

The Community of Bishops Bay, Callaway Court Addition T8N R9E, City of Middleton, Section 31



Plat consists of 9 lots, 1 outlot, 13.2 acres.

Parks – None shown.

Parkways – Bishops Bay Parkway, 110' of right-of-way.

Expressways – N/A

Major Highways – CTH Q to the west.

Airports – 9 miles to Dane County Regional.

Drainage Channels – Arrows shown indicating direction.

Schools – Existing schools established.

Other Planned Public Improvements - Callaway Court (private street) shown giving access to lots 1 thru 8.

THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION

LOTS 40 AND 41, THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1, RECORDED IN VOLUME 60 OF PLATS, PAGES 42-45, AS DOCUMENT NO. 4919033, BEING LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LOT 1 C.S.M. NO. 13142
VOL. 84, PP 198-201
DOC. NO. 4780454

LOT 1 C.S.M. NO. 13586
VOL. 89, PP 46-50
DOC. NO. 5024824

O.L. 2, THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1

BISHOPS BAY PARKWAY

BISHOPS BAY PARKWAY

OUTLOT 1

LOT 38

LOT 39

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

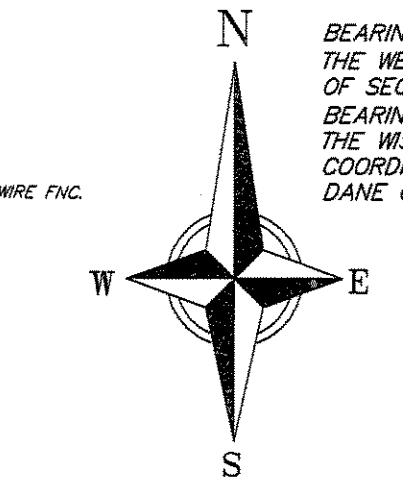
LOT 7

LOT 8

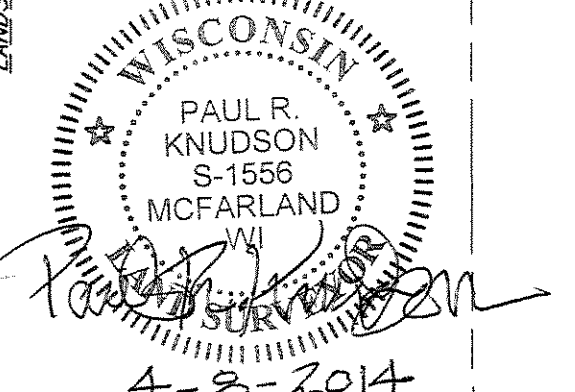
COURT

CALLAWAY (PRIVATE STREET)

THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1

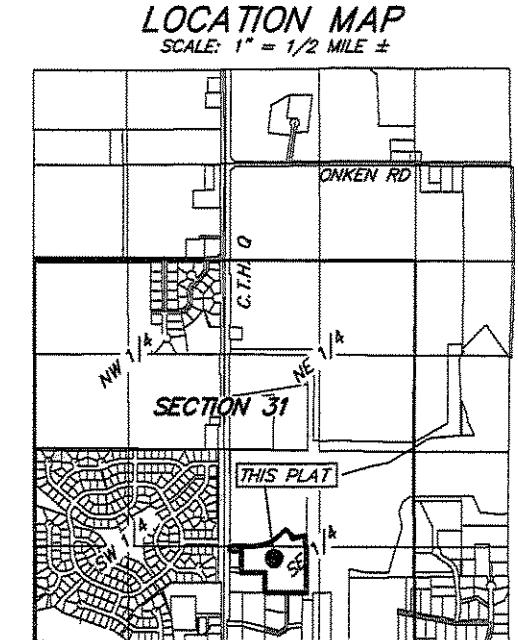


GRAPHIC SCALE FEET
0 30 60 120
SCALE 1"=60'



SEE ADDITIONAL EASEMENTS ON SHEET 2

SEE CURVE TABLE ON SHEET 3



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) 826-4000

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

SHEET 1 OF 3

LOT 199

LOT 198

LOT 34

INDIGO WAY

LOT 34

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED.
 - FOUND 3/4" # REBAR
 - FOUND 1 1/4" # REBAR
 - SET 1 1/4" # SOLID ROUND IRON ROD, 24" LONG, 4.17 LBS PER LINEAL FOOT WEIGHT.
- ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 24" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT.

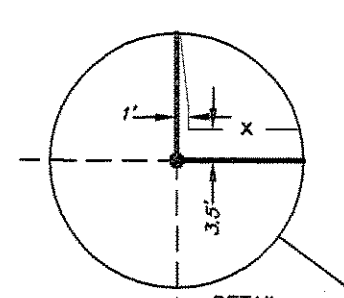
PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE 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. A 15 FOOT WIDE PRIVATE STORM WATER DRAINAGE EASEMENT PARALLEL WITH AND ALONG THE EAST LINE OF LOTS 1-8 SHALL BE RETAINED ALONG AND UPON THE LOTS MARKED BY A DRAINAGE ARROW. SEE NOTE 9.

