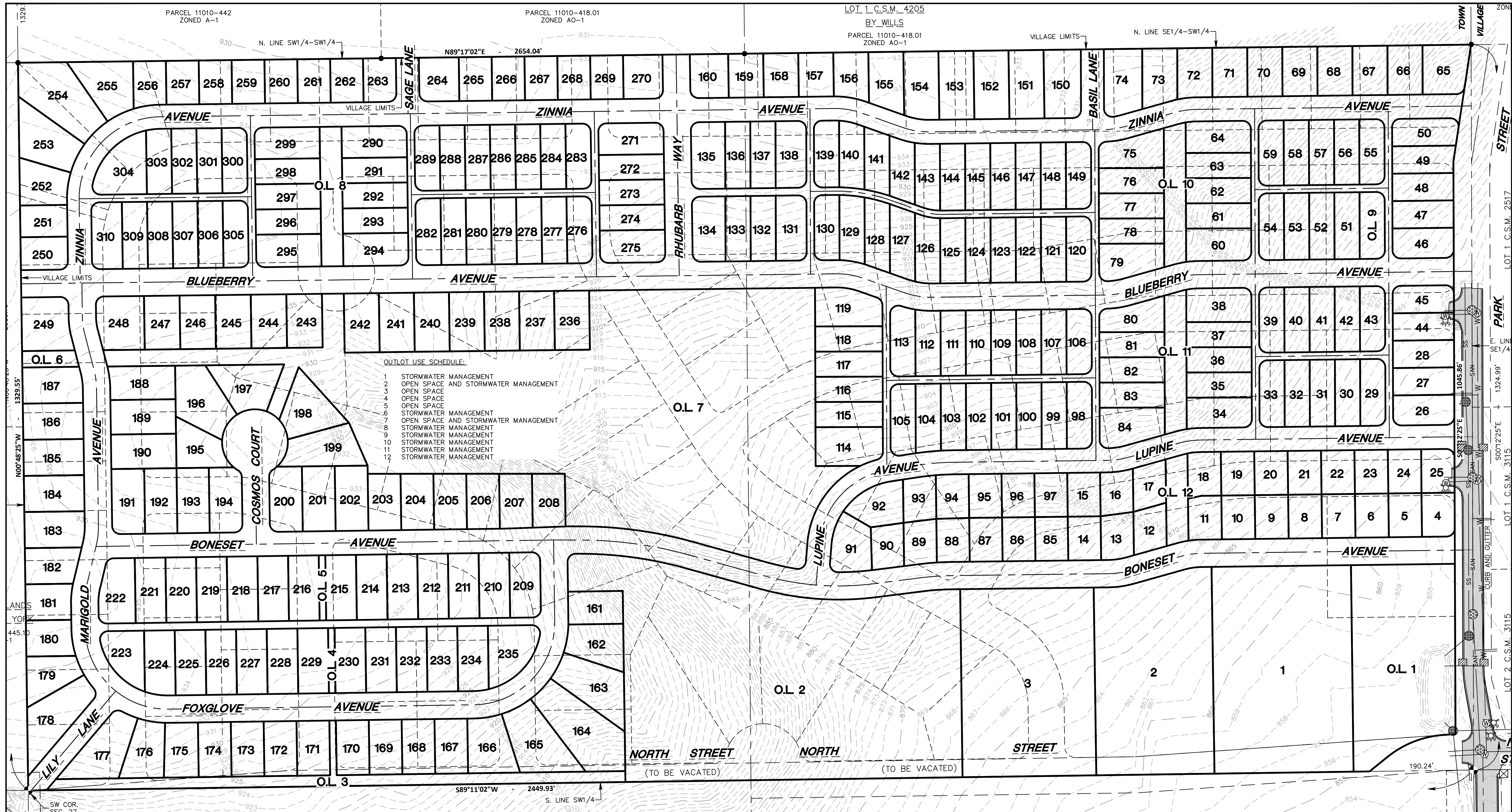




A Preliminary Plat of
Point Gardens

BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144 AND 145, OUTLOTS 1, 2 AND 3, PARK, AND NORTH STREET RIGHT OF WAY, ALEXIS TRAIL RIGHT OF WAY, WEST RIDGE TRAIL RIGHT OF WAY, RYAN TRAIL RIGHT OF WAY, SAND HILL TRAIL RIGHT OF WAY, PHEASANT TRAIL RIGHT OF WAY, BADGER TRAIL RIGHT OF WAY, AND WHITETAIL TRAIL RIGHT OF WAY, OF THE PLAT OF WEST RIDGE, LOCATED IN THE SW1/4 OF THE SW1/4, AND THE SE1/4 OF THE SW1/4, SECTION 27, T. 11 N., R. 9 E., VILLAGE OF POYNETTE, COLUMBIA COUNTY, WISCONSIN.
CONTAINING: 3,465,988 SQ. FT. - 79.57 ACRES

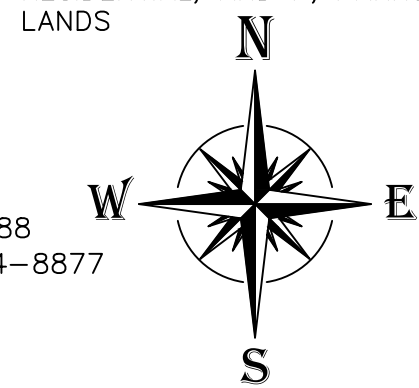
BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 27, WHICH IS BEARS N00°48'25"W AS REFERENCED TO GRID NORTH COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).

OWNER/DEVELOPER
TORQUE ADVISORS, LLC
301 W. BELTLINE HWY., SUITE 104A
MADISON, WI 53713

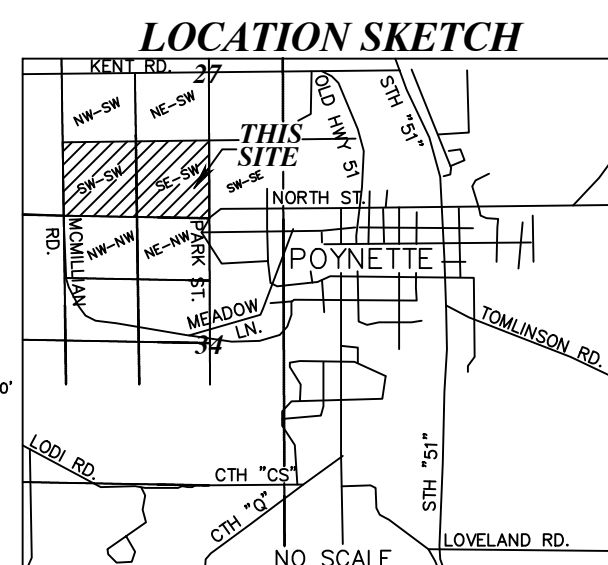
SURVEYOR
TOMAS A. TORO
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

ENGINEER
TOMAS A. TORO
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PHONE PORTAGE: (608) 742-7788
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ZONING
THIS PROPERTY CURRENTLY IS ZONED R-1-M, RESIDENTIAL-MODERN, R-2, DUPLEX RESIDENTIAL, R-MF MULTIFAMILY RESIDENTIAL, AND P, PARKS AND PUBLIC LANDS



SCALE: 1" = 100'



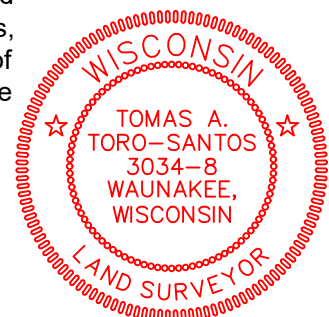
APPROVING AUTHORITY
VILLAGE OF POYNETTE

OBJECTING AUTHORITY
DEPARTMENT OF ADMINISTRATION

SURVEYOR'S CERTIFICATE

I, **TOMAS A. TORO-SANTOS**, Professional Land Surveyor, do hereby certify that this is a correct representation of all existing and proposed land divisions and features. I have fully complied with Chapter 236 of the Wisconsin State Statutes, Title 16 - Chapter 200 of the Columbia County Division Ordinance and Village of Poynette Land Division and Subdivision code in surveying and mapping the same to the best of my knowledge and belief.

