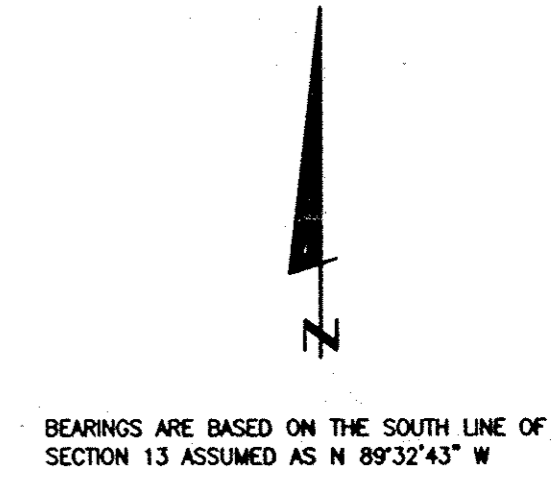
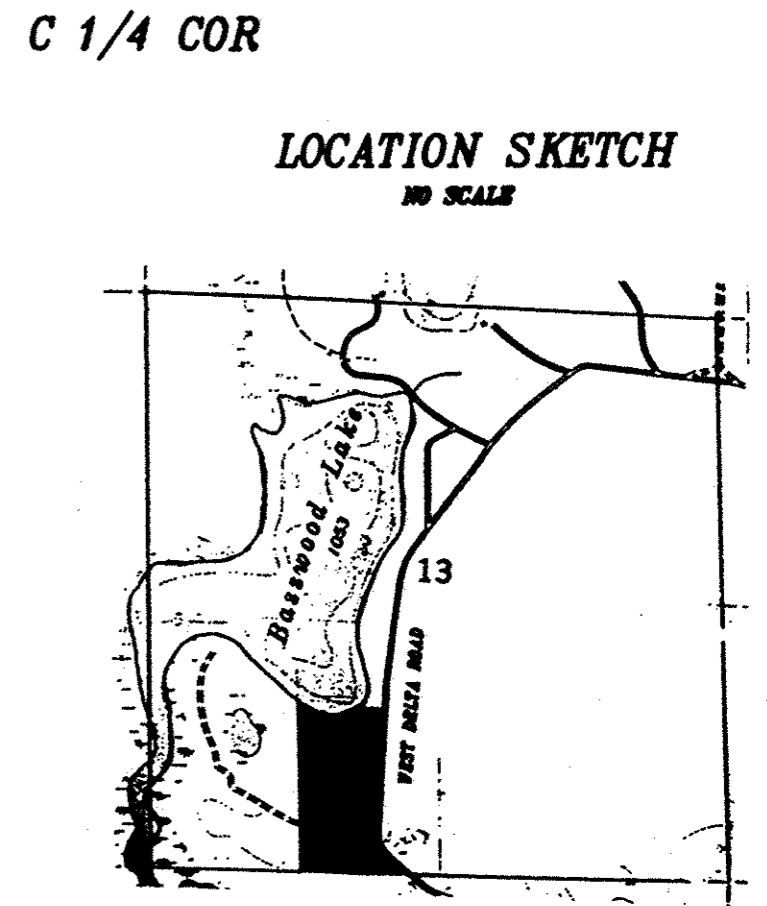
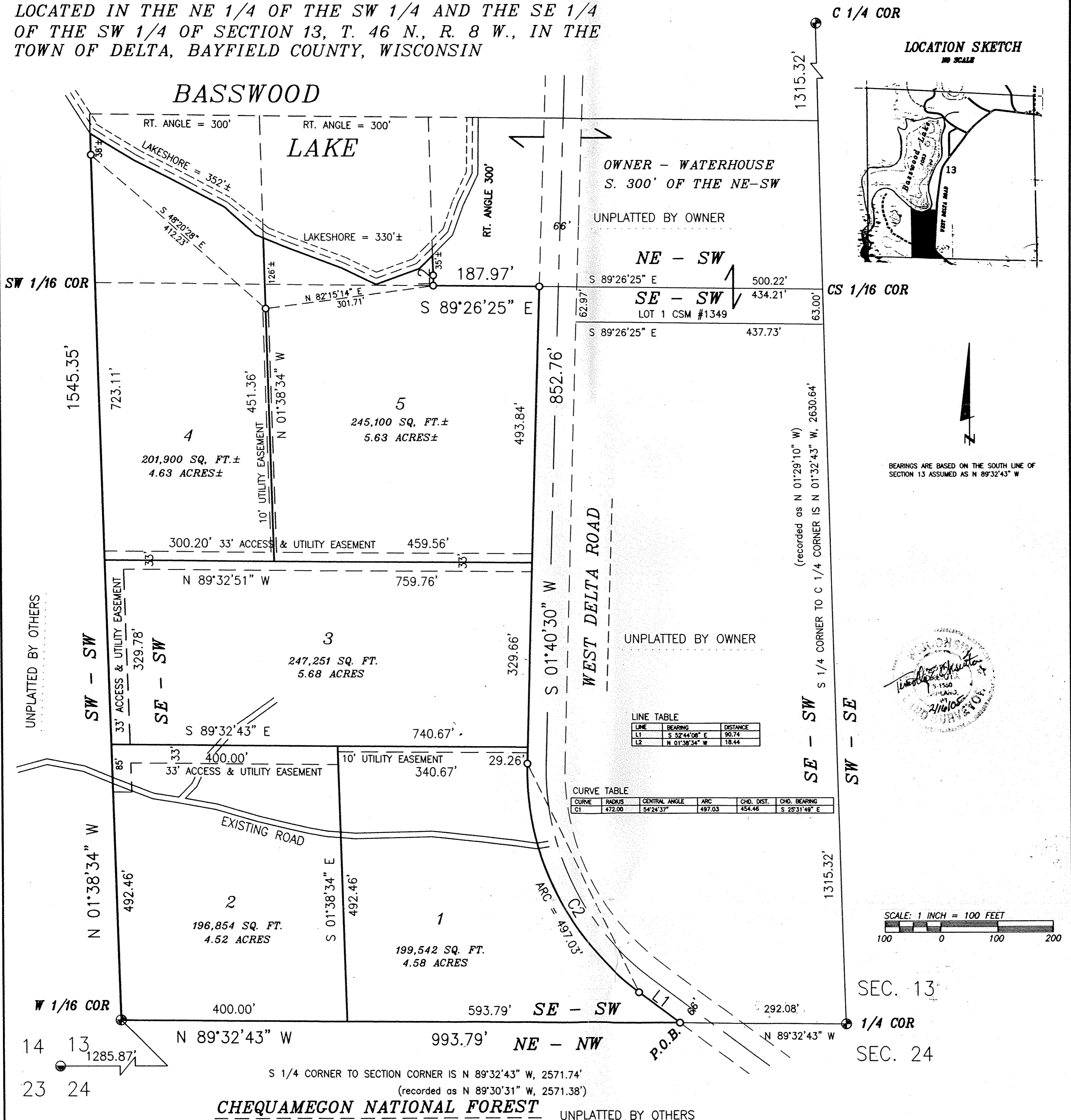


