

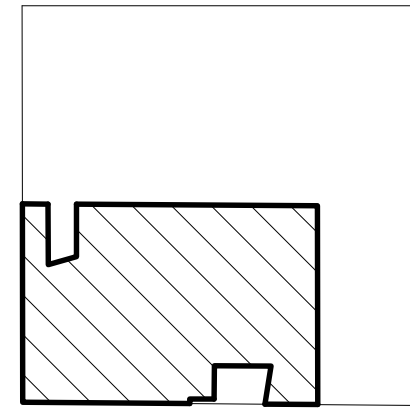
DAYBREAK VALLEY

A PARCEL OF LAND AND A PORTION OF KOCH ROAD, DISCONTINUED BY THE TOWN OF MIDDLETON,
RESOLUTION NO. _____, RECORDED AS DOCUMENT NO. _____
LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 5, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

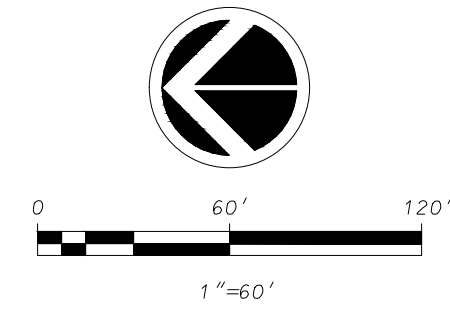
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



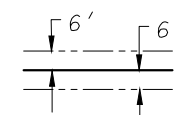
LOCATION MAP
NOT TO SCALE



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE) NAD83(2011)
THE NORTH LINE OF THE NW1/4 OF
SECTION 5, T7N, R8E
BEARS N89°55'02"E

LEGEND

- FOUND 1-1/4" IRON REBAR (OR SIZE NOTED)
- ⊙ FOUND 1" IRON PIPE (OR SIZE NOTED)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.



Public utility easement (6 feet wide unless otherwise dimensioned)
Utility easements as herein set forth are for the use of PUBLIC
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