TOMAS A. TORO-SANTOS
Professional Land Surveyor, No. 3034-8
Dated: November 18, 2022



2/15/2023	UPDATED LOT LAYOUT	TAT	TAT
1/18/2023	UPDATED LOT LAYOUT	TAT	TAT
1/12/2023	UPDATED LOT LAYOUT	TAT	TAT
DATE	REVISION	BY	APV'D
A Preliminary Plat of			
Glen Gardens			
FILE NO. 222-46	PROJ. NO. 494-147	DWG NO. 222-46PRELIM	
THIS INSTRUMENT DRAFTED BY A. JEROME		SHEET 1 OF 10	

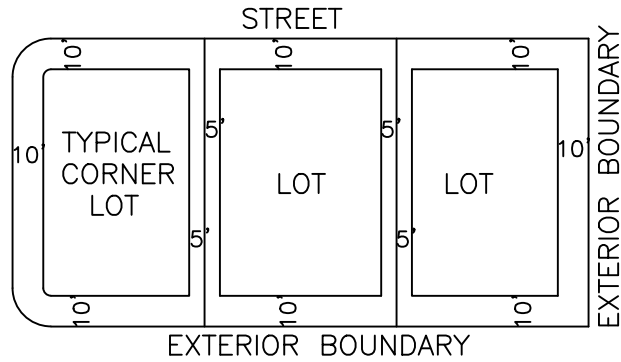
A Preliminary Plat of

Point Gardens

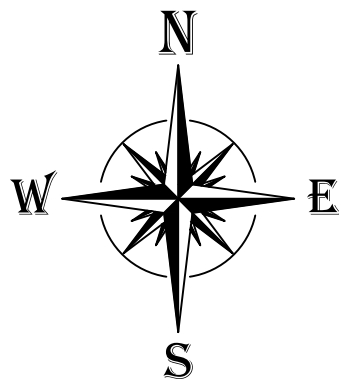
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TYPICAL STORM WATER & UTILITY EASEMENT SKETCH

(UNLESS OTHERWISE SHOWN)



TYPICAL UTILITY EASEMENT SHALL OVERLAP OTHER EASEMENTS SHOWN.



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SCALE: 1" = 50'

LEGEND

	3 1/2" ALUM. MON. FND.
	3/4" IRON ROD FND.
	LIGHT POST
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE

UNPLATTED LANDS

BY CURTIS YORK

PARCEL 11010-442
ZONED A-1

UNPLATTED LANDS

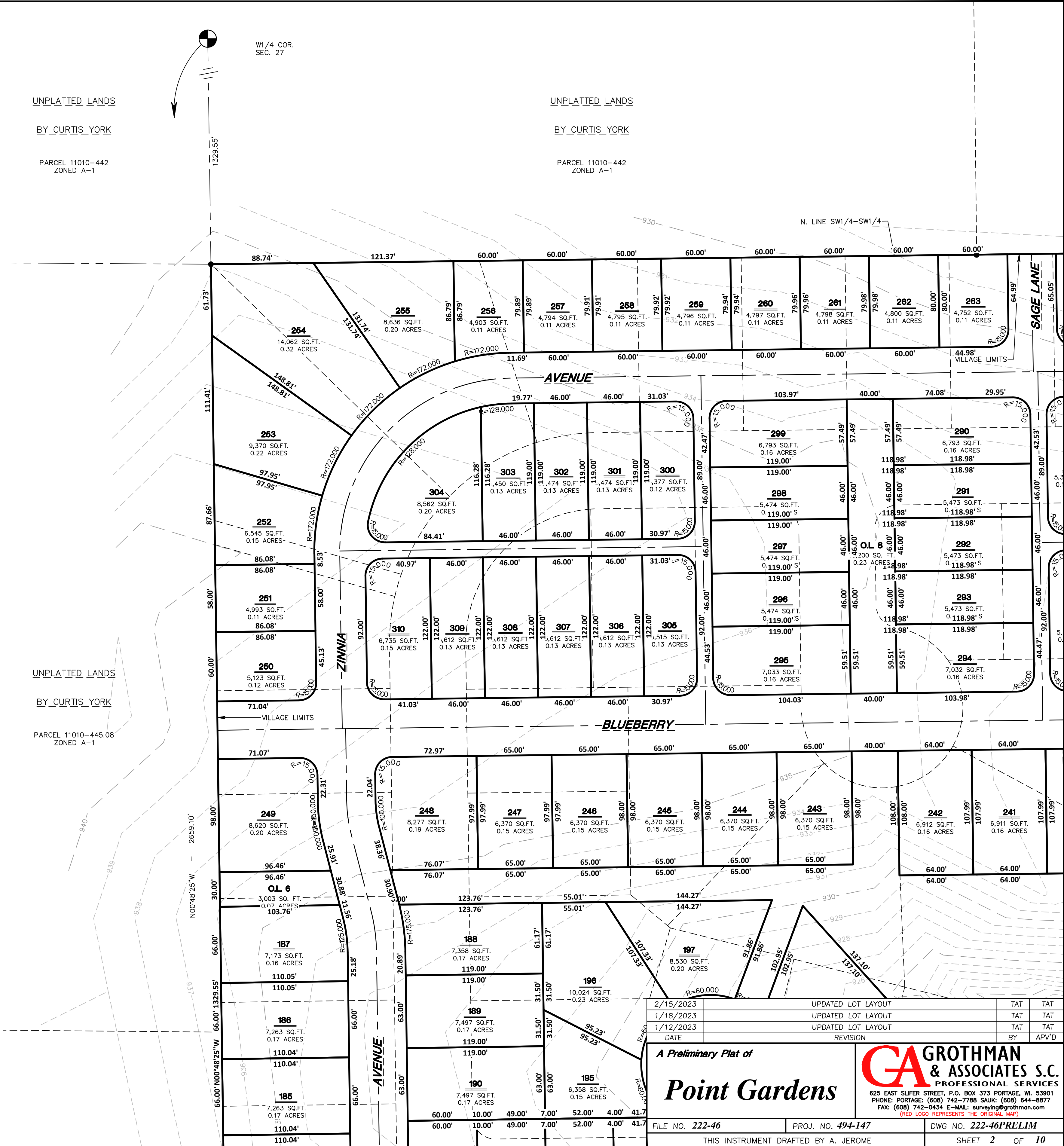
BY CURTIS YORK

PARCEL 11010-442
ZONED A-1

UNPLATTED LANDS

BY CURTIS YORK

PARCEL 11010-445.08
ZONED A-1



2/15/2023	UPDATED LOT LAYOUT	TAT	TAT
1/18/2023	UPDATED LOT LAYOUT	TAT	TAT
1/12/2023	UPDATED LOT LAYOUT	TAT	TAT
DATE	REVISION	BY	APV'D
A Preliminary Plat of			
Point Gardens			
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THIS INSTRUMENT DRAFTED BY A. JEROME		SHEET 2 OF 10	