# BAYFIELD COUNTY PLAT MOONBEAM ESTATES

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 13, T. 46 N., R. 8 W., IN THE  
TOWN OF DELTA, BAYFIELD COUNTY, WISCONSIN

**UNOFFICIAL  
COPY**

Contact the Bayfield County Register of Deeds  
Office to obtain an official copy of this document.

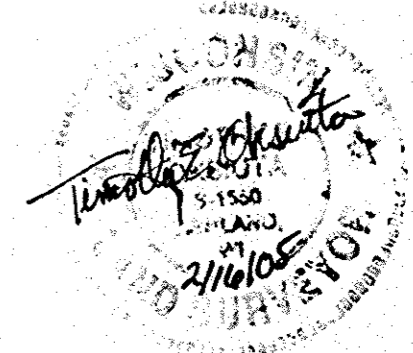
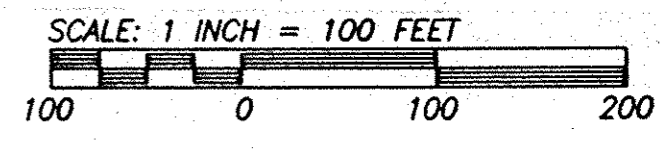


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°44'08\" E	90.74
L2	N 01°38'34\" W	18.44

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC	CHD. DIST.	CHD. BEARING
C1	472.00	54°24'37\"	497.03	454.46	S 25°31'49\" E



- LOTS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:
- The lots shall be limited to construction of single family dwellings.
  - Temporary structures shall not be constructed on any of the lots nor shall there be any mobile or manufactured homes moved upon or erected upon said lots. Modular homes will be permitted.
  - Camping and campers will be permitted until construction is complete.
  - Once construction has commenced on any residence, such residence building exterior must be completed within 36 months of the commencement of the construction. The exterior of all structures and improvements shall be properly maintained and kept in good repair at all times.
  - No livestock, bees, poultry of any kind, shall be bred, kept or raised on any lot; the only exception is that dogs, cats or other domestic pets may be kept, provided they are not bred, kept or maintained for any commercial purposes. Outside kennel and/or continuously barking dogs are not allowed.
  - No abandoned or junk cars shall be left on the property.
  - Trash, garbage or other waste shall not be kept except in concealed, covered sanitary containers.
  - The external appearance of all structures shall be of a natural or wood tone color. No white siding or white shingles will be allowed or other loud or bright colors that would be out of harmony with the environment. Only wood or wood appearing or other natural material will be allowed.

