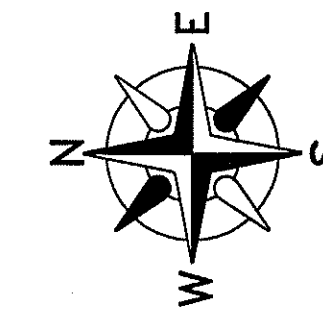


REVERE TRAILS FIRST ADDITION

BEING OUTLOT 1 AND PART OF OUTLOT 2, REVERE TRAILS, LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

6-18-19



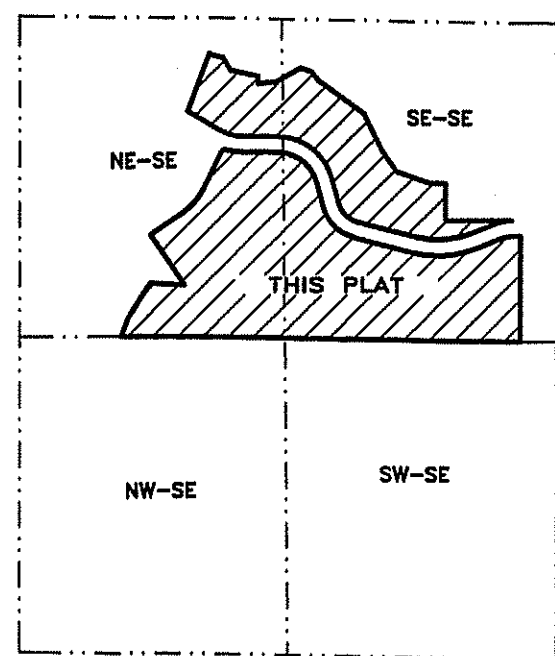
BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4 OF SECTION 33, T9N, R10E IS RECORDED TO BEAR N00°49'24"E.

E 1/4 CORNER SECTION 33 (ALUMINUM MON) (4-TIES FOUND)

