

19 Dec 2014 - 9:47a M:\Carriage Ridge, LLC \140051 Westport Development\CADD\140051\_Prel.dwg By: mmar

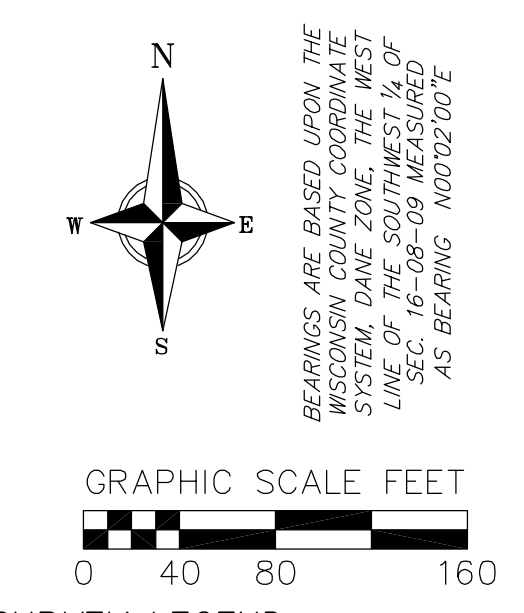
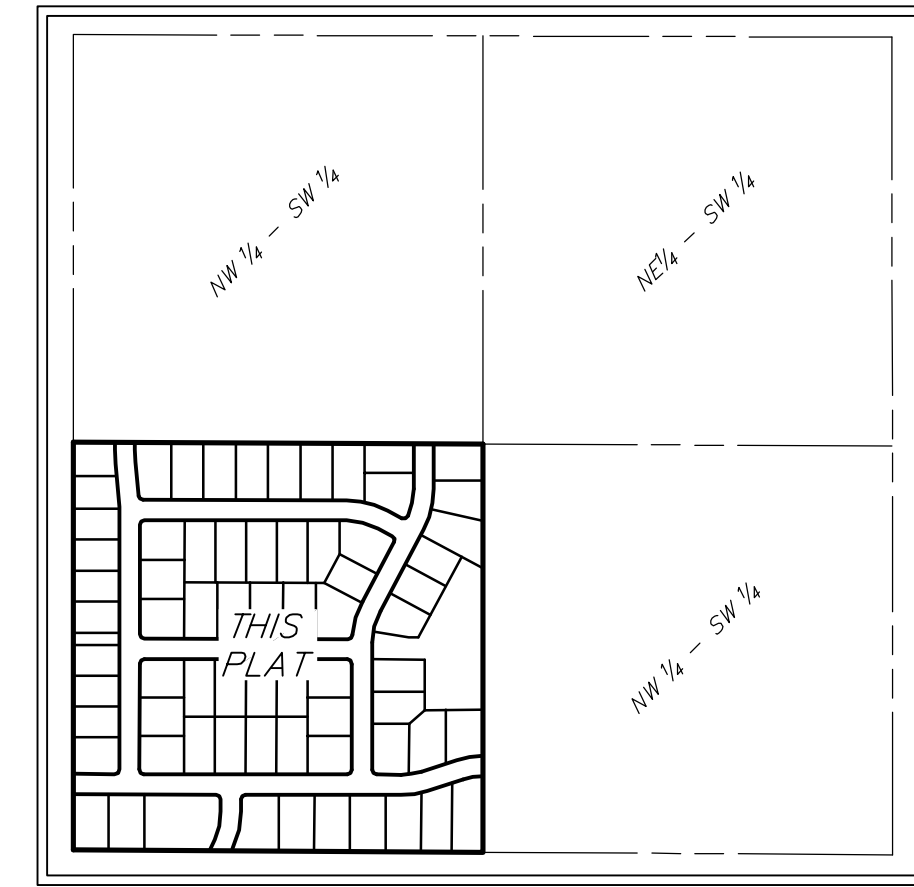
Prepared For: Carriage Ridge, LLC  
attn: Thomas F. Bunbury  
2970 Chapel Valley Road  
