

REGISTERED OFFICE
LANGLADE COUNTY, WISCONSIN
A.D. 1838
Registered on May 10, 1994
Register of Deeds

WINDTREE HEIGHTS

A COUNTY PLAT OF ALL OF VOLUME 10 CERTIFIED SURVEY MAPS PAGE 17 AND ALL OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, TOWN OF ROLLING, LANGLADE COUNTY, WISCONSIN

TRANSFER FEE
RECORDING FEE
GRANTOR
GRANTEE
TRACT

SURVEYOR'S CERTIFICATE

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

THAT I have surveyed, divided and mapped WINDTREE HEIGHTS, a subdivision being all of the Northeast 1/4 of the Northwest 1/4, and part of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 30 North, Range 11 East, Town of Rolling, Langlade County, Wisconsin more particularly described as follows:

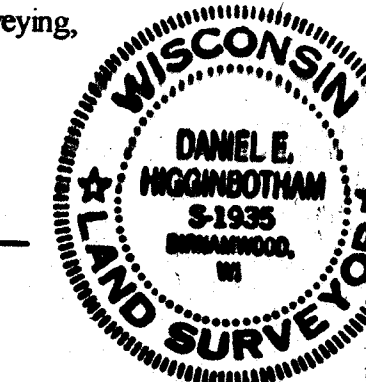
BEGINNING at the North 1/4 corner of Section 10; thence S 00° 26' 32" W, 1328.79 feet; thence N 89° 46' 57" W, 694.18 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 10; thence S 89° 23' 48" W, 632.16 feet; thence N 00° 29' 21" E, 9.06 feet to the South line of the Northeast 1/4 of the Northwest 1/4 of Section 10; thence N 89° 46' 57" W, 5.30 feet along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 10 to the Southwest Corner thereof; thence N 00° 13' 36" E, 1320.35 feet along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 10 to the Northwest Corner thereof; thence N 89° 51' 22" E, 1336.56 feet along the North line of the Northeast 1/4 of the Northwest 1/4 of Section 10 to the point of beginning of the parcel herein described.

THAT I have made such survey, land division and plat by the direction of David A. Kautza.

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 the Town of Rolling and Langlade County in surveying, dividing and mapping the same.

Daniel E. Higginbotham S-1935
Dated this 17th day of October, 2001.
Revised this 22nd day of January, 2002.

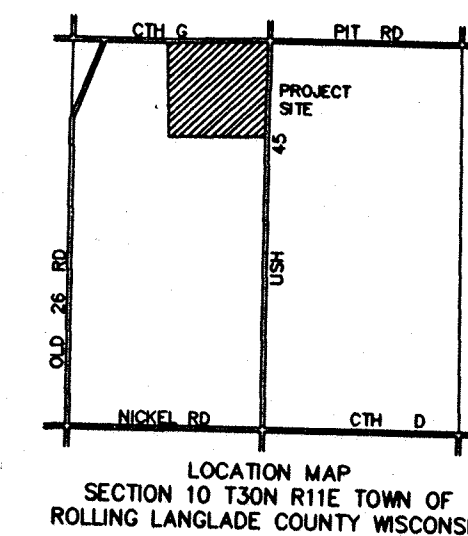


These lots are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of USH 45 except as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and or its assigns.

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but not limited to, signs, parking areas, systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293 Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. Owners of these lots are responsible for abating noise sufficient to protect these lots.

No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.



BEARING ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC 10 ASSUMED TO BEAR S 89° 51' 22" W

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.

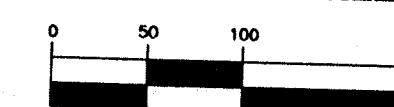
OUTLOT 1 AND 2 ARE TO BE SOLD TO ADJACENT PROPERTY OWNERS.

LEGEND

- X— FENCE
- FOUND 1.25" (O.D.) IRON PIPE
- SET 1 3/16" X 30" IRON ROD WEIGHING 3.76 LBS/LIN FT
- PUBLIC LAND SURVEY CORNER
- () RECORD DATA
- 1.25" X 24" (O.D.) IRON PIPE WEIGHING 1.13 LBS/LIN FT SET AT ALL OTHER LOT CORNERS AND OUTLOT CORNERS



GRAPHIC SCALE



1 inch = 100 ft.