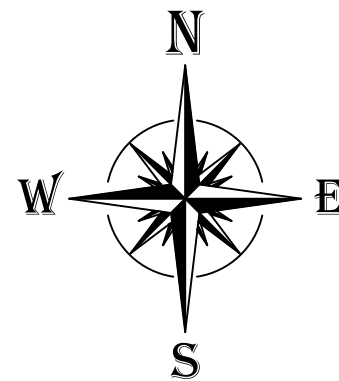
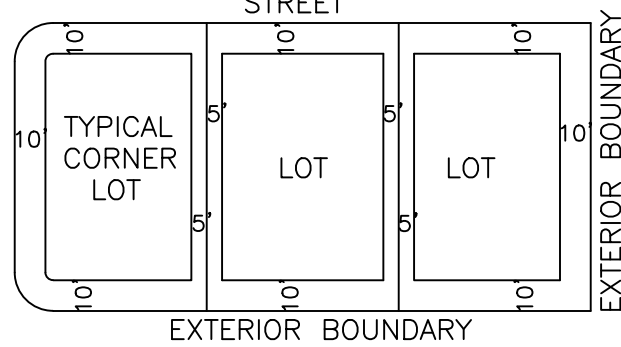
A Preliminary Plat of

Point Gardens

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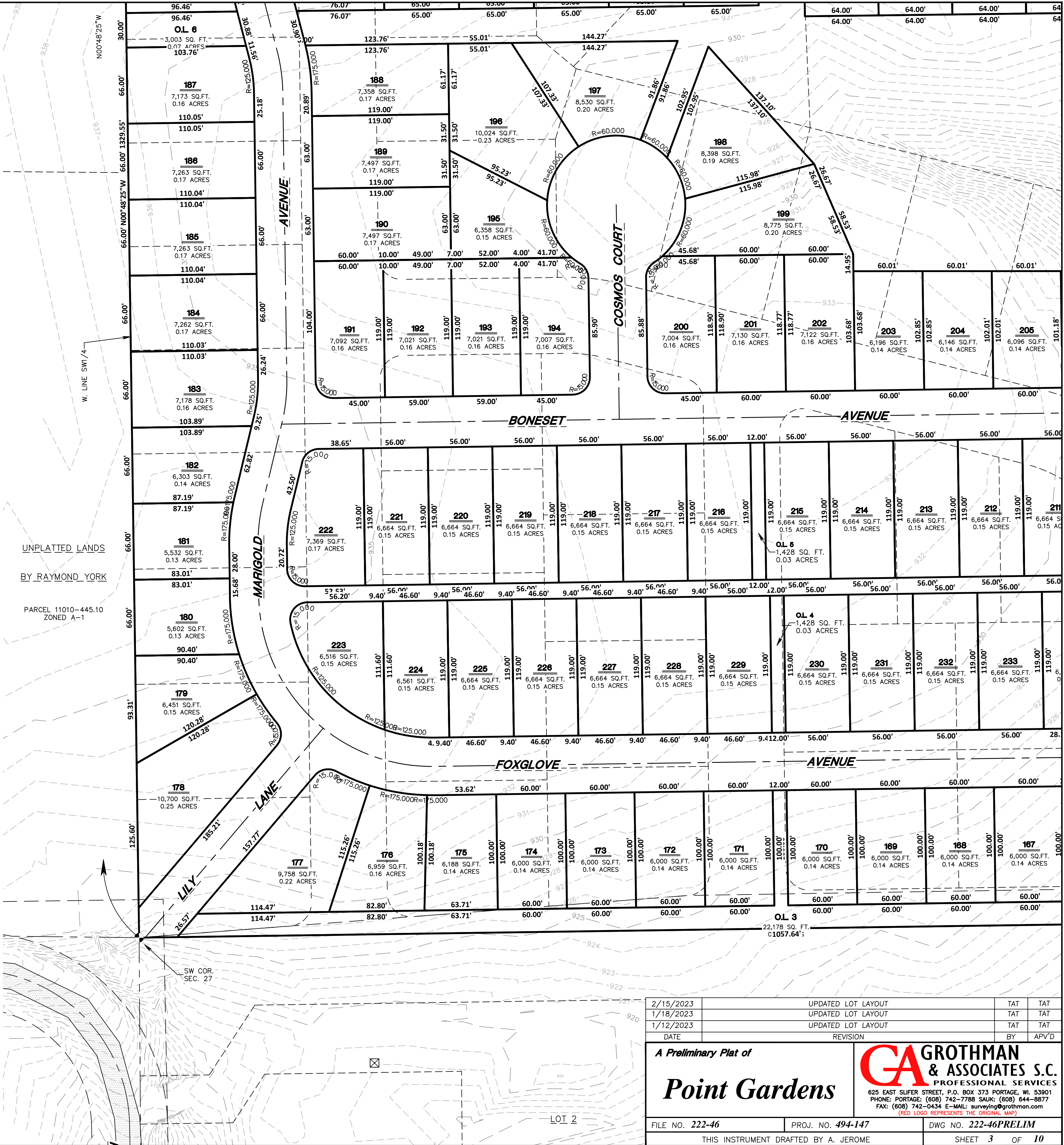


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- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE



2/15/2023	UPDATED LOT LAYOUT	TAT	TAT
1/18/2023	UPDATED LOT LAYOUT	TAT	TAT
1/12/2023	UPDATED LOT LAYOUT	TAT	TAT
DATE	REVISION	BY	APV'D
A Preliminary Plat of		GROTHMAN & ASSOCIATES S.C.	
Point Gardens		PROFESSIONAL SERVICES	
FILE NO. 222-46		PROJ. NO. 494-147	
THIS INSTRUMENT DRAFTED BY A. JEROME		DWG NO. 222-46PRELIM	
		SHEET 3 OF 10	

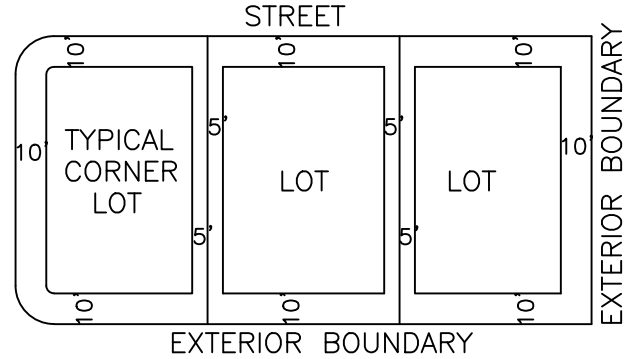
A Preliminary Plat of

Point Gardens

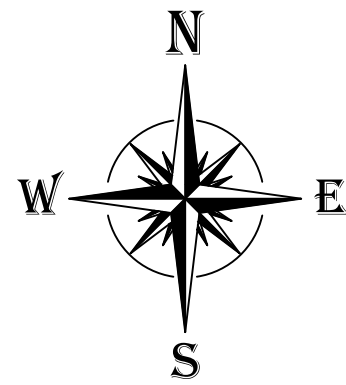
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TYPICAL STORM WATER & UTILITY EASEMENT SKETCH