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Prepared By: Vierbicher Associates, Inc.  
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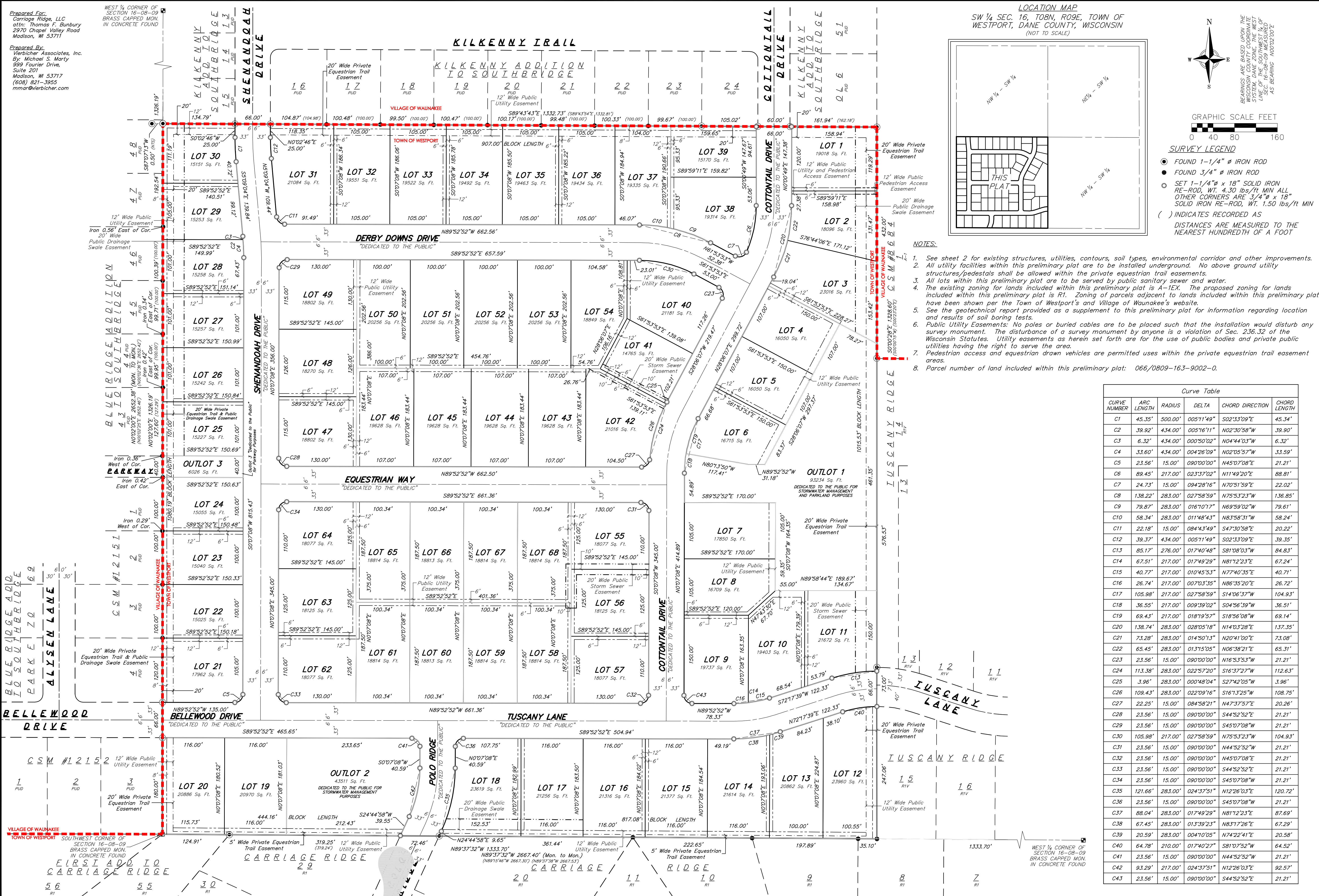
WEST 1/4 CORNER OF SECTION 16-08-09 BRASS CAPPED MON. IN CONCRETE FOUND

