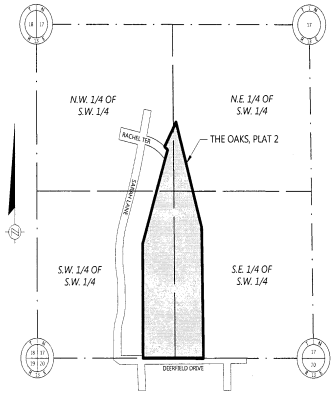


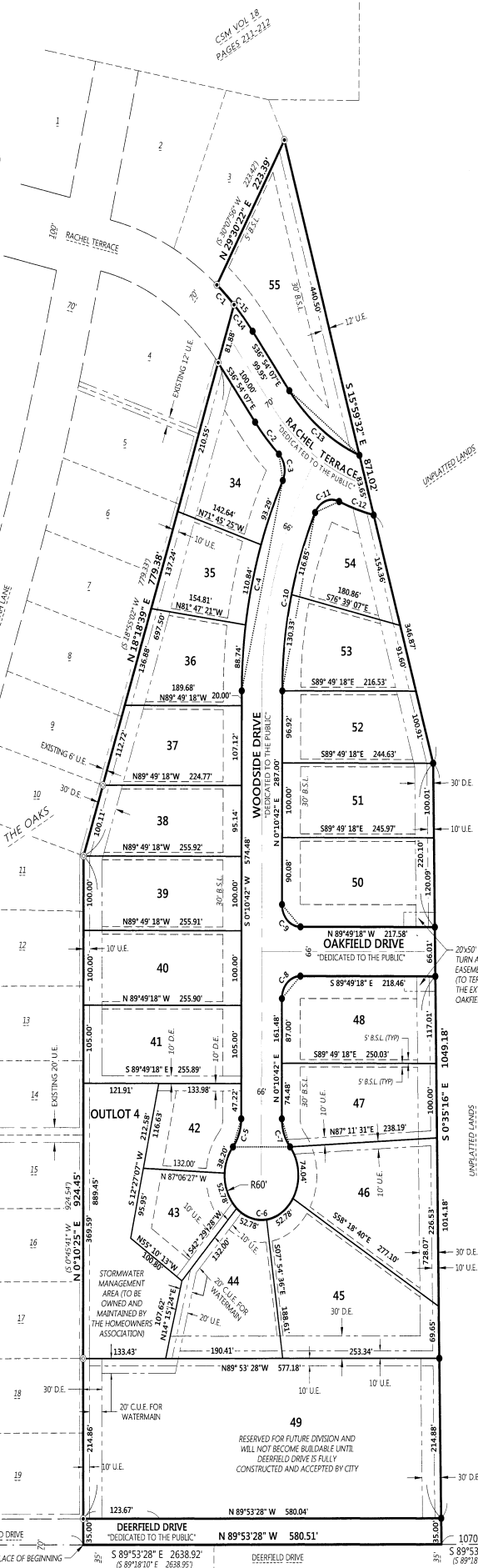
**THE OAKS, PLAT 2**

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



**LOCATION MAP**  
THE OAKS, PLAT 2  
SW 1/4 OF SECTION 17, T.1 N., R. 13 E.

Area Table		Area Table	
Lot #	Area	Lot #	Area
OUTLOT 4	42707 S.F.	45	39527 S.F.
34	23454 S.F.	46	34282 S.F.
35	18145 S.F.	47	26549 S.F.
36	20563 S.F.	48	28968 S.F.
37	22198 S.F.	49	124321 S.F.
38	22868 S.F.	50	29439 S.F.
39	25591 S.F.	51	24532 S.F.
40	25591 S.F.	52	22348 S.F.
41	26889 S.F.	53	21531 S.F.
42	16316 S.F.	54	18663 S.F.
43	17091 S.F.	55	38356 S.F.
44	26742 S.F.		