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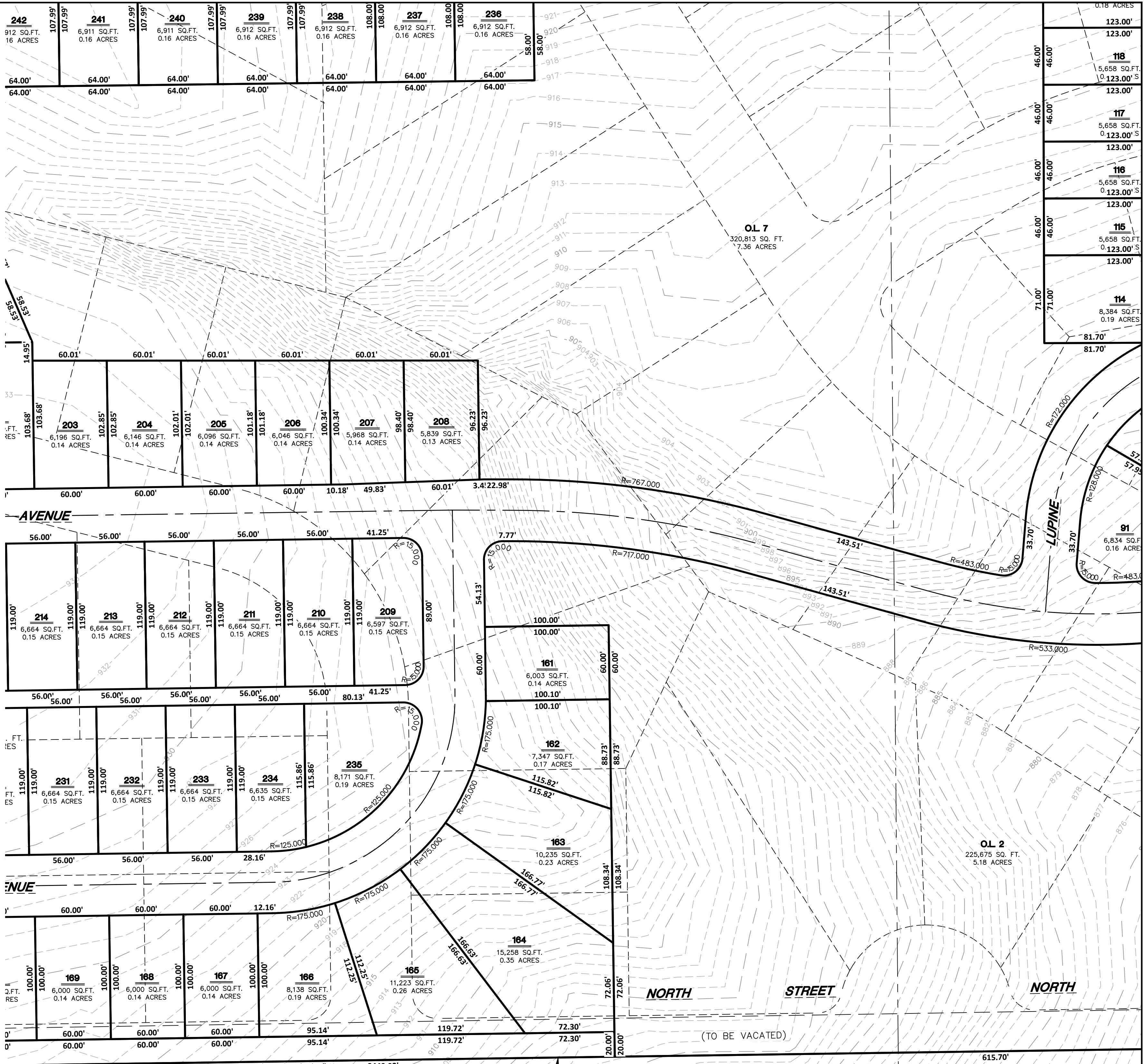


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2/15/2023	UPDATED LOT LAYOUT	TAT	TAT
1/18/2023	UPDATED LOT LAYOUT	TAT	TAT
1/12/2023	UPDATED LOT LAYOUT	TAT	TAT
DATE	REVISION	BY	APV'D

A Preliminary Plat of

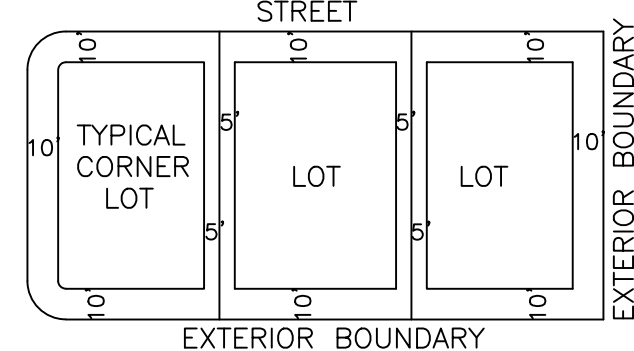
Point Gardens

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

FILE NO. 222-46	PROJ. NO. 494-147	DWG NO. 222-46PRELIM
THIS INSTRUMENT DRAFTED BY A. JEROME		SHEET 4 OF 10

Point Gardens

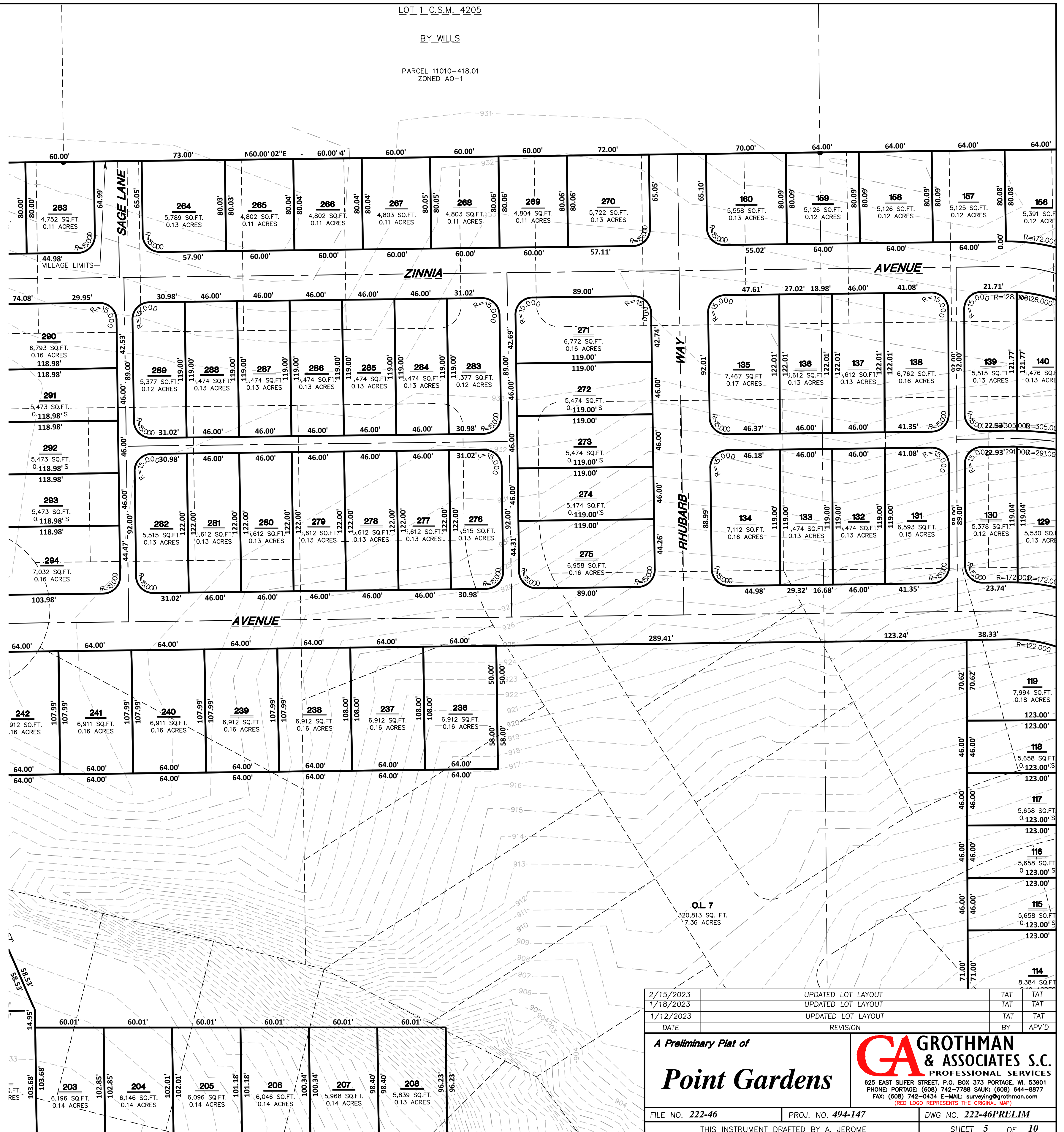
TYPICAL STORM WATER & UTILITY
EASEMENT SKETCH
(UNLESS OTHERWISE SHOWN)