SOUTHWEST CORNER OF SECTION 16-08-09 BRASS CAPPED MON. IN CONCRETE FOUND

LOCATION MAP  
SW 1/4 SEC. 16, T08N, R09E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN  
(NOT TO SCALE)



**SURVEY LEGEND**  
● FOUND 1-1/4" Ø IRON ROD  
● FOUND 3/4" Ø IRON ROD  
○ SET 1-1/4" Ø x 18" SOLID IRON RE-ROD, WT. 4.30 LBS./FT. MIN ALL OTHER CORNERS ARE 3/4" Ø x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT. MIN  
( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



- NOTES:**
- See sheet 2 for existing structures, utilities, contours, soil types, environmental corridor and other improvements.
  - All utility facilities within this preliminary plat are to be installed underground. No above ground utility structures/pedestals shall be allowed within the private equestrian trail easements.
  - All lots within this preliminary plat are to be served by public sanitary sewer and water.
  - The existing zoning for lands included within this preliminary plat is A-1EX. The proposed zoning for lands included within this preliminary plat is R1. Zoning of parcels adjacent to lands included within this preliminary plat have been shown per the Town of Westport's and Village of Waunakee's website.
  - See the geotechnical report provided as a supplement to this preliminary plat for information regarding location and results of soil boring tests.
  - Public Utility Easements: No poles or buried cables are to be placed such that the installation would disturb any survey monument. The disturbance of a survey monument by anyone is a violation of Sec. 236.32 of the Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
  - Pedestrian access and equestrian drawn vehicles are permitted uses within the private equestrian trail easement areas.
  - Parcel number of land included within this preliminary plat: 066/0809-163-9002-0.

Curve Table						
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	45.35'	500.00'	005°11'49"	S02°33'09"E	45.34'	
C2	39.92'	434.00'	005°16'11"	N02°30'58"W	39.90'	
C3	6.32'	434.00'	000°50'02"	N04°44'03"W	6.32'	
C4	33.60'	434.00'	004°26'09"	N02°05'57"W	33.59'	
C5	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'	
C6	89.45'	217.00'	023°37'02"	N11°49'20"E	88.81'	
C7	24.73'	15.00'	094°28'16"	N70°51'59"E	22.02'	
C8	138.22'	283.00'	027°58'59"	N75°53'23"W	136.85'	
C9	79.87'	283.00'	016°10'17"	N69°59'02"W	79.61'	
C10	58.34'	283.00'	011°48'43"	N83°58'31"W	58.24'	
C11	22.18'	15.00'	084°43'49"	S47°30'58"E	20.22'	
C12	39.37'	434.00'	005°11'49"	S02°33'09"E	39.35'	
C13	85.17'	276.00'	017°40'48"	S81°08'03"W	84.83'	
C14	67.51'	217.00'	017°49'29"	N81°12'23"E	67.24'	
C15	40.77'	217.00'	010°45'53"	N77°40'35"E	40.71'	
C16	26.74'	217.00'	007°03'35"	N86°35'20"E	26.72'	
C17	105.98'	217.00'	027°58'59"	S14°06'37"W	104.93'	
C18	36.55'	217.00'	009°39'02"	S04°56'39"W	36.51'	
C19	69.43'	217.00'	018°19'57"	S18°56'08"W	69.14'	
C20	138.74'	283.00'	028°05'18"	N14°03'28"E	137.35'	
C21	73.28'	283.00'	014°50'13"	N20°41'00"E	73.08'	
C22	65.45'	283.00'	013°15'05"	N06°38'21"E	65.31'	
C23	23.56'	15.00'	090°00'00"	N16°53'53"W	21.21'	
C24	113.38'	283.00'	022°57'20"	S16°37'27"W	112.63'	
C25	3.96'	283.00'	000°48'04"	S27°42'05"W	3.96'	
C26	109.43'	283.00'	022°09'16"	S16°13'25"W	108.75'	
C27	22.25'	15.00'	084°58'21"	N47°37'57"E	20.26'	
C28	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'	
C29	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'	
C30	105.98'	217.00'	027°58'59"	N75°53'23"W	104.93'	
C31	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'	
C32	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'	
C33	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'	
C34	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'	
C35	121.66'	283.00'	024°37'51"	N12°26'03"E	120.72'	
C36	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'	
C37	88.04'	283.00'	017°49'29"	N81°12'23"E	87.69'	
C38	67.45'	283.00'	013°39'23"	N83°17'26"E	67.29'	
C39	20.59'	283.00'	004°10'05"	N74°22'41"E	20.58'	
C40	64.78'	210.00'	017°40'27"	S81°07'52"W	64.52'	
C41	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'	
C42	93.29'	217.00'	024°37'51"	N12°26'03"E	92.57'	
C43	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'	

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**PRELIMINARY PLAT OF SECOND ADDITION TO CARRIAGE RIDGE**  
THE SW 1/4 - SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT,  
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS
1	12-19-14		Street Names, Ct. 7 & Equestrian Easmt.

