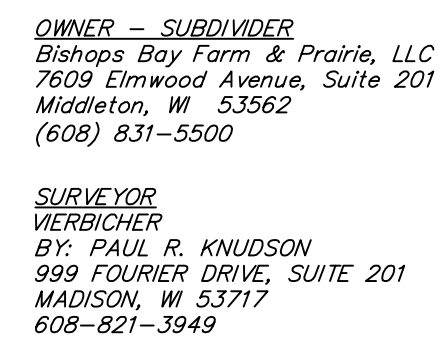
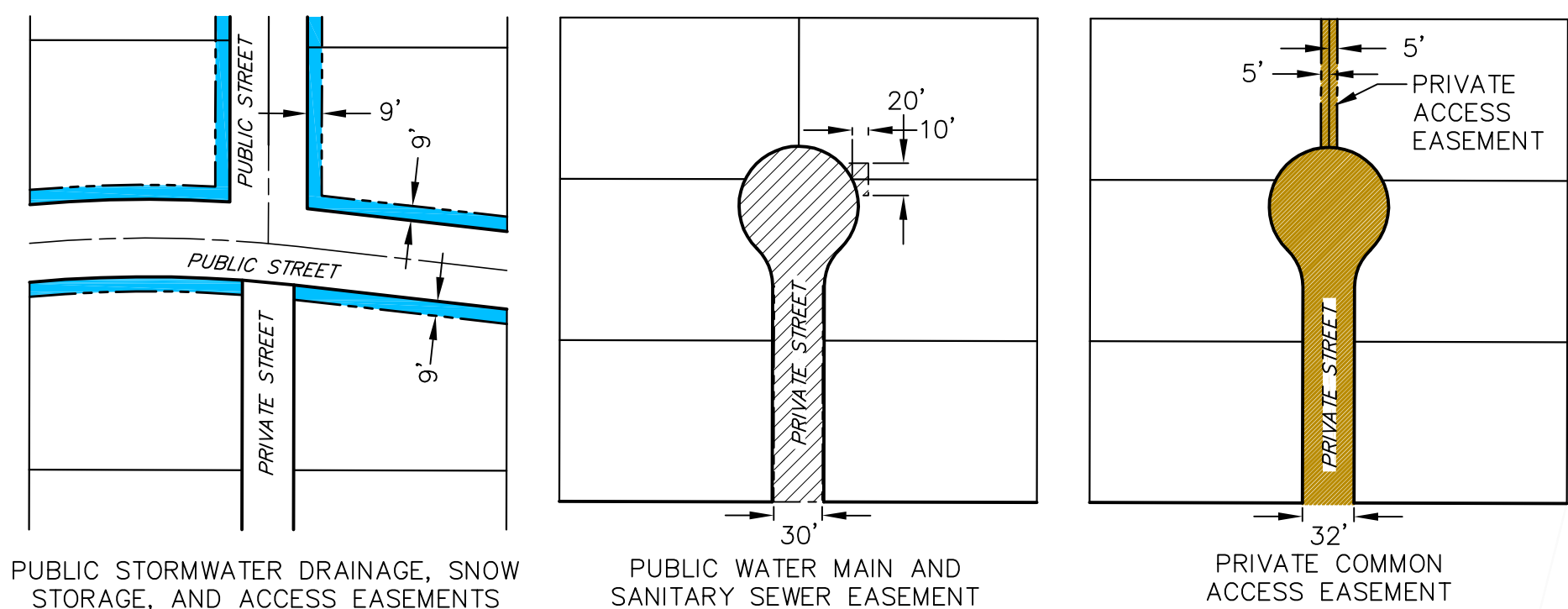




TOPOGRAPHIC SYMBOL LEGEND

	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING ENDWALL
	EXISTING SEPTIC VENT
	EXISTING WELL
	EXISTING DOWN GUY
	EXISTING UTILITY POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING DECIDUOUS TREE
	EXISTING SOIL BORING