SCALE: 1" = 50'



A horizontal scale bar with alternating black and white segments. It is marked with '0', '25', '50', and '100' at the bottom, representing feet.



2/15/2023	UPDATED LOT LAYOUT	TAT	TAT
1/16/2023	UPDATED LOT LAYOUT	TAT	TAT
1/12/2023	UPDATED LOT LAYOUT	TAT	TAT
DATE	REVISION	BY	APV'D

A Preliminary Plat of

Point Gardens



**GROTHMAN
& ASSOCIATES S.C.**

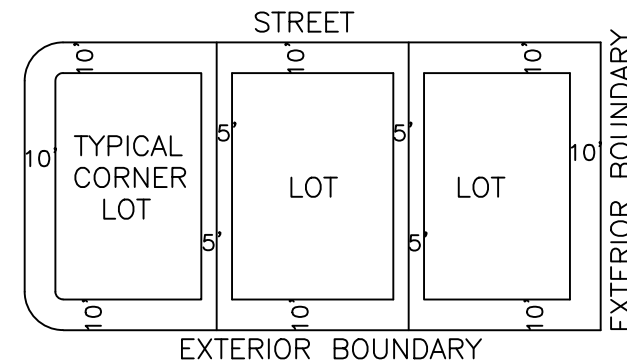
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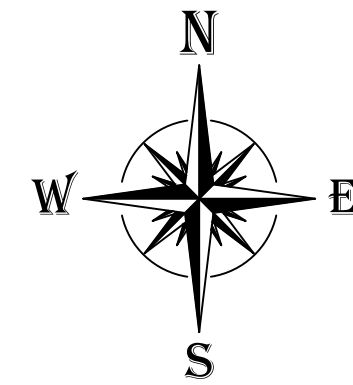
FILE NO. 222-46	PROJ. NO. 494-147	DWG NO. 222-46PRELIM
THIS INSTRUMENT DRAFTED BY A. JEROME		SHEET 5 OF 10

Point Gardens

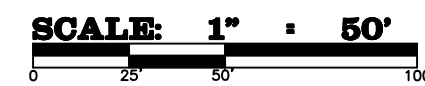
**TYPICAL STORM WATER & UTILITY
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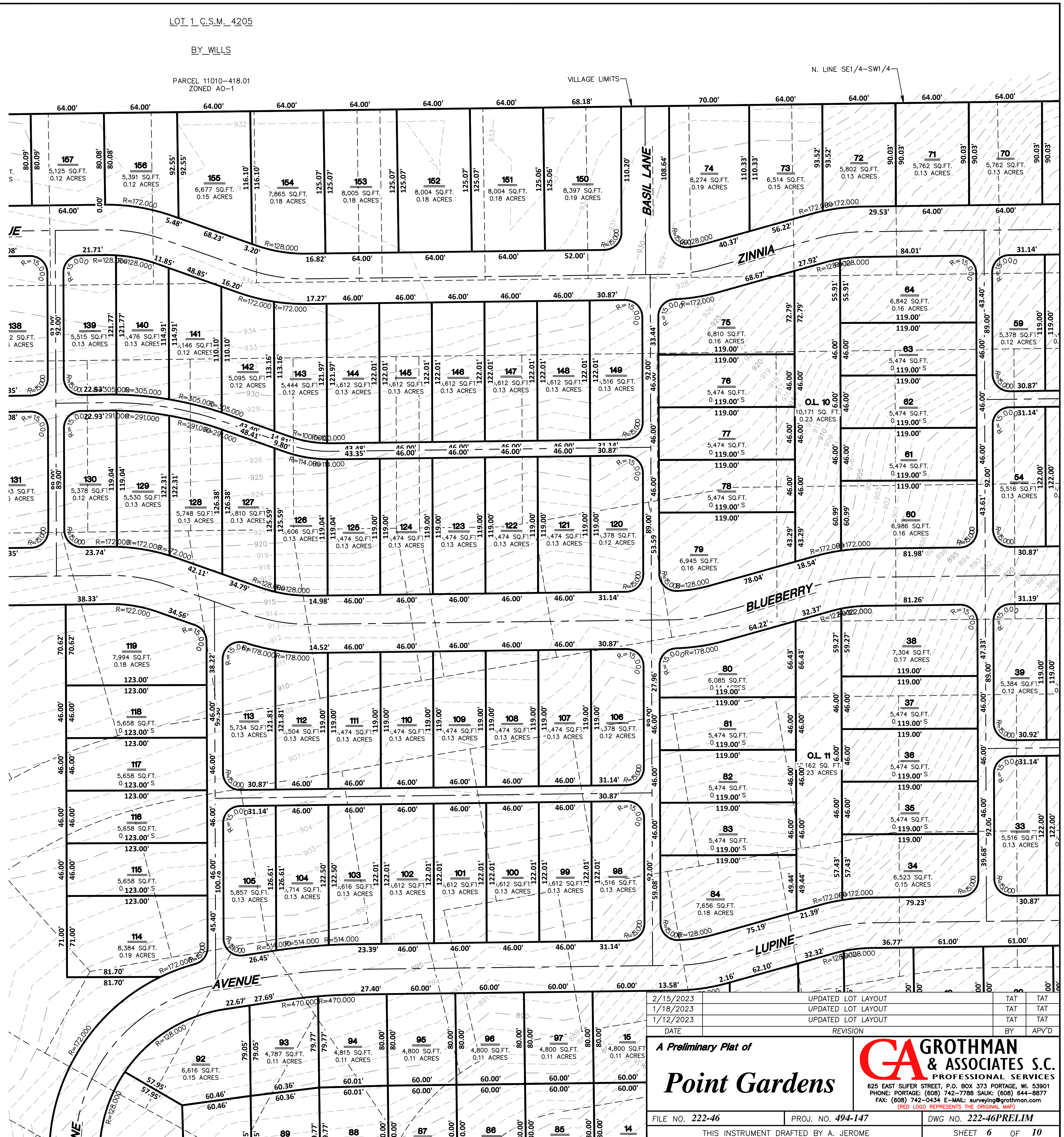
TYPICAL UTILITY EASEMENT
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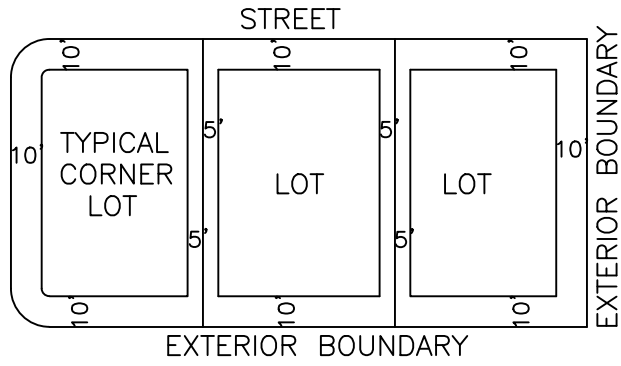