NOTES:

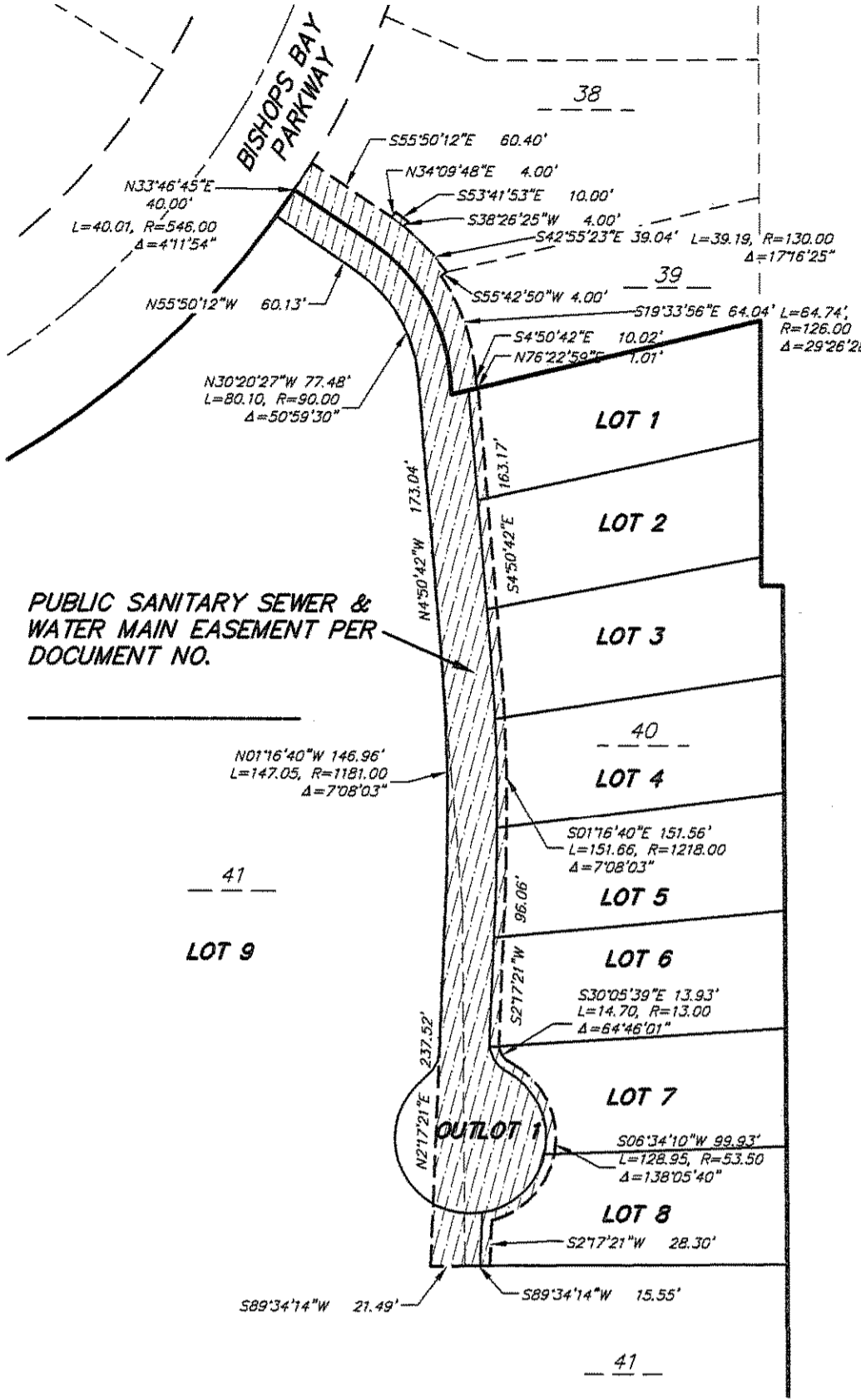
1. TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 576,476 SQ. FT. OR 13.2341 ACRES, MORE OR LESS.
2. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1 SECOND.
3. THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE CITY OF MIDDLETON HAS WAIVED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
4. ACCESS TO COUNTY TRUNK HIGHWAY "Q" FOR THIS PLAT IS NOW REGULATED BY THE CITY OF MIDDLETON. THE RIGHT-OF-WAY OF C.T.H. "Q" DIRECTLY ADJACENT TO THIS PLAT IS NOT SUBJECT TO PROVISIONS OF DANE COUNTY ORDINANCE RECORDED AS DOCUMENT NO. 1368801 REGULATING ACCESS FROM AND TO COUNTY TRUNK HIGHWAY "Q", NOW BEING CHAPTER 79, DANE COUNTY ORDINANCES (FORMERLY CHAPTER 30). SAID ORDINANCE EXCLUDES PORTIONS OF C.T.H. "Q" WITHIN THE CORPORATE LIMITS OF THE CITY OF MIDDLETON. SEE PLAT FOR ACCESS RESTRICTIONS.
5. ALL EXISTING IMPROVEMENTS SHOWN ON LOT 40 AND LOT 41 OF THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1 SHALL BE DEMOLISHED AND/OR INCORPORATED AS PART OF ANY NEW DEVELOPMENT OF SAID LOTS.
6. ANY NEW DEVELOPMENT ON LOT 9 OF THIS PLAT SHALL HAVE VEHICULAR ACCESS TO BISHOPS BAY PARKWAY ONLY.
7. LOTS 40 AND 41 OF THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1 ARE SUBJECT TO PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT PER DOC. NO. 2136521 AND 2141020.
8. LOTS 40 AND 41 OF THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1 ARE SUBJECT TO VARIANCE PER DOC. NO. 2153883 REGARDING WELL PLACEMENT.
9. 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.
10. LOT 38, LOT 39 AND LOT 40 OF THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1 ARE RESTRICTED TO ONE COMMON SHARED VEHICULAR ACCESS POINT TO BE MAINTAINED BY ALL THREE LOTS. THE LOCATION OF THE COMMON SHARED ACCESS POINT SHALL BE AS APPROVED BY THE CITY OF MIDDLETON DURING THE SITE IMPLEMENTATION PLAN APPROVAL PROCESS.
11. LANDS WITHIN THIS PLAT ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY PER DOCUMENT NO. 4942536.
12. LANDS WITHIN THIS PLAT ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS FOR THE VILLAGES OF BISHOPS BAY PER DOCUMENT NO. 5018968 AND THE AFFIDAVIT OF CORRECTION PER DOCUMENT NO. 5020358.



