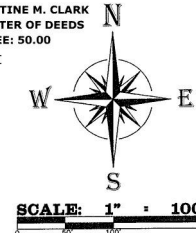


BASIS OF BEARINGS:
IS THE NORTH LINE OF THE NW1/4
SECTION 32 WHICH BEARS S89°44'31"E
AS REFERENCED TO GRID NORTH
COLUMBIA CO. COORDINATE SYSTEM
NAD83(91).

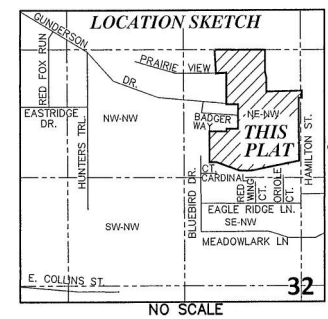
"CITY PARK"

SW1/4-SW1/4



ROLLING PRAIRIE - PHASE 2

BEING A PART OF THE NE1/4 OF THE NW1/4, SECTION 32, T. 13 N., R. 9 E.,
CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 812,634 SQ. FT. - 18.66 ACRES



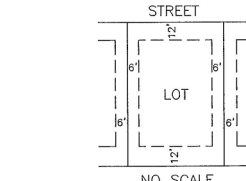
NOTE: LOES CAN BE AMENDED
WITH CITY APPROVAL.

LOWEST OPENING ELEVATION (LOE)	
Lot #	LOE (ft)
48	783.5
49	783.5
50	783.5
51	783.5
52	795
53	794
54	794
55	794
56	794
57	794
58	794
59	794
60	794
61	794
62	795
63	797
64	795
65	795
66	799
67	803
68	806
69	807
70	807
71	808
72	809

CURVE DATA TABLE									
CURVE	LOT NO.	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT	
C1	56	90°00'00"	23.56'	15.00'	N44°57'24"W	21.21'	S00°02'36"W	S89°57'24"E	
C2	55	90°22'52"	23.66'	15.00'	N45°14'02"E	21.28'	N89°34'32"W	S00°02'36"W	
C3	96	90°00'00"	23.56'	15.00'	N44°57'24"W	21.21'	N00°02'36"E	N89°57'24"W	
C4	96	50°20'06"	13.18'	15.00'	N25°12'39"E	12.76'	N50°22'42"E	N00°02'36"E	
C5		280°40'12"	271.87'	55.50'	S89°57'24"E	70.85'	S50°22'42"W	N50°17'30"W	
C6	96	14°19'00"	13.87'	55.50'	S43°13'12"W	13.83'	S50°22'42"W	S36°03'42"W	
C7	95	77°51'00"	75.41'	55.50'	S02°51'48"E	69.74'	S36°03'42"W	S41°47'18"E	
C8	94	48°10'06"	46.66'	55.50'	S65°52'21"E	45.30'	S41°47'18"E	S89°57'24"E	
C9	93	48°10'06"	46.66'	55.50'	N65°57'33"E	45.30'	S89°57'24"E	N41°52'30"E	
C10	92	77°50'58"	75.41'	55.50'	N02°57'01"E	69.74'	N41°52'30"E	N35°58'28"W	
C11	91	14°19'02"	13.86'	55.50'	N43°07'59"W	13.83'	N35°58'28"W	N50°17'30"W	
C12	91	50°20'06"	13.18'	15.00'	S25°07'27"E	12.76'	S00°02'36"W	S50°17'30"E	
C13	91	90°00'00"	23.56'	15.00'	S45°02'36"W	21.21'	N89°57'24"W	S00°02'36"W	
C14	90	90°00'00"	23.56'	15.00'	N44°57'24"W	21.21'	N00°02'36"E	N89°57'24"W	
C15	87	78°59'54"	41.36'	30.00'	N39°32'33"E	38.16'	N79°02'30"E	N00°02'36"E	
C16	84	30°52'39"	64.67'	120.00'	S85°31'10.5"E	63.89'	S70°04'51"E	N79°02'30"E	
C17	82	70°07'27"	36.72'	30.00'	S35°01'07.5"E	34.47'	S00°02'36"W	S70°04'51"E	
C18		70°07'27"	110.15'	90.00'	S35°01'07.5"E	103.40'	S00°02'36"W	S70°04'51"E	
C19	79	17°20'55"	27.25'	90.00'	S08°37'51"E	27.15'	S00°02'36"W	S17°18'19"E	
C20	78	22°50'34"	35.88'	90.00'	S28°43'36"E	35.64'	S17°18'19"E	S40°08'53"E	
C21	77	29°55'58"	47.02'	90.00'	S55°06'52"E	46.49'	S40°08'53"E	S70°04'51"E	
C22		30°52'39"	97.00'	180.00'	S85°31'10.5"E	95.83'	S70°04'51"E	N79°02'30"E	
C23	75	10°07'50"	31.83'	180.00'	S75°08'46"E	31.78'	S70°04'51"E	S80°12'41"E	
C24	74	17°03'30"	53.58'	180.00'	S88°44'26"E	53.39'	S80°12'41"E	N82°43'49"E	
C25	73	03°41'19"	11.59'	180.00'	N80°53'09.5"E	11.59'	N82°43'49"E	N79°02'30"E	
C26		78°59'54"	124.09'	90.00'	N39°32'33"E	114.49'	N79°02'30"E	N00°02'36"E	
C27	70	15°27'46"	24.29'	90.00'	N71°18'37"E	24.21'	N79°02'30"E	N63°34'44"E	
C28	69	26°29'18"	41.61'	90.00'	N50°20'05"E	41.24'	N63°34'44"E	N37°05'28"E	
C29	68	30°44'18"	48.55'	90.00'	N21°38'17"E	47.96'	N37°05'28"E	N06°11'08"E	
C30	67	06°08'32"	9.64'	90.00'	N03°06'52"E	9.64'	N06°11'08"E	N00°02'36"E	
C31	64	90°00'00"	23.56'	15.00'	S45°02'36"W	21.21'	N89°57'24"W	S00°02'36"W	
C32	64	90°00'00"	23.56'	15.00'	S44°57'24"E	21.21'	N00°02'36"E	N89°57'24"W	

