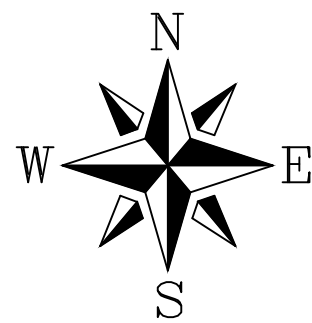
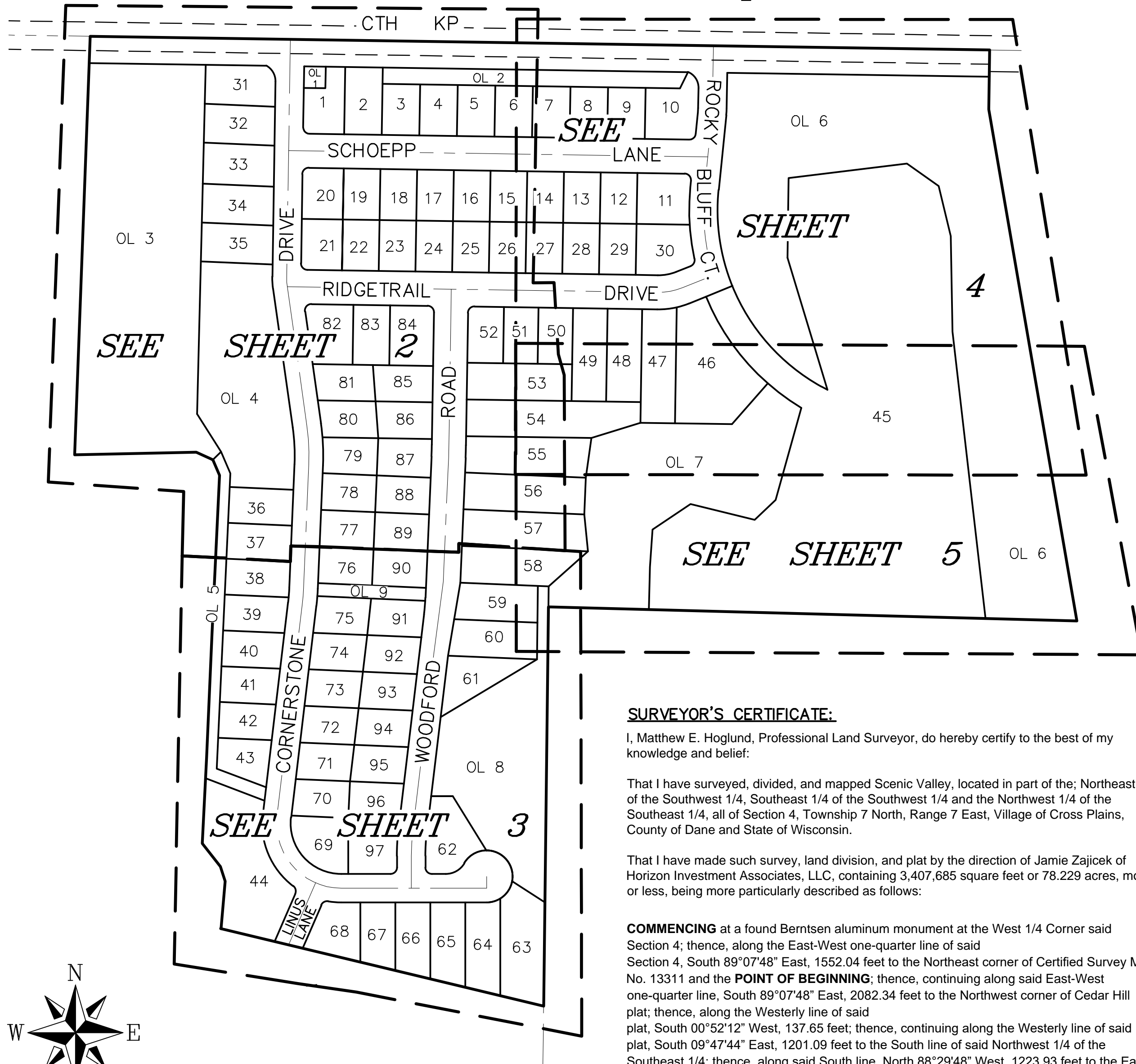


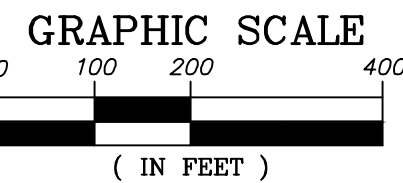
# Scenic Valley

A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, all of Section 4, T.7N., R.7E., Village of Cross Plains, Dane County, Wisconsin

## Sheet Index Map



Bearings are referenced to the East-West 1/4 line of Section 4, which is recorded to bear S89°07'48"E on CSM No. 13311



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



### SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:  
That I have surveyed, divided, and mapped Scenic Valley, located in part of the; Northeast 1/4 of the Southwest 1/4, Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, all of Section 4, Township 7 North, Range 7 East, Village of Cross Plains, County of Dane and State of Wisconsin.