LEGEND

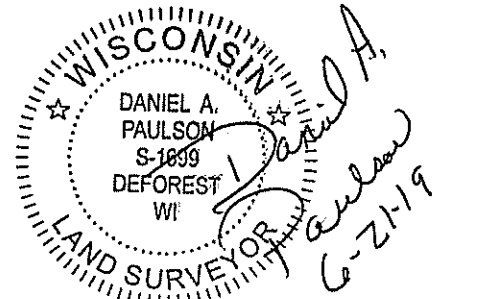
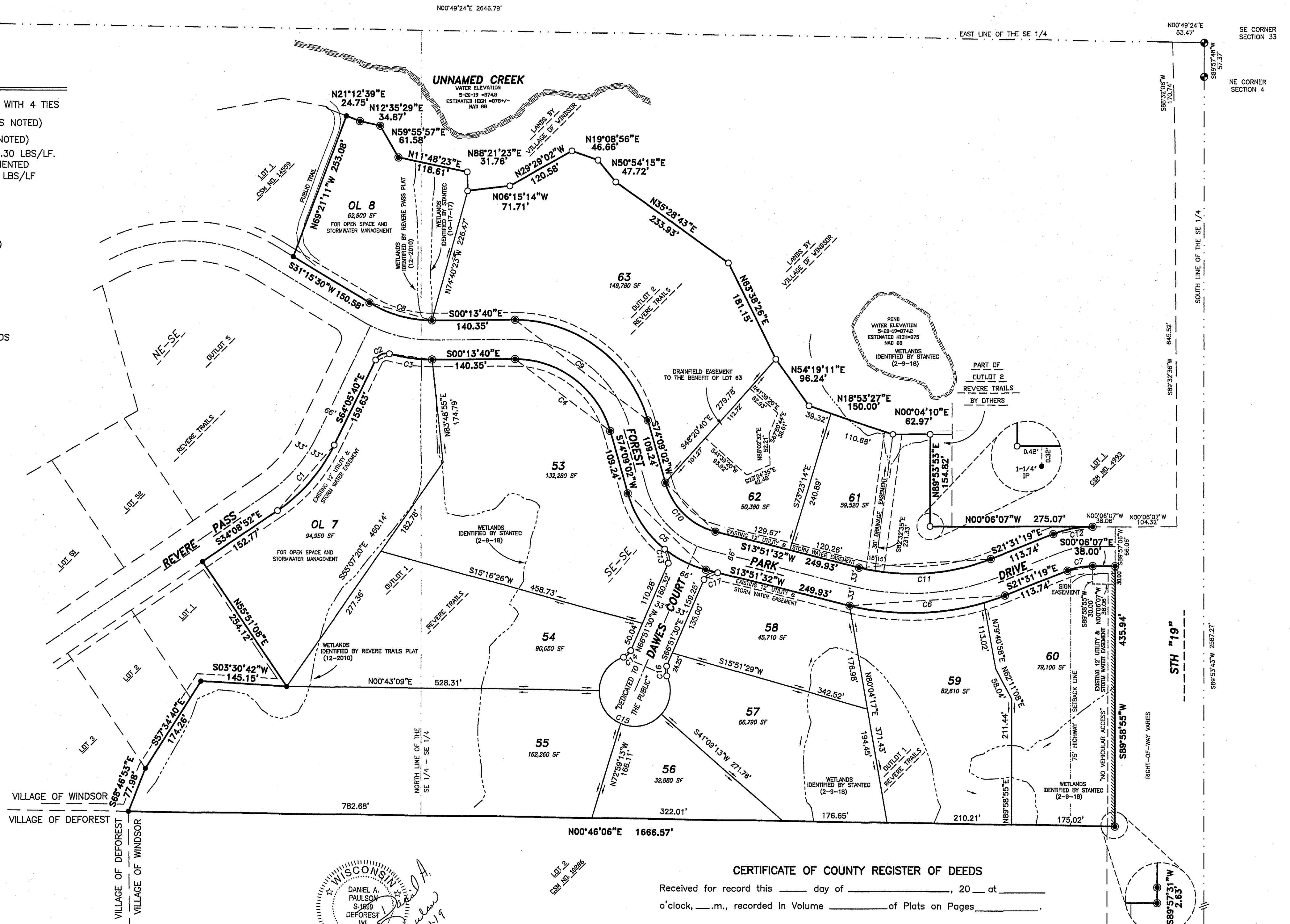
- DANE COUNTY ALUMINUM MONUMENT (FOUND) WITH 4 TIES
- 1 1/4" ROUND IRON REBAR (FOUND) (UNLESS NOTED)
- 3/4" ROUND IRON REBAR (FOUND) (UNLESS NOTED)
- 1 1/4" x 30" IRON REBAR (SET), WEIGHING 4.30 LBS/LF. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 18" IRON REBAR WEIGHING 1.50 LBS/LF
- () "RECORDED AS" INFORMATION
- "40" LINES
- WETLANDS (AS PER STANTEC OR REVERE TRAILS PLAT, AS NOTED)
- 75' WETLANDS BUFFER
- HYDRIC SOILS (PER DCI MAPPING) SETBACK LINE
- == DRAINAGE FLOW DIRECTION (POST CONSTRUCTION)
- PRE-PLANNED SEPTIC DRAIN FIELDS

LOCATION SKETCH (NTS) SE 1/4, SEC 33, T9N, R10E



OWNER - SUBDIVIDER
MHG PROPERTIES, LLC
RANDALL GROBE
3404 CIRCLE CLOSE
MADISON, WI 53705

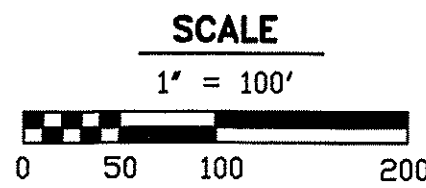
SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLUM STREET
DEFOREST, WI 53532



CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20__ at _____ o'clock, .m., recorded in Volume _____ of Plats on Pages _____.

Kristi Chlebowski
Dane County Register of Deeds

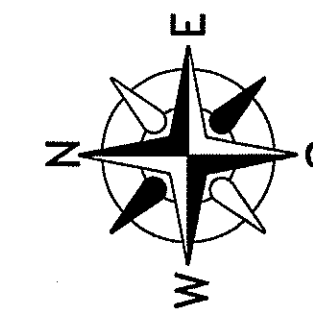


REVERE TRAILS FIRST ADDITION

BEING OUTLOT 1 AND PART OF OUTLOT 2, REVERE TRAILS, LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

6-18-19

PRE PLANNED SEPTIC DRAINFIELDS, SETBACKS AND EASEMENTS



BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4 OF SECTION 33, T9N, R10E IS RECORDED TO BEAR N00°49'24"E.