- 1) ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AS PER CITY OF MIDDLETON VERTICAL CONTROL.
- 2) TOTAL PLAT AREA IS 2,315,169 SQUARE FEET OR 53.149 ACRES, MORE OR LESS.
- 3) THE EXISTING ZONING FOR THE PROPOSED DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- 4) THIS DEVELOPMENT IS SUBJECT TO THE MASTER DEVELOPMENT PLAN – THE COMMUNITY OF BISHOPS BAY AS APPROVED BY THE CITY OF MIDDLETON. REFER TO THE PROPOSED SIP DOCUMENT FOR THE PRAIRIE AND THE FARM – PHASE 5 FOR LOTS AND OUTLOTS.
- 5) LOT DISTANCES SHOWN ALONG A CURVE ARE CHORD DISTANCES. ALL LOT DISTANCES ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.
- 6) REFER TO STREET AND UTILITY PLANS THAT HAVE BEEN SUBMITTED FOR EXISTING AND PROPOSED PUBLIC IMPROVEMENTS THAT WILL SERVE THIS DEVELOPMENT.
- 7) REFER TO SOIL BORING REPORT BY CGC, INC. FOR BISHOPS BAY – MAY 2017, C17177 FOR INFORMATION REGARDING SOIL, ROCK AND GROUND WATER CONDITIONS.
- 8) ANY DESIGNATED PRIVATE EASEMENTS SHALL BE IN FAVOR OF THE COMMUNITY OF BISHOPS BAY LLC AND ITS DEESEGNEES AND ASSIGNS.
- 9) A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 4860243.
- 10) LANDS WITHIN THIS PLAT ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY PER DOCUMENT NUMBER 4942536.
- 11) LANDS WITHIN THIS PLAT ARE SUBJECT TO A MEMORANDUM OF OPTION TO PURCHASE PER DOCUMENT NUMBER 5286777.
- 12) LANDS WITHIN THIS PLAT ARE SUBJECT TO A NOTICE AND MEMORANDUM OF AGREEMENT FOR THE BISHOPS BAY AND WESTPORT UTILITY DISTRICT AGREEMENT PER DOCUMENT NUMBER 5300393.
- 13) LANDS WITHIN THIS PLAT MAY BE SUBJECT TO A GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY ALONG THE WEST RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "M" PER DOCUMENT NUMBER 486015.
- 14) LANDS WITHIN THIS PLAT ARE SUBJECT TO PROVISIONS OF COUNTY ORDINANCE RECORDED AS DOCUMENT NUMBER 1388501 WHICH REGULATE ACCESS FROM AND TO THE SUBJECT PROPERTY ALONG COUNTY HIGHWAY TRUNK "M", PURSUANT TO CHAPTER 79 (FORMERLY CHAPTER 30) – COUNTY TRUNK HIGHWAY ACCESS CONTROL OF DANE COUNTY ORDINANCES.
- 15) OUTLOTS 17, 18, 20-23, 25-27, 30 AND 31 ARE PRIVATE OUTLOTS AND ARE DESIGNATED AS PRIVATE STREETS FOR THE USE OF THE LOT OWNERS WITHIN THIS PLAT AND THEIR GUESTS. THE PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 16) OUTLOTS 19 AND 28 ARE PRIVATE OUTLOTS DESIGNATED FOR PRAIRIE RESTORATION. THESE OUTLOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 17) OUTLOT 24 IS A PRIVATE OUTLOT DESIGNATED FOR ORCHARD PURPOSES. THIS OUTLOT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18) OUTLOT 29 IS A PUBLIC OUTLOT DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES. THIS OUTLOT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 19) THE PROPOSED DRY PUBLIC UTILITY EASEMENTS REQUIRED TO SERVE THIS DEVELOPMENT HAVE BEEN COORDINATED WITH THE LOCAL UTILITY COMPANIES SERVING THIS PROPOSED DEVELOPMENT. THE PROPOSED PUBLIC UTILITY EASEMENTS ARE 6 FEET AND 12 FEET WIDE AS SHOWN HEREON AND AS DEPICTED BELOW IN THE TYPICAL EASEMENTS.



I, Paul R. Knudson, Professional Land Surveyor No. 1556, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed herein and that this preliminary plat is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes regarding Preliminary Plats; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, improvements and easements to the best of my knowledge and belief.

Verbicher Associates Inc.
By: Paul R. Knudson
Dated this 18th day of May, 2017.
Signed: 