That I have made such survey, land division, and plat by the direction of Jamie Zajicek of Horizon Investment Associates, LLC, containing 3,407,685 square feet or 78,229 acres, more or less, being more particularly described as follows:

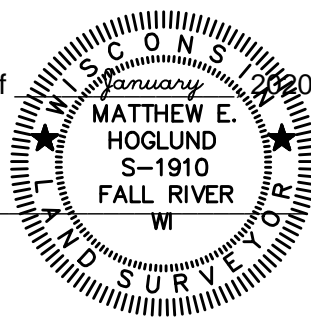
**COMMENCING** at a found Berntsen aluminum monument at the West 1/4 Corner said Section 4; thence, along the East-West one-quarter line of said Section 4, South 89°07'48" East, 1552.04 feet to the Northeast corner of Certified Survey Map No. 13311 and the **POINT OF BEGINNING**; thence, continuing along said East-West one-quarter line, South 89°07'48" East, 2082.34 feet to the Northwest corner of Cedar Hill plat; thence, along the Westerly line of said plat, South 00°52'12" West, 137.65 feet; thence, continuing along the Westerly line of said plat, South 09°47'44" East, 1201.09 feet to the South line of said Northwest 1/4 of the Southeast 1/4; thence, along said South line, North 88°29'48" West, 1223.93 feet to the East line of said Southwest one-quarter; thence, along said East line, South 00°41'25" West, 923.83 feet; thence North 76°29'42" West, 769.20 feet; thence North 04°53'37" East, 110.00 feet; thence North 17°47'24" West, 35.60 feet; thence North 38°00'00" West, 68.00 feet; thence North 02°52'43" East, 198.92 feet; thence North 02°28'56" East, 286.05 feet; thence North 02°44'29" East, 367.93 feet; thence North 23°31'55" West, 39.19 feet; thence North 65°26'22" West, 42.10 feet; thence South 88°50'49" West, 281.56 feet to the East line of Lot 1 of aforesaid Certified Survey Map No. 13311; thence, along said East line of Lot 1 of aforesaid Certified Survey Map extension, North 02°07'58" East, 968.95 feet to the **POINT OF BEGINNING** and being subject to any and all easements or agreements, if any, of record and/or fact.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Cross Plains in surveying, dividing, and mapping the same.

Dated this 24th day of \_\_\_\_\_, 20\_\_\_\_

**DRAFT**

Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910



### CORPORATE OWNERS CERTIFICATE:

Horizon Investment Associates, LLC, a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Horizon Investment Associates, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Cross Plains
2) Department of Administration
3) Dane County Land Regulation and Land Regulation Committee

IN WITNESS WHEREOF, the said Horizon Investment Associates, LLC has caused these presents to be signed by Jamie Zajicek, Managing Member at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: \_\_\_\_\_

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Jamie Zajicek, Managing Member of the above named Limited Liability Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said Limited Liability Corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

### CONSENT OF CORPORATE MORTGAGEE:

Compeer Financial, ACA, a corporation 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 Horizon Investment Associates, LLC, owner.

IN WITNESS WHEREOF, the said Compeer Financial, ACA has caused these presents to be signed by Kyle Maring, its Financial Officer, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

Compeer Financial, ACA \_\_\_\_\_ (Corporate Seal)

By: Kyle Maring, its Financial Officer \_\_\_\_\_, Date: \_\_\_\_\_

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Kyle Maring, Financial Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Financial Officer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

### NOTES:

- 1. Principal building setbacks for Lots 1 through 44 and Lots 46 through 97 of this plat (SR-4 District) are 10 foot sideyards, 25 foot front yard and 25 foot rear yard. Additional 75 foot wetland setbacks apply as shown hereon on Lots 36 through 44. For Lots 53 through 59, the most Westerly line of the utility easements shown will be the Easterly setback line for these lots and for Lots 46 through 49, modified rear yard setbacks are imposed, at the dimensions shown. Principal building setbacks for Lot 45 of this plat (L-1 District) are 25 feet sideyards, 25 feet front yard and 25 feet rear yard.
2. Lots of this plat are subject to Deed Restrictions, document(s) to be recorded separately.
3. County Trunk Highway KP, Cornerstone Drive, Woodford Road, Schoepp Lane, Ridgetrail Drive, Linus Lane and Rocky Bluff Court, from its intersection with County Trunk Highway KP through its intersection with Ridgetrail Drive, are dedicated to the Village of Cross Plains.
4. The non-exclusive private easement street over Lot 45 shown as "Rocky Bluff Court" will be granted by separate instrument(s).
5. Outlots 1 through 9 are dedicated to the public.
6. Any drain tile found during exploration or construction shall be located and plugged with hydraulic cement.
7. Utility easements set forth herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision. Utility easements shown are 10' wide from the R/W of streets and 5' each side of side or rear lot lines unless otherwise noted. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
8. Final grades established by the subdivider on the utility easements shall not be altered by more than 6 inches by the subdivider, his agent(s), or by subsequent owners of lots upon which the easements are located, except with written consent of the utilities involved and the Village of Cross Plains.
9. All lots are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular access from or egress to County Trunk Highway KP.
10. Hillside Preservation Protection Area - everything above the "Base of Hillside" line (Hillside Preservation Line) shown and below the "Edge of Natural Hill - Edge of Quarry Grading" is in the Hillside Protection Area and no building may occur in this area except for public buildings, and then only with prior written approval of the Plan Commission and Board of Trustees of the Village of Cross Plains. Note that this potentially impacts Lots 54 through 57, however due to the increased rear setback noted in item #1 above it restricts building in this area and an additional buffer. Building on Lot 45 will require additional review at the time of Site Plan approval.
11. Retention Ponds in Outlot 3 are wet ponds which will retain water throughout the year.

### REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

### VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved, that the plat of Scenic Valley in the Village of Cross Plains, Horizon Investment Associates, LLC, owner, is hereby approved and dedications accepted by the Village Board.

Date: \_\_\_\_\_ Approved \_\_\_\_\_
Jay Lengfeld - Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Cross Plains.

Date: \_\_\_\_\_ Signed \_\_\_\_\_
Bill Chang - Administrator/ Clerk

### VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Bobbi Zauner, being the duly appointed, qualified and acting Village Treasurer of the Village of Cross Plains, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ (date) on any of the land included in the plat of Scenic Valley.

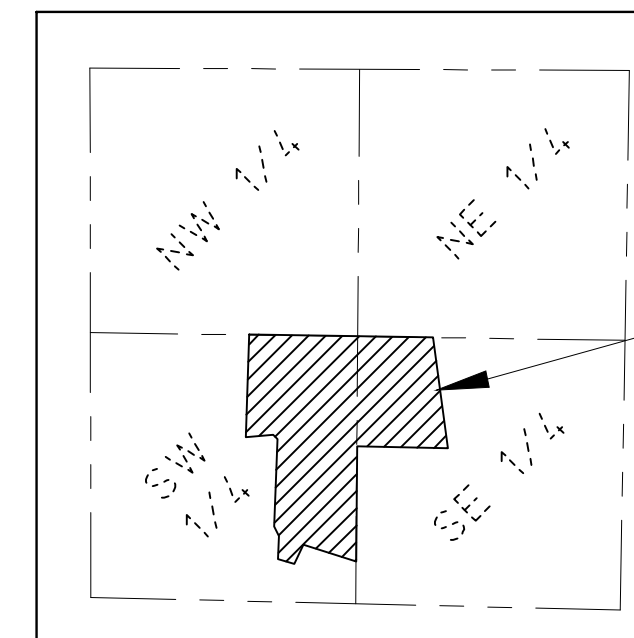
Date: \_\_\_\_\_
Bobbi Zauner- Treasurer

### COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

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 unpaid special assessments as of \_\_\_\_\_ (date) affecting the lands included in the plat of Scenic Valley.

Date: \_\_\_\_\_
Adam Gallagher - Treasurer



THIS PLAT

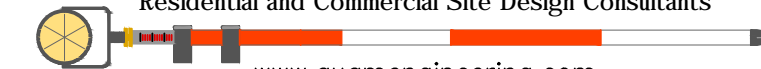
### Vicinity Map

SECTION 4, T.7N., R.7E.
Scale: 1" = 2000'

