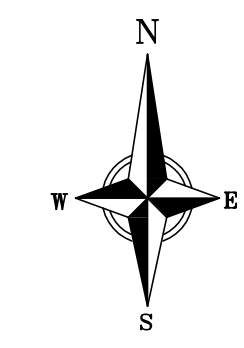
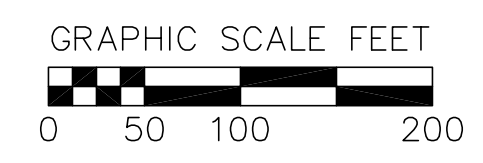




OWNER - SUBDIVIDER
 Bishops Bay Farm & Prairie, LLC
 7609 Elmwood Avenue, Suite 201
 Middleton, WI 53562
 (608) 831-5500

SURVEYOR
 VIERBICHER
 614 PAUL R. KNUDSON
 999 FOURIER DRIVE, SUITE 201
 MADISON, WI 53717
 608-821-3949



SURVEY LEGEND

- Public Land Corner as Noted
- Found 3/4" Iron Rod

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY ZONE 83-07

TOPOGRAPHIC SYMBOL LEGEND

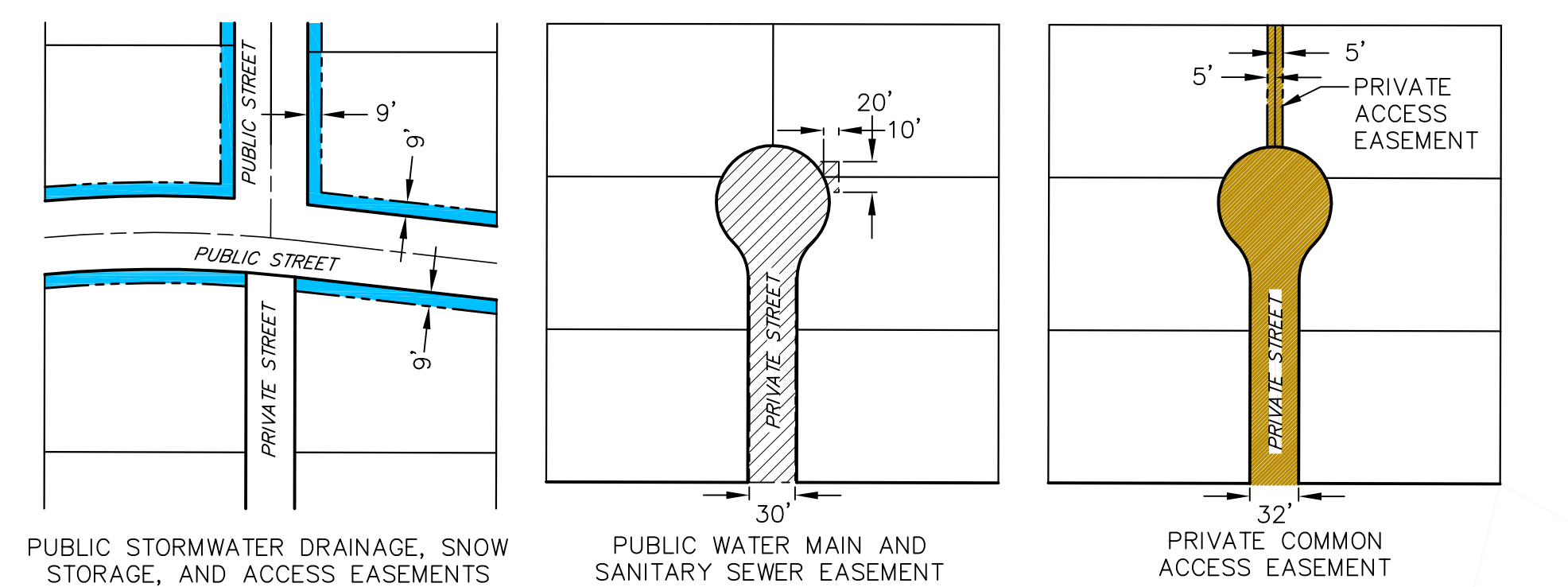
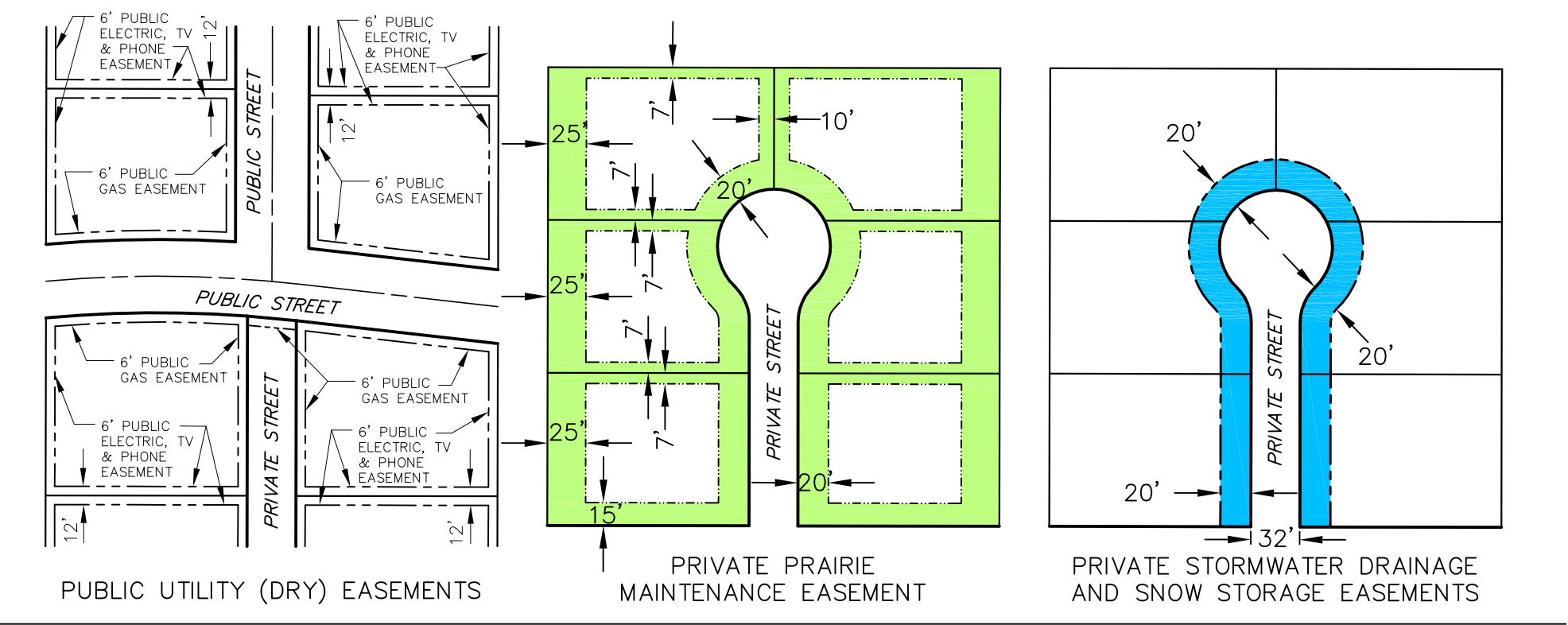
TOPOGRAPHIC LINEWORK LEGEND