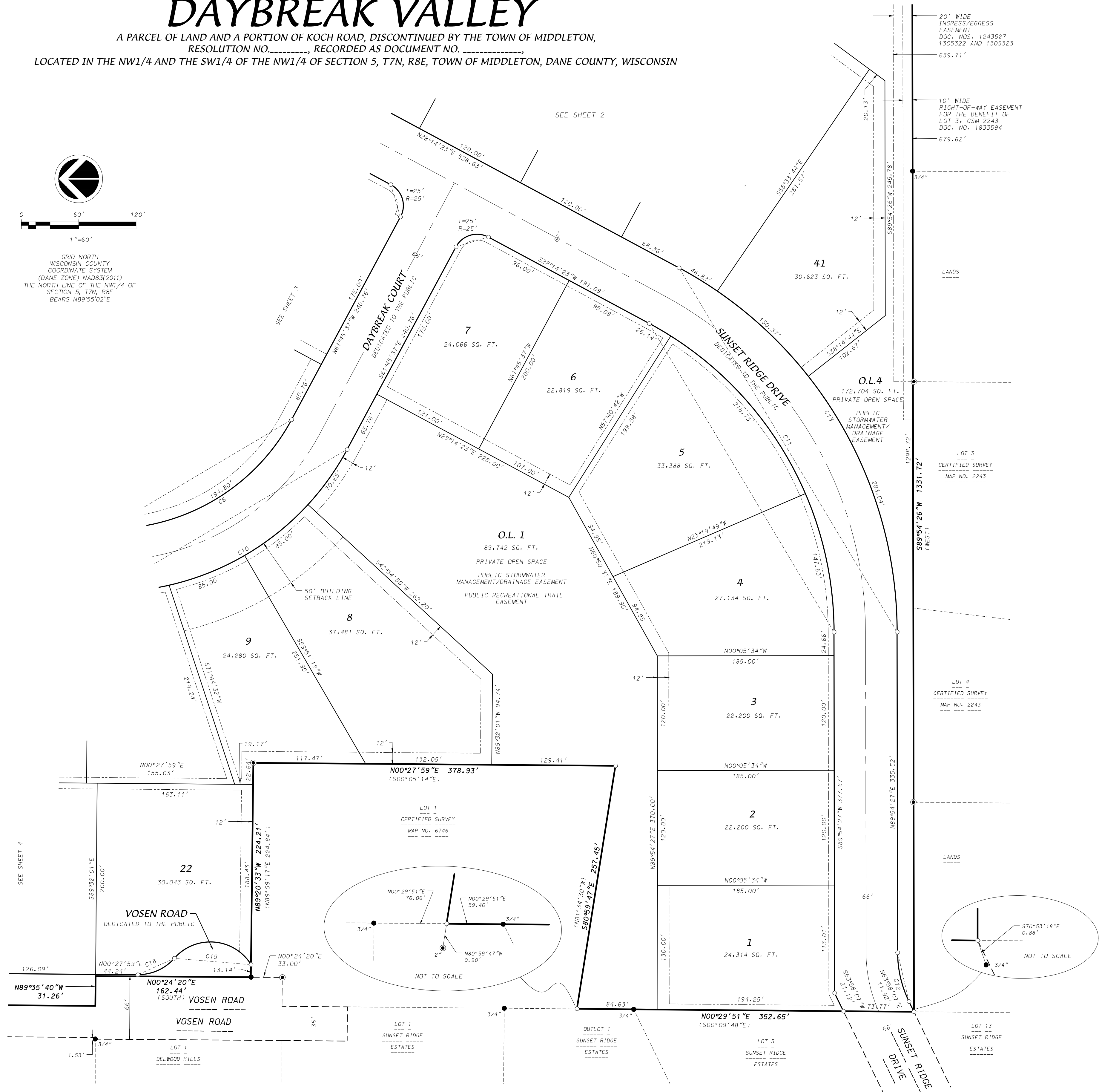
() Recorded as information

NOTES

1. Outlots 1 and 2 are private open space and are subject to Public Stormwater Management/Drainage Easements and Public Recreational Trail Easements over their entirety.
2. Outlots 3 and 5 are private open space.
3. Outlot 4 is private open space and is subject to a Public Stormwater Management/Drainage Easement over its entirety.
4. Vehicular access to and from Lots 40 and 41 shall be restricted to Sunset Ridge Drive only.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	35.32	39.23	N45°24'59.5"E	089°54'01"	
2		368.00	247.50	252.42	N70°42'59"E	039°18'02"	
3		302.00	200.88	204.78	N70°29'30"E	038°51'04"	
4		167.00	216.15	235.09	S49°45'18"E	080°39'20"	OUT-S09°25'38"E
5		333.00	343.66	361.09	S59°18'16.5"E	062°07'47"	
6	OL2	333.00	73.29	73.44	S84°03'06.5"E	012°38'07"	
7		333.00	107.00	107.46	S68°29'21"W	018°29'24"	
8		333.00	107.00	107.46	S49°59'57"W	018°29'24"	
9		333.00	72.59	72.73	S34°29'49"W	012°30'52"	
10	OL2	217.00	224.26	235.67	N30°38'49"W	062°13'36"	
11		217.00	194.80	202.02	N35°05'24"W	053°20'26"	
12		50.00	35.03	35.79	N20°58'25"E	041°00'52"	OUT-N41°28'51"E
13		50.00	90.55	274.40	N89°32'01"W	262°01'44"	OUT-S40°32'53"E
14		60.00	61.19	64.21	N10°49'18"E	061°19'06"	
15		60.00	50.00	51.57	N44°27'42"W	049°14'54"	
