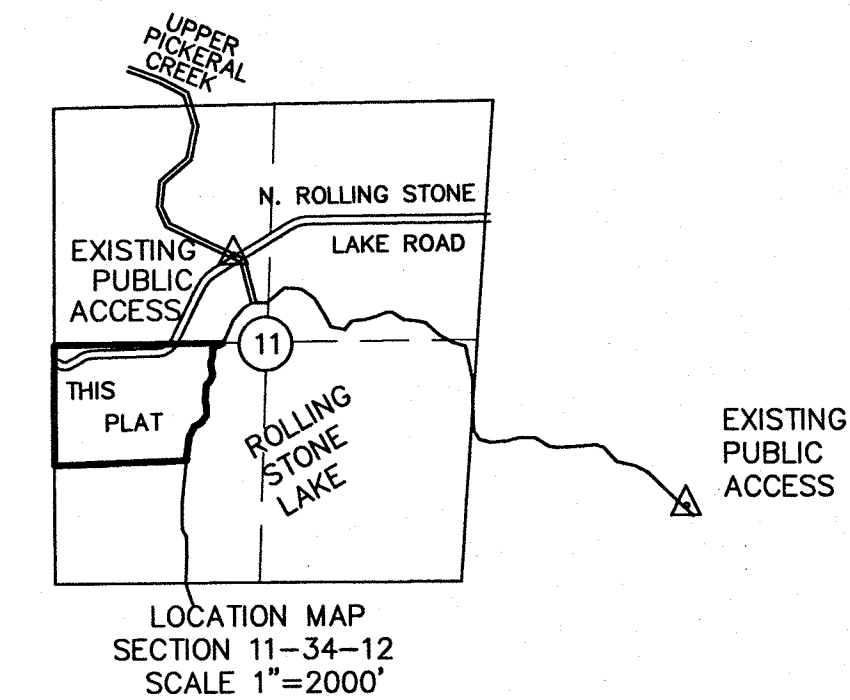


FINAL PLAT OF

**WEST BAY**


OF ALL OF GOVERNMENT LOT 4 OF SECTION 11,  
TOWNSHIP 34 NORTH, RANGE 12 EAST, TOWN OF AINSWORTH,  
LANGLADE COUNTY, WISCONSIN



- ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 4 SECONDS AND COMPUTED TO THE NEAREST SECOND.

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

Certified November 18th, 2025  
*Rene M. Powey*  
 Department of Administration



BEARING ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 11  
ASSUMED TO BEAR N 3° 57' 16" E

FINAL PLAT OF  
**WEST BAY**  
OF ALL OF GOVERNMENT LOT 4 OF SECTION 11,  
TOWNSHIP 34 NORTH, RANGE 12 EAST, TOWN OF AINSWORTH,  
LANGLADE COUNTY, WISCONSIN