**LEGEND**

- 2" CAPPED IRON PIPE FOUND IN PLACE
- ⊕ 2-1/2" CAPPED ALUMINUM MONUMENT FOUND IN PLACE
- 2" X 24" IRON PIPE, WEIGHING 3.65 #/FT. SET THIS SURVEY

ALL OTHER CORNERS ARE MONUMENTED WITH 1" X 18" (MIN.) IRON PIPES, WEIGHING 1.13 #/FT.

DIMENSIONS OF MONUMENTS SHOWN ARE OUTSIDE DIAMETER.

ALL LINEAR MEASUREMENTS HAVE BEEN MADE AND COMPUTED TO THE NEAREST ONE HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE AND COMPUTED TO THE NEAREST SECOND.

THIS INSTRUMENT DRAFTED BY: Timothy E. Oksiuta  
TIMOTHY E. OKSIUTA

**NELSON  
SURVEYING  
INCORPORATED**  
SURVEYING NORTHERN WISCONSIN SINCE 1954

101 W. MAIN STREET  
SECOND FLOOR  
ASHLAND, WISCONSIN 54806  
(715) 682-2692  
FAX: (715) 682-5100

SHEET 1 OF 2 SHEETS

# BAYFIELD COUNTY PLAT MOONBEAM ESTATES

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 13, T. 46 N., R. 8 W., IN THE  
TOWN OF DELTA, BAYFIELD COUNTY, WISCONSIN

**UNOFFICIAL  
COPY**  
Contact the Bayfield County Register of Deeds  
Office to obtain an official copy of this document.

### SURVEYOR'S CERTIFICATE

I, Timothy E. Oksiuta, Registered Land Surveyor in the State of Wisconsin, hereby certify;

That I have surveyed, divided, and platted MOONBEAM ESTATES, located in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 13, T. 46 N., R. 8 W., in the Town of Delta, Bayfield County, Wisconsin, described as follows:

To locate the Point of Beginning, commence at the South 1/4 corner of said Section 13 and run N 89°32'43" W, 292.08 feet along the south line of Section 13, to the westerly right of way line of West Delta Road, which is the Point of Beginning. Thence from said Point of Beginning by metes and bounds: Continue N 89°32'43" W, 993.79 feet to the W 1/16 corner on said south line. Thence leaving said south line and along the west line of SE 1/4 of the SW 1/4 and NE 1/4 of the SW 1/4, N 01°38'34" W, 1545.35 feet to a meander line near the water's edge of Basswood Lake. Said line also extends N 01°38'34" W, 38 feet, more or less to said water's edge. Thence along said meander line, S 48°20'28" E, 412.23 feet. Thence N 82°15'14" E, 301.71 feet. Thence leaving said meander line, N 01°38'34" W, 53.44 feet, more or less, to the water's edge of Basswood Lake. Thence returning S 01°38'34" E, 53.44 feet, more or less, to said meander line. Thence leaving said meander line, S 89°26'25" E, 187.97 feet to the westerly right of way line of West Delta Road. Thence along said westerly right of way line, S 01°40'30" W, 852.76 feet; Thence 497.03 feet along the arc of a curve to the left, having a radius of 472.00 feet, a central angle of 54°24'37" and a chord which bears S 25°31'49" E and measures 454.46 feet; Thence S 52°44'08" E, 90.74 feet to the Point of Beginning.

Said parcel contains 1,090,647 square feet, more or less, which is 25.04 acres, more or less, including that land lying between the meander line and the water's edge of Basswood Lake and the east and west lines of said parcel extended to said water's edge.

Said parcel is subject to easements, reservations and restrictions, if any, of record.

That this plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Bayfield County Subdivision Control Ordinance in surveying, dividing, and platting the same; and

That said survey and plat are correct to the best of my knowledge and belief.