FINAL PLAT
SCENIC VALLEY

PROJECT NO: JZ-06-16

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

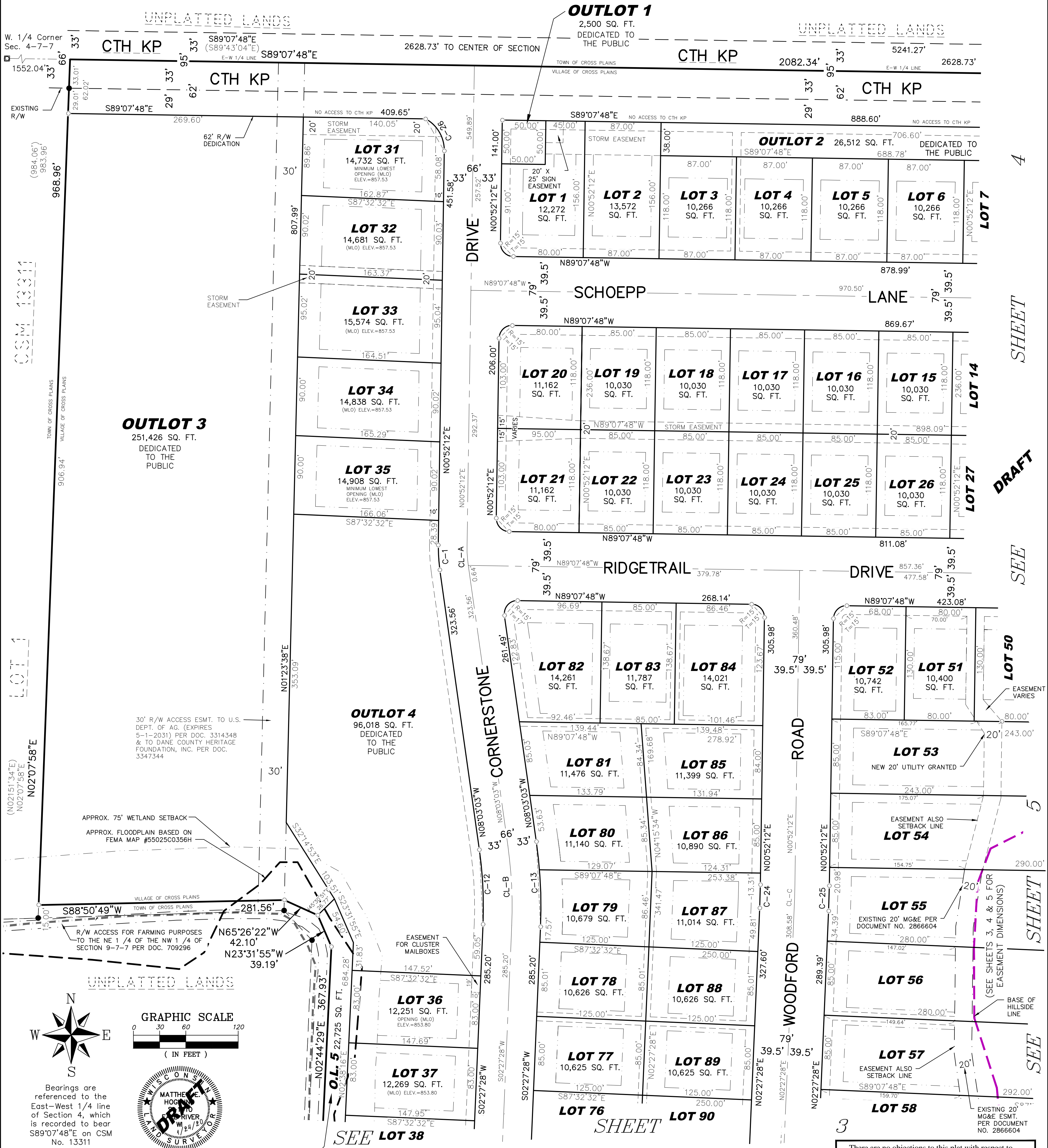


www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

# Scenic Valley

A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, all of Section 4, T.7N., R.7E., Village of Cross Plains, Dane County, Wisconsin



4

SHEET

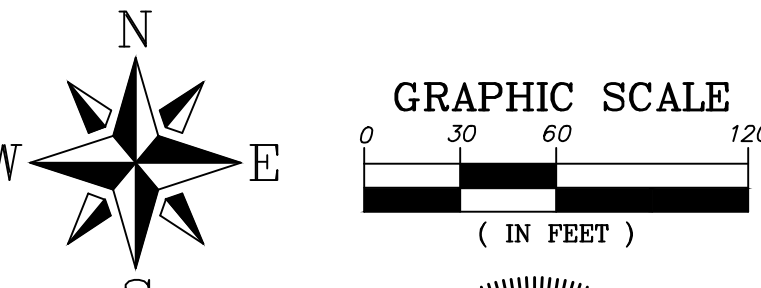
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SEE

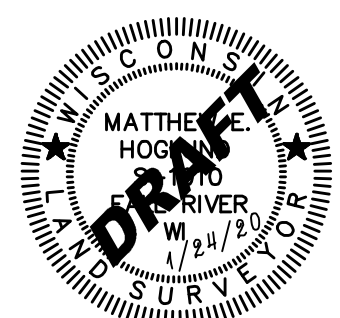
5

SHEET

SEE



Bearings are referenced to the East-West 1/4 line of Section 4, which is recorded to bear S89°07'48"E on CSM No. 13311



- LEGEND**
- Found Dane Co. Aluminum Monument
  - 3/4" Rebar Found
  - 1" Iron Pipe Found (unless noted)
  - 1-1/4" by 18" Iron Rebar Set Weighing 4.303 lbs./ft.
  - All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
  - (43.12) Boundary Lines per this Survey
  - Boundary Lines per this Survey
  - Deed/Survey Line of Record
  - Existing R/W Line
  - Sectional Subdivision Line
  - Building Setback line
  - Existing Easement Line
  - Utility Easement (See Note 7)
  - Wetland Line
  - Approx. 100-Year Floodplain Line
  - Lot or R/W Line
  - Centerline

SEE SHEET 1 FOR NOTES.

SEE SHEET 3 FOR EXISTING EASEMENT NOTES.

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS
C-1	183.00'	08°55'15"	28.49'	S03°35'25"E - 28.46'	S00°52'12"W S08°03'03"E
C-12	467.00'	10°30'31"	85.65'	S02°47'47"E - 85.53'	S08°03'03"E S02°27'28"W
C-13	533.00'	10°30'31"	97.76'	S02°47'47"E - 97.62'	S08°03'03"E S02°27'28"W
LOT 79	07°02'22"	65.49'		N01°03'43"W - 32.27'	
LOT 80	03°28'09"	32.27'		N06°18'58"W - 65.44'	
CL-A	150.00'	08°55'15"	23.36'	S03°35'25"E - 23.33'	
CL-B	500.00'	10°30'31"	91.70'	S02°47'47"E - 91.58'	
CL-C	1006.50'	01°35'16"	27.89'	S01°39'50"W - 27.89'	
C-24	967.00'	01°35'16"	26.80'	N01°39'50"E - 26.80'	
C-25	1046.00'	01°35'16"	28.99'	N01°39'50"E - 28.99'	
C-26	41.00'	62°17'07"	44.57'	N30°16'21"W - 42.41'	N61°24'55"W N00°52'12"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

