PRELIMINARY PLAT

BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast ¼ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼; part of the Northeast ¼ of the Southwest ¼; part of the Southeast ¼ of the Southwest ¼; part of the Northwest ¼ of the Southeast ¼; and the Southwest ¼ of the Southeast ¼ of Section 28; part of the Northeast ¼ of the Northwest ¼; the Northwest ¼ of the Northeast ¼; and part of the Southwest ¼ of the Northeast ¼ of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.

Bearings referenced to the North line of the Northeast ¼ of Section 28, bearing S89°52'23"W

0 100 200

SHEET 1 OF 2

East ¼ Corner
Section 28–9–10
Found Aluminum Monument

Center ¼ Corner
Section 28–9–10

Phase 1 — 41 lots

Phase 2 — 41 Lots

Phase 3 — 48 lots

Phase 4 — 47 lots

Phase 5 — 75,550 — 43 Lots

Phase 6 — 22 Residential + Commercial Lot

Phase 7 — 32 Lots

Phase 8 — 43 Lots

Phase 9 — 75 Lots

Surveyor's Certificate

I, Mark A. Pynnonen, Professional Land Surveyor S–2538, 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, divided and mapped 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, located in the Northeast ¼ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼; part of the Northeast ¼ of the Southwest ¼; part of the Southeast ¼ of the Southwest ¼; part of the Northwest ¼ of the Southeast ¼; and the Southwest ¼ of the Southeast ¼ of Section 28; part of the Northeast ¼ of the Northwest ¼; the Northwest ¼ of the Northeast ¼; and part of the Southwest ¼ of the Northeast ¼ of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ 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 ¼ 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°44'33"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 Park Addition to Terrace Park, S00°16'21"W (recorded as S00°19'30"W), 1319.96 feet to the Southwest corner of Lot 1 of said Park Addition to Terrace Park; 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 ¼ of the Northeast ¼; thence N00°08'07"E, 252.04 feet along said West line to the Southeast corner of said Northeast ¼ of the Northwest ¼; thence S89°57'32"W, 994.66 feet along the South line of said Northeast ¼ of the Northwest ¼ 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, 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), 2210.66 feet along said East line to the intersection with the Westerly extension of the South line of Certified Survey Map No. 1257; thence N89°51'27"E (recorded as East), 293.58 feet along said Westerly extension and South line; thence N89°48'15"E, 331.45 feet (recorded as East, 331.5 feet); thence N00°04'44"W, 327.59 feet (recorded as North, 328.5 feet) to the North line of said Southwest ¼; thence N89°52'23"E (recorded as N89°51'39"E), 611.17 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 line of said CSM No. 11425 and CSM No. 7006 to the Southeast corner of said CSM No. 7006 and the point of beginning; Containing 9,888,702 square feet, or 227.01 acres.

Mark A. Pynnonen, PLS S–2538 — Dated

Easement Line Data

LINE	BEARING	DISTANCE
L1	S66°36'17"E	102.18'
L2	S39°04'50"W	42.21'
L3	S27°39'22"E	77.22'
L4	S62°37'27"E	105.01'
L5	N00°54'28"W	45.49'
L6	S00°54'28"E	14.30'

Soils Information
(Per Dane County Soil Survey)

BbB:	BATAVIA SILT LOAM, GRAVELLY (Class II)	Ot:	OTTER SILT LOAM (II)
DnB:	DODGE SILT LOAM, 2%–6% SLOPES (II)	PnB:	PLANO SILT LOAM, 2%–6% SLOPES (II)
DnC2:	DODGE SILT LOAM, 6%–12% SLOPES (III)	RaA:	RADFORD SILT LOAM, 0%–3% SLOPES (II)
DsB:	DRESDEN SILT LOAM, 2%–6% SLOPES (II)	Rnb:	RINGWOOD SILT LOAM, 2%–6% SLOPES (II)
EfB:	ELBURN SILT LOAM, 1%–4% SLOPES (II)	ScA,	SABLE SILTY CLAY LOAM, 0%–3% SLOPES (I)
GwB:	GRISWOLD LOAM, 2%–6% SLOPES (II)	ScB,	ST. CHARLES SILT LOAM, 2%–6% SLOPES (II)
GwC:	GRISWOLD LOAM, 6%–12% SLOPES (III)	TrB:	TROXEL SILT LOAM, 1%–3% SLOPES (II)
KdD2:	KIDDER LOAM, 12%–20% SLOPES (IV)	VrB:	VIRGIL SILT LOAM, 1%–4% SLOPES (II)
KrD2:	KIDDER SOILS, 10–20% SLOPES (VI)	VwA:	VIRGIL SILT LOAM, GRAVELLY (II)
MdC2:	MCHENRY SILT LOAM, 6%–12% SLOPES (III)		

Dwelling Unit Density Information (proposed):

SINGLE FAMILY:	364 Dwelling Units	121.11 Acres	3.0 D.U./Acre
MULTI-FAMILY (L 1, 3, 270):	232 Dwelling Units	20.78 Acres	11.2 D.U./Acre
Totals	596 Dwelling Units	141.89 Acres	4.2 D.U./Acre

Revised: Dec. 4, 2014
Revised: Oct. 22, 2014
Revised: Sept. 16, 2014
Revised: Sept. 10, 2014
Revised: Sept. 3, 2014
Revised: Aug. 21, 2014
Revised: June 25, 2014
Revised: June 9, 2014
Dated: June 5, 2014

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

Owners of record:
Statz Brothers Inc.
5707 County Highway VV
Marshall, WI 53559

Bear Tree Farms, Inc.
4052 State Highway 19
DeForest, WI 53532

Steven Pederson
4052 State Highway 19
DeForest, WI 53532

Developer / Subdivider:
Bear Tree Farms, Inc.
4052 State Highway 19
DeForest, WI 53532
608–846–2800

Engineer:
Vierbicher Associates Inc.
999 Fourier Drive
Madison, WI 53717
608–826–0532

LOCATION SKETCH
SECTIONS 28 & 33, T9N, R10E
TOWN OF WINDSOR
NOT TO SCALE

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