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TAN IN
C-1	5°33'07"	397.83	38.55'	N 46°25'18" W	38.54'	N43° 38' 44"W N49° 11' 51"W
C-2	9°54'16"	335.00	57.91'	S 41°51'15" E	57.84'	S36° 54' 07"E S46° 48' 23"E
C-3	73°29'38"	300.00	38.48'	S 10°03'34" E	35.90'	N26° 41' 15"E N46° 48' 23"W
C-4	26°30'33"	633.00	292.87'	S 13°25'59" W	290.27'	S26° 41' 15"W S00° 10' 42"W
LOT 34	8°26'40"	633.00	93.29'	S 22°27'55" W	93.21'	
LOT 35	10°01'56"	633.00	110.84'	S 13°13'37" W	110.69'	
LOT 36	8°01'56"	633.00	88.74'	S 04°11'40" W	88.67'	
C-5	39°11'42"	600.00	41.04'	S 19°46'33" W	40.25'	N39° 22' 24"E N00° 10' 42"E
C-6	258°23'24"	600.00	270.58'	S 89°49'18" E	93.00'	S39° 22' 24"W N39° 01' 00"W
LOT 42	36°28'51"	600.00	38.20'	S 21°07'58" W	37.56'	
LOT 43	50°24'04"	600.00	52.78'	S 22°18'29" E	51.09'	
LOT 44	50°24'04"	600.00	52.78'	S 22°42'34" E	51.09'	
LOT 45	50°24'04"	600.00	52.78'	N 56°53'22" E	51.09'	
LOT 46	70°42'19"	600.00	74.04'	N 03°39'50" W	69.43'	
C-7	39°11'42"	600.00	41.04'	N 19°25'09" W	40.25'	S00° 10' 42"W S39° 01' 00"E
C-8	90°00'00"	300.00	47.12'	N 45°10'42" E	42.43'	N89° 49' 18"W S00° 10' 42"W
C-9	90°00'00"	300.00	47.12'	N 44°49'18" W	42.43'	N00° 10' 42"E N89° 49' 18"W
C-10	24°58'41"	567.00	247.38'	N 12°40'03" E	245.23'	N25° 09' 23"E N00° 10' 42"E
LOT 52	13°10'11"	567.00	130.33'	N 06°45'48" E	130.04'	
LOT 53	11°48'30"	567.00	116.85'	N 19°15'08" E	116.65'	
C-11	87°59'55"	300.00	46.08'	N 69°09'21" E	41.68'	S66° 50' 42"E N25° 09' 23"E
C-12	10°05'47"	335.00	59.03'	S 71°53'35" E	58.96'	S66° 50' 42"E S76° 56' 29"E
C-13	31°31'18"	265.00	144.40'	N 52°30'46" W	142.62'	N36° 54' 07"W N68° 07' 25"W
C-14	6°44'38"	397.83	46.82'	N 40°16'25" W	46.80'	N36° 54' 07"W N43° 38' 44"W
C-15	12°17'45"	397.83	85.37'	N 43°02'59" W	85.21'	N36° 54' 07"W N49° 11' 51"W

**CITY OF BELOIT UTILITY EASEMENT (C.U.E.) PROVISIONS**

THE CITY OF BELOIT, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GRANTED A PERMANENT EASEMENT TO SUCH AREAS DESIGNATED AS "CITY UTILITY EASEMENT OR C.U.E." SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE FROM TIME TO TIME UNDERGROUND UTILITY FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE CITY OF BELOIT, INCLUDING ENTRY, INGRESS OR EGRESS BY THE EMPLOYEES, WORKERS, AGENTS, OR INDEPENDENT CONTRACTORS OF THE CITY. NO PERMANENT BUILDING OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

THE OWNER SHALL NOT CAUSE THE SURFACE GRADE OF SAID EASEMENT TO CHANGE BY MORE THAN 4 INCHES WITHOUT WRITTEN AUTHORIZATION OF THE CITY. FOLLOWING ANY WORK PERFORMED BY THE CITY OF BELOIT IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE CITY SHALL BE OBLIGATED, FOLLOWING SUCH WORK, TO BACKFILL AND MOUND AROUND ALL TRENCHES CREATED SO AS TO RETAIN SUITABLE DRAINAGE. TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

**CITY OF BELOIT DRAINAGE EASEMENT (D.E.) PROVISIONS**

THE CITY OF BELOIT, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GRANTED A DRAINAGE EASEMENT TO SUCH AREAS DESIGNATED AS "DRAINAGE EASEMENT" OR "D.E." SAID EASEMENTS PROVIDE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPURTENANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE CITY OF BELOIT; HOWEVER, THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LANDOWNER.

**LEGEND**

- Round Iron Bar Set  
1 1/4" x 30" (4.17 Lbs./Ft.)
- ┆ Iron Rebar Set at all other (lot and outlot) corners  
3/4" x 24" (1.58 Lbs./Ft.)
- ⊙ 1 1/4" Iron Rod Found
- ⊙ 3/4" Iron Rebar Found
- Existing Section Line
- - - Utility & Drainage Easement Line
- ..... Curve Chord Line
- (0000) Record Information
- U.E. Utility Easement
- D.E. Drainage Easement
- B.S.L. Building Setback Line
- C.U.E. City Utility Easement
- S.F. Square Feet

NOTE: UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

(S 89°18'10" E 988.201  
S 89°53'28" E 988.03)

FOUND CONCRETE MONUMENT  
SOUTHWEST CORNER  
SECTION 17-1-13

FOUND CONCRETE MONUMENT  
SOUTH 1/4 CORNER  
SECTION 17-1-13

WISCONSIN  
LAND SURVEYOR  
KRISTIN J. BELONGIA  
S-2943  
ELKHORN  
WIS.  
July 10, 2019  
Revised November 20, 2019

There are no objections to this plat 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 November 27, 2019

*Rene M. Donaghy*  
Department of Administration

ORDER NO: 33232  
BOOK: SEE FILE  
FIELD CREW: JDT  
DRAWN BY: CM  
DATE: November 20, 2019

FOR THE EXCLUSIVE USE OF:  
SHOPIERE OAKS, LLC  
525 3RD STREET, SUITE 300  
BELOIT, WI 53511

THE OAKS, PLAT 2

**Batterman**  
engineers surveyors planners  
2857 Bartells Drive  
Beloit, Wisconsin 53511  
608.365.4664  
www.rbatterman.com