16		60.00	50.00	51.57	S86°17'24"W	049°14'54"	
17		60.00	50.00	51.57	S37°02'30"W	049°14'54"	
18		60.00	53.51	55.47	S14°03'55"E	052°57'56"	
19		50.00	35.03	35.79	S20°02'27"E	041°00'52"	
20		283.00	292.47	307.35	S30°58'49"E	062°13'36"	
21		283.00	65.72	65.87	S06°12'07"E	013°20'12"	
22		283.00	85.00	85.32	S21°30'27"E	017°16'28"	
23		283.00	85.00	85.32	S38°46'55"E	017°16'28"	
24	OL1	283.00	70.65	70.83	S54°35'23"E	014°20'29"	
25		367.00	376.21	395.00	S59°04'25"W	051°40'04"	
26		367.00	26.14	26.15	S30°16'51"W	004°04'56"	
27		367.00	216.73	220.01	S49°29'44"W	034°20'50"	
28		367.00	147.83	148.85	S78°17'18"W	023°14'18"	
29		117.00	52.52	52.97	N76°56'17"E	025°56'29"	
30		433.00	445.87	465.04	N59°04'25"E	051°40'04"	
31	OL4	433.00	283.04	288.34	N70°49'51"E	038°09'12"	
32		433.00	130.37	130.86	N43°05'46"E	017°18'58"	
33		433.00	46.82	46.84	N31°20'20"E	006°11'54"	
34		267.00	275.55	289.53	N59°18'16.5"E	062°07'47"	
35		267.00	9.73	9.73	N29°17'02"E	002°05'18"	
36	OL4	267.00	267.17	279.79	N60°20'55.5"E	060°02'29"	
37		368.00	92.25	92.50	S58°16'00"W	014°24'04"	IN-S65°28'02"W
38		302.00	203.11	207.15	S70°42'59"W	039°18'02"	
39		25.00	35.39	39.31	N44°35'05"W	090°05'59"	
40		50.00	41.79	43.11	S24°14'12"E	049°24'22"	OUT-S48°56'23"E
41		50.00	80.50	93.56	S04°39'57"W	107°12'40"	OUT-S58°16'17"E