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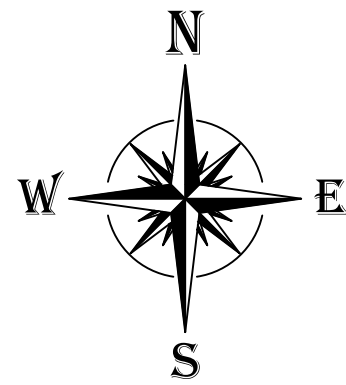
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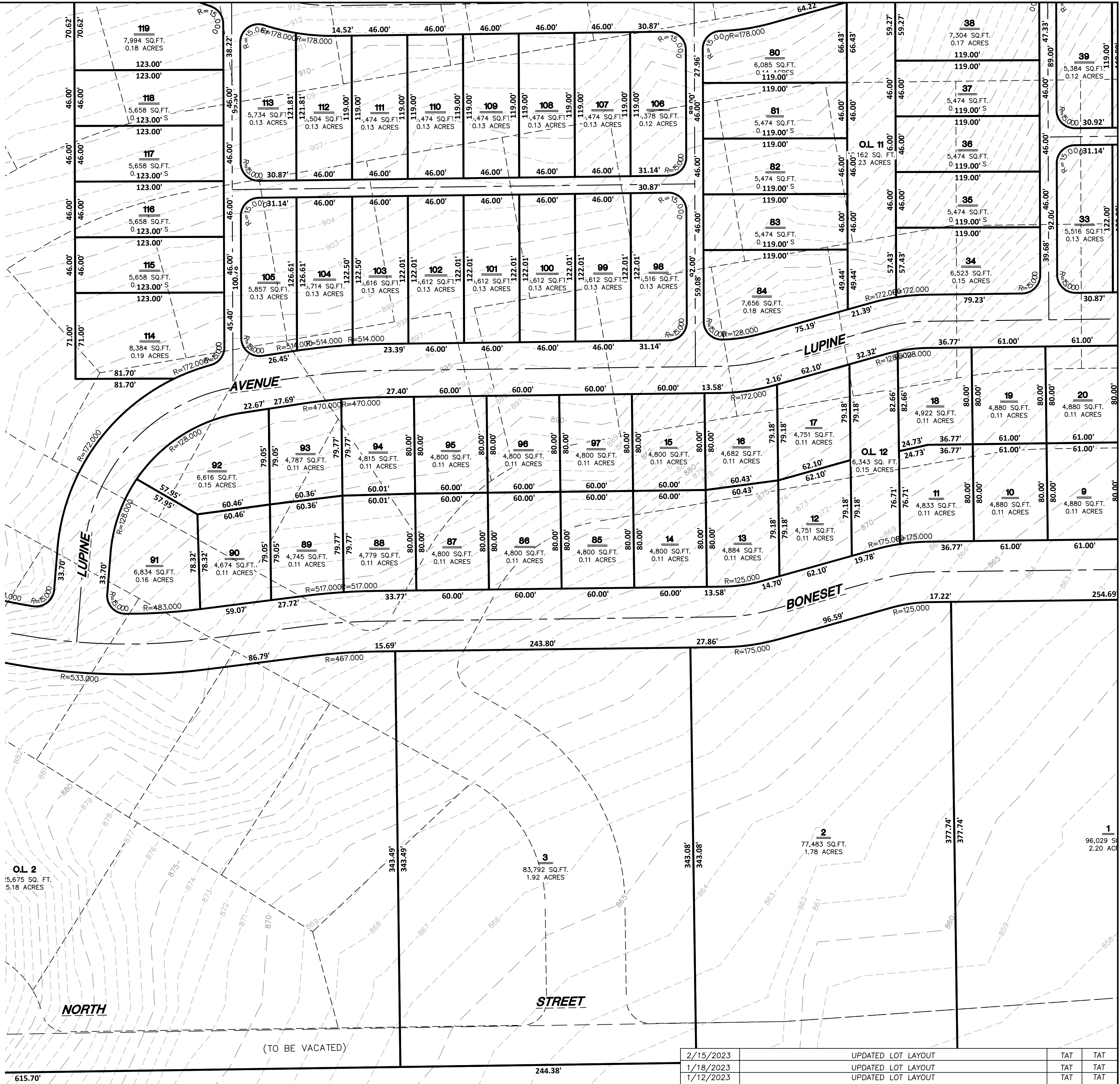


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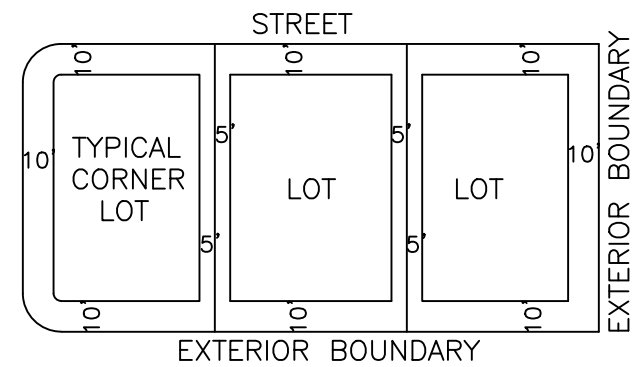
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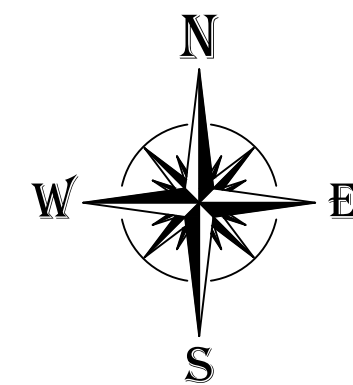
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- STORM SEWER LINE
- WATER LINE