ZONING

B-1 SINGLE FAMILY
MINIMUM FRONT OR STREET SIDE SETBACK:
30 FEET; 10 FEET TO ATTACHED GARAGE
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 40 FEET

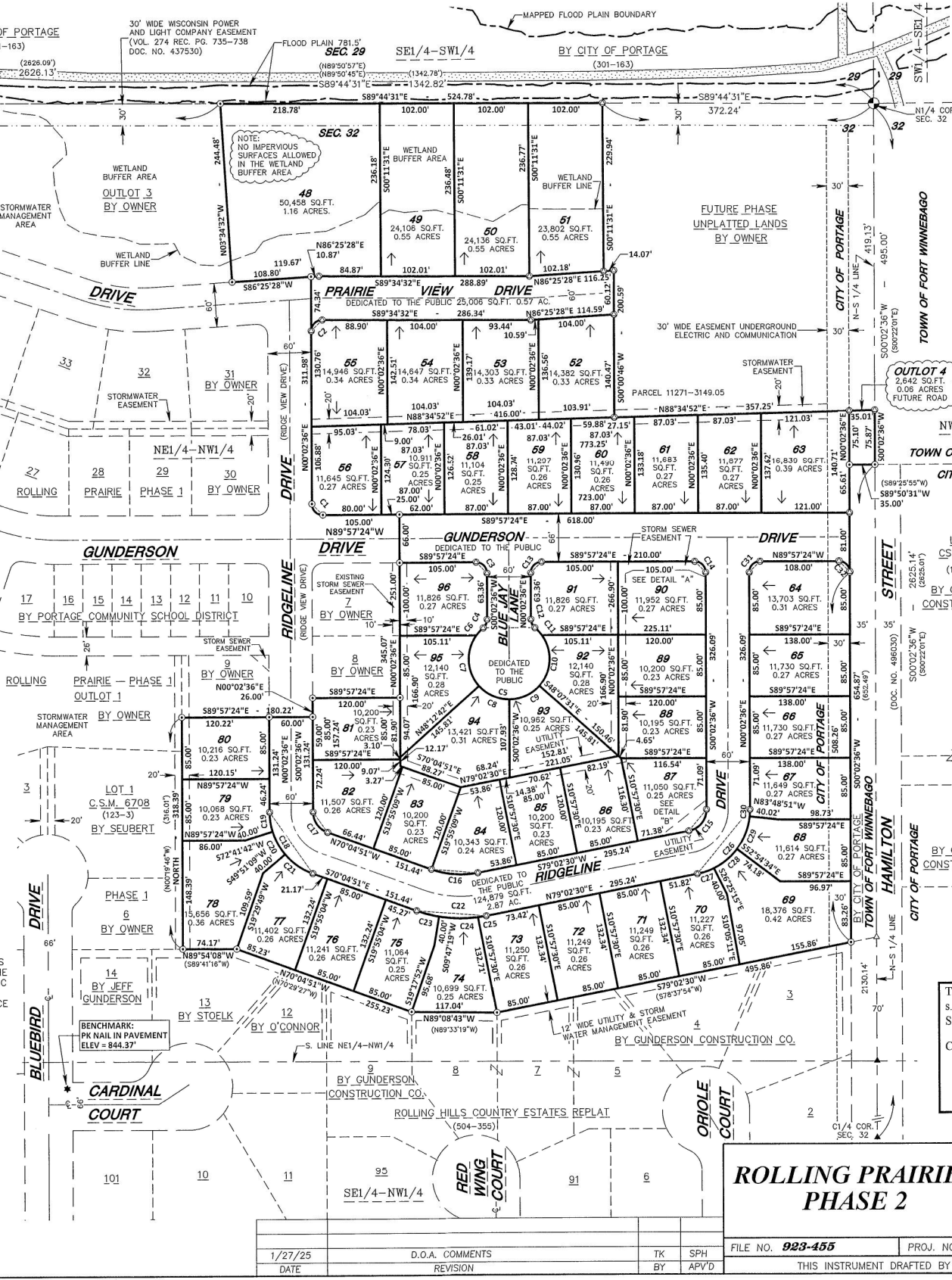


TYPICAL UTILITY & STORM WATER MANAGEMENT EASEMENT SKETCH

NOTE: THESE EASEMENTS ARE THE MINIMUM TO BE
APPLIED FOR ALL PUBLIC UTILITIES TO ALL LOTS IN
THIS PLAT. NO SURFACE IMPROVEMENTS (SUCH AS
SHRUBS, HEDGES, ETC.) SHALL BE PLACED ON THE
PROPERTY SUBJECT TO THE PUBLIC UTILITY EASEMENTS
BY LOT OWNERS. THE CITY OF PORTAGE MAY USE THE
PROPERTY SUBJECT TO THE EASEMENT FOR ALL PUBLIC
UTILITY IMPROVEMENTS, BOTH SURFACE AND
SUBSURFACE, INCLUDING, BUT NOT LIMITED TO SURFACE
WATER DRAINAGE, STORM SEWER, STORM WATER
DRAINAGE, SANITARY SEWER FACILITIES, ELECTRICAL,
CABLE TV, TELEPHONE, ETC.

LEGEND

- 3 1/2" ALUM. MON. FND.
- 1 1/4" X 24" IRON ROD SET (WT. = 4.3 LBS/L.F.)
- 3/4" IRON ROD FND.
- 1 1/4" IRON ROD FND.
- RAILROAD SPIKE FND.
- 2" IRON PIPE FND.
- MAG NAIL FND.
- PREVIOUS SURVEY OR RECORD INFO.
- DRAINAGE FLOW DIRECTION
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT. = 1.5 LBS/L.F.)



OWNER/SUBDIVIDER

GMF PROPERTIES LLC
N570 6TH COURT
ENDEAVOR, WI 53930

SURVEYOR

SCOTT P. HEWITT
P.O. BOX 373
625 E. SUPER STREET
PORTAGE, WI 53901



75 BY GUNDERSON CONSTRUCTION CO.
76 BY GUNDERSON CONSTRUCTION CO.

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 March 05, 2025

Don Jime
Department of Administration

ROLLING PRAIRIE - PHASE 2

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE, (808) 742-7788 SAUK: (808) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. 923-455	PROJ. NO. 121-27	DWG NO. 923-455FP
DATE 1/27/25	D.O.A. COMMENTS REVISION	TK BY SPH APVD
THIS INSTRUMENT DRAFTED BY T. Kasper		SHEET 1 OF 2