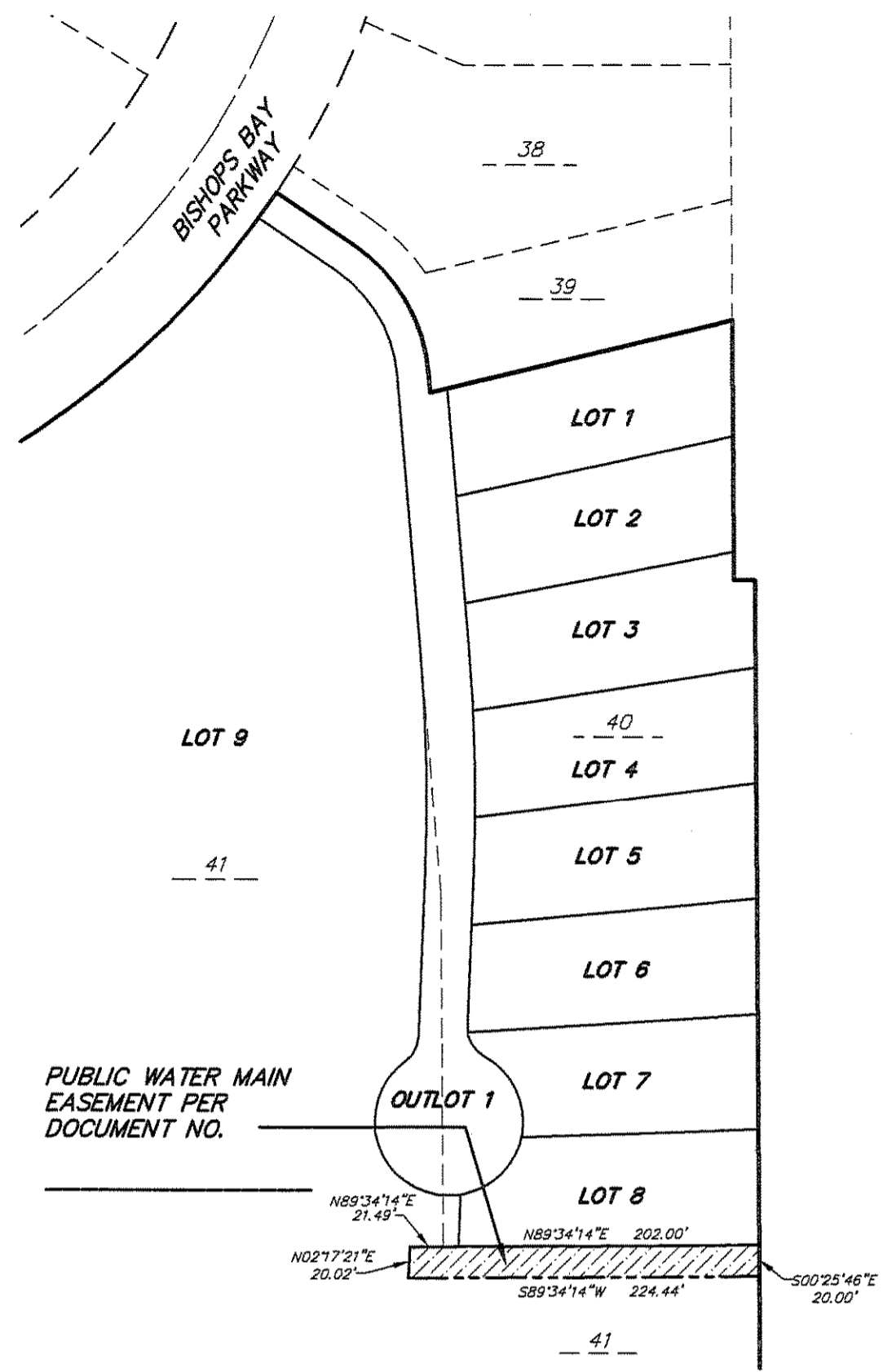
Received: 04/14/2014
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