2/15/2023	UPDATED LOT LAYOUT	TAT	TAT
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DATE	REVISION	BY	APV'D
A Preliminary Plat of			
Point Gardens			
FILE NO. 222-46	PROJ. NO. 494-147	DWG NO. 222-46PRELIM	
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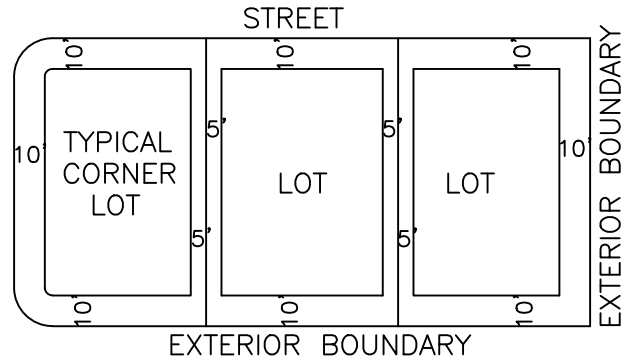
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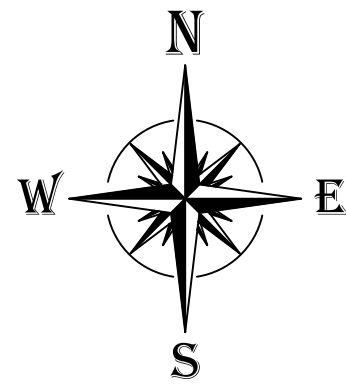
TYPICAL STORM WATER & UTILITY EASEMENT SKETCH

(UNLESS OTHERWISE SHOWN)



EXTERIOR BOUNDARY

TYPICAL UTILITY EASEMENT SHALL OVERLAP OTHER EASEMENTS SHOWN.



BASIS OF BEARINGS: IS THE WEST LINE OF THE SW1/4, SECTION 27, WHICH BEARS N00°48'25"W AS REFERENCED TO GRID NORTH COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).

SCALE: 1" = 50'

LEGEND

- 3 1/2" ALUM. MON. FND.
- 3/4" IRON ROD FND.
- LIGHT POST
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE



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SURVEYOR'S CERTIFICATE

I, **Tomas A. Toro-Santos**, Registered Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes, the Village of Poynette Subdivision Ordinance and under the direction of **Randall P. Alexander of Torque Advisors, LLC.**, I have surveyed, monumented, and mapped **Glen Gardens**, that such plat correctly represents all exterior boundaries of the land and subdivision thereof being the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 27, Town 11 North, Range 9 East, Village of Poynette, Columbia County, Wisconsin, described as follows:

Beginning at the southwest corner of said Section 27;
thence North 00°48'25" West along the west line of the Southwest Quarter of said Section 27, 1,329.55 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 27;
thence North 89°17'02" East along the north line of the south half of the Southwest Quarter of said Section 27, also being the south line of Lots 1 and 2, Certified Survey Map, No. 771 and the westerly extension thereof, 2,654.04 feet to the northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 27;
thence South 00°12'25" East along the north - south quarter line of said Section 27, 1,324.99 feet to the south quarter corner of said Section 27;
thence South 89°11'02" West along the south line of the Southwest Quarter of said Section 27, 2,640.17 feet to the point of beginning.
Containing 3,513,330 square feet, (80.65 acres), more or less.

Tomas A. Toro-Santos
Registered Land Surveyor, No. 3034-8
Dated: November 18, 2022
File No. 222-46

OWNER'S CERTIFICATE OF DEDICATION

As Owners, we hereby certify that we caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owners, we do further certify that this plat is required by Sections 236.10 of 236.12 to be submitted to the following for approval or objection:

- Village of Poynette
- Department of Administration

Witness the hand and seal of said Owners this _____ day of _____, **20**_____.

In the Presence of: **Torque Advisors, LLC**

Witness **Randall P. Alexander, Managing Member**

STATE of WISCONSIN)
(SS)
COUNTY OF COLUMBIA)

Personally came before me this _____ day of _____, **20**_____, the above named **Randall P. Alexander, Managing Member of Torque Advisors, LLC**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Columbia County, Wisconsin

My commission expires: _____

CERTIFICATE OF VILLAGE TREASURER

STATE of WISCONSIN)
(SS)
COUNTY OF COLUMBIA)

I, **Sue Kilen, Village Clerk-Treasurer**, being duly elected, qualified and acting Treasurer of the Village of Poynette, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____, **20**_____ affecting the lands included in the plat of **Glen Gardens**.

Sue Kilen, Village Clerk - Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, **20**_____, at _____ o'clock, _____. **M.** and recorded in Volume _____ of Plats on Page _____ as Document Number _____.

Lisa Krintz, Register of Deeds

VILLAGE BOARD APPROVAL

Resolved that the plat of **Glen Gardens** in the Village of Poynette, **Randall P. Alexander, President of Torque Companies, LLC**, Owner, is hereby approved by the Village Board of the Village of Poynette and hereby accepts the dedications shown on said Plat.

Dated this the _____ day of _____, **20**_____.

Diana Kashinske, Village President

Dated

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of Poynette.

Dated this the _____ day of _____, **20**_____.

Craig Malin, Village Administrator

CERTIFICATE OF COUNTY TREASURER

STATE of WISCONSIN)
(SS)
COUNTY OF COLUMBIA)

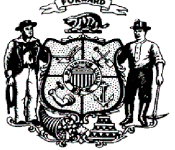
I, **Stacy L. Opalewski**, being duly elected, qualified and acting Treasurer of the County of Columbia, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, **20**_____ affecting the lands included in the plat of **West Ridge**.