FINAL PLAT  
SCENIC VALLEY  
PROJECT NO: JZ-06-16  
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Siggekow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

# Scenic Valley

A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, all of Section 4, T.7N., R.7E., Village of Cross Plains, Dane County, Wisconsin

WETLAND DELINEATION PERFORMED BY TAYLOR CONSERVATION, LLC ON OCTOBER 8, 2017

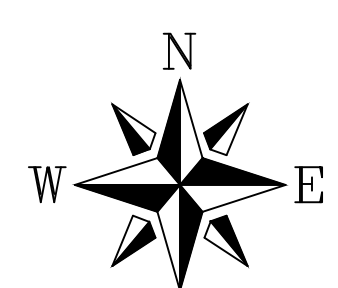
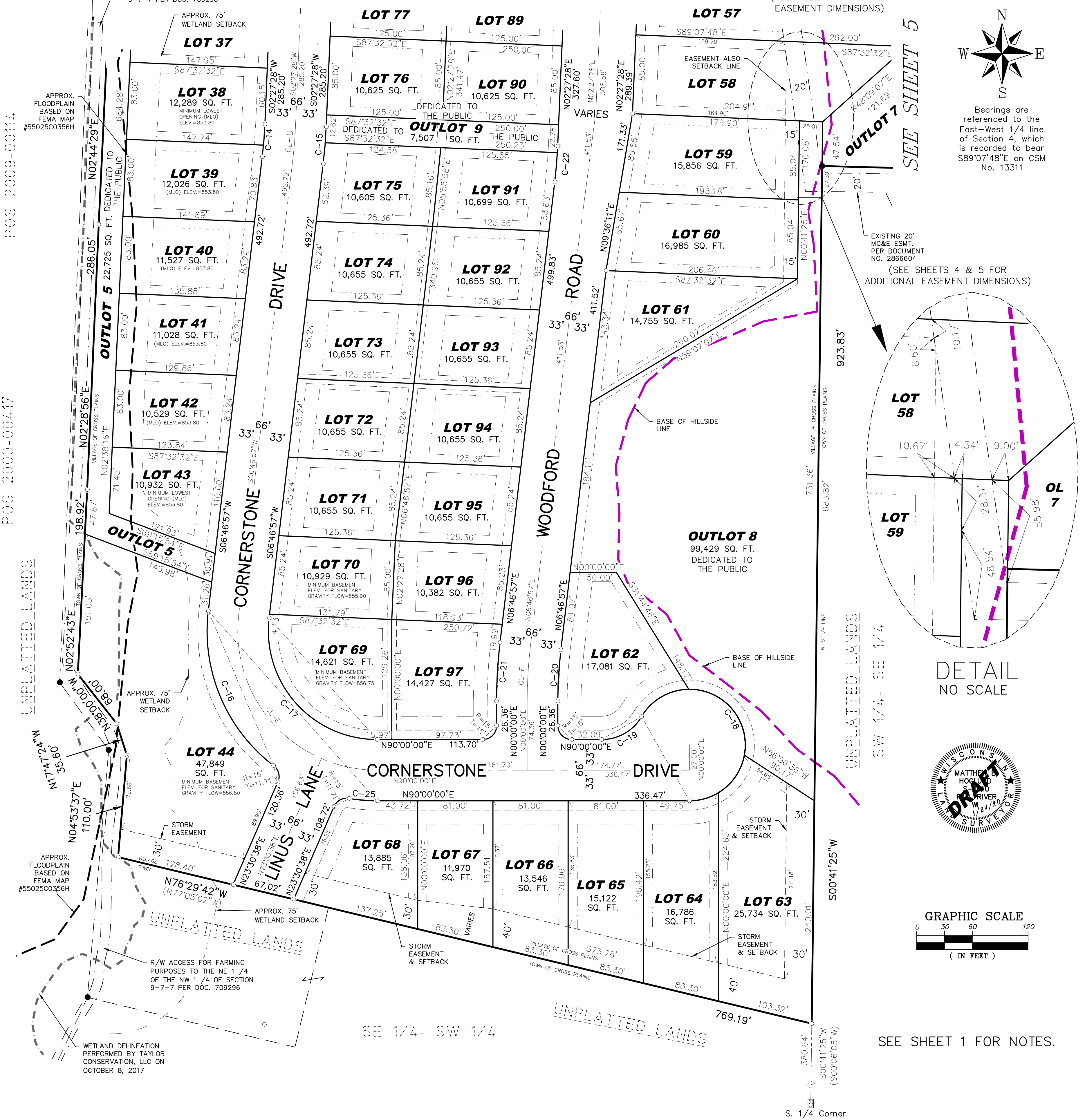
R/W ACCESS FOR FARMING PURPOSES TO THE NE 1/4 OF THE NW 1/4 OF SECTION 9-7-7 PER DOC. 709296