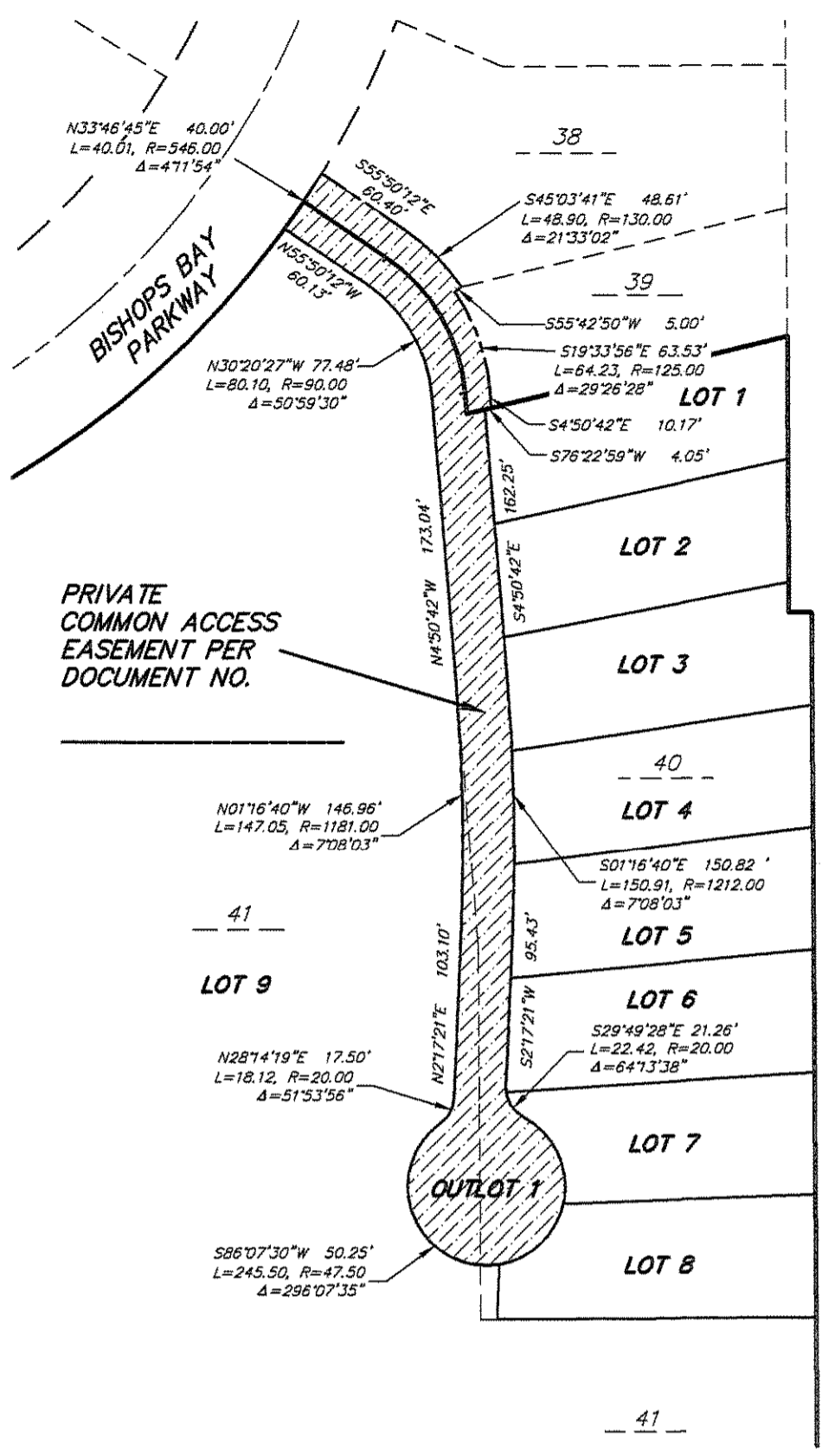
PUBLIC SANITARY SEWER & WATER MAIN EASEMENT



