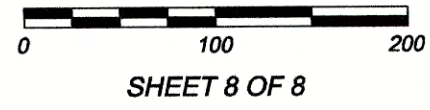


# BEAR TREE FARMS

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.



## Surveyor's Certificate

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Windsor and the Village of DeForest, and under the direction of the owners listed hereon, I have surveyed and appraised BEAR TREE FARMS 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:

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, described as follows:

Commencing at the East 1/4 Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast 1/4 to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°43'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006 and the point of beginning; thence continuing S00°54'28"E (recorded as S00°47'15"E), 2054.26 feet along the West line of Terrace Park; thence continuing along said West line, the West line of CSM No. 5357 and the West line of Lot 1, Park Addition to Terrace Park, S00°16'21"W (recorded as S00°19'30"W), 1319.96 feet to the Southwest corner of said Lot 1; thence S80°03'22"E (recorded as N89°45'30"E), 4.46 feet along the South line of said Lot 1 to the West line of Revere Trails; thence S00°04'16"W (recorded as S00°04'02"W), 394.59 feet along said West line; thence S89°43'57"W, 523.75 feet (recorded as S89°43'15"W, 523.82 feet); thence N60°06'30"W, 219.86 feet (recorded as N60°05'45"W, 220.00 feet); thence N80°51'17"W, 58.91 feet (recorded as N80°48'45"W, 59.00 feet); thence S70°19'36"W (recorded as S70°17'15"W), 140.00 feet; thence N89°06'33"W, 91.09 feet (recorded as N89°03'45"W, 91.00 feet); thence N68°47'10"W (N68°48'45"W), 186.00 feet; thence S89°42'37"W, 154.41 feet (recorded as S89°43'15"W, 154.31 feet) to the West line of said Southwest 1/4 of the Northeast 1/4; thence N00°08'07"E, 252.04 (recorded as N00°09'01"E, 251.99 feet) feet along said West line to the Southeast corner of said Northeast 1/4 of the Northwest 1/4; thence S89°57'32"W (recorded as S89°57'17"W), 994.66 feet along the South line of said Northeast 1/4 of the Northwest 1/4 to the East right of way line of Pederson Crossing Boulevard; thence N00°15'40"E (recorded as N00°15'25"E), 791.75 feet along said East right of way line to a point of curvature; thence continuing along said East right of way line along a curve to the left with a radius of 760.00 feet and a long chord bearing and distance of N24°43'06"W (recorded as N24°43'21"W), 641.89 feet to the point of tangency; thence continuing along said East right of way line N49°41'52"W (recorded as N49°42'07"W), 80.05 feet to the East line of Certified Survey Map No. 13076; thence N01°00'24"W (recorded as N01°00'39"W), 2538.77 feet along said East line to the North line of said Southwest 1/4; thence N89°52'23"E (recorded as N89°51'39"E), 3.67 feet along said North line to the West line of said Certified Survey Map No. 11197; thence S00°07'49"E (recorded as South), 50.00 feet to the South right of way line of Windsor Road; thence N89°52'23"E (recorded as East), 693.66 feet to the Westerly line of CSM No. 11425; thence S00°16'34"E (recorded as South), 140.00 feet along said Westerly line; thence continuing along said Westerly line S17°50'27"E, 428.21 feet (recorded as S17°47'04"E, 428.06 feet); thence N89°07'23"E, 590.47 feet (recorded as N89°15'27"E, 590.13 feet) along the South lines of said CSM No. 11425 and CSM No. 7006 to the Southeast corner of said CSM No. 7006 and the point of beginning; Containing 9,889,926 square feet, or 227.04 acres.

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Daniel V. Birrenkott, PLS S-1531 Dated

## Owner's Certificate:

Bear Tree Farms, Inc., vendee, PC Farm Holdings II, LLC, vendor and Steven D. Pederson, as owners, hereby certify that they have caused the land described on this plat of BEAR TREE FARMS to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Village of DeForest  
Town of Windsor  
Department of Administration  
Dane County Zoning and Land Regulation Committee

In witness hereof, Bear Tree Farms, Inc., PC Farm Holdings II, LLC, and Steven D. Pederson, have caused these presents to be executed this 14<sup>th</sup> day of October, 2015.

