

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197 as recorded in Volume 67 of Dane County Certified Survey Maps on Pages 258-259, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

Bearings referred to the North
28, bearing S89°52'23"W

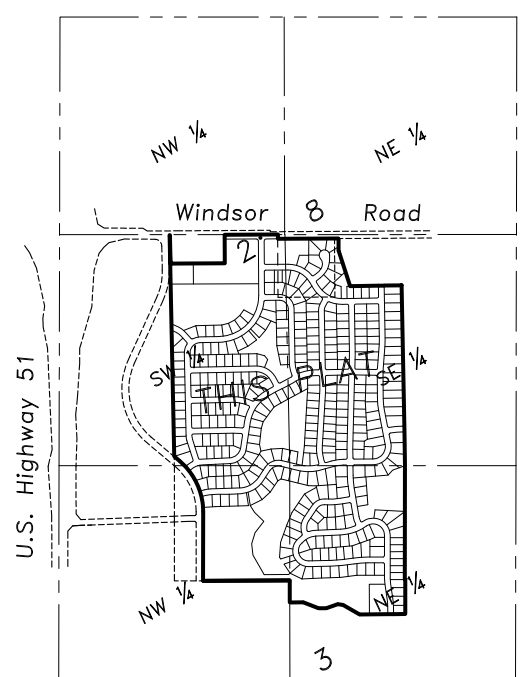


June 3, 2015 Rev: October 14, 2015

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



- Notes:**
- 1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
 - 2) Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
 - 3) The lands within this subdivision shall be served by underground utilities.
 - 4) UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
 - 5) Outlot 1 dedicated to the public for storm water management. Outlots 2, 5, 6 and 8 dedicated to the public for park and trail purposes. Outlots 3 and 4 dedicated to the public for storm water management and trail purposes. Outlot 7 dedicated to the public for municipal purposes. Outlots 1, 2, 3, 4, 5, 6, 8 and 9 to be environmental corridors.
 - 6) All streets within this plat of BEAR TREE FARMS are dedicated to the public.
 - 7) 20-foot storm water management easement also public utility crossing easement. Utility connections between existing 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

- Legend:**
- = Found 1-1/4" O.D. Iron Pipe
 - ⊙ = Found 3/4" Rebar
 - ⊙ = Found 1-1/4" Rebar
 - ⊙ = Found 1" Pinch Top Pipe
 - ⊙ = Found 2" Iron Pipe
 - ▲ = Found PK Nail
 - △ = Set Mag Nail
 - = 1-1/4" O.D. x 30" Iron Rebar
 - = Set, Weight = 4.303 Lbs/Ft
 - = Found 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./in. ft.
 - = 20' Storm water Drainage Easement (See Note 7)
 - = 20' Pedestrian/Bike Path Easement
 - = Public Utility Easement (Except as noted)
 - = Existing Structure
 - = Conservation Easement
 - = Corporate Boundary
 - = No Vehicular Access

Conservation Easement Line Data

LINE	BEARING	DISTANCE
L1	S88°38'17"W	102.18'
L2	S39°04'50"W	42.21'
L3	S27°32'22"E	77.22'
L4	S62°33'22"E	105.01'
L5	N00°54'28"W	45.49'
L6	S00°54'28"E	14.30'



See Sheet 2 of 8

See Sheet 4 of 8

See Sheet 5 of 8