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

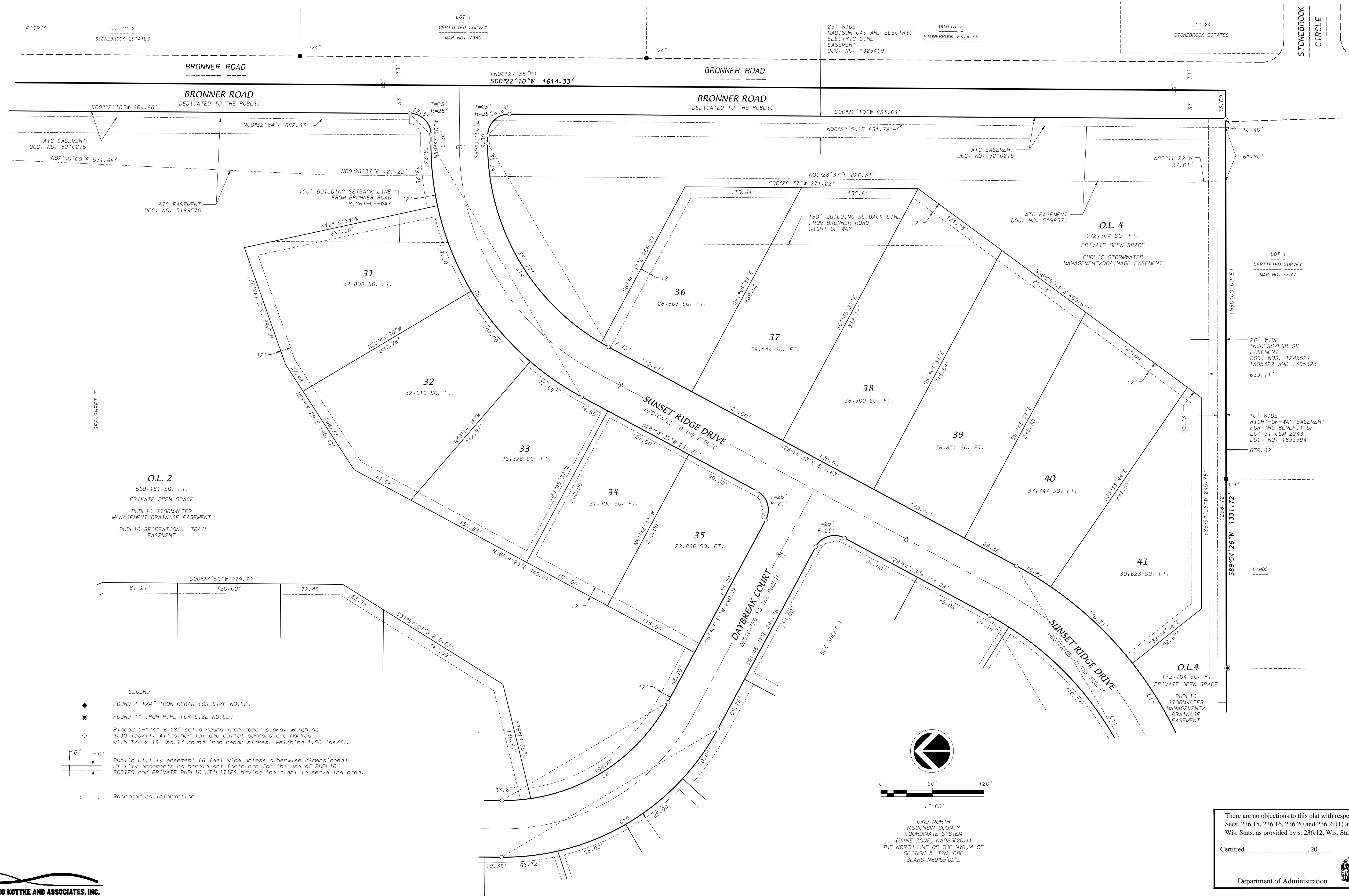
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-126

DAYBREAK VALLEY

A PARCEL OF LAND AND A PORTION OF KOCH ROAD, DISCONTINUED BY THE TOWN OF MIDDLETON,
 RESOLUTION NO. _____, RECORDED AS DOCUMENT NO. _____
 LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 5, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



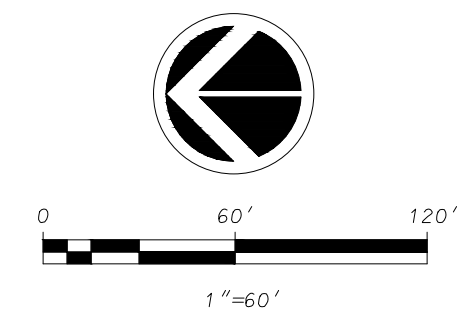
SEE SHEET 3

SEE SHEET 1

SEE SHEET 4

LEGEND

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- FOUND 1" IRON PIPE (OR SIZE NOTED)
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GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 (DANE ZONE) NAD83(2011)
 THE NORTH LINE OF THE NW1/4 OF
 SECTION 5, T7N, R8E
 BEARS N89°55'02"E