SCALE: 1"=80' (22"x34")  
1"=160' (11"x17")

DATE: 2014-11-25

DRAFTER: AMEA/MMAR

CHECKED: MMAR/MZIE

PROJECT NO.: 140051

SHEET: 1 OF 2

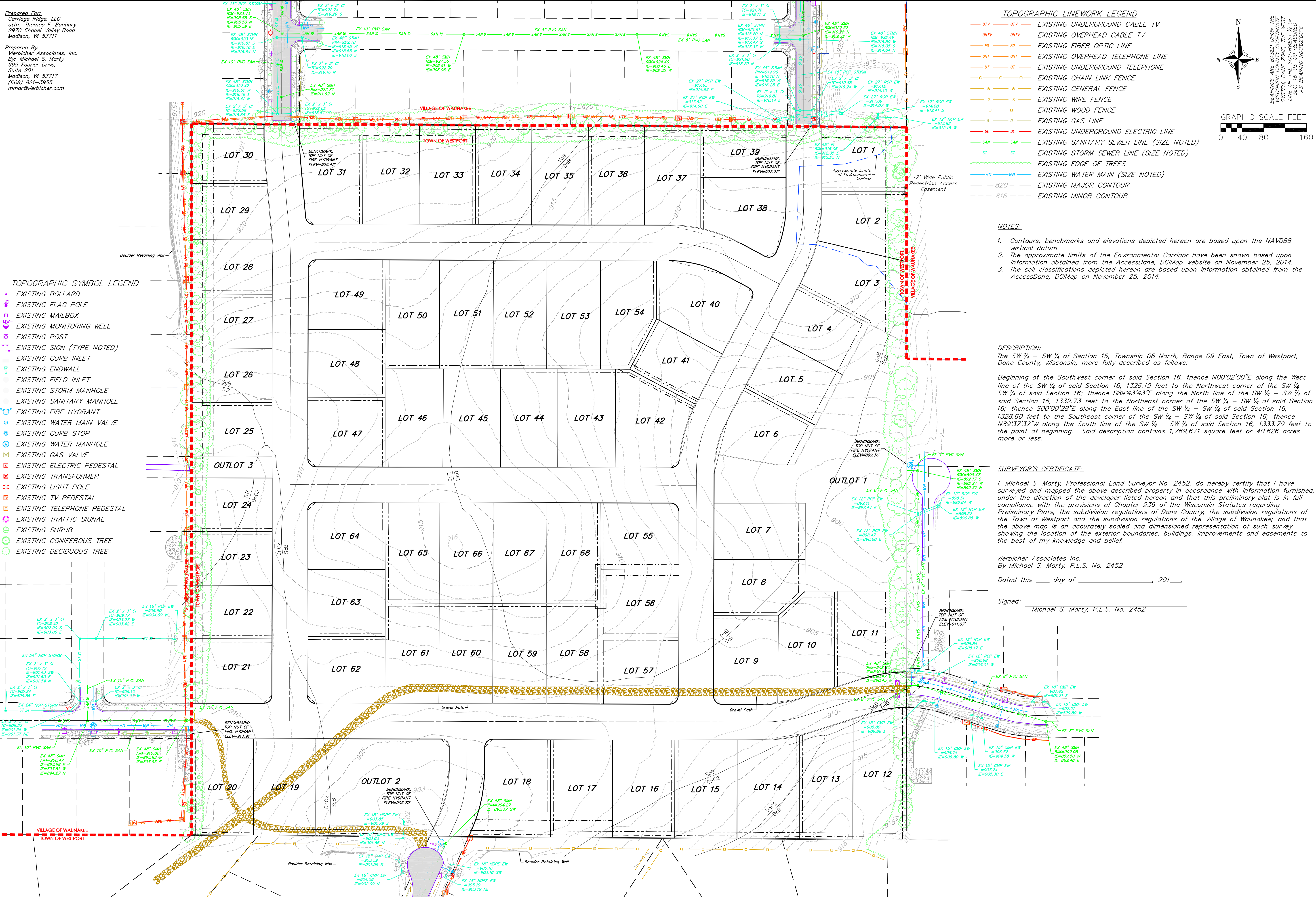
DWG. NO.: S-567

19 Dec 2014 - 9:48a M:\Carriage Ridge, LLC\140051 Westport Development\CADD\140051\_PPlan.dwg By: mmar

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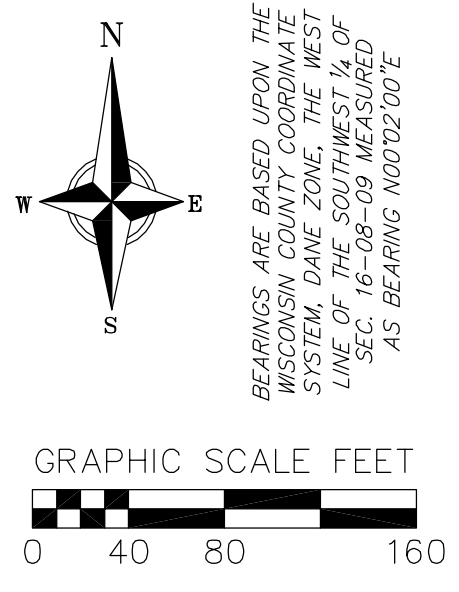
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- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - ⊕ EXISTING FLAG POLE
  - ✉ EXISTING MAILBOX
  - ⊕ EXISTING MONITORING WELL
  - ⊕ EXISTING POST
  - ⊕ EXISTING SIGN (TYPE NOTED)
  - ⊕ EXISTING CURB INLET
  - ⊕ EXISTING ENDWALL
  - ⊕ EXISTING FIELD INLET
  - ⊕ EXISTING STORM MANHOLE
  - ⊕ EXISTING SANITARY MANHOLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING WATER MAIN VALVE
  - ⊕ EXISTING CURB STOP
  - ⊕ EXISTING WATER MANHOLE
  - ⊕ EXISTING GAS VALVE
  - ⊕ EXISTING ELECTRIC PEDESTAL
  - ⊕ EXISTING TRANSFORMER
  - ⊕ EXISTING LIGHT POLE
  - ⊕ EXISTING TV PEDESTAL
  - ⊕ EXISTING TELEPHONE PEDESTAL
  - ⊕ EXISTING TRAFFIC SIGNAL
  - ⊕ EXISTING SHRUB
  - ⊕ EXISTING CONIFEROUS TREE
  - ⊕ EXISTING DECIDUOUS TREE



**TOPOGRAPHIC LINEWORK LEGEND**

- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- OHVTV — OHVTV — EXISTING OVERHEAD CABLE TV
- FO — FO — EXISTING FIBER OPTIC LINE
- OHT — OHT — EXISTING OVERHEAD TELEPHONE LINE
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- CL — CL — EXISTING CHAIN LINK FENCE
- \* — \* — EXISTING GENERAL FENCE
- X — X — EXISTING WIRE FENCE
- W — W — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- ET — ET — EXISTING EDGE OF TREES
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — 820 — EXISTING MAJOR CONTOUR
- 818 — 818 — EXISTING MINOR CONTOUR