LEGEND

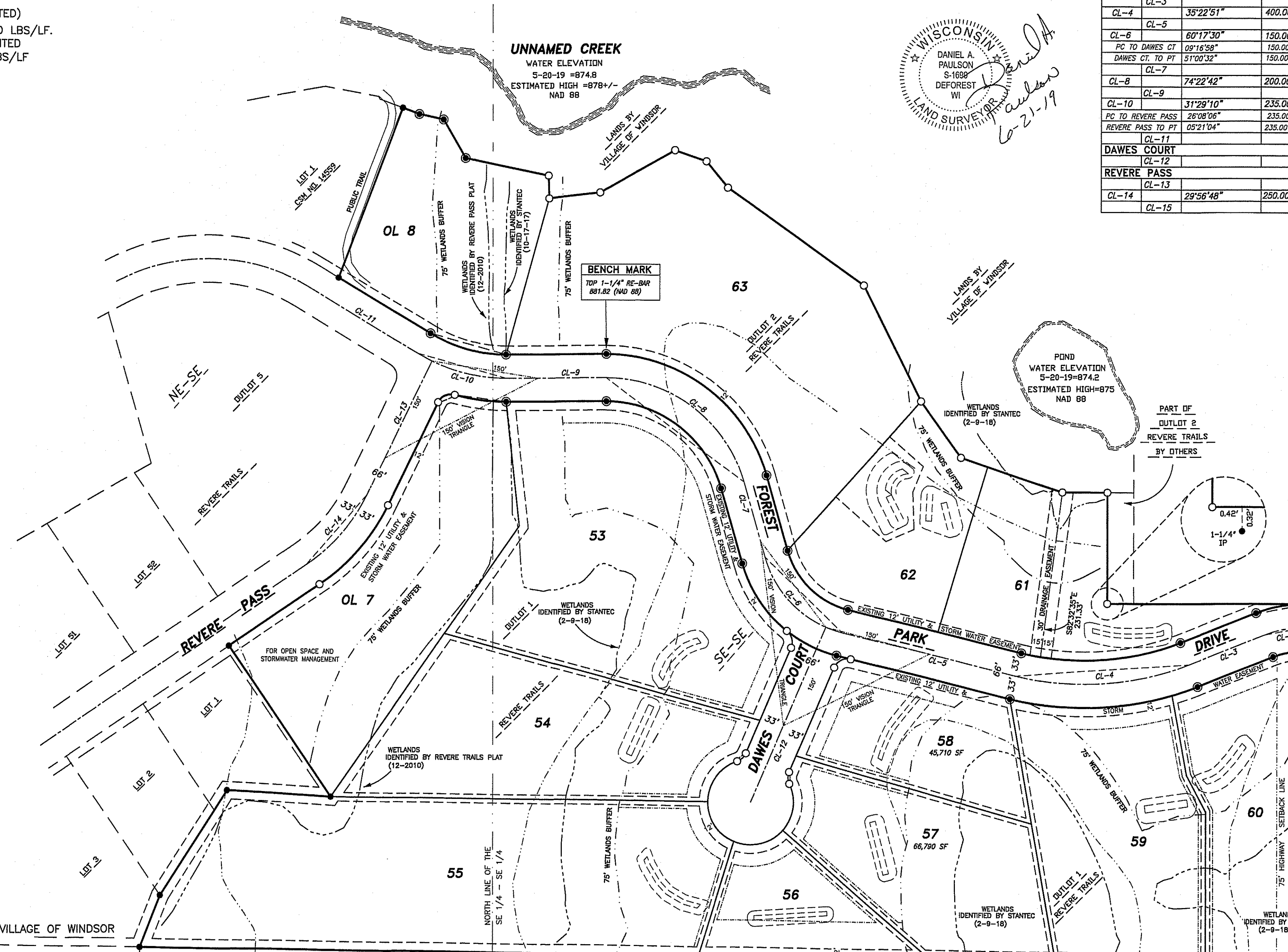
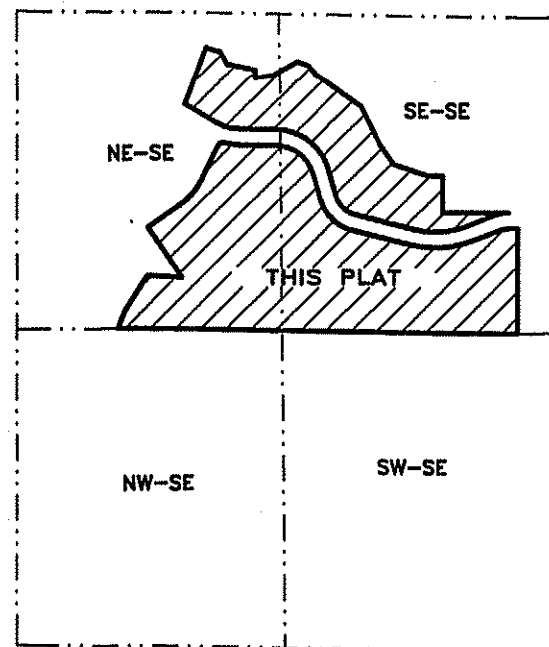
- DANE COUNTY ALUMINUM MONUMENT (FOUND) WITH 4 TIES
- 1 1/4" ROUND IRON REBAR (FOUND) (UNLESS NOTED)
- 3/4" ROUND IRON REBAR (FOUND) (UNLESS NOTED)
- 1 1/4" x 30" IRON REBAR (SET), WEIGHING 4.30 LBS/LF. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 18" IRON REBAR WEIGHING 1.50 LBS/LF
- () "RECORDED AS" INFORMATION
- - - "40" LINES
- - - WETLANDS (AS PER STANTEC OR REVERE TRAILS PLAT, AS NOTED)
- - - 75' WETLANDS BUFFER
- - - HYDRIC SOILS (PER DCI MAPPING)
- - - SETBACK LINE
- - - DRAINAGE FLOW DIRECTION (POST CONSTRUCTION)
- - - PRE-PLANNED SEPTIC DRAIN FIELDS