CURVE NO.	LOT NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	AHEAD BEARING	BACK BEARING
C1	OUTLOT 1	176.30'	150.00'	67° 20' 34"	S 85° 52' 10" E	166.33'		N 52° 11' 53" W
C2	LOT 15	212.06'	216.00'	56° 15' 02"	S 88° 35' 04" E	203.64'		N 63° 17' 25" W
C3	OUTLOT 1	309.77'	513.00'	34° 35' 54"	N 77° 45' 30" E	305.09'		
C4	LOT 14	269.92'	447.00'	34° 35' 54"	N 77° 45' 30" E	265.84'		
C5	OUTLOT 1	141.49'	537.00'	15° 05' 48"	N 87° 30' 33" E	141.08'	N 79° 57' 39" E	
C6	TOTAL	332.70'	603.00'	31° 36' 44"	N 79° 15' 04" E	328.50'	N 63° 26' 43" E	
	LOT 12	79.13'	603.00'	07° 31' 08"	S 88° 42' 07" E	79.07'		
	ROADWAY	67.80'	603.00'	06° 26' 30"	N 84° 19' 04" E	67.76'		
	LOT 1	185.77'	603.00'	17° 39' 06"	N 72° 16' 16" E	185.04'		
C7	LOT 1	30.00'	50.00'	34° 22' 28"	S 42° 57' 14" E	29.55'	S 60° 08' 28" E	N 25° 46' 00" W
C8	LOT 12	93.02'	116.00'	45° 56' 48"	S 37° 10' 04" E	90.55'	S 60° 08' 28" E	N 14° 11' 40" E
C9	TOTAL	983.21'	483.00'	116° 38' 00"	S 01° 49' 28" E	822.03'	S 56° 29' 32" W	N 60° 08' 28" W
	LOT 1	114.84'	483.00'	13° 37' 24"	S 53° 19' 46" E	114.57'		
	LOT 2	177.75'	483.00'	21° 05' 06"	S 35° 58' 31" E	176.74'		
	LOT 3	139.42'	483.00'	16° 32' 20"	S 17° 09' 48" E	138.94'		
	LOT 4	125.57'	483.00'	14° 53' 44"	S 01° 26' 46" E	125.22'		
	LOT 5	131.22'	483.00'	15° 33' 56"	S 13° 47' 04" W	130.82'		
	LOT 6	122.56'	483.00'	14° 32' 18"	S 28° 50' 11" W	122.23'		
	LOT 7	114.79'	483.00'	13° 37' 02"	S 42° 54' 51" W	114.52'		
C10	LOT 8	57.06'	483.00'	06° 46' 10"	S 53° 06' 27" W	57.03'		
	TOTAL	845.83'	417.00'	116° 13' 00"	S 02° 01' 58" E	708.11'	S 56° 04' 32" W	N 60° 08' 28" W
	LOT 12	528.38'	417.00'	72° 35' 58"	S 23° 50' 29" E	493.74'		
C11	LOT 11	317.45'	417.00'	43° 37' 02"	S 34° 16' 01" W	309.84'		
	TOTAL	307.01'	60.00'	293° 10' 26"	S 30° 52' 43" E	66.08'	S 64° 17' 30" E	N 02° 32' 04" E
	LOT 8	49.49'	60.00'	47° 15' 46"	S 26° 09' 57" W	48.10'		
	LOT 9	92.81'	60.00'	88° 37' 36"	N 85° 53' 22" W	83.83'		
	LOT 10	77.99'	60.00'	74° 28' 20"	N 04° 20' 24" W	72.61'		
	LOT 11	86.72'	60.00'	82° 48' 44"	N 74° 18' 08" E	79.37'		

**SURVEYOR'S CERTIFICATE**

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

THAT I have surveyed, divided and mapped WEST BAY by the order of Jim Lemke of Midwest Land Co., Inc., a parcel of land being all of Government Lot 4 of Section 11, Township 34 North, Range 12 East, Town of Ainsworth, Langlade County, Wisconsin more particularly described as follows:

COMMENCING at the Southwest Corner of Section 11; thence N 03° 57' 16" E, 1347.28 feet along the West line of the Southwest ¼ of Section 11 to the point of beginning of the parcel herein described; thence continuing N 03° 57' 16" E, 1347.28 feet along the West line of the Southwest ¼ of Section 11 to the West ¼ corner thereof; thence S 86° 33' 00" E, 1374.30 feet along the North line of the Southwest ¼ of Section 11 to a meander corner of Rolling Stone Lake lying N 86° 33' 00" W, 332 feet more or less from the water's edge said lake; thence S 23° 38' 27" E, 468.07 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 86° 30' 11" W, 62 feet more or less from the water's edge of said lake; thence S 09° 20' 38" E, 282.01 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 82° 37' 08" W, 46 feet more or less from the water's edge of said lake; thence S 36° 31' 27" W, 313.50 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 68° 59' 40" W, 62 feet more or less from the water's edge of said lake; thence S 23° 31' 07" W, 380.62 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 88° 02' 04" W, 117 feet more or less from the water's edge of said lake; thence N 88° 02' 04" W, 1360.53 feet to the West line of the Southwest ¼ of Section 11 and the point of beginning of the parcel herein described. It is hereby intended to include with this parcel all lands lying between the meander line as described and the water's edge of Rolling Stone Lake.

THAT I have made such survey, land division and plat by the direction of Jim Lemke of Midwest Land Co., Inc.