SEE

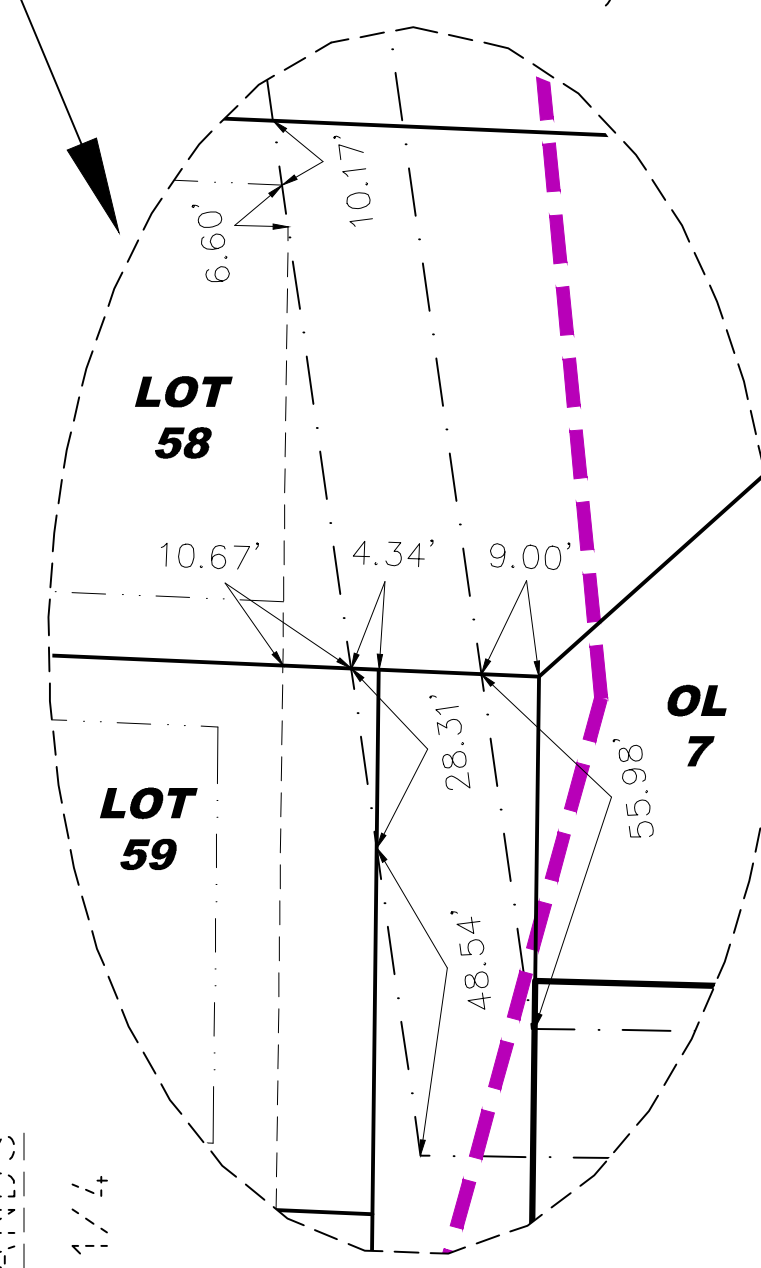
SHEET

2

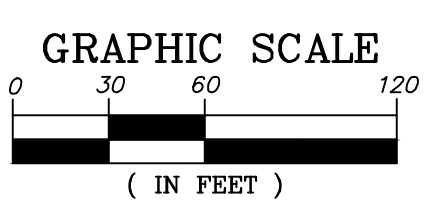
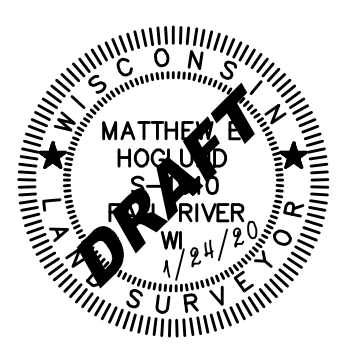
(SEE SHEETS 4 & 5 FOR EASEMENT DIMENSIONS)



Bearings are referenced to the East-West 1/4 line of Section 4, which is recorded to bear S89°07'48"E on CSM No. 13311



DETAIL NO SCALE



SEE SHEET 1 FOR NOTES.