ROAD CENTERLINE CURVE/LINE DATA TABLE

| CURVE NO. | LINE NO. | CENTRAL ANGLE | RADIUS | CHORD/LINE BEARING | CHORD/LINE LENGTH | ARC LENGTH |
|--------------------------|----------|---------------|--------|--------------------|-------------------|------------|
| FOREST PARK DRIVE | | | | | | |
| CL-2 | CL-1 | 21°25'12" | 150.00 | N00°05'07"W | 38.01 | |
| | CL-3 | | | N10°48'43"W | 55.75 | 56.08 |
| CL-4 | CL-3 | 35°22'51" | 400.00 | N27°31'19"W | 113.74 | |
| | CL-5 | | | N03°49'53.5"W | 243.10 | 247.00 |
| CL-5 | CL-5 | 60°17'30" | 150.00 | N13°51'32"E | 249.93 | |
| | CL-6 | | | N44°00'17"E | 150.86 | 157.84 |
| FC TO DAWES CT | | 09°18'58" | 150.00 | N18°30'01"E | 24.28 | 24.30 |
| DAWES CT. TO PT | | 57°00'32" | 150.00 | N48°38'46"E | 128.17 | 133.94 |
| CL-6 | CL-7 | | | N74°06'02"E | 168.54 | |
| CL-8 | CL-7 | 74°22'42" | 200.00 | N36°57'41"E | 241.78 | 259.63 |
| | CL-9 | | | N00°13'40"W | 140.35 | |
| CL-10 | CL-9 | 31°29'10" | 235.00 | N15°30'55"E | 127.52 | 128.14 |
| PC TO REVERE PASS | | 26°08'06" | 235.00 | N12°30'23"E | 106.27 | 107.19 |
| REVERE PASS TO PT | | 05°21'04" | 235.00 | N28°34'58"E | 21.94 | 21.85 |
| CL-11 | | | | N31°15'30"E | 150.58 | |
| DAWES COURT | | | | | | |
| CL-12 | | | | N66°51'30"W | 266.20 | |
| REVERE PASS | | | | | | |
| CL-13 | | | | N64°05'40"W | 207.70 | |
| CL-14 | | | | N49°07'16"W | 129.18 | 130.67 |
| CL-15 | | | | N34°08'52"W | 152.77 | |