PUBLIC WATER MAIN EASEMENT



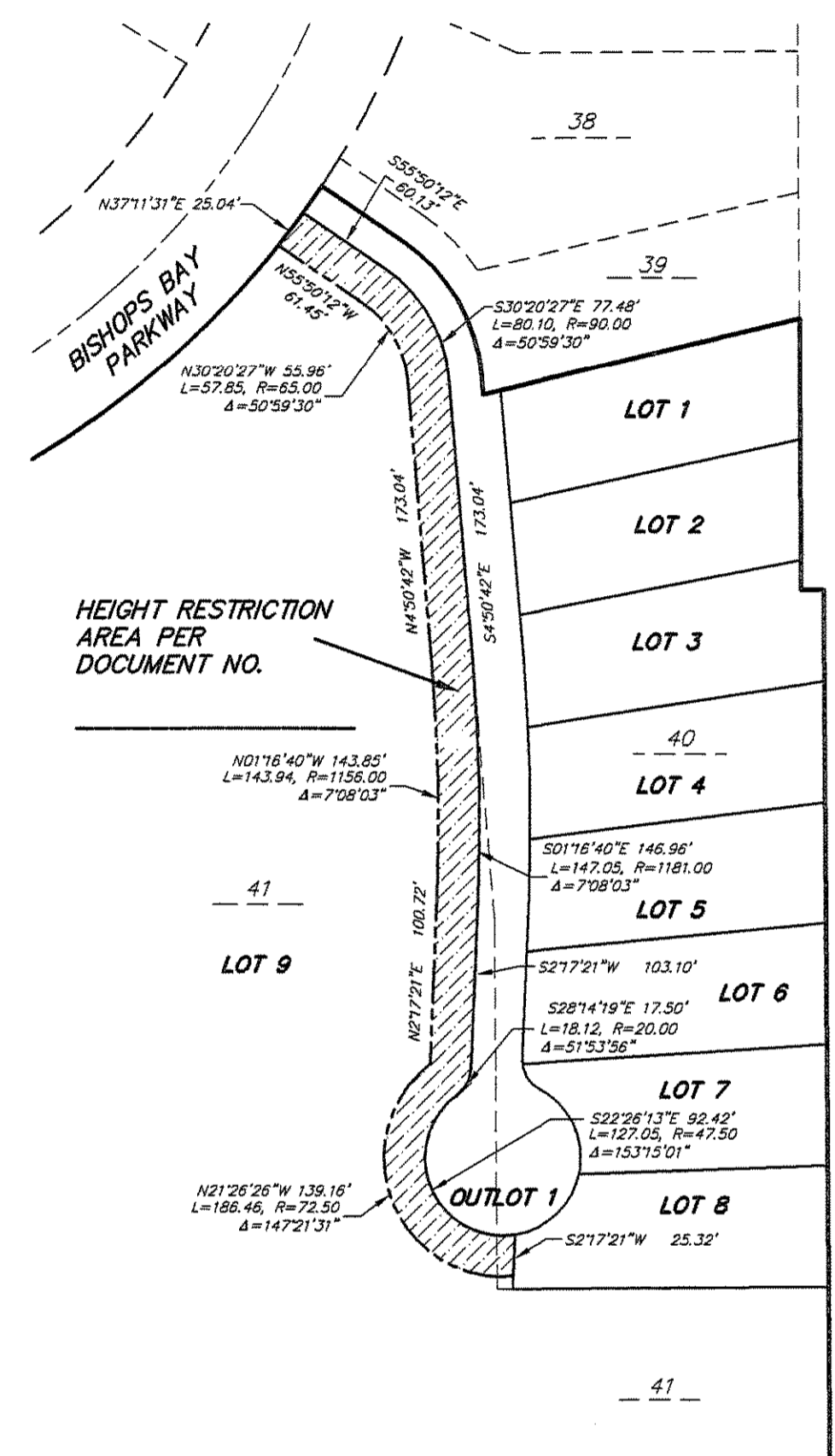
PRIVATE COMMON ACCESS EASEMENT



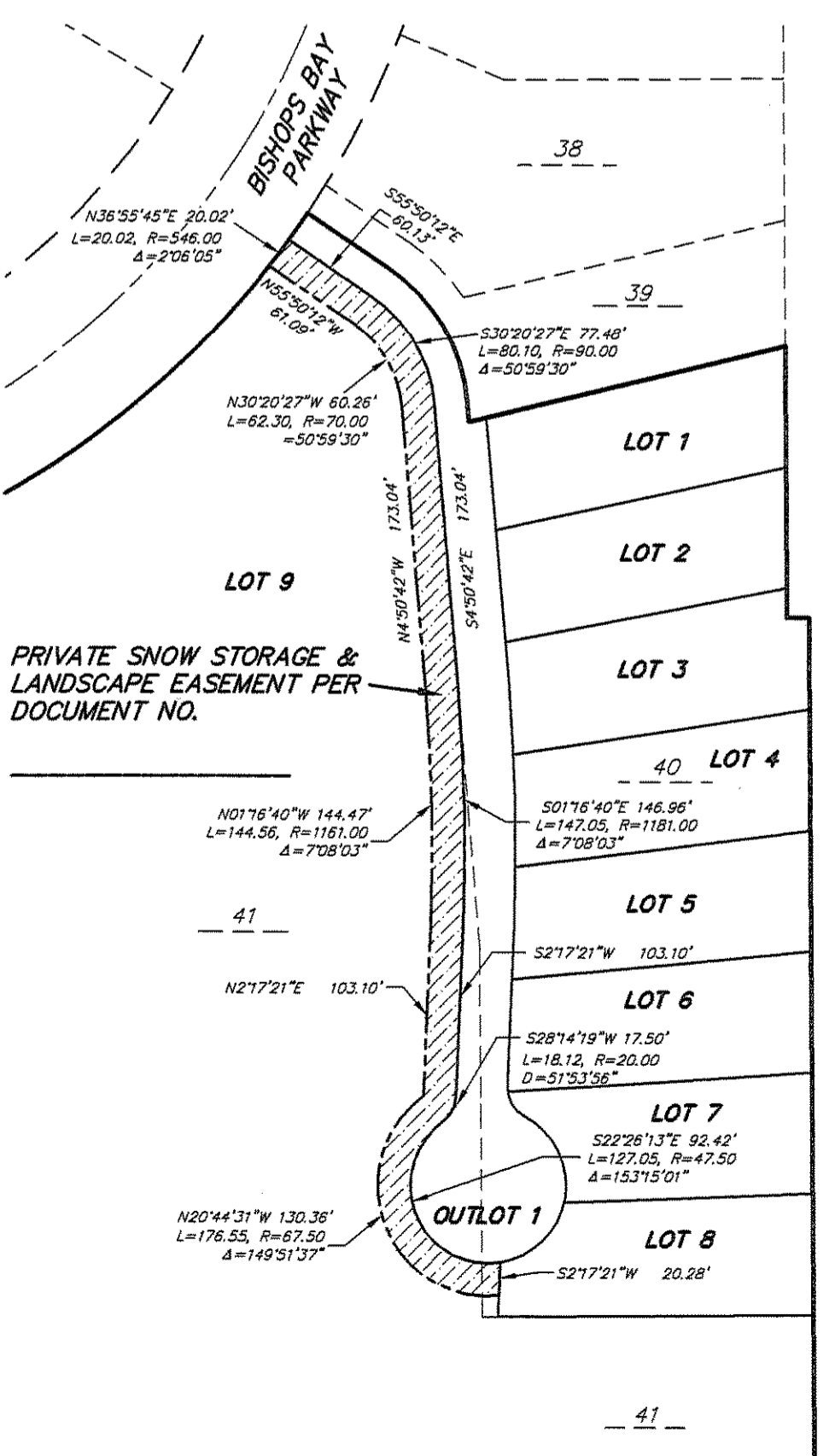
THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION

LOTS 40 AND 41, THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1, RECORDED IN VOLUME 60 OF PLATS, PAGES 42-45, AS DOCUMENT NO. 4919033, BEING LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

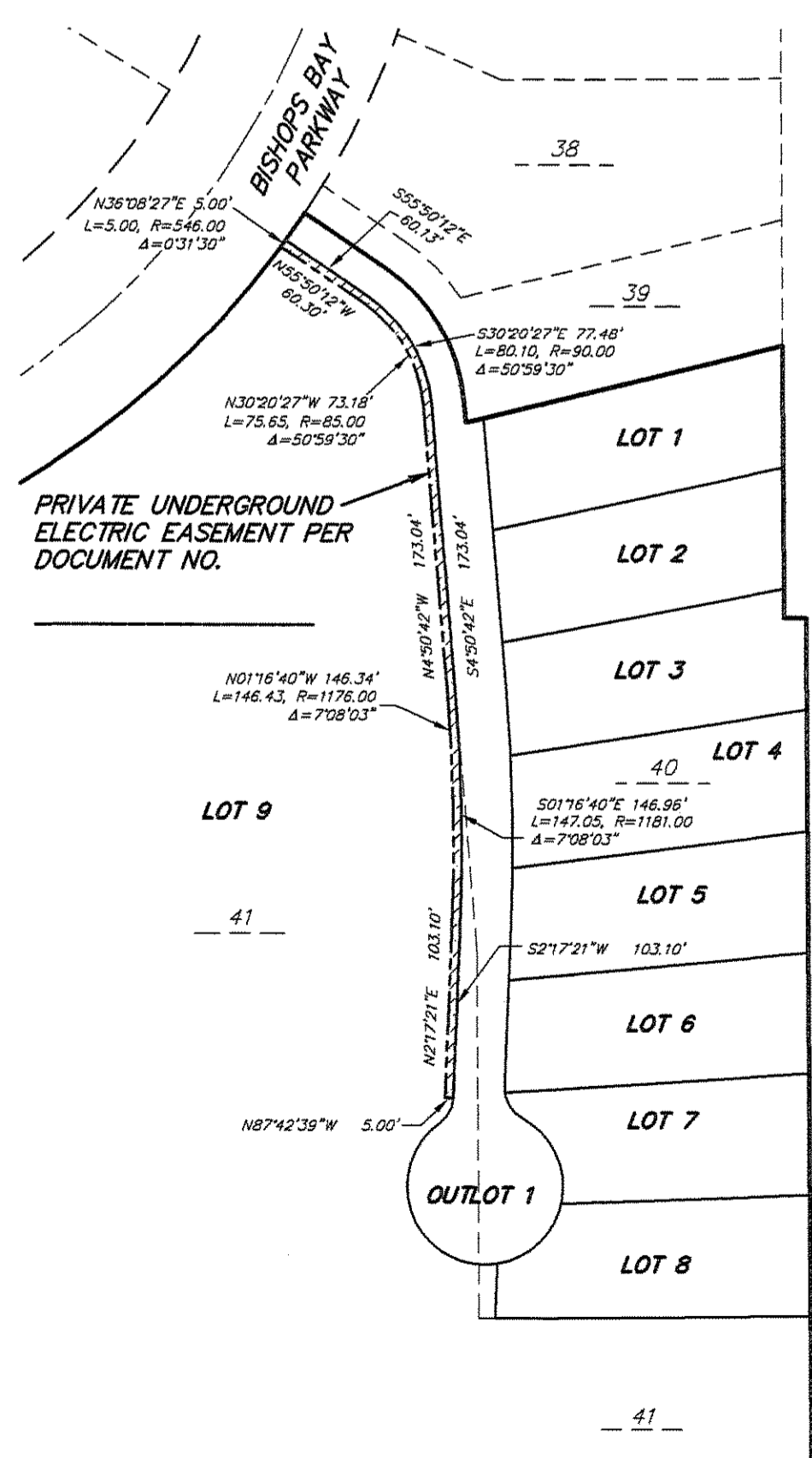
HEIGHT RESTRICTION AREA



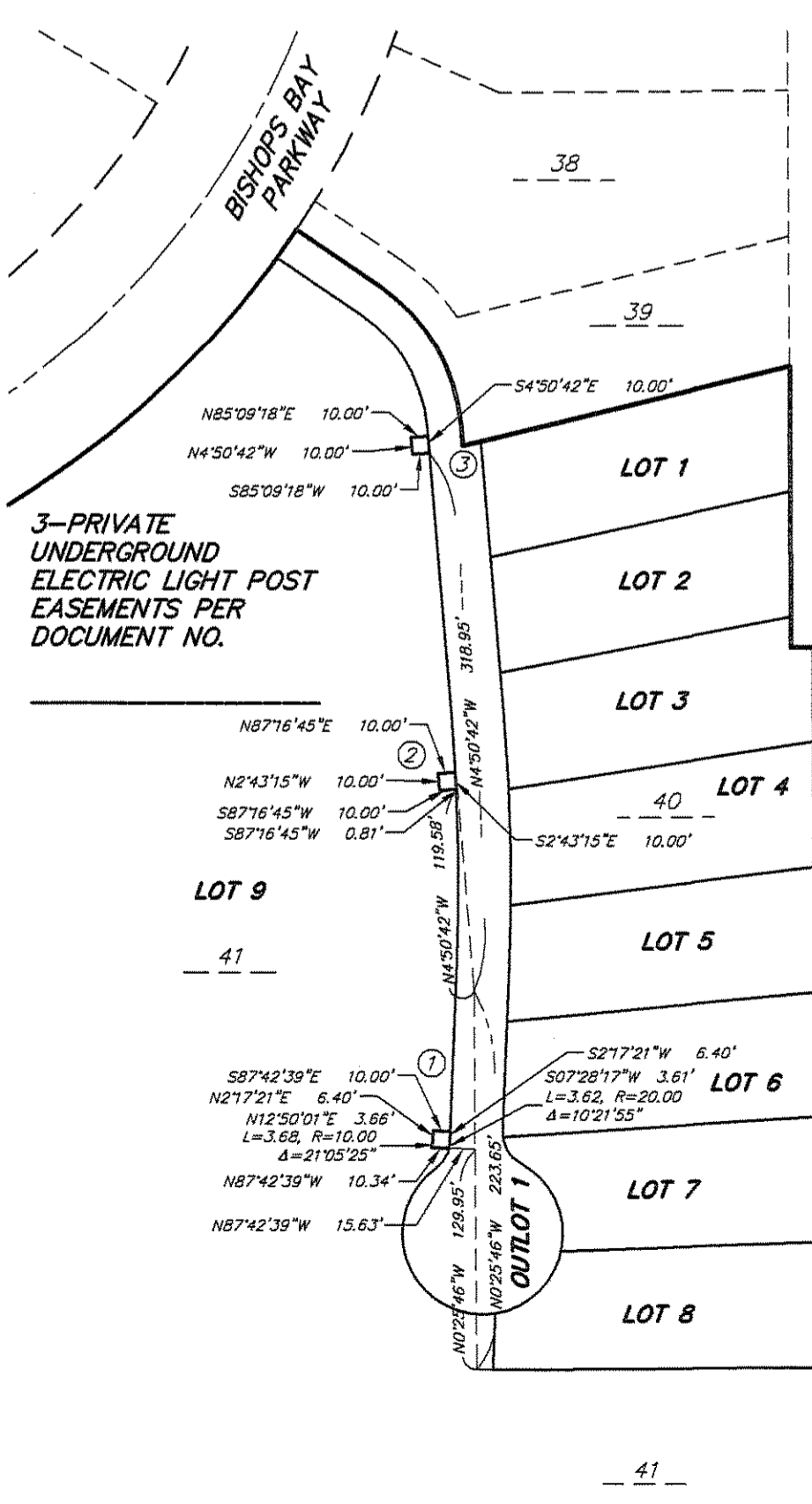
PRIVATE SNOW STORAGE & LANDSCAPE EASEMENT



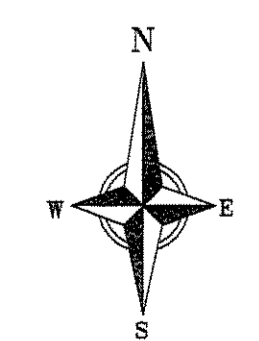
PRIVATE UNDERGROUND ELECTRIC EASEMENT



PRIVATE ELECTRICAL LIGHT POST EASEMENT



WISCONSIN
PAUL R. KNUDSON
S-1556
MCFARLAND
WI
4-8-2014



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) 826-4000

PREPARED BY:
VERBICHER ASSOCIATES, INC.
BY: PAUL R. KNUDSON
ENGINEERING (Civil 3D)
Final Plat - 0014.dwg
Job No. 140014.00

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Middleton, and under the direction of the The Community of Bishops Bay LLC, Owner, I have surveyed, divided and mapped THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as:

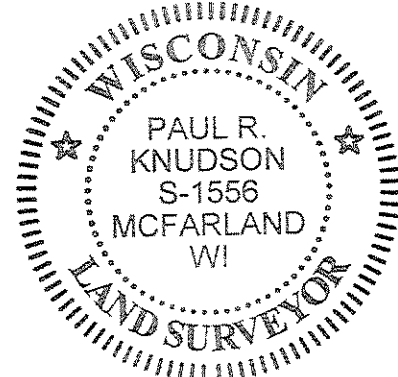
Lot 40 and Lot 41, The Community of Bishops Bay, The Back Nine - Phase 1, recorded in Volume 60-0088 of Plats, pages 42-45, as Document No. 4919033, being located in part of the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 31, Township 8 North, Range 9 East, in the City of Middleton, Dane County, Wisconsin.