Timothy E. Oksiuta Dated this 17<sup>th</sup> day of February, 2005.  
Timothy E. Oksiuta RLS # 1550



### CERTIFICATE OF TOWN TREASURER

I, Thomas Erickson, being the duly elected, qualified and acting Treasurer of the Town of Delta, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or special assessments as of February 17, 2005, affecting the land located in MOONBEAM ESTATES.

Thomas Erickson Dated this 17<sup>th</sup> day of February, 2005.  
Thomas Erickson - Town Treasurer

### CERTIFICATE OF COUNTY TREASURER

I, Daniel R. Anderson, being the duly elected, qualified and acting Treasurer of the County of Bayfield, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or special assessments as of Feb. 16<sup>th</sup>, 2005, affecting the land located in MOONBEAM ESTATES.

Daniel R. Anderson Dated this 16<sup>th</sup> day of February, 2005.  
Daniel R. Anderson - County Treasurer

### TOWN BOARD RESOLUTION

Resolved, that this plat of MOONBEAM ESTATES, Stephen L. Mowry, Sandra L. Mowry and Daniel Waterhouse, owners, is hereby approved by the Town Board of Delta.

Myron Anderson Dated this 19 day of Feb, 2005.  
Myron Anderson - Chairman

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

Thomas Erickson Dated this 17<sup>th</sup> day of February, 2005.  
Thomas Erickson - Town Clerk

### OWNER'S CERTIFICATE

We, Stephen L. Mowry, Sandra L. Mowry and Daniel Waterhouse, owners, do hereby certify that we have caused the land described on this plat to be surveyed, divided and mapped as represented on this plat of MOONBEAM ESTATES.

We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the Town of Delta and the County of Bayfield for approval or objection:

Stephen L. Mowry Dated this 14 day of Feb, 2005.  
Stephen L. Mowry

STATE OF WISCONSIN }  
COUNTY OF ST. CROIX } SS

Personally came before me this 14<sup>th</sup> day of February, 2005, Stephen L. Mowry, owner, to me known to be the person who executed the foregoing instrument, and to me known to be such owner, and acknowledged that he executed the foregoing instrument.

Patsy J. Johnson Star Prairie Wisconsin  
Notary Public City State

My commission October 14, 2007

Sandra L. Mowry Dated this 14 day of Feb, 2005.  
Sandra L. Mowry

STATE OF WISCONSIN }  
COUNTY OF ST. CROIX } SS

Personally came before me this 14<sup>th</sup> day of February, 2005, Sandra L. Mowry, owner, to me known to be the person who executed the foregoing instrument, and to me known to be such owner, and acknowledged that he executed the foregoing instrument.

Patsy J. Johnson Star Prairie Wisconsin  
Notary Public City State

My commission October 14, 2007

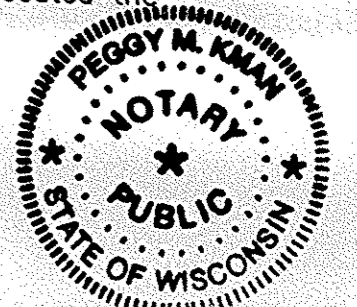
Daniel Waterhouse Dated this 20<sup>th</sup> day of February, 2005.  
Daniel Waterhouse

STATE OF WISCONSIN }  
COUNTY OF } SS

Personally came before me this 20<sup>th</sup> day of February, 2005, Daniel Waterhouse, owner, to me known to be the person who executed the foregoing instrument, and to me known to be such owner, and acknowledged that he executed the foregoing instrument.

Peggy M. Kram Iron River WI  
Notary Public City State

My commission October 23, 2005



### COUNTY ZONING COMMITTEE APPROVAL

Resolved, that the plat of MOONBEAM ESTATES, Stephen L. Mowry, Sandra L. Mowry and Daniel Waterhouse, owners, is hereby approved.

Karl Kastrovsky Dated this 16<sup>th</sup> day of February, 2005.  
Karl Kastrovsky - Zoning Administrator

Kenneth Jardine Dated this 24 day of Feb, 2005.  
Kenneth Jardine - Committee Chairman

### RECORDING CERTIFICATE

STATE OF WISCONSIN }  
COUNTY OF BAYFIELD } SS

This plat was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, at \_\_\_\_\_, and is recorded in Volume \_\_\_\_\_ of Plats on pages \_\_\_\_\_.

Patricia A. Olson - Register of Deeds

**NELSON  
SURVEYING  
INCORPORATED**

101 W. MAIN STREET  
SUITE 207  
ASHLAND, WISCONSIN 54806  
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FAX: (715) 682-5100