CURVE DATA TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS
C-14	467.00'	04°19'29"	35.25'	S04°37'13"W - 35.24'	S02°27'28"W S06°46'57"W
LOT 38	02°48'16"	22.86'	S03°51'36"W - 22.86'	-	-
LOT 39	01°31'13"	12.39'	S06°01'21"W - 12.39'	-	-
C-15	533.00'	04°19'29"	40.23'	S04°37'13"W - 40.22'	S02°27'28"W S06°46'57"W
LOT 76	02°27'19"	22.84'	N05°33'18"E - 22.84'	-	-
OUTLOT 9	01°52'10"	17.39'	N03°23'33"W - 17.39'	-	-
C-16	183.00'	59°14'32"	189.22'	S22°50'19"E - 180.90'	S06°46'57"W S52°27'35"E
C-17	117.00'	96°46'57"	197.63'	S41°36'31"E - 174.96'	S06°46'57"W N90°00'00"E
C-18	60.00'	239°23'48"	250.70'	S29°41'54"E - 104.24'	N30°36'12"E N90°00'00"E
LOT 64	31°23'23"	32.87'	N74°18'18"E - 32.46'	-	-
LOT 63	48°13'37"	50.50'	N34°29'48"E - 49.03'	-	-
OUTLOT 8	100°58'07"	105.73'	N40°06'04"W - 92.57'	-	-
LOT 62	58°48'41"	61.59'	S60°00'32"W - 58.92'	-	-
C-19	50.00'	59°23'48"	51.83'	N60°18'06"E - 49.54'	N90°00'00"E N30°36'12"E
C-20	467.00'	06°46'57"	55.28'	N03°23'29"E - 55.25'	N90°00'00"E N06°46'57"E
C-21	533.00'	06°46'57"	63.10'	N03°23'29"E - 63.06'	N90°00'00"E N06°46'57"E
C-22	514.00'	04°19'29"	38.80'	N04°37'13"E - 38.79'	N06°46'57"E N02°27'28"E
OUTLOT 9	00°48'25"	7.24'	S02°51'41"W - 7.24'	-	-
LOT 91	03°31'04"	31.56'	S05°01'25"W - 31.55'	-	-
C-25	183.00'	09°28'51"	30.28'	S85°15'34"E - 30.25'	N80°31'09"W N90°00'00"E
CL-D	500.00'	04°19'29"	37.74'	S04°37'13"W - 37.73'	-
CL-E	150.00'	96°46'57"	253.38'	S41°36'31"E - 224.31'	-
CL-F	500.00'	06°46'57"	59.19'	N03°23'29"E - 59.15'	-

**LEGEND**

- Found Dane Co. Aluminum Monument
- 3/4" Rebar Found
- 1" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.303 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
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- Utility Easement (See Note 7)
- Wetland Line
- Approx. 100-Year Floodplain Line
- Lot or R/W Line
- Centerline

**EXISTING EASEMENT NOTES:**

- The existing "R/W access for farming purposes" shown hereon per Doc. No. 709296 was granted in 1945 and its location and width is not defined of record. Location shown is the traveled way of the existing farm drive and coincides with the location visible on both the 1937 and 1976 historical aerial photos within the plat boundary.
- By agreement with the easement holders, the existing 30-foot wide driveway easements per Doc. Nos. 2922658, 3643501 and 3643500 within the Scenic Valley plat boundary are being discontinued and access will be granted over the non-exclusive private easement street over Lot 45 shown as Rocky Bluff Court and to the non-exclusive 30-foot wide ingress/egress easement over Lot 45 of this plat as shown on Sheet 4 and 5 hereof, by separate instrument. Due to this fact, the existing easements that are being discontinued within the plat boundary are not shown hereon.
- The existing utility facilities within the existing 20-foot Madison Gas and Electric utility easement per Doc. No. 2866604 will remain in place over Outlot 8 and Lots 55 through 59. Relocated utilities will be placed in the new easement over Lots 53 and 54 and in the new utility easements granted per this plat over Lots 50 and 51 to Ridgetrail Drive.

