL OTHER LOT CORNERS

BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 19 RECORDED TO BEAR N 00° 00' 00" E

ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES

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### GRAPHIC SCALE



SEE SHEET 2

SEE SHEET 3

SHEET 1 OF 4

**ORCHARD RIDGE ESTATES**

PART OF THE SOUTHWEST 1/4 SECTION 19 T 31 N R 12 E TOWN OF POLAR, LANGLADE COUNTY

DRAFTED BY: C. BRINKMEIER    CHECKED BY: D. HIGGINBOTHAM

DATE: DECEMBER 11 1995    JOB NO. 95-158

REVISION DATE: DECEMBER 21, 1995

**PLOVER RIVER LAND CO. INC**  
P4225 PINEVIEW RD BIRNAMWOOD WI 54414  
(715) 448-2229

RECORD # 40203  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED: 3/17/96 BY: D. Tlusty

1-161B

# ORCHARD RIDGE ESTATES

ALL OF LOT 1 VOLUME 6 CERTIFIED SURVEY MAPS PAGE 165 AND ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE FRACTIONAL SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, TOWN OF POLAR, LANGLADE COUNTY, WISCONSIN



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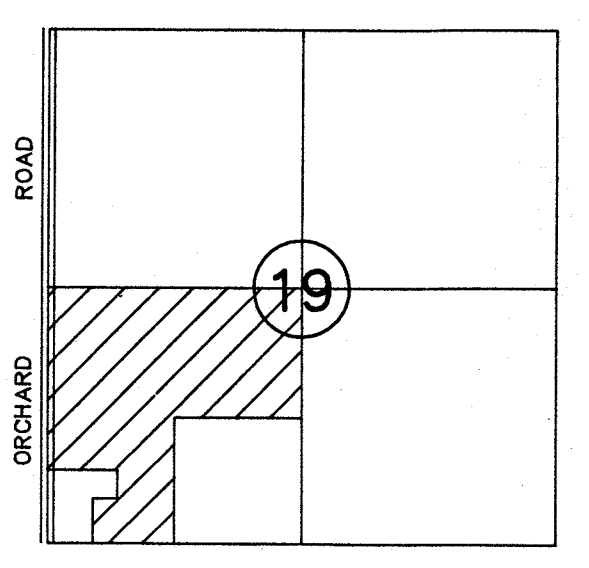
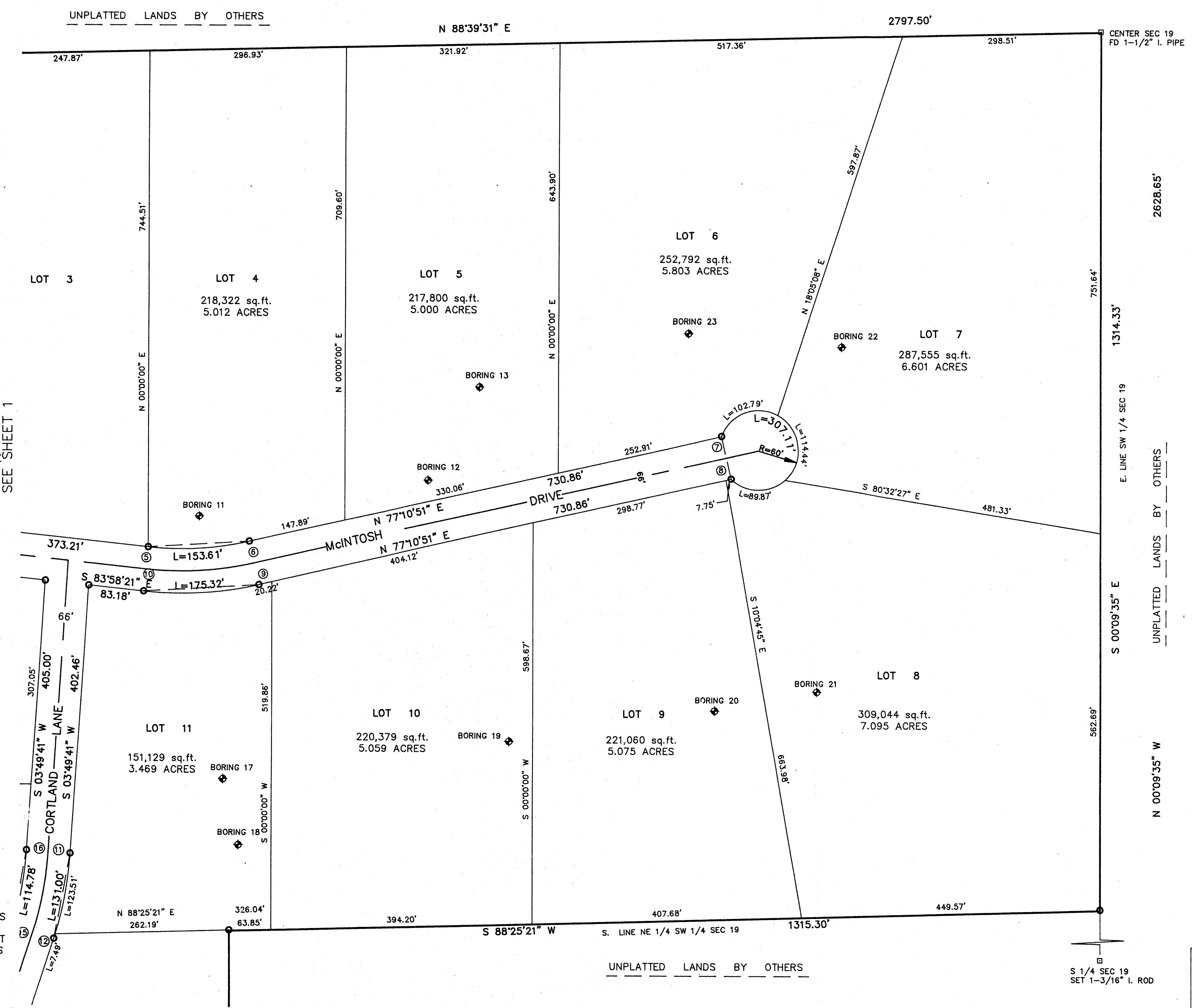
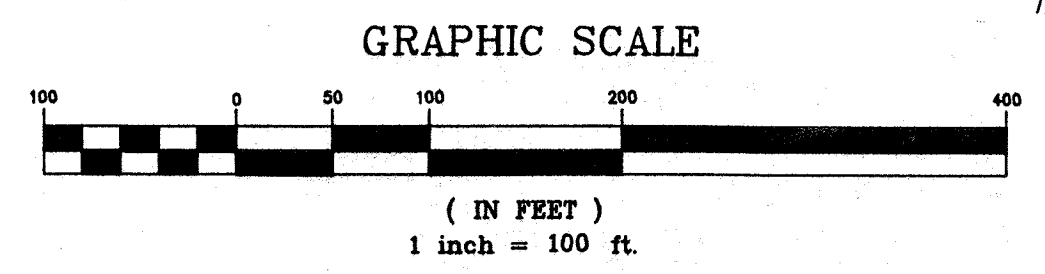
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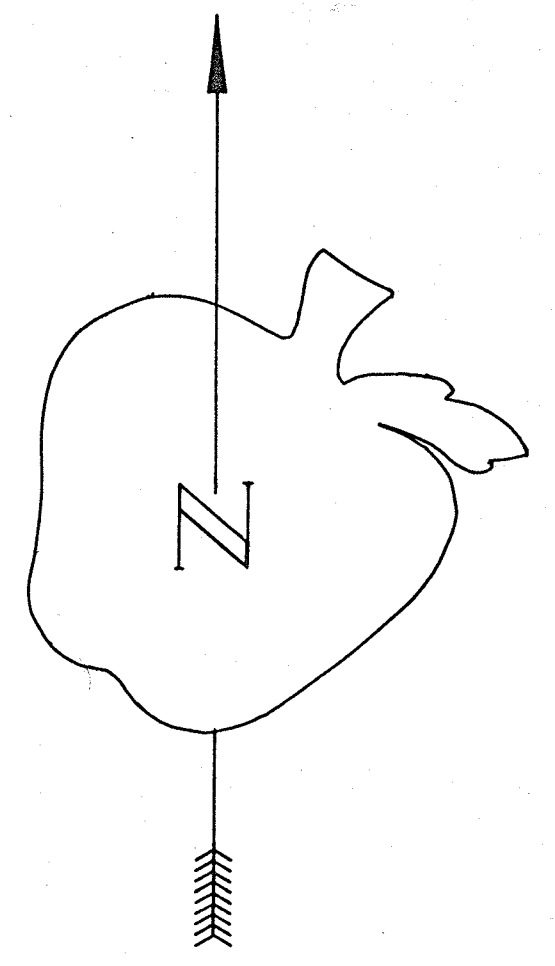
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LOCATION MAP SECTION 19 T 31 N, R 12 E SCALE 1" = 2000'



