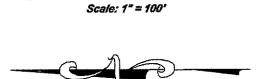
HAPPY VALLEY ADDITION TO WINDSOR GARDENS

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 25, T9N, R10E, Village of Windsor, Dane County, Wisconsin



Bearings referenced to the East line of the Northeast ¼ of Section 25, bearing S00'19'1.

Owner/Subdivider:

DON TIERNEY 3564 EGRE ROAD DEFOREST, WI 53532 608-837-0102

Surveyor's Certificate:

I, Mark A. Pynnonen, Professional Land Surveyor S-2538, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Windsor, and under the direction of the owners listed hereon, I have surveyed, divided and mapped HAPPY VALLEY ADDITION to WINDSOR GARDENS and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Part of the Northeast ¼ of the Northeast ¼ and part of the Southeast ¼ of the Northeast ¼, Section 25, T9N, R10E, Village of Windsor, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of said Section 25; thence S00°19°12″E, 2644.52 feet along the East line of said Northeast ¼ to the East ¼ Corner of said Section 25; thence S89°55′42″W, 165.00 feet along the South line of said Northeast ¼; thence N00°19′12″W, 2644.51 feet to the North line of said Northeast ¼; thence N89°55′29″E, 165.00 feet along said North line to the said Northeast corner and the point of beginning; Containing 436,341 square feet, or 10.017 acres.

Daniel V. Birrenkott, PLS No. 1531

DATED: April 1, 2016

Owner's Certificate:

Village of Windsor

REV: April 20, 2016

We, Don and Joanne Tierney, as owners, hereby certify that we have caused the land described on this plat of HAPPY VALLEY ADDITION TO WINDSOR GARDENS to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Donald C. Tierney Joanne K. Tierney

State of Wisconsin) County of Dane) ss

Personally came before me this _____ day of _____, 2016, the above—named Donald C. Tierney and Joanne K. Tierney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

______ My commission expires_____ Printed name

Consent of Mortgagee:

Great Midwest Bank, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat of HAPPY VALLEY ADDITION TO WINDSOR GARDENS, and does hereby consent to the owners certificate hereon.

Gre	at Midwest Bank
Ву:	
	(printed name)
Its:	

of Wisconsin)	
nty of) ss

Notary Public, County, State of Wisconsin

My commission expires_____

Villager of Windsor Certificate:

This plat of HAPPY VALLEY ADDITION TO WINDSOR GARDENS has been approved by the Village Board of the Village of Windsor consistent with the action taken by the Town Board on this _______ day of _______, 2016.

		Date	
Christine Capstran, Village of Windsor	Clerk		

Dane County Zoning and Land Regulation Committee Certificate

This plat known as HAPPY VALLEY ADDITION TO WINDSOR GARDENS is hereby approved by the Dane County Zoning and Land Regulation Committee this _____

day of ______, 2016.

Patrick Miles, Chair Dane County Zoning and Land Regulation Committee

Village Treasurer (Director of Finance) Certificate:

I, Tina Butteris, being the duly elected, qualified and acting Director of Finance for the Village of Windsor, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of _______ affecting any of the lands included in the plat of HAPPY VALLEY ADDITION TO WINDSOR GARDENS.

Tina Butteris, Director of Finance

Village of Windsor

County Treasurer Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of ________ affecting any of the lands included in the plat of HAPPY VALLEY ADDITION TO WINDSOR GARDENS.

Adam Gallagher, Treasurer
County of Dane

Town of Bristol

Village of Add Windsor

This Plat

Section 29

This Plat

Section 29

This Plat

Section 29

Town of Bristol

Not to scale

Notes

1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.

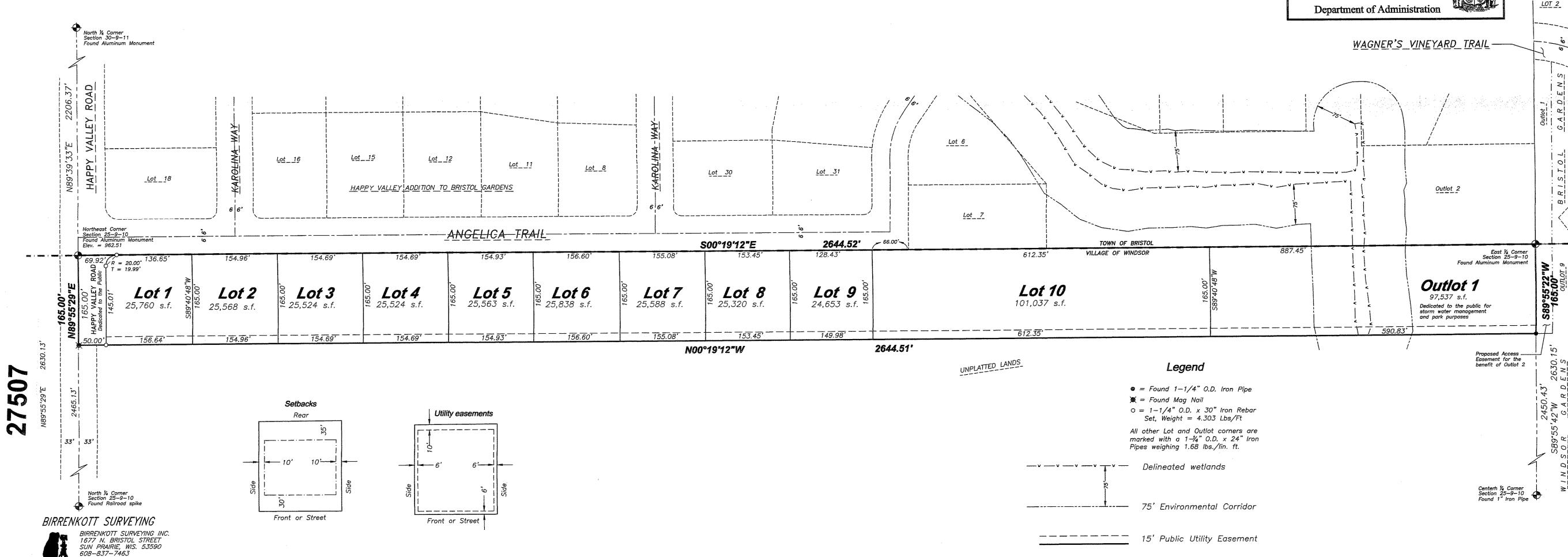
2) Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1—800—242—8511 for the safety and liability purposes for all involved.

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 and park purposes. Access to Wagner's Vineyard Trail via access easement.

Secs. 236.15, 236.16,	ons to this plat with respect to , 236.20 and 236.21(1) and (2), ed by s. 236.12, Wis. Stats.
Certified	, 20
Department of	Administration



SHEET 1 OF 1

J:\2014\140337-Tierney; Windsor\140337-Final Plat

Office Map No. 140337