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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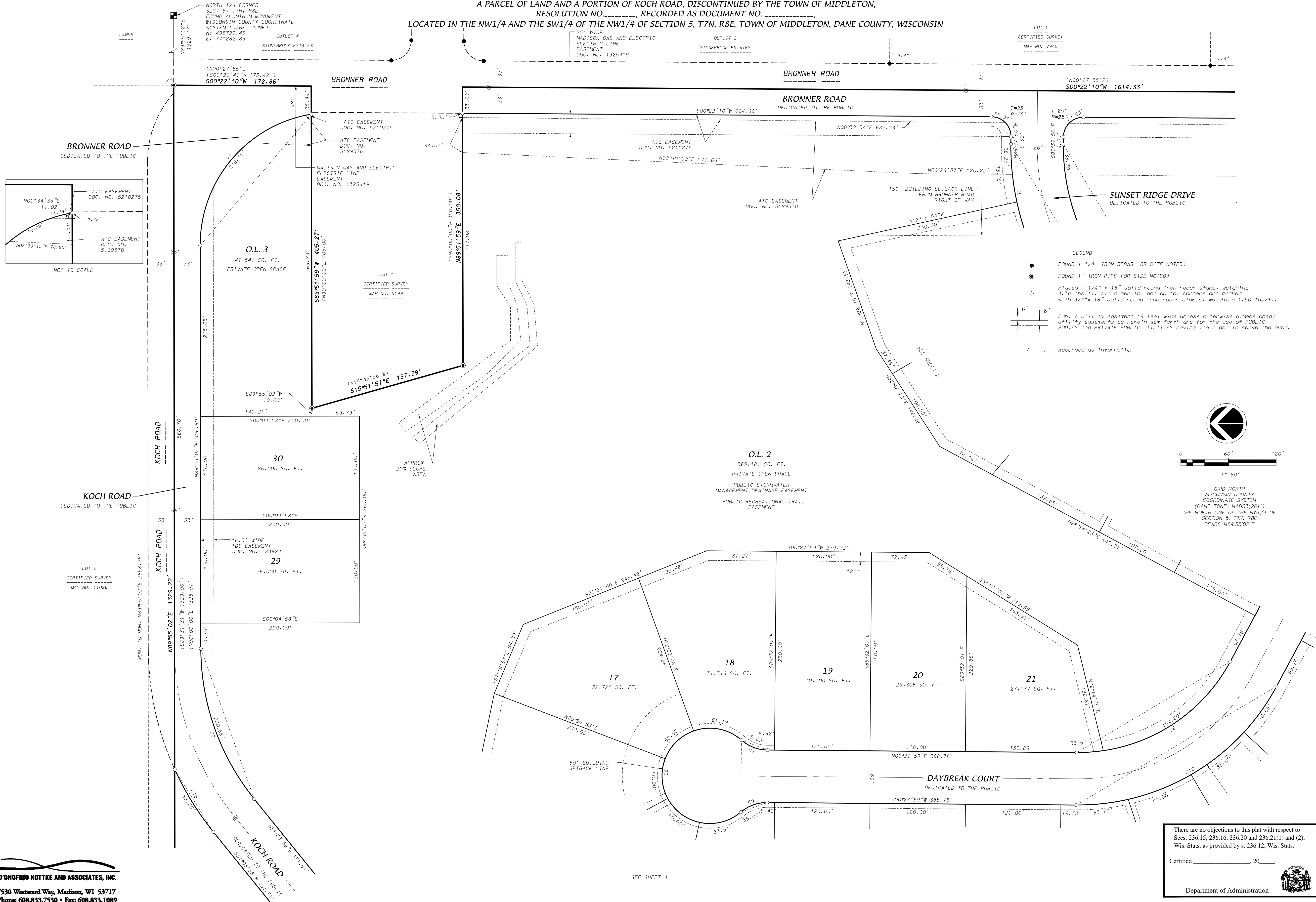
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SHEET 2 OF 5

DAYBREAK VALLEY

A PARCEL OF LAND AND A PORTION OF KOCH ROAD, DISCONTINUED BY THE TOWN OF MIDDLETON,
RESOLUTION NO. _____, RECORDED AS DOCUMENT NO. _____

LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 5, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



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FN:15-07-126

SEE SHEET 4

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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