**ORCHARD RIDGE ESTATES**

PART OF THE SOUTHWEST 1/4 SECTION 19 T 31 N R 12 E TOWN OF POLAR, LANGLADE COUNTY

DRAFTED BY: C. BRINKMEIER CHECKED BY: D. HIGGINBOTHAM

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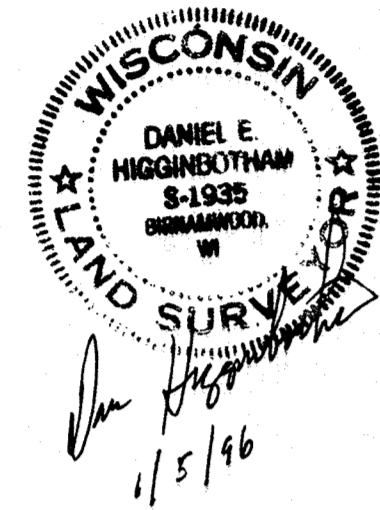
**PLOVER RIVER LAND CO. INC**  
 P4225 PINEVIEW RD BIRNAPWOOD WI 54414  
 (715)449-2229

S 1/4 SEC 19 SET 1-3/16" I. ROD

1-1613

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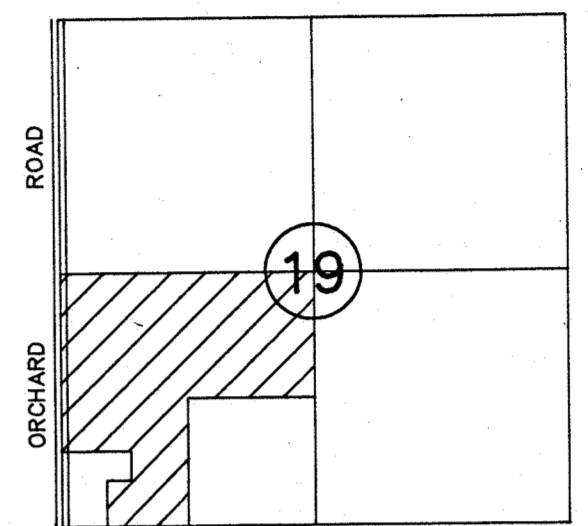
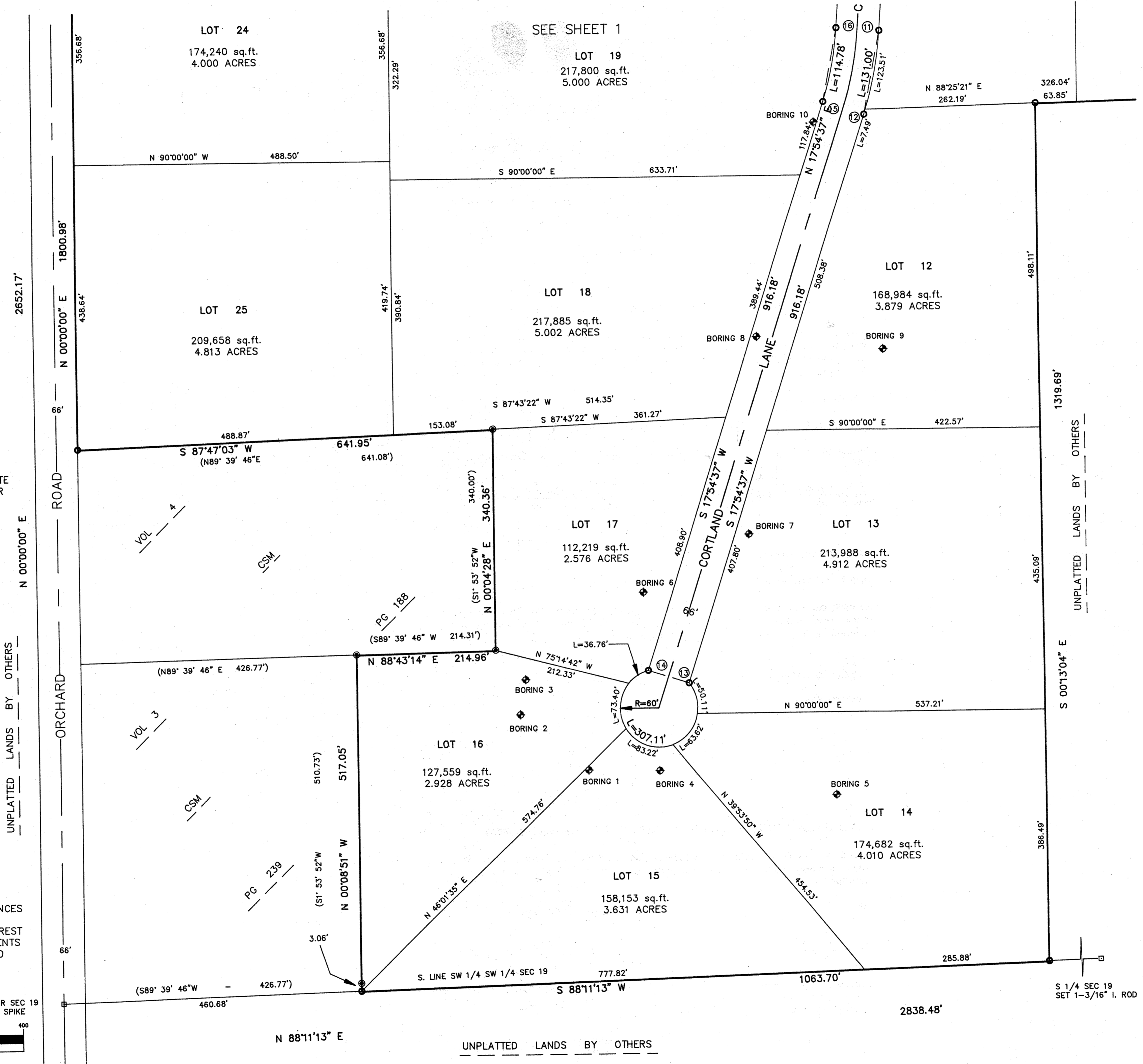
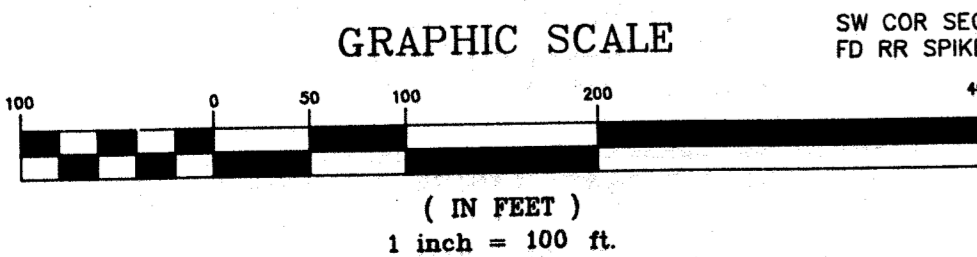
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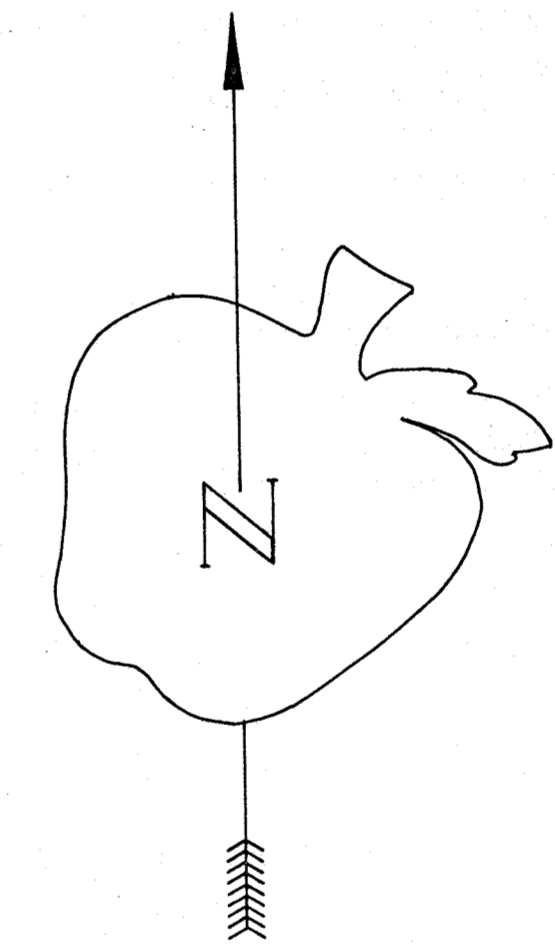
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ORCHARD RIDGE ESTATES	
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### SURVEYOR'S CERTIFICATE