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  
Revised this 3<sup>rd</sup> day of August, 2005

LANGLADE COUNTY WATER & LAND USE PLANNING COMMITTEE

Resolved that the plat of WEST BAY, Midwest Land Co., Inc., owner, is hereby approved by the Langlade County Water & Land Use Planning Committee.

DATE 12-5-05 Michael B. Klimoski  
Chairman

DATE 12-05-05 Jack Marciniak  
Secretary

I, Michael Klimoski, 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 \_\_\_\_\_, 2005.

DATE \_\_\_\_\_ CHAIRMAN

TOWN BOARD RESOLUTION

Resolved that the plat of WEST BAY, Midwest Land Co., Inc., owner, is hereby approved by the Town Board

DATE APPROVED \_\_\_\_\_ Town Chairman

DATE SIGNED \_\_\_\_\_ Town Chirman

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

Town Clerk

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }  
COUNTY OF LANGLADE } SS

I, Tanice Burkhardt, 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 2nd day of December, 2005, on any of the lands included in the plat of WEST BAY.

DATE 12/2/05 Tanice Burkhardt  
County Treasurer

CONSENT OF CORPORATE MORTGAGEE

Associated 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 Midwest Land Co., Inc. owner.

In witness whereof, the said Associated Bank has caused these presents to be signed by Terry Geurink, Vice-President, at Wausau, Wisconsin and its corporate seal to be hereunto affixed this 23<sup>rd</sup> day of November, 2005.

ASSOCIATED BANK  
Vice-President: Terry Geurink  
Terry Geurink

STATE OF WISCONSIN }  
COUNTY OF LANGLADE } SS

Personally came before me this 23<sup>rd</sup> day of November, 2005, the above named Terry Geurink, Vice-President of Associated Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Marion R. Blide, Notary Public

My commission expires 5<sup>th</sup>  
of October, 2005. 2008

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN }  
TOWN OF AINSWORTH } SS

I, \_\_\_\_\_, being duly elected, qualified, and acting Treasurer of the Town of Ainsworth, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2005, on any of the lands included in the plat of WEST BAY.

DATE \_\_\_\_\_ Town Treasurer

STATE OF WISCONSIN }  
COUNTY OF LANGLADE } SS

Personally came before me this 29<sup>th</sup> day of November, 2005, the above named Jim Lemke, president of Midwest Land Co., Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jennifer L. Demowski, Notary Public

My commission expires June 22, 2008

OWNERS CERTIFICATE OF DEDICATION

Midwest Land Co., Inc., a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, as owner hereby certify that it 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 Ainsworth
- 2) Department of Administration
- 3) Langlade County Water and Land-use Planning Committee

In witness whereof the said Midwest Land Co., Inc., a Wisconsin Corporation has caused these presents to be signed by its members listed below at Wausau, Wisconsin.

President Jim Lemke  
Jim Lemke

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 18<sup>th</sup>, 2005

Benjamin P. Doney  
Department of Administration

SHEET 2 OF 2

**WEST BAY**

FINAL PLAT

DRAFTED BY: M. HUSKA	CHECKED BY: D. HIGGINBOTHAM
DATE: JULY 13, 2005	JOB NO.
REVISION DATE: AUG 23, SEPT 13, AND NOV 9, 2005	
PLOVER RIVER LAND CO. INC. P4225 PINEVIEW RD BIRNWOOD WI 54414 (715)449-2229	

RECORD # 40188 2 OF 2  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED: 12/1/05 BY: D. TUSTY