Stacy L. Opalewski, County Treasurer

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



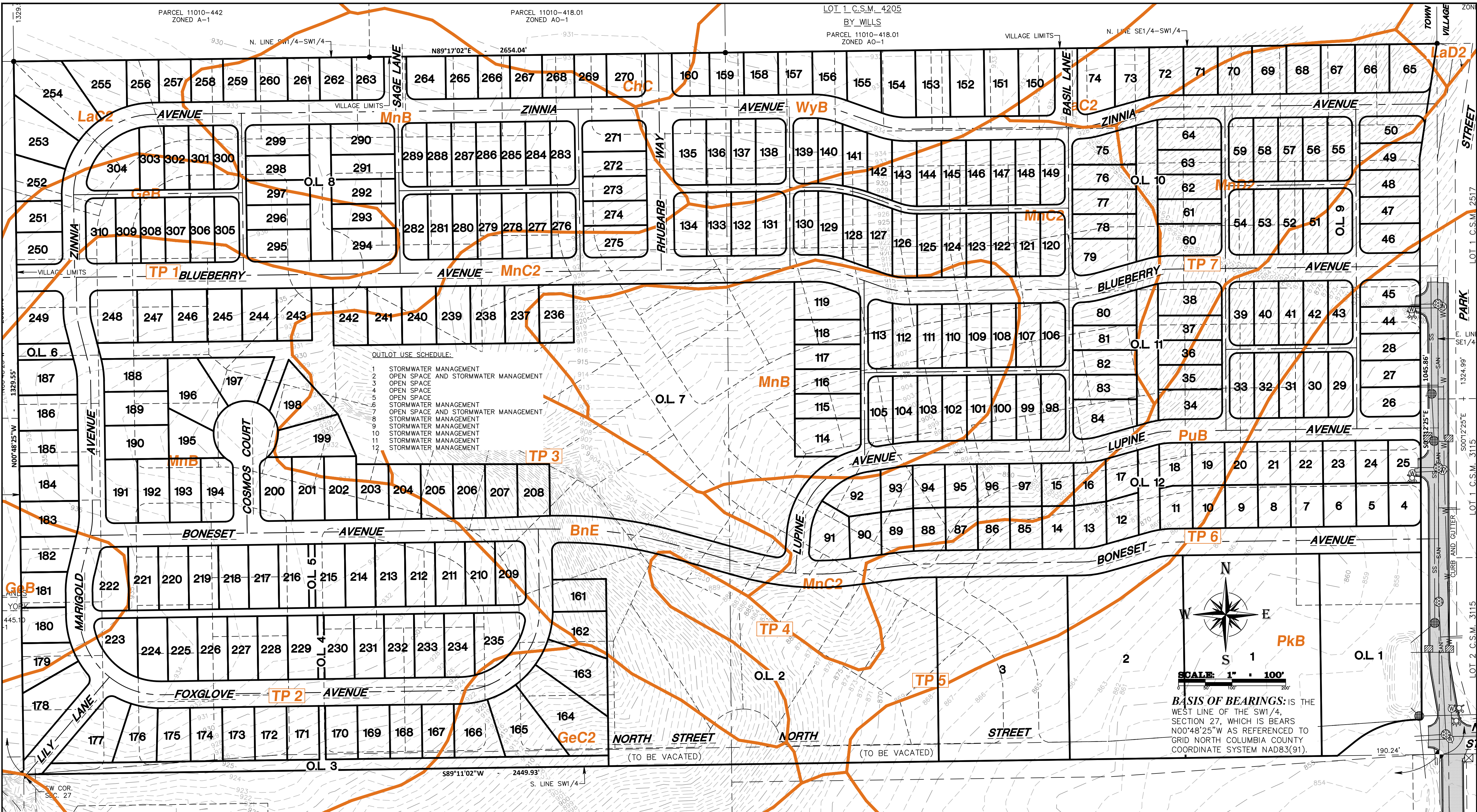
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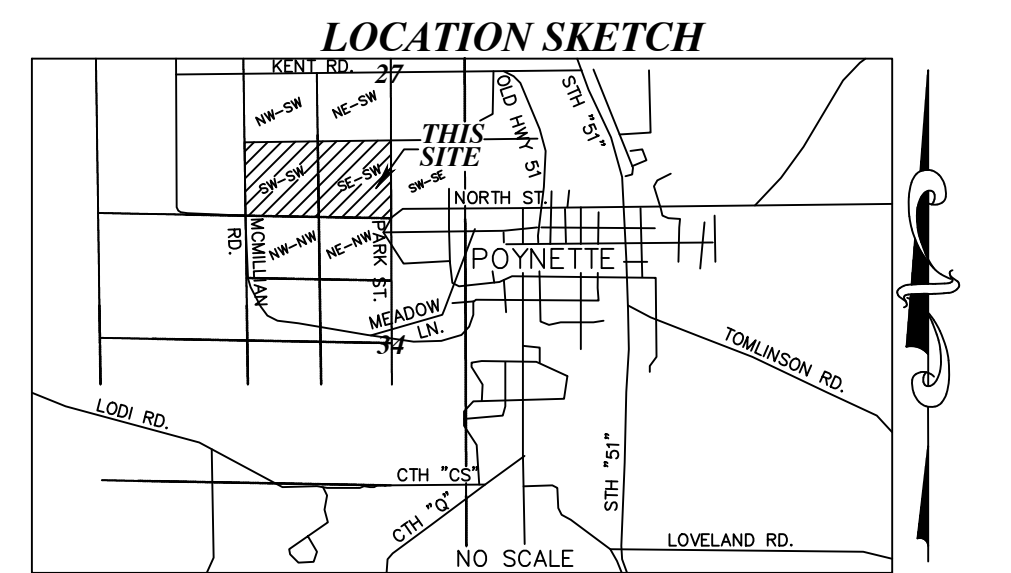
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4214 GOLD BLUFF COURT
PORTAGE, WI, 53901

OWNER
HICKORY WOODS DEVELOPMENT
COMPANY, INC.
419 SOPHA COURT
POYNETTE, WI 53955



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	SANITARY SEWER MANHOLE
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	WATER LINE
	SOIL CLASS/TYPE
	TEST PIT LOCATION

SURVEYOR		ENGINEER	
TOMAS A. TORO P.O. BOX 373 625 E. SLIFER STREET PORTAGE, WI 53901 PHONE PORTAGE: (608) 742-7788 PHONE SAUK PRAIRIE: (608) 644-8877 FAX: (608) 742-0434 e-mail: surveying@grothman.com		TOMAS A. TORO P.O. BOX 373 625 E. SLIFER STREET PORTAGE, WI 53901 PHONE PORTAGE: (608) 742-7788 PHONE SAUK PRAIRIE: (608) 644-8877 FAX: (608) 742-0434 e-mail: surveying@grothman.com	
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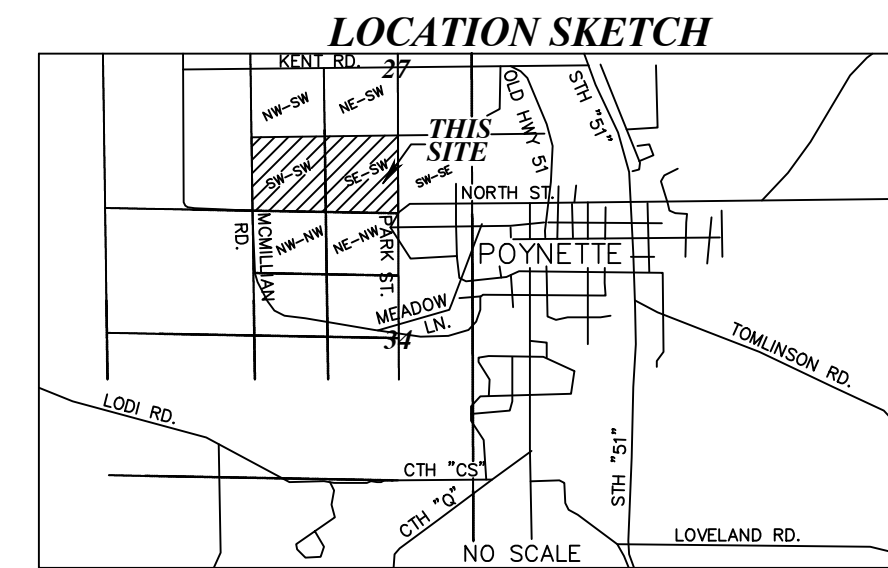


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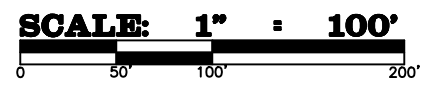
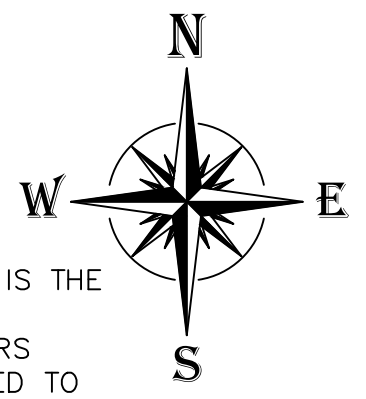
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