PC Farm Holdings II, LLC.  
(Land Contract Vendor)  
Steven D. Pederson  
Steven D. Pederson, President

Steven D. Pederson  
Steven D. Pederson

Bear Tree Farms, Inc.  
(Land Contract Vendee)  
Steven D. Pederson  
Steven D. Pederson, Manager

## State of Wisconsin )

County of Dane ) ss

Personally came before me this 14<sup>th</sup> day of October, 2015, the above-named Steven D. Pederson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kimberly K. Pederson  
Notary Public, Dane County, State of Wisconsin

Kimberly K. Pederson My commission expires 03/20/2018  
Printed name

## Consent of Mortgagee:

Wisconsin River 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 BEAR TREE FARMS, and does hereby consent to the owners certificate hereon.

Wisconsin River Bank

By: Richard T. Anderson

Richard T. Anderson

(printed name)

Its: President & CEO

## State of Wisconsin )

County of Dane ) ss

Personally came before me this 15<sup>th</sup> day of October, 2015, the above-named Richard T. Anderson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Terri L. Johnson  
Notary Public, Dane County, State of Wisconsin

Terri L. Johnson My commission expires 3/21/17  
Printed name

## Town Treasurer's (Finance Director's) Certificate:

I, Tina Butteris, being the duly elected, qualified and acting Finance Director for the Town 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 October 15, 2015 affecting any of the lands included in the plat of BEAR TREE FARMS.

Tina Butteris Date: 10/15/15

Tina Butteris, Finance Director  
Town of Windsor

## County Treasurer's 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 BEAR TREE FARMS.

\_\_\_\_\_  
Adam Gallagher, Treasurer

County of Dane

## Dane County Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_

2013, at \_\_\_\_\_ O'clock, \_\_\_\_M. and recorded in Volume \_\_\_\_\_

of Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Kristi Chlebowski, Register of Deeds  
County of Dane

## Owner's Certificate:

Statz Brothers, Inc., as owner, hereby certifies that it has caused the land described on this plat of BEAR TREE FARMS to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Village of DeForest  
Town of Windsor  
Department of Administration  
Dane County Zoning and Land Regulation Committee

In witness hereof, Statz Brothers, Inc., has caused these presents to be executed this 14<sup>th</sup> day of October, 2015.

## Statz Brothers, Inc.

Wesley A. Statz  
Wesley A. Statz, President of Statz Brothers, Inc.

## State of Wisconsin )

County of Dane ) ss

Personally came before me this 14<sup>th</sup> day of October, 2015, the above-named Wesley Statz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kimberly K. Pederson  
Notary Public, Dane County, State of Wisconsin

Kimberly K. Pederson My commission expires 03/20/2018  
Printed name

## Consent of Mortgagee:

Badgerland Financial, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat of BEAR TREE FARMS, and does hereby consent to the owners certificate hereon.

Badgerland Financial

By: John P. Crowley, AUP

John P. Crowley

(printed name)

Its: for Badgerland Financial

## State of Wisconsin )

County of Dane ) ss

Personally came before me this 14<sup>th</sup> day of October, 2015, the above-named John P. Crowley, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kimberly K. Pederson  
Notary Public, Dane County, WI

Kimberly K. Pederson My commission expires 03/20/2018  
Printed name

## Town of Windsor Certificate:

This plat of BEAR TREE FARMS has been approved by the Town Board of the Town of Windsor consistent with the action taken by the Town Board on this 14<sup>th</sup> day of October, 2015.

Christine Capstran Date: 10/14/15

Christine Capstran, Clerk  
Town of Windsor

## Village of DeForest Certificate:

Resolved that the plat of BEAR TREE FARMS, being a subdivision located in the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28; the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin, and that said resolution further approves said BEAR TREE FARMS, under the Village of DeForest's extraterritorial right of review.

I, LuAnn Leggett, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of DeForest and this plat of BEAR TREE FARMS was approved by the Village Board of the Village of DeForest, Dane County, Wisconsin, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
LuAnn Leggett, Clerk

Village of DeForest

## Dane County Zoning and Land Regulation Committee Certificate

This plat known as BEAR TREE FARMS is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Patrick Miles, Chair  
Dane County Zoning and Land Regulation Committee

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June 3, 2015 Rev: October 14, 2015

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
BEAR TREE FARMS, INC.  
370 CAMPBELL HILL COURT  
DEFOREST, WI 53532  
846-2800

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

