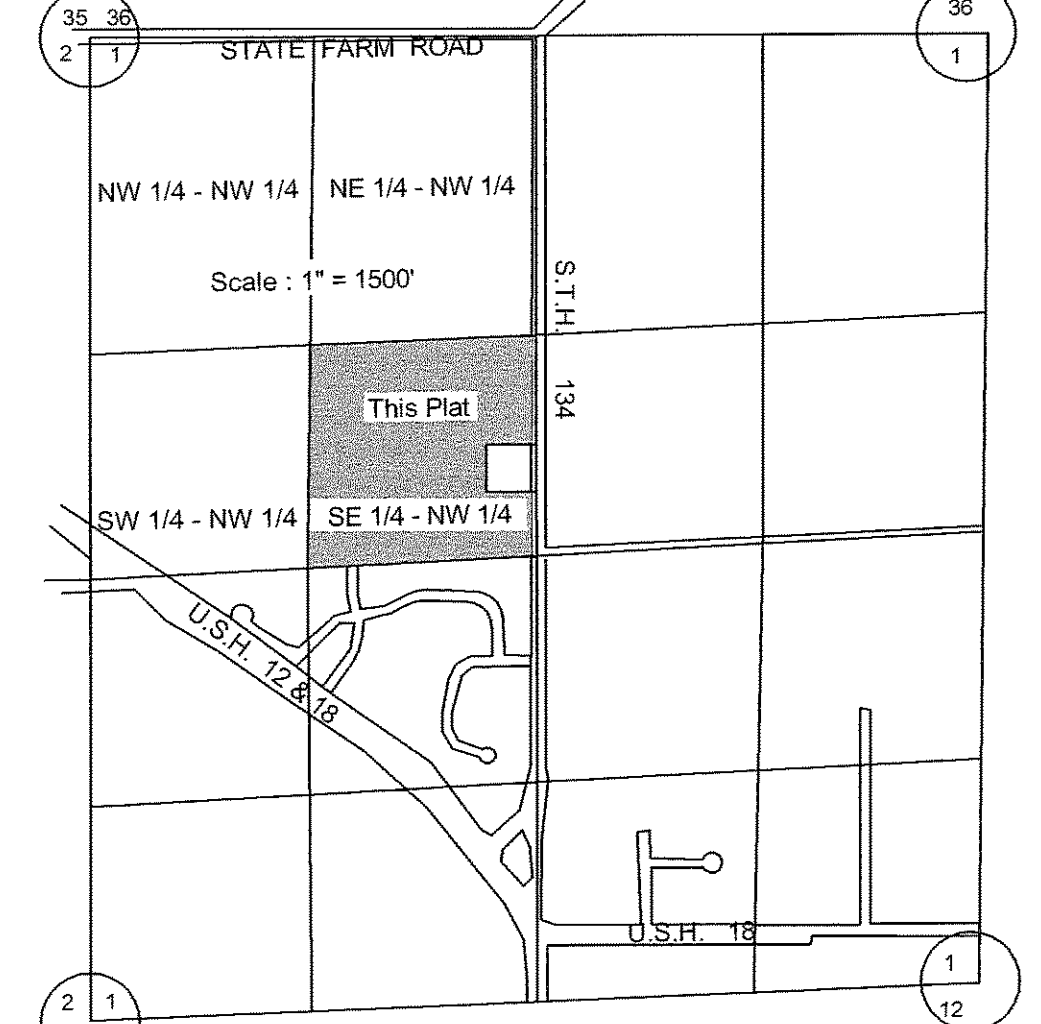


# THE VINEYARDS AT CAMBRIDGE

Lot 1 of Dane County Certified Survey Map number 13921, being located in and together with Part of the SE 1/4 of the NW 1/4 of Section 1, T.6N., R.12E. Village of Cambridge, Dane County, Wisconsin

## LOCATION MAP



- Legend**
- = 3/4" dia solid iron rod found unless otherwise noted
  - = 1 1/4" dia x 24" long solid iron rod set, 4.17 lbs. per lineal foot
  - All other lot corners are marked by a 3/4" dia. x 18" long solid iron reinforcing rod, 1.50 lbs. per lineal foot
- All distances shown along a curved line are chord distances.
- = Utility easement and width  
The final grade established by the subdivisor on the utility easements shown shall not be altered by more than 6" by the subdivisor, his agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
- In cases of overlap, Village Drainage Easements have precedent over utility easements
- Denotes no vehicular access

Refer to master site grading plan for minimum concrete opening elevations and finish lot corner elevations.

**Groundwater presence:**  
Subsoil information indicates the presence of high groundwater conditions on Lots 1, 11-20, 26-30, 42 and 43. On these lots, either basement elevations must be elevated above the groundwater level or the basement exteriors must be fully waterproofed.