I, Daniel E. Higginbotham, Registered Land Surveyor, hereby certify:

THAT I have surveyed, divided and mapped ORCHARD RIDGE ESTATES, a subdivision being all of Lot 1 of Volume 6 Certified Survey Maps, Page 165 and all of the Northwest 1/4, all of Northeast 1/4 and part of the Southwest 1/4 all being part of the Fractional Southwest 1/4 of Section 19, Township 31 North, Range 12 East, Town of Polar, Langlade County, Wisconsin more particularly described as follows:

COMMENCING at the West 1/4 Corner of Section 19; thence N 88° 39' 31" E, 33.01 feet along the North line of the Southwest 1/4 of Section 19 to the Easterly R/W of Orchard Road to the point of beginning of the parcel herein described;

THENCE continuing N 88° 39' 31" E, 2797.50 feet along the North line of the Southwest 1/4 of Section 19 to the Center 1/4 Corner of Section 19; thence S 00° 09' 35" E, 1314.33 feet along the East line of the Southwest 1/4 of Section 19 to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4 of Section 19; thence S 88° 25' 21" W, 1315.30 feet along the South line of the Northeast 1/4 of the Southwest 1/4 of Section 19 to the Southwest Corner thereof; thence S 00° 13' 04" E, 1319.69 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of Section 19 to the Southeast Corner thereof; thence S 88° 11' 13" W, 1063.70 feet along the South line of the Southwest 1/4 of Section 19; thence N 00° 08' 51" W, 517.05 feet along the East line of a parcel of land mapped in Volume 3 Certified Survey Maps, Page 239; thence N 88° 43' 14" E, 214.96 feet along the South line of a parcel of land mapped in Volume 4 Certified Survey Maps, Page 188 to the Southeast Corner thereof; thence N 00° 04' 28" E, 340.36 feet along the East line of a parcel of land mapped in Volume 4 Certified Survey Maps, Page 188 to the Northeast Corner thereof; thence S 87° 47' 03" W, 641.95 feet along the North line of a parcel of land mapped in Volume 4 Certified Survey Maps, Page 188 to the Easterly R/W of Orchard Road; thence N 00° 00' 00" E, 1800.98 feet along the Easterly R/W of Orchard Road to the North line of the Southwest 1/4 of Section 19 and the point of beginning of the parcel herein described.

Said parcel contains 119.991 Acres.

THAT I have made such survey, land division and plat by the direction of Jerry Aulik.

THAT such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of Langlade County in surveying, dividing and mapping the same.

*Daniel E. Higginbotham*  
Daniel E. Higginbotham S-1935  
Dated this 11th day of December, 1995

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }  
SS  
COUNTY OF LANGLADE }

I, *Janice Marwin*, being duly elected, qualified, and acting Treasurer of the County of Langlade, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 16<sup>th</sup> day of January, 1996 on any of the lands included in the plat of Orchard Ridge Estates.

DATE 1/16/96

*Janice Marwin*  
County Treasurer

### CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN }  
SS  
COUNTY OF LANGLADE }

I, *Rita Senes*, being duly elected, qualified, and acting Town Treasurer of the Town of Polar, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 22 day of Jan, 1996, on any of the lands included in the plat of Orchard Ridge Estates.

DATE 1-22-96

*Rita Senes*  
Town Treasurer

### TOWN BOARD RESOLUTION

Resolved, that the plat of Orchard Ridge Estates, Jerry A. Aulik and Margaret E. Aulik, owners, is hereby approved by the Town Board.

DATE APPROVED 1-22-96 *David Lemm*  
Town Chairman

DATE SIGNED 1-22-96 *David Lemm*  
Town Chairman

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

*Jean Dealy*  
Town Clerk

### OWNER'S CERTIFICATE OF DEDICATION

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

- 1) Town of Polar
- 2) Langlade County Water and Land Use Planning Committee

Witness the hand and seal of said Owners this 16<sup>th</sup> day of January, 1996.