CURVE NO.	LOT NO.	LENGTH OF CURVE	RADIUS	DELTA	CHORD BEARING	LENGTH OF CHORD	BACK BEARING	AHEAD BEARING
C1	LOT 3	307.11'	60.00'	293°15'58"	S89°39'15"E	66.00'	S56°58'44"W	N56°17'14"W
	LOT 4	110.89'	60.00'	105°58'30"	S03°58'59"W	95.83'		
	LOT 5	77.83'	60.00'	74°07'53"	S86°04'43"E	72.33'		
	LOT 6	118.48'	60.00'	113°08'34"	N00°17'03"E	100.15'		

Wis DOT APPROVAL NO.
34-045-0169-01

SHEET 1 OF 2

WINDTREE HEIGHTS

ALL OF NE 1/4 OF THE NW 1/4 & PART OF THE SE 1/4 OF THE NW 1/4 OF SEC 10 T 30 N R 11 E TOWN OF ROLLING LANGLADE COUNTY

DRAFTED BY: CB CHECKED BY: DH

DATE: OCT. 17, 2001 JOB NO.

REVISION DATE: OCT. 25, 2001, JAN. 29, 2002

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

WINDTREE HEIGHTS

A COUNTY PLAT OF ALL OF VOLUME 10 CERTIFIED SURVEY MAPS PAGE 17 AND ALL OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 IN SECTION 10, TOWNSHIP 30 NORTH, RANGE 11 EAST, TOWN OF ROLLING,
LANGLADE COUNTY, WISCONSIN

TOWN BOARD RESOLUTION

Resolved, that the plat of Windtree Heights, David A. Kautza, owner, is hereby approved by the
Town Board.

DATE APPROVED 2-28-02

Norman Cejka
Town Chairman

DATE SIGNED 2-28-02

Norman Cejka
Town Chairman

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

Ray Schweitzer
Town Clerk

OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided,
mapped and dedicated as represented on this plat. I 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 Rolling
- 2) Langlade County Water and Land Use Planning Committee

Witness the hand and seal of said Owners this 19th day of February, 2002.

David A. Kautza
David A. Kautza

As owners of Lot 10, I hereby certify that I caused the land described on this plat to be surveyed,
divided, mapped and dedicated as represented on this plat. I 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 Rolling
- 2) Langlade County Water and Land Use Planning Committee

Witness the hand and seal of said Owners this 19th day of February, 2002.

Jamie C. Packard Karrie L. Packard
Jamie C. Packard Karrie L. Packard

STATE OF WISCONSIN }
SS
COUNTY OF LANGLADE }

Personally came before me this 19th day of February, 2002, the above named David A.
Kautza, Jamie C. Packard, and Karrie L. Packard, to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Cheryl Hatten, Notary Public, Langlade County

My commission expires 4/24/05

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }
SS
COUNTY OF LANGLADE }

Daniel E. Higginbotham 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 28th day of February, 2002 on any of the lands
included in the plat of Windtree Heights.

DATE 2/28/02

Daniel E. Higginbotham
County Treasurer

LANGLADE COUNTY WATER & LAND USE PLANNING COMMITTEE

Resolved that the plat of Windtree Heights, David A. Kautza, owner, is hereby approved by the
Langlade County Water & Land Use Planning Committee.

DATE 2-26-02

Michael Klimoski
Chairman

DATE 02-26-02

Jack Marciniaik
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
26th day of February, 2002.

DATE 2-26-02

Michael Klimoski
Chairman

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN }
SS
COUNTY OF LANGLADE }

I, Dana Indurich being duly elected, qualified, and acting Town Treasurer of the Town of
Rolling, do hereby certify that in accordance with the records in my office, there are no unpaid
taxes or unpaid special assessments as of this 28th day of February, 2002, on any of the lands
included in the plat of Windtree Heights.

DATE Feb 28, 2002

Dana Indurich
Town Treasurer

CONSENT OF CORPORATE MORTGAGEE

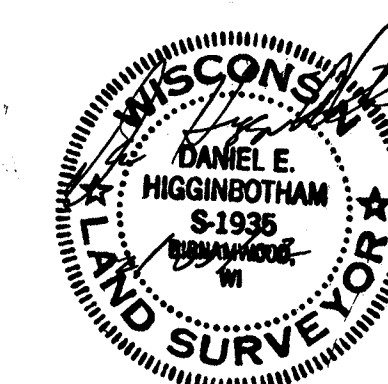
Covantage Credit Union a corporation duly organized and existing under and by virtue of the laws
of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the
surveying, dividing, mapping and dedication of the land described on this plat, and does hereby
consent to the above certificate of David A. Kautza, owner, Jamie C. Packard and Karrie L.
Packard, as joint owners of Lot 12.

In witness whereof, the said Covantage Credit Union has caused these presents to be signed by
Brian Prunty, it's President, at Antigo, Wisconsin and it's corporate seal to be hereunto affixed this
19th day of Feb., 2002.

in the presence of

Witness Michael Klimoski

President Brian Prunty Covantage Credit Union
Brian Prunty



SHEET 2 OF 2

WINDTREE HEIGHTS

ALL OF NE 1/4 OF THE NW 1/4 & PART
OF THE SE 1/4 OF THE NW 1/4 OF SEC
10 T 30 N R 11 E TOWN OF ROLLING
LANGLADE COUNTY

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