LOCATION SKETCH (NTS)

SE 1/4, SEC 33, T9N, R10E

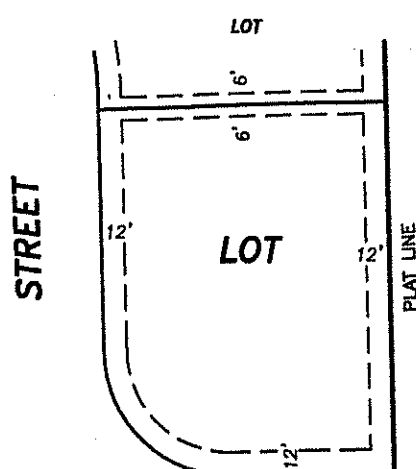


LOWEST BASEMENT EXPOSURE (LBE) / LOWEST BASEMENT FLOOR (LBF)

| LOT NO. | LBE ELEVATION | LBF ELEVATION |
|---------|---------------|---------------|
| 53 | 877.0 | 876.3 |
| 54 | 877.0 | 876.7 |
| 55 | 879.0 | 876.7 |
| 56 | 879.0 | 876.3 |
| 57 | 877.0 | 875.3 |
| 58 | 877.0 | 875.3 |
| 59 | 877.0 | 874.7 |
| 60 | 877.0 | 874.1 |
| 61 | 877.0 | 874.8 |
| 62 | 877.0 | 874.3 |
| 63 | 877.0 | 874.7 |

PUBLIC STORMWATER & UTILITY EASEMENTS

NON-EXCLUSIVE PUBLIC UTILITY EASEMENT TO THE BENEFIT OF WE ENERGIES, CENTURYLINK, SPECTRUM COMMUNICATIONS, MADISON GAS & ELECTRIC AND THE VILLAGE OF WINDSOR (UNLESS NOTED)



NOTE: EXISTING 12' UTILITY AND STORM WATER EASEMENTS ALONG EXISTING RIGHTS-OF-WAY PER REVERE TRAILS.

ZONING NOTE:

AT THE TIME OF RECORDING LOTS 53-63 WERE ZONED (ER) ESTATE RESIDENTIAL AND OUTLOTS 7 AND 8 WERE ZONED (CO-1) CONSERVANCY. CHECK WITH VILLAGE PLANNING FOR CURRENT ZONING.

(ER) ESTATE RESIDENTIAL SETBACKS

FRONT: 30' OR 63' FROM CL
SIDE: 10'
REAR: 50'

OWNER - SUBDIVIDER
MHG PROPERTIES, LLC
RANDALL GROBE
3404 CIRCLE CLOSE
MADISON, WI 53705

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLUM STREET
DEFOREST, WI 53532

GENERAL NOTES

- 1. THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A PROFESSIONAL LAND SURVEYOR. USE AT YOUR OWN RISK.
2. DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
3. NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
4. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
5. FUTURE LOT OWNERS ARE HEREBY NOTIFIED OF FARMING ACTIVITIES IN THE VICINITY.
6. SEE VILLAGE APPROVED ROAD PLANS FOR CULVERT REQUIREMENTS ON PRIVATE DRIVEWAYS.
7. FUTURE LOT OWNERS SHALL NOT ALTER DRAINAGE PATTERNS OR DITCHLINES WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF WINDSOR.
8. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
9. VISION CORNER: NO STRUCTURES OF ANY TYPE SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2 1/2' ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, APPROVED PUBLIC UTILITIES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL, EXCEPT GRASSES AND SIMILAR TURF BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.
10. "NO VEHICULAR ACCESS" TO STH "19" FROM LOT 60, AS ESTABLISHED BY REVERE TRAILS.

HIGHWAY NOISE NOTE:

The lots within this land division may experience noises at levels exceeding the levels in S. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

AIRPORT NOISE NOTE:

Lands covered by this plat are located within an area subject to heightened noise levels emanating from the operation of aircraft and equipment of a nearby airport.

HEIGHT LIMITATIONS:

Lands covered by this plat are within an area subject to height limitations owing to the operation of aircraft and equipment from a nearby airport. Owners of lands within the area covered by this plat are required by law to restrict the height of trees, other vegetation and man-made structures to less than the height limitations set forth in that certain map dated April 24, 2008, entitled "Height Limitation Zoning Map, Dane County Regional Truax Field, Madison, Wisconsin", said map being on file in the Dane County Clerk's Office.