file 1 174B

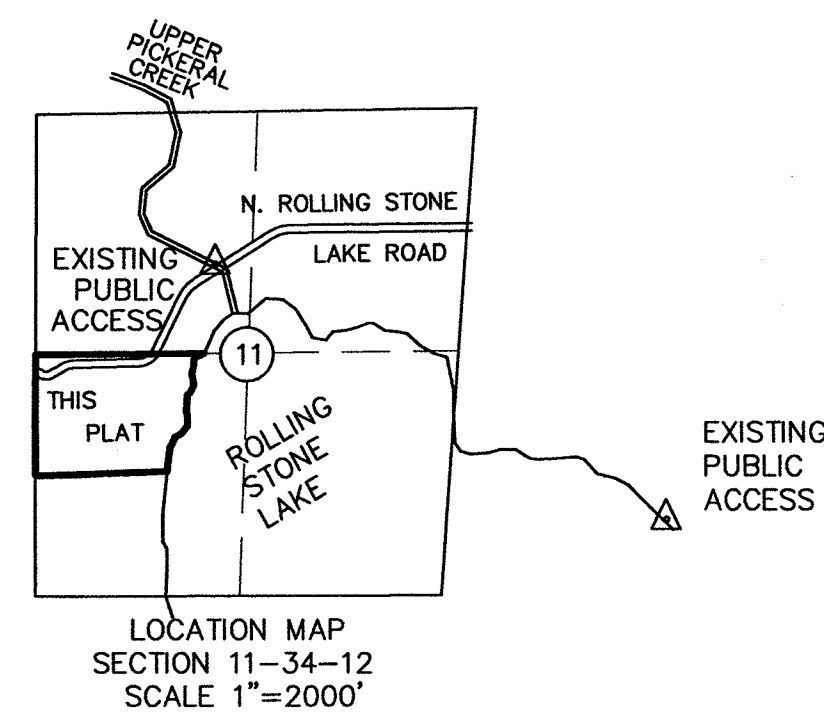
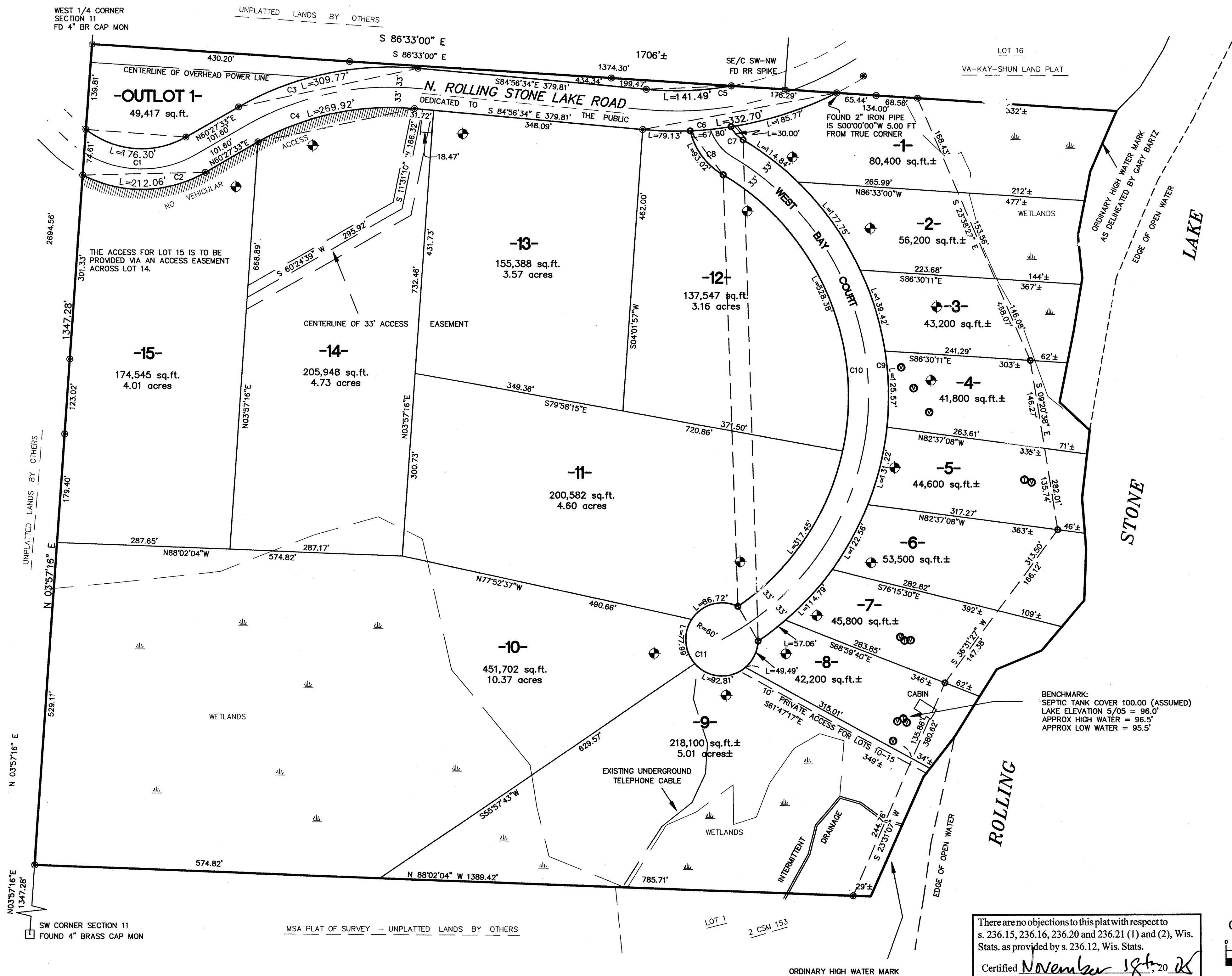
385476

