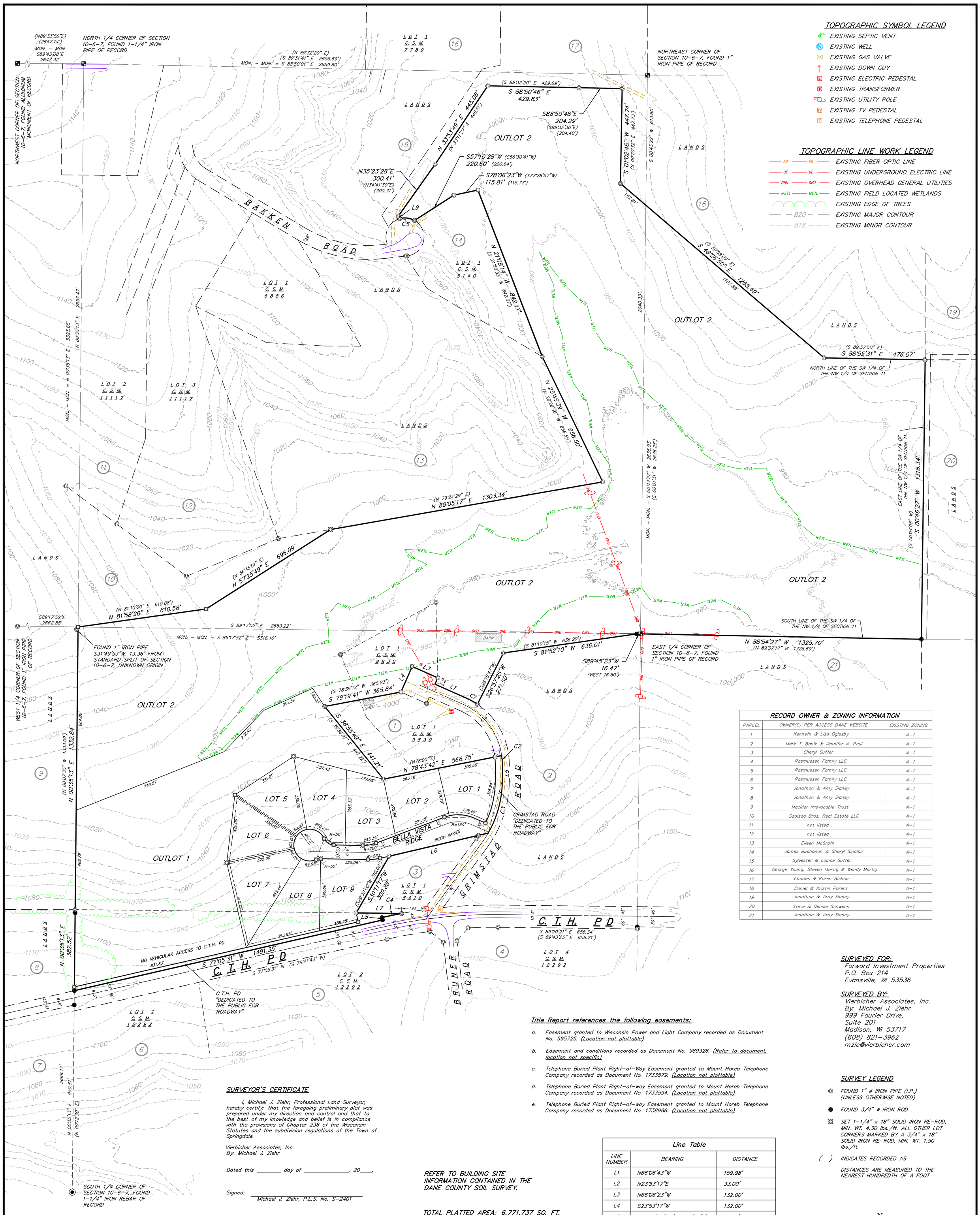
©2014 Vierbicher Associates, Inc.