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



DAYBREAK VALLEY

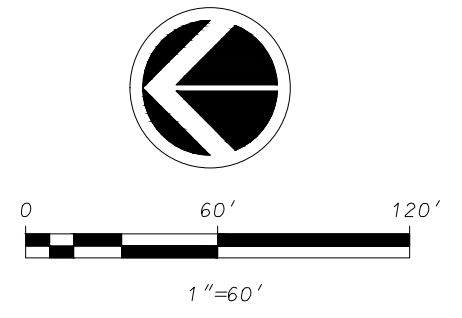
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LEGEND

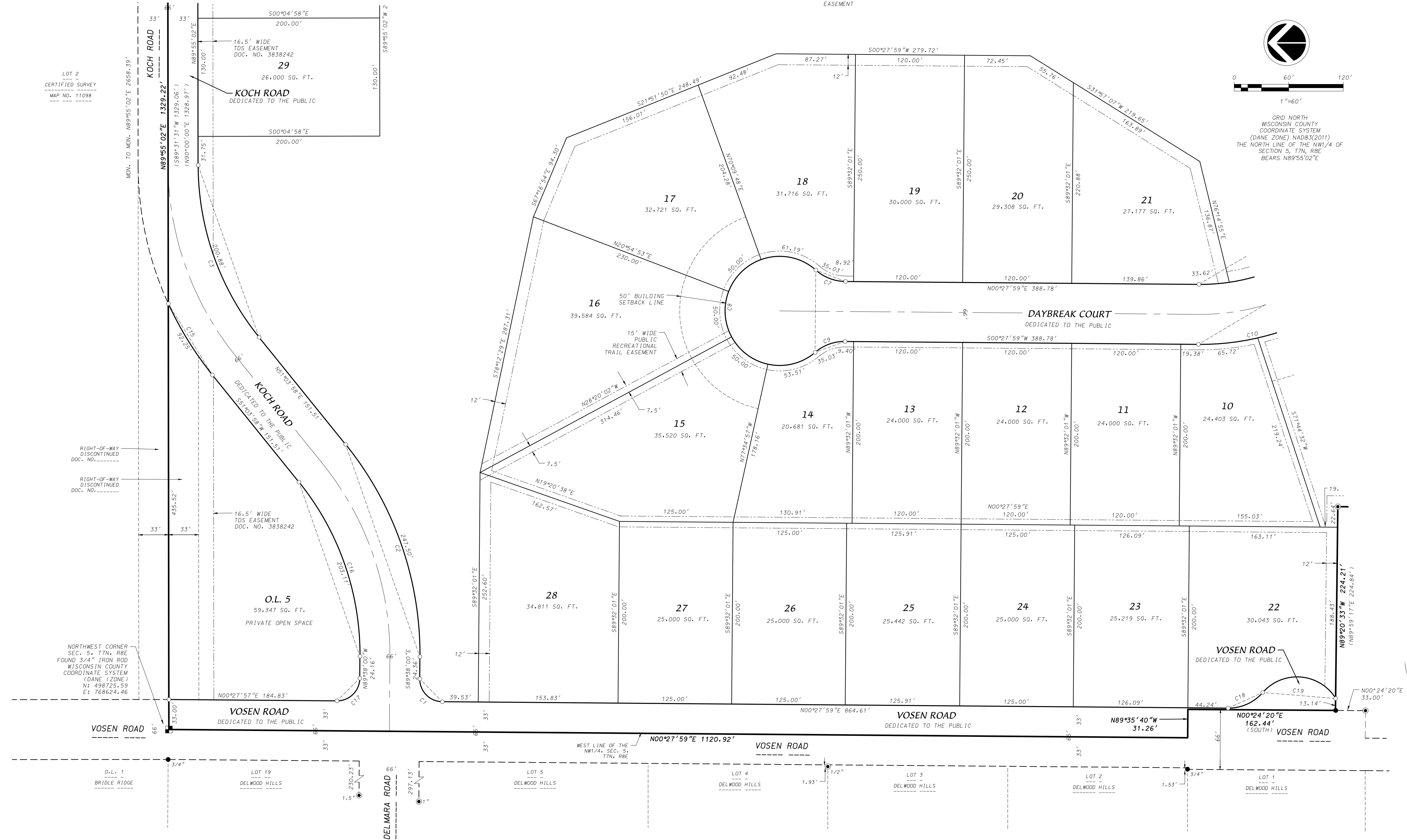
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- 6' — 6' Public utility easement (6 feet wide unless otherwise dimensioned)
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O.L. 2
 569,181 SQ. FT.
 PRIVATE OPEN SPACE
 PUBLIC STORMWATER MANAGEMENT/DRAINAGE EASEMENT
 PUBLIC RECREATIONAL TRAIL EASEMENT