The Name: 133200-3329933232 - The Oaks Plat 2 for Hendrickson, J.P. & B. DRAWING FILED WITH DUCS

011

**THE OAKS, PLAT 2**

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 13 EAST, OF THE 4TH P.M., CITY OF BELOIT, ROCK COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

**State of Wisconsin } ss.** I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and mapped the within described land, to be hereafter known and designated as "THE OAKS, PLAT 2", that said subdivision is laid out upon and includes part of the Northeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Southwest 1/4, and part of the Southeast 1/4 of the Southwest 1/4 of Section 17, T. 1 N., R. 13 E., of the 4th P.M., City of Beloit, Rock County, Wisconsin.

**DESCRIBED AS FOLLOWS:**

Commencing at the Southwest quarter corner of Section 17, aforesaid; thence South 89°53'28" East, 988.03 feet along the South line of said Southwest quarter to the Southeast corner of The Oaks as platted and recorded in Volume 32 of Plats on pages 163 and 164 as Document Number 1203867, being also the place of beginning; thence North 0°10'25" East, 924.45 feet along the East line of The Oaks to the Northeast corner of Lot 11 of The Oaks; thence North 18°18'39" East, 779.38 feet along the east line of The Oaks to the Northerly right-of-way of Rachel Terrace; thence along said right-of-way, 38.55 feet along the arc of a curve to the left, having a radius of 397.83 feet with a chord of North 46°25'18" West, 38.54 feet to the Southeast corner of Lot 3 of The Oaks; thence North 29°30'22" East, 223.39 feet to the Northeast corner of Lot 3 of The Oaks; thence South 15°59'32" East, 871.02 feet; thence South 0°35'16" East, 1049.18 feet to the South line of said Southwest quarter; thence North 89°53'28" West, 580.51 feet to the place of beginning. Containing 18.963 acres more or less.

That said subdivision was surveyed, subdivided and mapped at the request of SHOPIERE OAKS, LLC, owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and subdivision thereof. That all dimensions are given in feet and decimal fractions thereof and angles are measured to the nearest second. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Beloit in surveying, dividing and mapping the same.

Given under my hand and seal this 10<sup>th</sup> day of July, 2019 at Beloit, Wisconsin.

Kristin J. Belongia  
Kristin J. Belongia, Professional Land Surveyor  
State of Wisconsin, No. S-2943

Revised November 20, 2019



**CORPORATE OWNER'S CERTIFICATE**

SHOPIERE OAKS, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat.

SHOPIERE OAKS, LLC does further certify that this plat is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: the City of Beloit and the Department of Administration.

**IN WITNESS WHEREOF**, said SHOPIERE OAKS, LLC has caused these presents to be signed by

Diane M. Hendricks of the above named company on this 3 day of January, 2020.

**State of Wisconsin } ss.** Personally came before me, this 3 day of January, 2020.

Diane M. Hendricks of the above-named company, to me known to be the person who executed the foregoing instrument, and to me known to be the representative of said company and acknowledged that they executed the foregoing instrument as representative as the deed of such company, by its authority.

Lori A. Goff  
Notary Public, Rock County, Wisconsin  
My Commission Expires 6-3-2020



**COUNTY TREASURER'S CERTIFICATE**

**State of Wisconsin } ss.** I, Michelle Roettger, being the duly elected, qualified and acting Treasurer of the County of Rock, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the 17 day of January, 2020, affecting the lands in the plat of "THE OAKS, PLAT 2".

Michelle Roettger  
Michelle Roettger, Rock County Treasurer

**CITY TREASURER'S CERTIFICATE**

**State of Wisconsin } ss.** I, Lori Stottler, being the duly elected, qualified and acting Treasurer of the City of Beloit, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the 9<sup>th</sup> day of December, 2019, affecting the lands in the plat of "THE OAKS, PLAT 2".

Lori Stottler  
Lori Stottler, City Treasurer

**CITY COUNCIL APPROVAL CERTIFICATE**

Resolved that the Plat of THE OAKS, PLAT 2, located in the City of Beloit, Rock County, SHOPIERE OAKS, LLC, Owner, is approved by the City Council of the City of Beloit.

Date July 15, 2019 Approved Lori S. Curtis Luther  
Lori S. Curtis Luther, City Manager

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Beloit.

Lori Stottler  
Lori Stottler, City Clerk

DOCUMENT NO. 2145788 RECEIVED FOR RECORD THIS 17<sup>th</sup> DAY OF January A.D. 2020 AT 2:22 O'CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS ON PAGES 37 + 38.  
Sandy Dierud REGISTER OF DEEDS

There are no objections to this plat 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 November 27, 2019  
Rene M. Doney  
Department of Administration

File Name: I:\31200-31299\31292 - The Oaks Plat 2 for Hendricks\DR\ENR\DR\DRAWING\PL25\SWH-OUT.rvt