REGISTER OF DEEDS  
LANGLADE COUNTY, WI  
RECEIVED FOR RECORD THIS 6  
DAY OF JAN A.D. 2006  
AT 10:00 O'CLOCK P.M. IN PLAT  
CABINET NO. ON PAGE  
REGISTRAR *Shirley Fischer*

FINAL PLAT OF

# WEST BAY

OF ALL OF GOVERNMENT LOT 4 OF SECTION 11,  
TOWNSHIP 34 NORTH, RANGE 12 EAST, TOWN OF AINSWORTH,  
LANGLADE COUNTY, WISCONSIN



NOTE: THE WETLANDS ALONG THE LAKES SHOWN HEREON WERE FLAGGED OR FIELD VERIFIED BY GARY BARTZ WITH THE DNR.

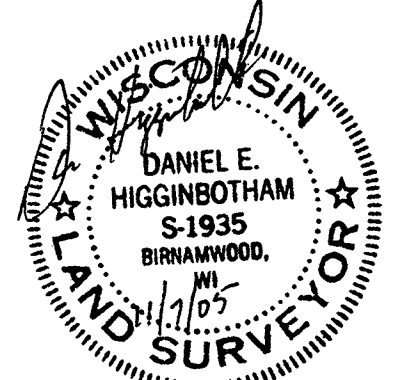
SOIL BORINGS WERE COMPLETED BY LISA STRONG. THE SOILS ON LOTS 1-13 ARE GENERALLY SUITABLE FOR CONVENTIONAL SEPTIC SYSTEMS WHILE THE SOILS ON LOTS 14 AND 15 ARE GENERALLY SUITABLE FOR MOUND SYSTEMS. ADDITIONAL SOIL BORINGS MUST BE COMPLETED TO LOCATE SUITABLE AREAS FOR ON-SITE WASTE FACILITIES.

OUTLOT 1 IS TO BE HELD BY SUBDIVISION OWNER OR, IF ABLE, THE OWNER WILL NEGOTIATE A SALE TO THE ADJACENT PROPERTY OWNER.

LOCAL UTILITIES ARE UTILIZING THE PUBLIC ROAD RIGHT-OF-WAY FOR PLACEMENT AND MAINTENANCE OF THEIR FACILITIES.

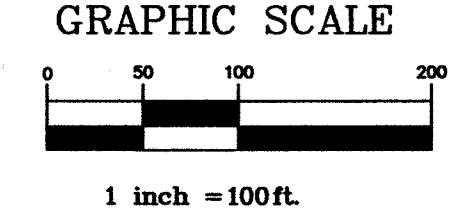
THE STATUTORY PUBLIC ACCESS REQUIREMENT FOR THIS PLAT IS MET AT THE NORTH ROLLINGSTONE LAKE ROAD CROSSING OF PICKEREL CREEK (66' OF ROADWAY WIDTH). THIS ACCESS POINT LIES 2300 FEET MORE OR LESS FROM THE FARTHEST POINT OF THIS PLAT.

