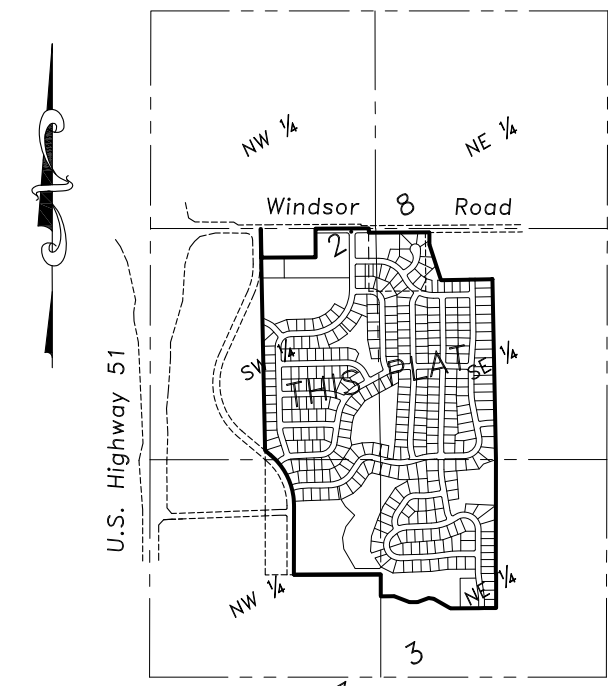


- Legend:**
- = Found 1-1/4" O.D. Iron Pipe
 - ⊙ = Found 3/4" Rebar
 - ⊖ = Found 1-1/4" Rebar
 - ⊕ = Found 1" Pinch Top Pipe
 - ⊗ = Found 2" Iron Pipe
 - ▲ = Found PK Nail
 - △ = Set Mag Nail
 - = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft
- All other Lot and Outlot corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.
- = 20' Storm water Drainage Easement (See Note 7)
 - = 20' Pedestrian/Bike Path Easement
 - = Public Utility Easement (Except as noted)
 - = Conservation Easement
 - = Corporate Boundary
 - = No Vehicular Access
 - H = House
 - G = Garage
 - B = Barn
 - S = Shed
 - = Existing Structure

Notes:

- 1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- 2) Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- 3) The lands within this subdivision shall be served by underground utilities.
- 4) UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
- 5) Outlot 1 dedicated to the public for storm water management. Outlots 2, 5, 6 and 8 dedicated to the public for park and trail purposes. Outlots 3 and 4 dedicated to the public for storm water management and trail purposes. Outlot 7 dedicated to the public for municipal purposes. Outlots 1, 2, 3, 4, 5, 6, and 8 to be environmental corridors.
- 6) All streets within this plat of BEAR TREE FARMS are dedicated to the public.
- 7) 20-foot storm water management easement also public utility crossing easement. Utility connections between abutting 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.



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

June 3, 2015 Rev: October 14, 2015

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



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.

Scale: 1" = 100'
SHEET 4 of 8



See Sheet 2 of 8

See Sheet 3 of 8

CERTIFIED SURVEY MAP NO. 13076

LOT 2

Village of DeForest
Town of Windsor

PEDERSON
CROSSING
BOULEVARD

CERTIFIED SURVEY MAP NO. 7730

CERTIFIED SURVEY MAP NO. 9638

LOT 1

LOT 1

CERTIFIED SURVEY MAP NO. 13080

LOT 1

REARDON ROAD

Outlot 2
882,595 S.F.
Dedicated to the public for park and trail purposes and environmental corridor.

Outlot 3
394,061 S.F.
Dedicated to the public for storm water management purposes, trail purposes and environmental corridor.

See Sheet 6 of 8
SHEET 4 of 8