

**THE COMMUNITY OF BISHOPS BAY,
THE BACK NINE - PHASE 3**

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 2833, RECORDED IN VOLUME 11 OF CERTIFIED SURVEYS, PAGES 173-175, AS DOCUMENT NUMBER 1573531 AND OTHER LANDS, ALL BEING LOCATED IN PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 31, AND PART OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

NORTH QUARTER CORNER
SECTION 31, T8N, R9E,
FOUND CONCRETE MONUMENT
WITH BRASS CAP
DANE CO. COORDS.
N 504358.85
E 787774.46

WEST QUARTER CORNER
SECTION 31, T8N, R9E,
FOUND CONCRETE MONUMENT
WITH BRASS CAP
DANE CO. COORDS.
N 504358.85
E 787774.46

N 0022'14" W 5323.70' (S 1/4 COR. TO N 1/4 COR.)
C.T.H. "Q"

N 0022'14" W 2650.95'

SOUTH QUARTER CORNER
SECTION 31, T8N, R9E,
FOUND CONCRETE MONUMENT WITH
1/2" REBAR, NO BRASS CAP
DANE CO. COORDS.
N 489035.28
E 797808.88

LOT 1
C.S.M. NO. 2833

LOT 1
C.S.M. NO. 13142

LOT 2
C.S.M. NO. 2833

LOT 2
C.S.M. NO. 2833

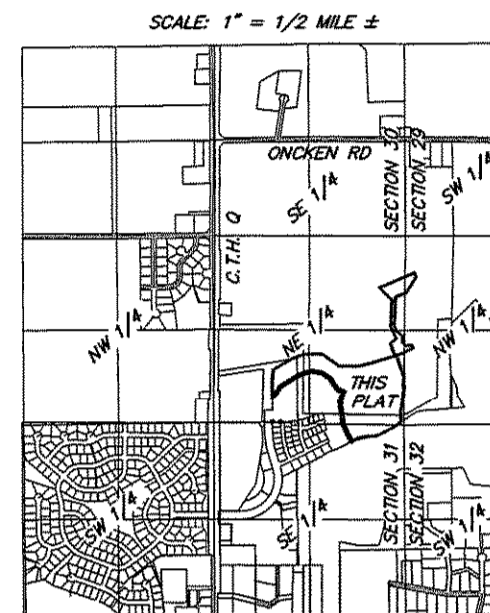
LOT 1
C.S.M. NO. 5537

LANDS

LANDS

BEARINGS REFERENCED TO THE
WEST LINE OF THE SE 1/4
OF SECTION 31, T8N, R9E,
BEARING N00°22'14"W AS PER
THE WISCONSIN COUNTY
COORDINATE SYSTEM -
DANE COUNTY PROJECTION

GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'



LEGEND

- FOUND SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED
- FOUND 3/4" Ø REBAR
- FOUND 1 1/4" Ø REBAR
- SET 1 1/4" Ø SOLID ROUND IRON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLID ROUND IRON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED.
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 SECTION
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. FINAL
GRADE ESTABLISHED BY THE SUBDIVIDER WITHIN
UTILITY EASEMENTS SHALL NOT BE ALTERED BY
MORE THAN 6 INCHES BY THE SUBDIVIDER, THEIR
AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON
WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT
WITH THE WRITTEN CONSENT OF THE UTILITIES
INVOLVED.

DRAINAGE ARROWS INDICATE THE DIRECTION OF
DRAINAGE FLOWS IN VARIOUS COMPONENTS
RESULTING FROM SITE GRADING AND THE
CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS.
THE DRAINAGE FLOW COMPONENTS SHALL BE
MAINTAINED AND PRESERVED BY THE PROPERTY
OWNER. MODIFICATION(S) MUST BE APPROVED BY
THE CITY OF MIDDLETON ENGINEER.

A 10 FOOT WIDE PRIVATE STORM WATER DRAINAGE
EASEMENT (5 FEET FROM EACH SIDE OF AND
PARALLEL WITH THE PROPERTY LINE) SHALL BE
RETAINED ALONG ALL JOINT PROPERTY LINES
MARKED BY A DRAINAGE ARROW.

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

SUBDIVISION REQUESTED BY:
The Community of Bishops Bay LLC
P.O. Box 620037
Middleton, WI 53562
(608) 831-5500

PREPARED BY:
VERBICHER ASSOCIATES, INC.
BY: PAUL R. KNUDSON
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
608-826-0532

SHEET 1 OF 4

NOTES:

- TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 1,224,625 SQ. FT. OR 28.1135 ACRES, MORE OR LESS.
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1 SECOND.
- THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE CITY OF MIDDLETON HAS WAIVED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
- PRIVATE EASEMENTS AS SPECIFICALLY NOTED AS PRIVATE EASEMENTS AND SET FORTH ON THIS PLAT ARE SPECIFICALLY FOR THE BENEFIT OF THE COMMUNITY OF BISHOPS BAY LLC AND ITS DESIGNEES AND ASSIGNS.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY, PER DOCUMENT NUMBER 4942536.
- A 6 FOOT WIDE GRAVEL PEDESTRIAN TRAIL SHALL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITHIN THE 10 FOOT WIDE PUBLIC PEDESTRIAN TRAIL EASEMENT DEPICTED ON LOT 96.
- ACCESS TO OUTLOT 12 IS GRANTED BY AN AGREEMENT PER DOCUMENT NUMBER ACROSS LOTS 60 AND 61, THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 2.
- OUTLOTS 7-12 ARE PRIVATE OUTLOTS AND DESIGNATED FOR STORMWATER MANAGEMENT PURPOSES AND OPEN SPACE.

M:\Bishops Bay, Community of\140042_Back Nine Ph 3\CADD\Final Plat - 0042.dwg
Project No. 140042

DATE: FEBRUARY 16, 2015

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Received: 02/18/2015
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