THE TELEPHONE EASEMENT CROSSING LOT 9 (DOCUMENT NO. 272914) IS NOT LOCATION SPECIFIC BUT SIMPLY STATES A 12 FOOT WIDE EASEMENT CENTERED ON THE FIRST CABLE LAID.



- SEPTIC VENT/TANK
- FOUND 1" I. PIPE
- SET 1 1/4" X 24" IRON ROD WEIGHING 3.76 LBS/LIN FT.
- FOUND GOVT CORNER
- ◆ SOIL BORING - THE NUMBERS IN LISA'S REPORT CORRESPOND TO EACH LOT NUMBER
- SET 1"X24" IRON PIPE WEIGHING 1.68 LBS/LIN FT AT ALL OTHER LOT CORNERS

ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES  
ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 4 SECONDS AND COMPUTED TO THE NEAREST SECOND.



BEARING ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 11 ASSUMED TO BEAR N 3° 57' 16" E

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 18th 2006*  
*Rene M. Poney*  
Department of Administration

WEST BAY	
FINAL PLAT	
DRAWN BY: <i>DAVID J. KRA</i>	CHECKED BY: <i>HIGGINBOTHAM</i>
DATE: JULY 13, 2005	JOB NO.
REVISION DATE: AUG 23, SEPT 13, AND NOV 9, 2005	
PLOVER RIVER LAND CO. INC. P4225 PINEVIEW RD BIRMINGHAM WI 54414 (715) 449-2229	

RECORD # *40188 1002*  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED: *12/1/05* BY: *DT*

file 1 174B

385476

FINAL PLAT OF

# WEST BAY

OF ALL OF GOVERNMENT LOT 4 OF SECTION 11,  
TOWNSHIP 34 NORTH, RANGE 12 EAST, TOWN OF AINSWORTH,  
LANGLADE COUNTY, WISCONSIN

CURVE NO.	LOT NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	AHEAD BEARING	BACK BEARING
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	LOT 11	86.72'	60.00'	82° 48' 44"	N 74° 18' 08" E	79.37'		

## SURVEYOR'S CERTIFICATE

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

THAT I have surveyed, divided and mapped WEST BAY by the order of Jim Lemke of Midwest Land Co., Inc., a parcel of land being all of Government Lot 4 of Section 11, Township 34 North, Range 12 East, Town of Ainsworth, Langlade County, Wisconsin more particularly described as follows:

COMMENCING at the Southwest Corner of Section 11; thence N 03° 57' 16" E, 1347.28 feet along the West line of the Southwest ¼ of Section 11 to the point of beginning of the parcel herein described; thence continuing N 03° 57' 16" E, 1347.28 feet along the West line of the Southwest ¼ of Section 11 to the West ¼ corner thereof; thence S 86° 33' 00" E, 1374.30 feet along the North line of the Southwest ¼ of Section 11 to a meander corner of Rolling Stone Lake lying N 86° 33' 00" W, 332 feet more or less from the water's edge said lake; thence S 23° 38' 27" E, 468.07 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 86° 30' 11" W, 62 feet more or less from the water's edge of said lake; thence S 09° 20' 38" E, 282.01 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 82° 37' 08" W, 46 feet more or less from the water's edge of said lake; thence S 36° 31' 27" W, 313.50 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 68° 59' 40" W, 62 feet more or less from the water's edge of said lake; thence S 23° 31' 07" W, 380.62 feet along a meander line of Rolling Stone Lake to a meander corner of said lake lying N 88° 02' 04" W, 117 feet more or less from the water's edge of said lake; thence N 88° 02' 04" W, 1360.53 feet to the West line of the Southwest ¼ of Section 11 and the point of beginning of the parcel herein described. It is hereby intended to include with this parcel all lands lying between the meander line as described and the water's edge of Rolling Stone Lake.

THAT I have made such survey, land division and plat by the direction of Jim Lemke of Midwest Land Co., Inc.

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  
Revised this 3<sup>rd</sup> day of August, 2005

## LANGLADE COUNTY WATER & LAND USE PLANNING COMMITTEE

Resolved that the plat of WEST BAY, Midwest Land Co., Inc., owner, is hereby approved by the Langlade County Water & Land Use Planning Committee.

