

ROLLING MEADOWS EIGHTH ADDITION

LOCATED IN PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF TH SE 1/4 OF SECTION 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

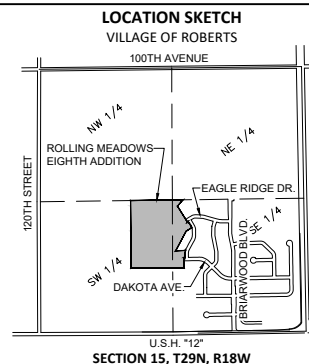


OUTLOT 1
FOR FUTURE DEVELOPMENT

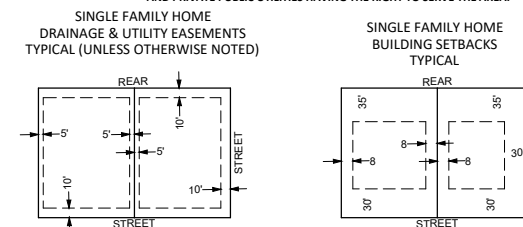
634,781 SQ. FT.
14.373 ACRES

PREPARED FOR:
OEVERING HOMES INVESTMENTS, LLC.
1433 CERNOHOUS AVE SUITE A.
NEW RICHMOND, WI 54017

PREPARED BY:
AUTH CONSULTING/ASSOCIATES
2920 ENLOE STREET SUITE 101
HUDSON, WI 54016



- LEGEND**
- FOUND COUNTY SECTION CORNER MONUMENT
 - FOUND 1-1/4" OUTSIDE DIAMETER BAR
 - FOUND 1" OUTSIDE DIAMETER IRON PIPE, UNLESS NOTED
 - SET 1-1/4" DIAMETER BY 18" LONG IRON BAR WEIGHING 4.17 LBS./LINEAR FOOT
 - SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE WEIGHING 1.13 LBS./LINEAR FOOT
 - DRAINAGE EASEMENT
 - 75 FOOT BUILDING SETBACK FROM ORDINARY HIGH WATER MARK
 - APPROXIMATE ORDINARY HIGH WATER MARK AS DETERMINED BY WIDNR
 - WETLAND LIMITS AS DELINEATED SEPTEMBER 2017
 - 75- FOOT BUILDING SETBACK FROM ORDINARY HIGH WATER
 - ALL OTHER LOT CORNERS ARE MONUMENTED WITH 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE WEIGHING 1.13 LBS./LINEAR FOOT
 - UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

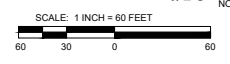


CURVE	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	117.00'	9°09'25"	S27°05'04.5"E	18.68'	18.70'	S31°39'47"E	S22°30'22"E
C2	233.00'	16°17'35"	S7°10'35.5"W	66.03'	66.26'	S15°19'23"W	S0°58'12"E
C3	167.00'	29°54'02"	S43°23'12"W	86.17'	87.15'	S58°20'13"W	S28°26'11"W
LOT 248	167.00'	11°57'34"	S52°21'26"W	34.79'	34.86'	S58°20'13"W	S46°22'39"W
LOT 247	167.00'	17°56'28"	S37°24'25"W	52.08'	52.29'	S46°22'39"W	S28°26'11"W
C4	245.00'	22°20'03"	S39°36'12.5"W	94.90'	95.50'	S28°26'11"W	S50°46'14"W
LOT 243	245.00'	13°44'22"	S35°18'22"W	58.61'	58.75'	S28°26'11"W	S42°10'33"W
LOT 242	245.00'	8°35'41"	S46°28'23.5"W	36.72'	36.75'	S42°10'33"W	S50°46'14"W
C5	179.00'	22°20'03"	N39°36'12.5"E	69.33'	69.77'	N50°46'14"E	N28°26'11"E
LOT 256	179.00'	20°52'26"	N40°20'01"E	64.85'	65.21'	N50°46'14"E	N29°53'48"E
LOT 255	179.00'	1°27'37"	N29°09'59.5"E	4.56'	4.56'	N29°53'48"E	N28°26'11"E
C6	233.00'	29°54'02"	N43°23'12"E	120.22'	121.59'	N28°26'11"E	N58°20'13"E
LOT 252	233.00'	4°52'55"	N30°52'38.5"E	19.85'	19.85'	N28°26'11"E	N33°19'06"E
OUTLOT	233.00'	16°17'04"	N41°27'38"E	66.00'	66.22'	N33°19'06"E	N49°36'10"E
LOT 251	233.00'	8°44'03"	N53°58'11.5"E	35.48'	35.52'	N49°36'10"E	N58°20'13"E
C7	533.00'	5°28'11"	S45°48'16.5"E	50.87'	50.88'	S43°04'11"E	S48°32'22"E
C8	467.00'	5°28'11"	N45°48'16.5"W	44.57'	44.58'	N48°32'22"W	N43°04'11"W