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\_\_\_\_

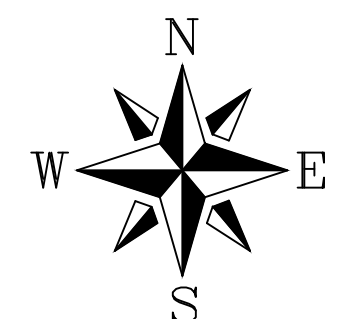
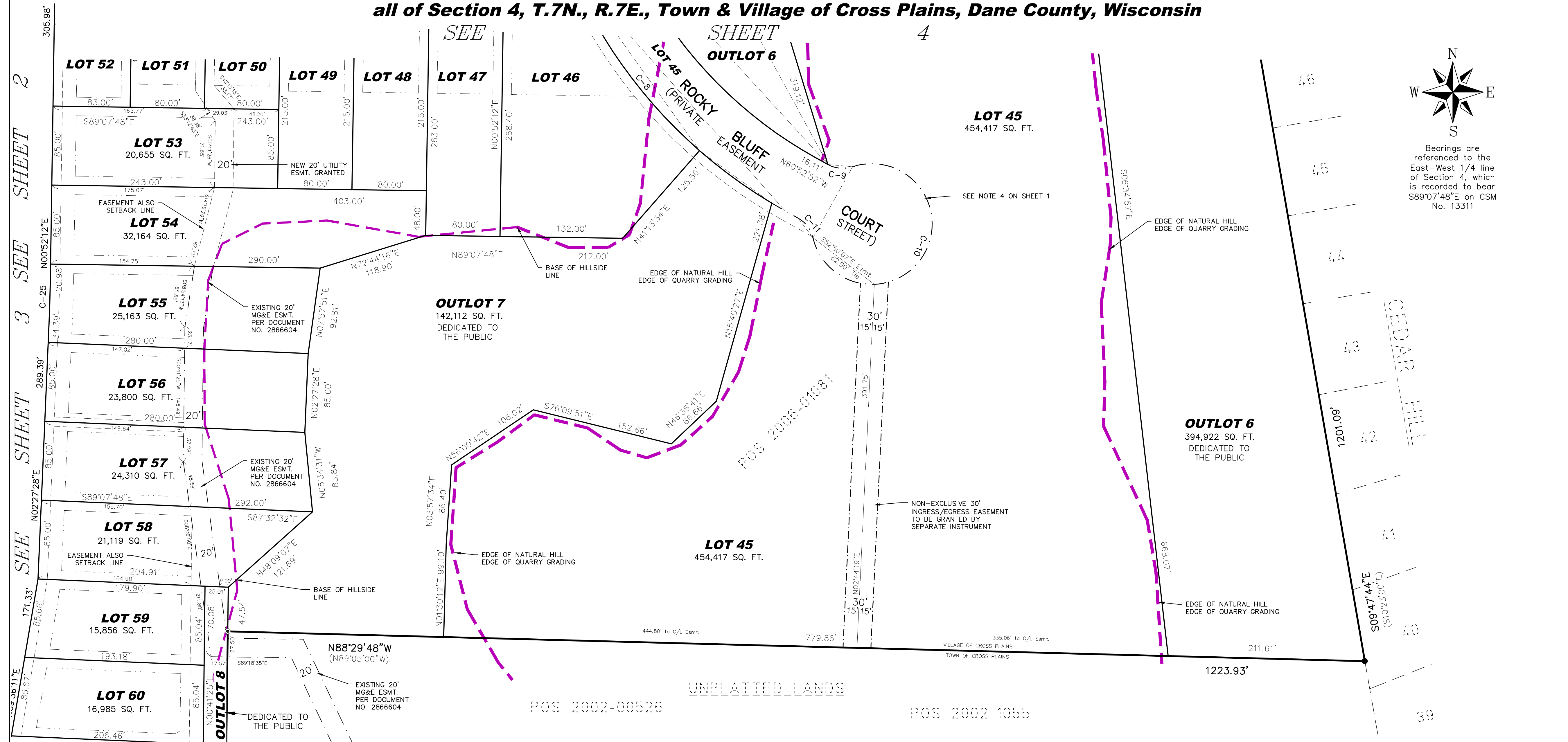
Department of Administration

FINAL PLAT  
SCENIC VALLEY  
PROJECT NO: JZ-06-16  
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# Scenic Valley

A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4,  
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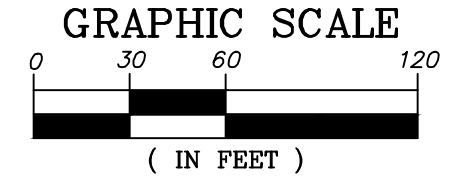
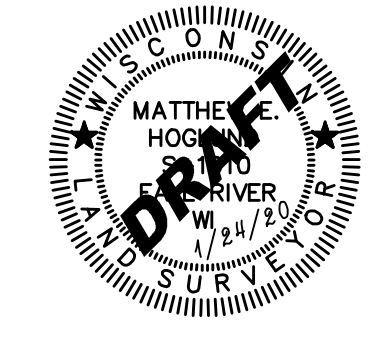
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- EXISTING EASEMENT NOTES:**
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CURVE DATA TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C-7	467.00'	66°38'12"	543.14'	S27°33'45"E - 513.04'	S05°45'21"W	S60°52'52"E
C-8	533.00'	38°49'02"	361.10'	N41°28'20"W - 354.24'	S60°52'52"E	N68°09'24"E
LOT 45	01°44'30"	16.20'	N60°00'37"W - 16.20'	-	-	-
LOT 46	26°42'37"	248.47'	N35°25'07"W - 246.23'	-	-	-
OUTLOT 7	10°21'56"	96.43'	N53°57'24"W - 96.30'	-	-	-
EASEMENT	37°04'33"	344.90'	N40°36'05"W - 338.92'	-	-	-
C-9	33.00'	47°39'53"	27.45'	S84°42'48"E - 26.67'	S60°52'52"E	N71°27'16"E
C-10	65.00'	275°19'45"	312.35'	S29°07'08"W - 87.55'	S71°27'16"W	N13°12'59"W
C-11	33.00'	47°39'53"	27.45'	N37°02'55"W - 26.67'	N13°12'59"W	N60°52'52"W

**LEGEND**

- Found Dane Co. Aluminum Monument
- 3/4" Rebar Found
- 1" Iron Pipe Found (unless noted)
- 1-1/4" by 18" Iron Rebar Set Weighing 4.303 lbs./ft.
- All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.
- (43.12')
- Boundary Lines per this Survey
- Boundary Lines per this Survey Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line
- Existing Easement Line
- Utility Easement (See Note 7)
- Wetland Line
- Approx. 100-Year Floodplain Line
- Lot or R/W Line
- Centerline



SEE SHEET 1 FOR NOTES.

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

FINAL PLAT  
**SCENIC VALLEY**  
PROJECT NO: JZ-06-16  
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