**Vision Corner Restriction**  
"No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height."

### Access Restriction Clause

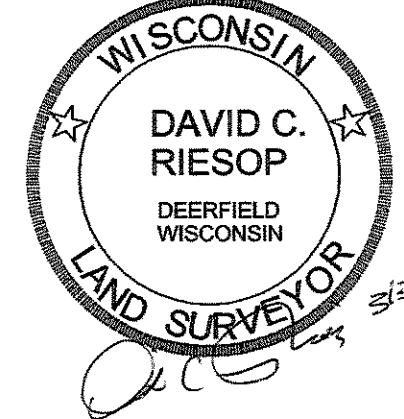
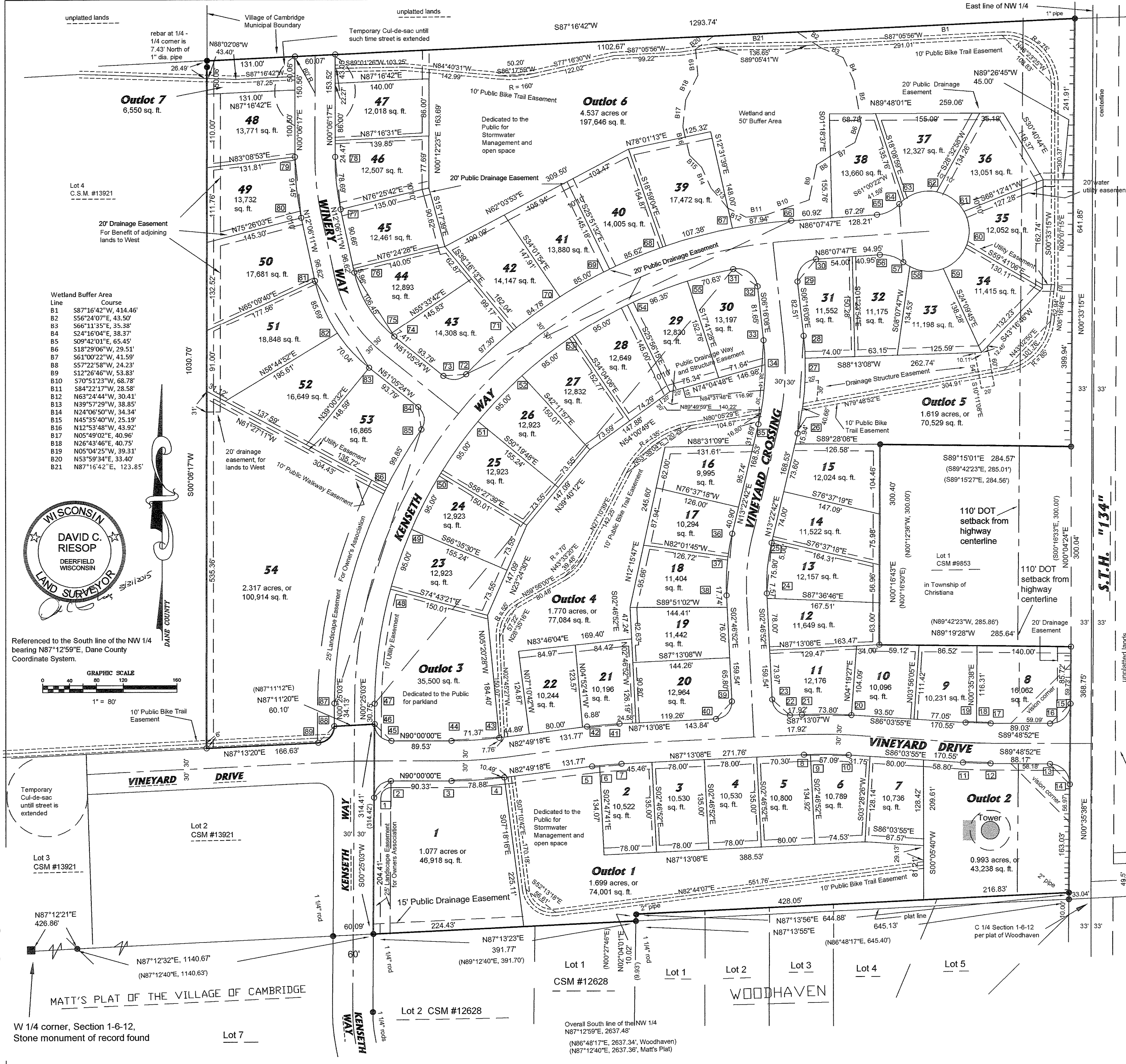
"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Trunk Highway 134; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."

### Highway Setback Restriction

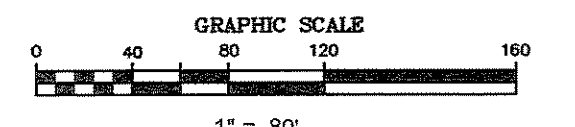
"No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

### Noise Notation

"The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."



Referenced to the South line of the NW 1/4 bearing N87°12'59"E, Dane County Coordinate System.



Received: 04/08/2015  
 DOT CPA  
**27349**  
 0033

W 1/4 corner, Section 1-6-12.  
Stone monument of record found

Overall South line of the NW 1/4  
N87°12'59"E, 2637.48'  
(N86°48'17"E, 2637.34', Woodhaven)  
(N87°12'40"E, 2637.36', Matt's Plat)