Containing 576,476 square feet, or 13.2341 acres, more or less.

Veribacher Associates, Inc.
By Paul R. Knudson

Dated this 8th day of April, 2014

Witnessed this day of _____
Paul R. Knudson
Paul R. Knudson, P.L.S. No. 1556



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

The Community of Bishops Bay LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as a owner, hereby certifies that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. The Community of Bishops Bay LLC does further certify that this Plat is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, The Community of Bishops Bay LLC, has caused these presents to be signed by Terrence R. Wall, its President, on this _____ day of _____, 20____.

THE COMMUNITY OF BISHOPS BAY LLC,
a Wisconsin limited liability company

By: _____
Terrence R. Wall, President

STATE OF WISCONSIN)
DANE COUNTY) ss.

Personally came before me this _____ day of _____, 20____, the above-named Terrence R. Wall, to me known to be the President of The Community of Bishops Bay LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

Notary Public, Dane County, Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

Bishops Bay Land Holdings LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above certificate of The Community of Bishops Bay LLC, owner.

IN WITNESS WHEREOF, the said Bishops Bay Land Holdings LLC has caused these presents to be signed by Daniel J. Hartung, its President, at Madison, Wisconsin and its company seal to be hereunto affixed on this _____ day of _____, 20____.

In the presence of:

BISHOPS BAY LAND HOLDINGS LLC
a Wisconsin limited liability company

By: _____
Daniel J. Hartung, President

STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this _____ day of _____, 20____, _____ of the above named company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said company, and acknowledged that he executed the foregoing instrument as such President as the deed of said company, by its authority.

Notary Public, State of _____ My commission expires _____

CITY OF MIDDLETON COMMON COUNCIL APPROVAL

Resolved that the plat of THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

Date _____
Kurt J. Sonnenlag, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Date _____
Lorie J. Burns, City of Middleton Clerk

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that the Common Council of the City of Middleton passed Resolution Number _____ on _____, authorizing me to issue a certificate of approval of the final plat of THE COMMUNITY OF BISHOPS BAYS, CALLAWAY COURT ADDITION, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 201____.

Dated this _____ day of _____, 201____.

Lorie J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

CERTIFICATE OF CITY FINANCE DIRECTOR:

I, John M. Lehman, being the duly appointed, qualified and acting finance director of the City of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION as of this _____ day of _____, 201____.

John M. Lehman, Finance Director/Assistant City Administrator
City of Middleton, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION, as of this _____ day of _____, 201____.

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS

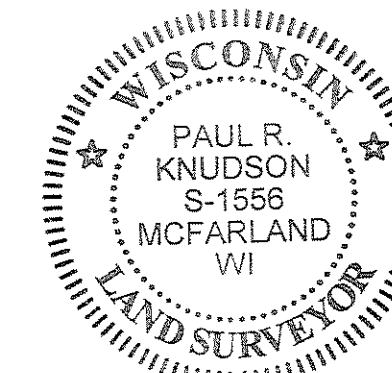
Received for recording this _____ day of _____, 201____, at _____ O'clock _____ M, and recorded in Volume _____ of Plats of Dane County on page(s) _____.

Kristi Chlebowski
Register of Deeds of Dane County, Wisconsin

THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION

LOTS 40 AND 41, THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 1, RECORDED IN VOLUME 60 OF PLATS, PAGES 42-45, AS DOCUMENT NO. 4919033, BEING LOCATED IN PART OF THE NW 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

Curve Table						
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	1212.00	150.92	007°08'03"	S01°16'40"E	150.82	
C2	1212.00	43.71	002°03'58"	S03°48'43"E	43.70	
C3	1212.00	68.66	003°14'45"	S01°09'21"E	68.65	
C4	1212.00	38.55	001°49'20"	S01°22'41"W	38.54	
C5	20.00	22.42	064°13'38"	S29°49'28"E	21.26	Ⓐ S61°56'17"E
C6	20.00	3.34	009°34'07"	S02°29'43"E	3.34	
C7	20.00	19.08	054°39'31"	S34°36'32"E	18.36	
C8	47.50	245.50	296°07'35"	S86°07'30"W	50.25	
C9	47.50	61.65	074°21'41"	S24°45'27"E	57.41	
C10	47.50	56.80	068°30'53"	S46°40'50"W	53.48	
C11	47.50	127.05	153°15'01"	N22°26'13"W	92.42	
C12	20.00	18.12	051°53'56"	N28°14'19"E	17.50	Ⓑ N54°11'17"E
C13	1181.00	147.05	007°08'03"	N01°16'40"W	146.96	
C14	90.00	80.10	050°59'30"	N30°20'27"W	77.48	
C15	546.00	20.00	002°05'56"	N34°49'44"E	20.00	Ⓒ N33°46'46"E
C16	546.00	364.80	038°16'52"	N55°01'08"E	358.05	Ⓓ N74°09'34"E



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) 826-4000

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

M:\Bishops Bay,Community of\140014_Bishops Bay Villas\
ENGINEERING\Civil 3D\Final Plat - 0014.dwg
Job No. 140014.00

Received: 04/14/2014
CPA

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