ACCESS NOTE:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of STH "19"; it is expressly intended that this restriction constitutes a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable. "Access to STH "19" is controlled by WisDOT Project ID No. 6085-02-21."

SETBACK NOTE:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainfields, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department. Highway setback line from existing STH "19" is 50' from the right-of-way line or 110' from the apparent centerline, whichever is greater.

SHORELAND NOTE:

Lots 55 through 57, and 59 through 63 fall within the Dane County Shoreland Zoning District. A Shoreland Erosion Control Permit will be required prior to any land disturbance from the Dane County Land and Water Resources Department.

WETLANDS NOTE:

Encroachments into the delineated wetland areas by re-grading, filling, and or mowing is strictly prohibited.

PEDESTRIAN TRAIL NOTE:

Trails and trail easements to be controlled by the home owners association for public access. Trail restrictions to be set and enforced by the home owners association as approved by the Village of Windsor.

STORMWATER EASEMENT NOTE:

Stormwater easements shown hereon shall be maintained by the home owners association. The Village of Windsor shall have full access to the easements to maintain, clean, excavate or inspect as required by the Village. The cost incurred by the Village for the maintenance of the storm water easements shall be the responsibility of the association. Owners of all the lots adjoining the stormwater easements, their tenants, agents and invitees are hereby notified that the stormwater easements may not be used for any purpose other than public stormwater management purposes in accordance with the approved stormwater management plan, that no gardens, vegetation, lighting, fencing, play areas or equipment, patios, decks, lawn or garden equipment, furniture, or any other improvements, whether real or personal, may be located or placed at anytime within the stormwater easements, and that the homeowners association and the Village of Windsor each reserve the right to remove any such prohibited items located within the stormwater easements at any time and to dispose of such items, all at the cost of the owner thereof.

REVERE TRAILS FIRST ADDITION

BEING OUTLOT 1 AND PART OF OUTLOT 2, REVERE TRAILS, LOCATED IN THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T9N, R10E, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.

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



CURVE DATA TABLE

Table with columns: CURVE NO., LOT NO., CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH, TANGENT BEARING. Contains data for curves C1 through C17.

OWNERS CERTIFICATION OF DEDICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

- 1) VILLAGE OF WINDSOR
2) DANE COUNTY ZONING & LAND REGULATION COMMITTEE
3) DEPARTMENT OF ADMINISTRATION
4) WISCONSIN DEPARTMENT OF TRANSPORTATION

Dated this _____ day of _____, 20____.

Randall S. Grobe, Managing Member
MHG Properties, LLC

STATE OF WISCONSIN)
COUNTY OF _____)SS

Signed before me on this ____ day of _____, 20____, by Randall S. Grobe to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY)SS

I, Adam Gallagher, being 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 special assessments as of _____, 20____ affecting the lands included in REVERE TRAILS FIRST ADDITION.

Date: _____
Adam Gallagher, Dane County Treasurer

VILLAGE BOARD RESOLUTION

Be it resolved, that Revere Trails First Addition subdivision in the Village of Windsor, owned by MHG Properties, LLC is hereby approved by the Windsor Village Board and the public highway right-of-way dedication hereon is acknowledged and accepted.

Dated: _____
Robert Wipperfurth Village of Windsor, President

I, Christine Capstran Village Clerk, do hereby certify that the foregoing is a copy of a resolution adopted by the Windsor Village Board on _____, 20____.

Dated: _____
Christine Capstran, Village of Windsor Clerk

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
DANE COUNTY)SS

I, Sindy Schween being duly qualified and acting Village Treasurer of the Village of Windsor, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 20____ on any of the land included in REVERE TRAILS FIRST ADDITION.