*Jerry A. Aulik* *Margaret E. Aulik*  
Jerry A. Aulik Margaret E. Aulik

STATE OF WISCONSIN }  
SS  
COUNTY OF LANGLADE }

Personally came before me this 16<sup>th</sup> day of January, 1996, the above named Jerry A. Aulik and Margaret E. Aulik to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Patricia Neft*, Notary Public, \_\_\_\_\_

My commission expires 10-12-97

### LANGLADE COUNTY WATER & LAND USE PLANNING COMM.

Resolved that the plat of Orchard Ridge Estates, Jerry A. Aulik and Margaret E. Aulik, owners, is hereby approved by the Langlade County Water & Land Use Planning Committee.

DATE \_\_\_\_\_ *Eugene Kamps*  
Chairman

DATE \_\_\_\_\_ *Carol A. Banneman*  
Secretary

I, Eugene Kamps, chairman of the Langlade County Water & Land Use Planning Committee, hereby certify that the above resolution was passed by said committee at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

DATE \_\_\_\_\_ *Eugene Kamps*  
Chairman

### CURVE DATA

Curve No.	Lot No.	Radius	Arc	Chord	Chord Bearing	Delta	Back Tangent	Ahead Tangent
1 - 2	1	533.00'	347.55'	341.42'	S 72° 39' 41" E	37° 21' 36"	S 88° 39' 31" W	S 53° 58' 53" E
3 - 4	2	467.00'	244.45'	241.67'	S 68° 58' 37" E	29° 59' 28"	N 53° 58' 53" W	S 83° 58' 21" E
5 - 6	4	467.00'	153.61'	152.92'	N 86° 36' 16" E	18° 50' 48"	N 83° 58' 21" W	N 77° 10' 51" E
7 - 8	TOTAL	60.00'	307.11'	66.00'	S 12° 49' 09" E	293° 15' 58"	S 20° 32' 52" W	N 46° 11' 10" W
	6	"	102.79'	90.67'	N 69° 37' 33" E	98° 09' 22"		
	7	"	114.44'	97.87'	S 06° 39' 10" E	109° 17' 12"		
	8	"	89.87'	81.70'	N 89° 05' 52" W	85° 49' 24"		
9 - 10	11	533.00'	175.32'	174.53'	N 86° 36' 15" E	18° 50' 48"	N 77° 10' 51" E	N 83° 58' 21" W
11 - 12	TOTAL	533.00'	131.00'	130.67'	S 10° 52' 09" W	14° 04' 56"	N 03° 49' 41" E	S 17° 54' 37" W
	11	"	123.51'	123.23'	S 10° 27' 59" W	13° 16' 36"		
	12	"	7.49'	7.49'	S 17° 30' 27" W	00° 48' 20"		
13 - 14	TOTAL	60.00'	307.11'	66.00'	N 72° 05' 23" W	293° 15' 58"	S 38° 43' 22" E	N 74° 32' 36" E
	13	"	50.11'	48.66'	S 14° 47' 58" E	47° 50' 48"		
	14	"	63.62'	60.68'	S 39° 29' 59" W	60° 45' 06"		
	15	"	83.22'	76.71'	N 70° 23' 15" W	79° 28' 26"		
	16	"	73.40'	68.90'	N 04° 23' 36" E	70° 05' 16"		
	17	"	36.76'	36.19'	N 56° 59' 25" E	35° 06' 22"		
15 - 16	19	467.00'	114.78'	114.49'	N 10° 52' 09" E	14° 04' 56"	S 17° 54' 37" W	N 03° 49' 41" E
17 - 18	TOTAL	533.00'	279.00'	275.82'	S 68° 58' 37" E	29° 59' 28"	S 83° 58' 21" E	N 53° 58' 53" W
	20	"	157.43'	156.86'	N 75° 30' 38" W	16° 55' 26"		
	21	"	121.57'	121.30'	N 60° 30' 54" W	13° 04' 02"		
19 - 20	22	467.00'	304.51'	299.14'	S 72° 39' 41" E	37° 21' 36"	S 53° 58' 53" E	S 88° 39' 31" W

### CONSENT OF CORPORATE MORTGAGEE

M & I Bank, Antigo 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 Jerry A. Aulik and Margaret E. Aulik, owners.

In witness whereof, the said M & I Bank, Antigo has caused these presents to be signed by Steve Schwartz, it's Vice President, at Antigo, Wisconsin and it's corporate seal to be hereunto affixed this 16<sup>th</sup> day of January, 1996.

in the presence of:

Witness: *Steve Schwartz*  
M & I BANK, ANTIGO  
Vice President: *Steve Schwartz*  
Steve Schwartz

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PART OF THE SOUTHWEST 1/4  
SECTION 19 T 31 N R 12 E  
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