Office of the Register of Deeds
County, Wisconsin
Received for Record _____, 20
at _____ o'clock _____ M as document # _____
in _____
Register of Deeds

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



MATCH LINE SEE SHEET 1 OF 2
MATCH LINE SEE SHEET 2 OF 2

PUBLIC TRUST NOTE: Any land below the ordinary high water mark (OHWM) of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

PARK
DEDICATED TO THE PUBLIC

DAKOTA AVENUE
DEDICATED TO THE PUBLIC
589°01'48"W 296.16'

DAKOTA AVENUE

ROLLING MEADOWS SEVENTH ADDITION

UNPLATTED LANDS

UNPLATTED LANDS

PROJECT: OEVERING HOMES ROLLING MEADOWS EIGHTH ADDITION SEC. 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

FINAL PLAT

Office: 2920 Enloe Street, Suite 101, Hudson, WI 54016
Tel: 715-381-5277 Fax: 715-381-5338
www.authconsulting.com

Auth. Consulting/associates

DATE: 08/20/21
NAME: JLV
REVISION DESCRIPTION: JLV
JOB NUMBER: 5307-007
AYRES COMMENTS: JLV

PLANNING OFFICE: 2920 Enloe Street, Suite 101, Hudson, WI 54016
Tel: 715-381-5277 Fax: 715-381-5338
www.authconsulting.com

CORPORATE OFFICE: 406 Technology Drive East, Suite A, Menomonie, WI 54751
Tel: 715-282-8480 Fax: 715-282-8482
www.authconsulting.com

AC/a

ROLLING MEADOWS EIGHTH ADDITION

LOCATED IN PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4, PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF TH SE 1/4 OF SECTION 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
OEVERING HOMES INVESTMENTS, LLC.
1433 CERNOHOUS AVE SUITE A.
NEW RICHMOND, WI 54017

PREPARED BY:
AUTH CONSULTING/ASSOCIATES
2920 ENLOE STREET SUITE 101
HUDSON, WI 54016

SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Professional Wisconsin 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 Roberts, and under the direction of Oevering Homes Investments, LLC, owner of said land, I have surveyed, divided and mapped ROLLING MEADOWS EIGHTH ADDITION, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this plat is located in part of the Southeast Quarter of the Southwest Quarter, part of the Northeast Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 29 North, Range 18 West, Village of Roberts, St. Croix County, Wisconsin; described as follows:

Commencing at the west quarter corner of said Section 15; thence N 89° 13' 36" E, along the east-west quarter line of said section, 1837.35 feet to the Point of Beginning, thence continue, along said quarter line, N 89° 13' 36" E a distance of 1048.57 feet; thence, the following along the exterior boundary of the plat of Rolling Meadows Seventh Addition, S 41° 22' 26" W a distance of 167.33 feet; thence S 31° 39' 47" E a distance of 377.63 feet; thence N 58° 20' 13" E a distance of 19.66 feet; thence S 31° 39' 47" E a distance of 121.38 feet to a point of curvature; thence along the arc of a curve, concave to the west, 18.70 feet, said curve having a radius of 117.00 feet and a chord which bears S 27° 05' 04.5" E for a distance of 18.68 feet; thence S 58° 20' 13" W a distance of 132.24 feet; thence S 28° 26' 11" W a distance of 444.21 feet; thence N 89° 01' 48" E a distance of 196.51 feet; thence along the arc of a curve, concave to the east, 66.26 feet, said curve having a radius of 233.00 feet and a chord which bears S 07° 10' 35.5" W for a distance of 66.03 feet; thence S 00° 58' 12" E a distance of 74.63 feet; thence, S 89° 01' 48" W a distance of 23.65 feet; thence S 00° 39' 35" E a distance of 206.00 feet; thence, leaving said exterior boundary, S 89° 01' 48" W a distance of 234.81 feet; thence S 89° 45' 24" W a distance of 828.10 feet; thence, along the east boundary of the Certified Survey Map recorded in Volume 25, Page 5860 at the St. Croix Register of Deeds Office, N 00° 16' 03" W a distance of 1353.19 feet to the Point of Beginning

Containing 32.754 acres of land.

Dated this ____ day of _____, 2021.

Ty R. Dodge
Auth Consulting & Associates
2920 Enloe Street, Suite 101
Hudson, WI 54016
715-386-2007



OWNER'S CERTIFICATE OF DEDICATION

Oevering Homes Investments, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Oevering Homes Investments, LLC, does 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: Village of Roberts, Department of Administration and St. Croix County Community Development.