- 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
- EXISTING WIRE FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CULVERT
- EXISTING EDGE OF TREES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SOIL TYPE
- EXISTING ENVIRONMENTAL CORRIDOR LIMITS (PER DANE COUNTY LAND INFORMATION OFFICE)

NOTES:

- ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AS PER CITY OF MIDDLETON VERTICAL CONTROL.
- TOTAL PLAT AREA IS 2,315,169 SQUARE FEET OR 53,149 ACRES, MORE OR LESS.
- THE EXISTING ZONING FOR THE PROPOSED DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- 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 SPD DOCUMENT FOR THE PRAIRIE AND THE FARM - PHASE 5 FOR LOTS AND OUTLOTS.
- LOT DISTANCES SHOWN ALONG A CURVE ARE CHORD DISTANCES. ALL LOT DISTANCES ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.
- REFER TO STREET AND UTILITY PLANS THAT HAVE BEEN SUBMITTED FOR EXISTING AND PROPOSED PUBLIC IMPROVEMENTS THAT WILL SERVE THIS DEVELOPMENT.
- REFER TO SOIL BORING REPORT BY CCG, INC. FOR BISHOPS BAY - MAY 2017, C17177 FOR INFORMATION REGARDING SOIL, ROCK AND GROUND WATER CONDITIONS.
- ANY DESIGNATED PRIVATE EASEMENTS SHALL BE IN FAVOR OF THE COMMUNITY OF BISHOPS BAY LLC AND ITS DESIGNEES AND ASSIGNS.
- A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 4860243.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY PER DOCUMENT NUMBER 4942536.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO A MEMORANDUM OF OPTION TO PURCHASE PER DOCUMENT NUMBER 5286777.
- 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 5308039.
- 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 496015.
- 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.
- 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.
- OUTLOTS 19 AND 28 ARE PRIVATE OUTLOTS DESIGNATED FOR PRAIRIE RESTORATION. THESE OUTLOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT 24 IS A PRIVATE OUTLOT DESIGNATED FOR ORCHARD PURPOSES. THIS OUTLOT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT 29 IS A PUBLIC OUTLOT DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES. THIS OUTLOT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE PROPOSED DRY PUBLIC UTILITY EASEMENTS REQUIRED TO SERVE THIS DEVELOPMENT HAVE BEEN COORDINATED WITH THE LOCAL UTILITY COMPANIES SERVING THIS DEVELOPMENT. THE PROPOSED PUBLIC UTILITY EASEMENTS ARE 6 FEET AND 12 FEET WIDE AS SHOWN HEREON AND AS DEPICTED BELOW IN THE TYPICAL EASEMENTS DETAIL.

TYPICAL EASEMENTS-DETAIL (NOT TO SCALE)



SURVEYOR'S CERTIFICATE:

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.

Vierbicher Associates, Inc.
 By: Paul R. Knudson
 Dated this 18th day of May, 2017.
 Signed: *Paul R. Knudson*
 Paul R. Knudson, P.L.S. No. 1556



PRELIMINARY PLAT - THE COMMUNITY OF BISHOPS BAY, THE PRAIRIE AND THE FARM - PHASE 5
 PART OF THE NE 1/4-NE 1/4, SE 1/4-NE 1/4, SW 1/4-NE 1/4, AND NW 1/4-NE 1/4 OF SECTION 32, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=100'

DATE: 5-18-2017
 DRAFTER: PKN
 CHECKED: MSCH
 PROJECT NO.: 160129
 SHEET: 1 OF 1
 DWG. NO.:

vierbicher
 planners | engineers | cadvisors
 Phone: (800) 261-3898