RECORD OWNER & ZONING INFORMATION

PARCEL	OWNER(S) PER ACCESS DANE WEBSITE	EXISTING ZONING
1	Kenneth & Lisa Oglesby	A-1
2	Mark T. Banik & Jennifer A. Paul	A-1
3	Cheryl Sutter	A-1
4	Rasmussen Family LLC	A-1
5	Rasmussen Family LLC	A-1
6	Rasmussen Family LLC	A-1
7	Jonathon & Amy Slaney	A-1
8	Jonathon & Amy Slaney	A-1
9	Mackler Irrevocable Trust	A-1
10	Saalsaa Bros. Real Estate LLC	A-1
11	not listed	A-1
12	not listed	A-1
13	Eileen McGrath	A-1
14	James Buchanan & Sheryl Sinclair	A-1
15	Sylvester & Louise Sutter	A-1
16	George Young, Steven Martig & Wendy Martig	A-1
17	Charles & Karen Bishop	A-1
18	Daniel & Kristin Parent	A-1
19	Jonathon & Amy Slaney	A-1
20	Steve & Denise Schwenn	A-1
21	Jonathon & Amy Slaney	A-1

SURVEYED FOR:
Forward Investment Properties
P.O. Box 214
Evansville, WI 53536

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

Title Report references the following easements:

a. Easement granted to Wisconsin Power and Light Company recorded as Document No. 595725. (Location not plottable)

b. Easement and conditions recorded as Document No. 989326. (Refer to document, location not specific)

c. Telephone Buried Plant Right-of-Way Easement granted to Mount Horeb Telephone Company recorded as Document No. 1733579. (Location not plottable)

d. Telephone Buried Plant Right-of-way Easement granted to Mount Horeb Telephone Company recorded as Document No. 1733594. (Location not plottable)

e. Telephone Buried Plant Right-of-way Easement granted to Mount Horeb Telephone Company recorded as Document No. 1738986. (Location not plottable)

SURVEY LEGEND

◎ FOUND 1" ø IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)

● FOUND 3/4" ø IRON ROD

⌑ SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief is in compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Springdale.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this _____ day of _____, 20____.

Signed: _____
Michael J. Ziehr, P.L.S. No. S-2401

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

TOTAL PLATTED AREA: 6,771,737 SQ. FT. (155.45 ACRES ±)

Line Table

LINE NUMBER	BEARING	DISTANCE
L1	N66°06'43"W	159.98'
L2	N23°53'17"E	33.00'
L3	N66°06'23"W	132.00'
L4	S23°53'17"W	132.00'
L5	S00°00'23"E (S00°43'18"E)	74.16'
L6	S76°52'13"W (S76°10'00"W)	479.32' (479.21')
L7	S89°18'48"E (S89°57'55"W)	212.61'
L8	S12°57'56"E	12.00'
L9	N29°08'35"W (N30°00'00"W)	13.79' (13.64')

Lot Area Table

LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
1	61,311	1.4075
2	66,600	1.5289
3	66,815	1.5339
4	74,227	1.7040
5	62,536	1.4356
6	58,725	1.3481
7	79,868	1.8335
8	76,999	1.7676
9	73,515	1.6877
OUTLOT 1	834,401	19.1552
OUTLOT 2	5,189,074	119.1247

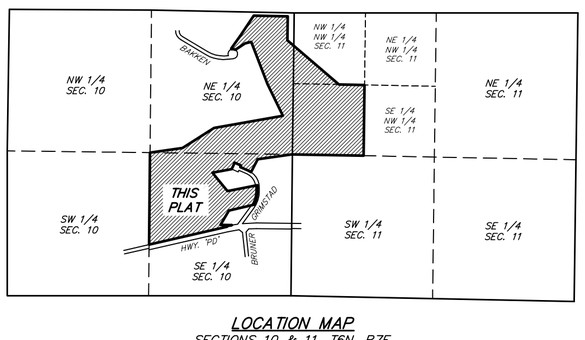
Curve Table

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	61.58'	343.00'	10°17'14"	N61°00'27"W	61.50'
C2	41.95'	310.00'	07°45'15"	S03°51'19"E (S04°35'50"E)	41.92'
C3	261.11'	500.00'	29°55'15"	S14°56'43"W	258.15'
C4	93.10'	2337.00'	02°16'57"	S78°15'15"W	93.10'
C5	72.38'	90.00'	46°04'37"	N83°02'51"W (N83°40'54"W)	70.44' (70.52')

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE EAST LINE OF THE NE 1/4 OF SECTION 10-06-07 MEASURED AS BEARING S00°43'22"W

N W E S

0 100 200 400
SCALE: 1" = 200'



LOCATION MAP
SECTIONS 10 & 11, T6N, R7E, TOWN OF SPRINGDALE
(NOT TO SCALE)

DWG. NO.	SHEET	PROJECT NO.	CHECKED	DRAFTER	DATE	SCALE
	1 OF 1	140172	MZIE	MZIE	11/18/2014	1"=200' (24x36)

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

PRELIMINARY PLAT OF BELLA VISTA

PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, T 06 N, R 07 E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

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planners | engineers | advisors
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