IN WITNESS WHEREOF, the said Oevering Homes Investments, LLC, has caused these presents to be signed by Oranzo J. Oevering, Member, this ____ day of _____, 20____.

Oranzo J. Oevering

STATE OF _____)
COUNTY OF _____)SS.

Personally came before me this ____ day of _____, 20____, Oranzo J. Oevering, member of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such member of said limited liability company, and acknowledged that he executed the foregoing instrument as such member, as the deed of said limited liability company, by its authority.

Notary Public

My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

Security Financial Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the land described in Rolling Meadows Eighth Addition, 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 Oevering Homes Investments, LLC, owner.

IN WITNESS WHEREOF, the said First Security Financial Bank has caused these presents to be signed by John Lisowski, its Market President, and its corporate seal to be hereunto affixed.

This ____ day of _____, 20____.

John Lisowski- Market President

State of Wisconsin)
County of _____)SS

Personally came before me this ____ day of _____, 20____, John Lisowski, Market President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Market President of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

My Commission Expires _____

VILLAGE TREASURER CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

I, Megan Dull, being the duly elected, qualified and acting Treasurer of the Village of Roberts, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ affecting the land included in the plat of Rolling Meadows Eighth Addition.

Megan Dull
Village Treasurer

Date _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

I, Denise Anderson, being the duly elected, qualified and acting Treasurer of St. Croix County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the land included in the plat of Rolling Meadows Eighth Addition.

Denise Anderson
County Treasurer

Date _____

VILLAGE BOARD RESOLUTION

Resolved, that the plat of Rolling Meadows Eighth Addition, in the Village of Roberts, Oevering Homes Investments, LLC, owner, is hereby approved by the Village Board.

Willard Moeri
President

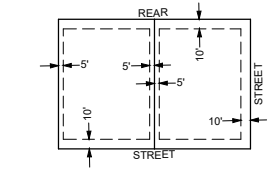
Date _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Roberts.

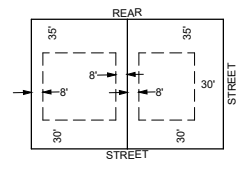
Megan Dull
Village Clerk

Date _____

SINGLE FAMILY HOME
DRAINAGE & UTILITY EASEMENTS
TYPICAL (UNLESS OTHERWISE NOTED)



SINGLE FAMILY HOME
BUILDING SETBACKS
TYPICAL



LEGEND

- FOUND COUNTY SECTION CORNER MONUMENT
- FOUND 1-1/4" OUTSIDE DIAMETER BAR
- FOUND 1" OUTSIDE DIAMETER IRON PIPE, UNLESS NOTED
- SET 1-1/4" DIAMETER BY 18" LONG IRON BAR WEIGHING 4.17 LBS./LINEAR FOOT
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SCALE: 1 INCH = 60 FEET

THE EAST-WEST 1/4 LINE OF SECTION 15 BEARS S89°13'36" W BASED ON THE ST. CROIX COUNTY COORDINATE SYSTEM

UNPLATTED LANDS

--- N89°13'36"E 5302.44' ---
N89°13'36"E 1048.57'

WEST 1/4 CORNER SECTION 15 ALUMINUM CAPPED MONUMENT
1837.35'
EAST-WEST 1/4 LINE
FOUND 3/4 INCH REBAR

EAST 1/4 CORNER SECTION 15 PK NAIL
2416.52'

OUTLOT 1
CERTIFIED SURVEY MAP
VOLUME 25, PAGE 5860

OUTLOT 1
FOR FUTURE DEVELOPMENT
634,781 SQ. FT.
14.573 ACRES



MATCH LINE SEE SHEET 1 OF 2

THIS INSTRUMENT DRAFTED BY: JLV JOB NO. 5307-007 DATE: 08/20/2021

SHEET 2 OF 2

PROJECT:	OEVERING HOMES ROLLING MEADOWS EIGHTH ADDITION
SEC. 15, T29N, R18W, VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN	
DATE:	08/20/21
NAME:	JLV
REVISION DESCRIPTION:	AYRES COMMENTS
JOB NUMBER:	5307-007
DRAWN BY:	JLV
CHECKED BY:	TRD
DATE:	4/21/21
DWG FILE:	RM-8TH-Final
REF FILE:	

BRANCH OFFICE
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hudson@authconsulting.com

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Tel 715-282-8480
Fax 715-282-8482
mrs@authconsulting.com

A.C/a
Auth Consulting / associates

FINAL PLAT

SHEET NO.
2 OF 2