**NOTES:**

1. Contours, benchmarks and elevations depicted hereon are based upon the NAVD88 vertical datum.
2. The approximate limits of the Environmental Corridor have been shown based upon information obtained from the AccessDane, DCIMap website on November 25, 2014.
3. The soil classifications depicted hereon are based upon information obtained from the AccessDane, DCIMap on November 25, 2014.

**DESCRIPTION:**

The SW 1/4 - SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 16, thence N00°02'00"E along the West line of the SW 1/4 of said Section 16, 1326.19 feet to the Northwest corner of the SW 1/4 - SW 1/4 of said Section 16; thence S89°43'43"E along the North line of the SW 1/4 - SW 1/4 of said Section 16, 1332.73 feet to the Northeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence S00°00'28"E along the East line of the SW 1/4 - SW 1/4 of said Section 16, 1328.60 feet to the Southeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence N89°37'32"W along the South line of the SW 1/4 - SW 1/4 of said Section 16, 1333.70 feet to the point of beginning. Said description contains 1,769,671 square feet or 40.626 acres more or less.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor No. 2452, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed hereon and that this preliminary plat is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes regarding Preliminary Plats, the subdivision regulations of Dane County, the subdivision regulations of the Town of Westport and the subdivision regulations of the Village of Waunakee; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, buildings, improvements and easements to the best of my knowledge and belief.

Vierbicher Associates Inc.  
By Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. No. 2452

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