DATE 12-5-05 Michael P. Klimoski  
Chairman

DATE 12-05-05 Jack Mariniak  
Secretary

I, Michael Klimoski, 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 5th day of December, 2005.

DATE 12-5-05 Michael P. Klimoski  
CHAIRMAN

## TOWN BOARD RESOLUTION

Resolved that the plat of WEST BAY, Midwest Land Co., Inc., owner, is hereby approved by the Town Board

DATE APPROVED 12-8-05 Mary Jo Dennis  
Town Chairman

DATE SIGNED 12-8-05 Mary Jo Dennis  
Town Chairman

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

Patricia A. Jellison  
Town Clerk

## OWNERS CERTIFICATE OF DEDICATION

Midwest Land Co., Inc., a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, as owner hereby certify that it 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 Ainsworth
- 2) Department of Administration
- 3) Langlade County Water and Land-use Planning Committee

In witness whereof the said Midwest Land Co., Inc., a Wisconsin Corporation has caused these presents to be signed by its members listed below at Wausau, Wisconsin.

President Jim M. Lemke  
Jim Lemke

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }  
COUNTY OF LANGLADE } SS

I, Tanice Burkhardt, 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 2nd day of December, 2005, on any of the lands included in the plat of WEST BAY.

DATE 12/2/05 Tanice Burkhardt  
County Treasurer

## CONSENT OF CORPORATE MORTGAGEE

Associated 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 Midwest Land Co., Inc., owner.

In witness whereof, the said Associated Bank has caused these presents to be signed by Terry Geurink, Vice-President, at Wausau, Wisconsin and it's corporate seal to be hereunto affixed this 23rd day of November, 2005.

## ASSOCIATED BANK

Vice-President: Terry Geurink  
Terry Geurink

STATE OF WISCONSIN }  
COUNTY OF LANGLADE } SS

Personally came before me this 23rd day of November, 2005, the above named Terry Geurink, Vice-President of Associated Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Marion R. Hilde, Notary Public  
My commission expires 5th day of October, 2005. 2008

## CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN }  
TOWN OF AINSWORTH } SS

I, Thomas L. Wroczynski, being duly elected, qualified, and acting Treasurer of the Town of Ainsworth, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 8th day of December, 2005, on any of the lands included in the plat of WEST BAY.

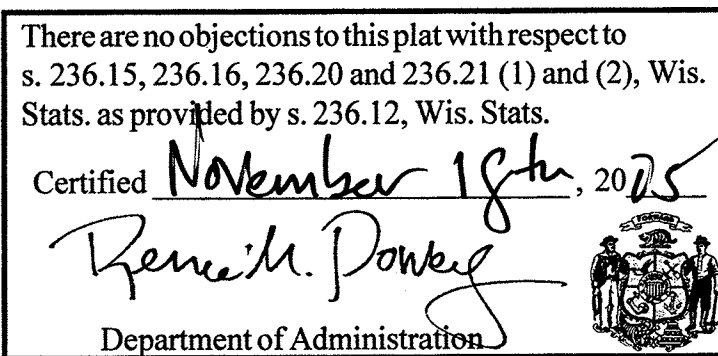
DATE 12-8-2005 Thomas L. Wroczynski  
Town Treasurer

STATE OF WISCONSIN }  
COUNTY OF LANGLADE } SS

Personally came before me this 29th day of November, 2005, the above named Jim Lemke, president of Midwest Land Co., Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Tanice L. Burkhardt, Notary Public

My commission expires June 22, 2008



SHEET 2 OF 2

WEST BAY	
FINAL PLAT	
DRAFTED BY: HUSKA	CHECKED BY: HIGGINBOTHAM
DATE: JULY 13, 2005	JOB NO.
REVISION DATE: AUG 23, SEPT 13, AND NOV 9, 2005	
PLOVER RIVER LAND CO. INC. P4225 PINEVIEW RD BIRNAMWOOD WI 54414 (715)449-2229	

RECORD # 40188 2002  
LANGLADE COUNTY SURVEYORS OFFICE  
DATE FILED 12/1/05 BY: DT