LOT 2
 CERTIFIED SURVEY
 MAP NO. 11098



GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 (DANE ZONE) NAD83(2011)
 THE NORTH LINE OF THE NW1/4 OF
 SECTION 5, T7N, R8E
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FN:15-07-126

SHEET 4 OF 5

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

DAYBREAK VALLEY

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RESOLUTION NO. _____, RECORDED AS DOCUMENT NO. _____,
LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 5, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Town of Middleton and Chapter 75 of the Dane County Land Division and Subdivision Regulations, Dane County, Wisconsin and under the direction of the owners listed below, I have surveyed, divided and mapped "Daybreak Valley" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land and a portion Koch Road, discontinued by the Town of Middleton, Resolution No. _____, recorded as Doc. No. _____, all located in the NW1/4 and the SW1/4 of the NW1/4 of Section 5, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:
Beginning at the northwest corner of said Section 5; thence N89°55'02"E, 1329.22 feet along the north line of said NW1/4; thence S00°22'10"W, 172.86 feet; thence S89°51'59"W, 405.27 feet along to the northwest corner of Lot 1, Certified Survey Map No. 5199; thence S15°51'57"E, 197.39 feet to the southwest corner of said Lot 1; thence N89°51'59"E, 350.08 feet along the south line of said Lot 1 and the easterly extension thereof; thence S00°22'10"W, 1614.33 feet; thence S89°54'26"W, 1331.72 feet to the northeast corner of Lot 13, Sunset Ridge Estates; thence N00°29'51"E, 352.65 feet along said east line of Sunset Ridge Estates to a point on the south line of Lot 1, Certified Survey Map No. 6746; thence S80°59'47"E, 257.45 feet to the southeast corner of said Lot 1; thence N00°27'59"E, 378.93 feet to the northeast corner of said Lot 1; thence N89°20'33"W, 224.21 feet to the northwest corner of said Lot 1; thence N00°24'20"E, 162.44 feet; thence N89°35'40"W, 31.26 feet; thence N00°27'59"E, 1120.92 feet to the point of beginning. Containing 2,462,2246 square feet (56.525 acres).

Dated this 21th day of November, 2016.

Brett T. Stoffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

VH Acquisitions, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Acquisitions, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Town Board, Town of Middleton
Dane County Zoning and Land Regulation Committee

In witness whereof, VH Acquisitions, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named VH Acquisitions to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission _____

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

This plat know as "Daybreak Valley" is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2016.

Patrick Miles, Chair, Dane County Zoning and Land Regulation Committee

TOWN BOARD RESOLUTION

Resolved that the plat of "Daybreak Valley" located in the Town of Middleton, is hereby approved by the Town Board, Town of Middleton and the lands and rights dedicated by said "Daybreak Valley" are hereby accepted.

Dated this _____ day of _____, 2016.

David Shaw, Clerk, Town of Middleton, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2016 affecting the land included in "Daybreak Valley".

Adam Gallagher, Treasurer, Dane County, Wisconsin

TOWN OF MIDDLETON TREASURER'S CERTIFICATE

I, David D. Shaw, being the duly appointed, qualified, and acting treasurer of the Town of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2016 affecting the land included in "Daybreak Valley".

David D. Shaw, Treasurer, Town of Middleton, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____

o'clock ____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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