Date: _____
Sindy Schween
Village of Windsor Treasurer

SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor, do hereby certify, that by direction of Randall S. Grobe, Managing Member of MHG Properties, LLC, I have surveyed, divided, monumented and mapped REVERE TRAILS FIRST ADDITION, being OUTLOT 1 and a part of OUTLOT 2, REVERE TRAILS recorded in Volume 60-0128 of Plats on Pages 60-64, as Document Number 4981828, located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 33, T9N, R10E, Village of Windsor, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Corner of Section 33; thence N00°49'24"E, 53.47 feet along the east line of the SE 1/4 of Section 33 to the north right-of-way line of STH "19"; thence S88°32'08"W, 170.74 feet along the north right-of-way line of STH "19"; thence continuing along the north right-of-way line of STH "19", S89°32'36"W, 645.52 feet; thence N00°06'07"W, 142.38 feet to the south corner of Outlot 2, Revere Trails and the POINT OF BEGINNING; thence continuing N00°06'07"W 275.07 feet along the east line of Outlot 2, Revere Trails and it's northerly projection; thence N89°53'53"E, 154.82 feet to the east line of Outlot 2, Revere Trails; thence N00°04'10"E, 62.97 feet along the east line of Outlot 2, Revere Trails; thence continuing along the east line of Outlot 2, Revere Trails, N18°53'27"E, 150.00 feet; thence continuing along the east line of Outlot 2, Revere Trails, N54°19'11"E, 96.24 feet; thence continuing along the east line of Outlot 2, Revere Trails, N63°38'26"E, 181.15 feet; thence continuing along the east line of Outlot 2, Revere Trails, N35°28'43"E, 233.93 feet; thence continuing along the east line of Outlot 2, Revere Trails, N50°54'15"E, 47.72 feet; thence continuing along the east line of Outlot 2, Revere Trails, N19°08'56"E, 46.66 feet; thence continuing along the east line of Outlot 2, Revere Trails, N29°29'02"W, 120.58 feet; thence continuing along the east line of Outlot 2, Revere Trails, N06°15'14"W, 71.71 feet; thence continuing along the east line of Outlot 2, Revere Trails, N88°21'23"E, 31.76 feet; thence continuing along the east line of Outlot 2, Revere Trails, N11°48'23"E, 118.61 feet; thence continuing along the east line of Outlot 2, Revere Trails, N59°55'57"E, 61.58 feet; thence continuing along the east line of Outlot 2, Revere Trails, N12°35'29"E, 34.87 feet; thence continuing along the east line of Outlot 2, Revere Trails, N21°12'39"E, 24.75 feet to the southeast corner of Lot 1, CSM No. 14559; thence N69°21'11"W, 253.08 feet along the south line of Lot 1, CSM No. 14559 to the west line of Outlot 2, Revere Trails; thence S31°15'30"W, 150.58 feet along the west line of Outlot 2, Revere Trails to a point of curvature; thence continuing along the west line of Outlot 2, Revere Trails and the arc of said curve to the left with a central angle of 31°29'10", a radius of 202.00 feet and a long chord of S15°30'55"W, 109.61 feet; thence continuing along the west line of Outlot 2, Revere Trails, S00°13'40"E, 140.35 feet to a point of curvature; thence continuing along the west line of Outlot 2, Revere Trails and the arc of said curve to the right with a central angle of 74°22'42", a radius of 233.00 feet and a long chord of S36°57'41"W, 281.67 feet; thence continuing along the west line of Outlot 2, Revere Trails, S74°09'02"W, 109.24 feet to a point of curvature; thence continuing along the west line of Outlot 2, Revere Trails and the arc of said curve to the left with a central angle of 60°17'30", a radius of 117.00 feet and a long chord of S44°00'17"W, 117.52 feet; thence continuing along the west line of Outlot 2, Revere Trails, S13°51'32"W, 249.93 feet to a point of curvature; thence continuing along the west line of Outlot 2, Revere Trails and the arc of said curve to the left with a central angle of 35°22'51", a radius of 367.00 feet and a long chord of S03°49'53.5"E, 223.04 feet; thence continuing along the west line of Outlot 2, Revere Trails, S21°31'19"E, 113.74 feet to a point of curvature; thence continuing along the west line of Outlot 2, Revere Trails and the arc of said curve to the right with a central angle of 21°25'12", a radius of 183.00 feet and a long chord of S10°48'43"E, 68.02 feet to the POINT OF BEGINNING; Containing 1,132,900 SF (26.01 Acres) more or less.

Subject to all easements of record.

I do further certify that this plat is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Bristol Subdivision Ordinance in surveying, dividing and mapping the same.

Daniel A. Paulson
DANIEL A. PAULSON
Professional Land Surveyor No. S-1699
Dated this 21st day of June, 2019.

