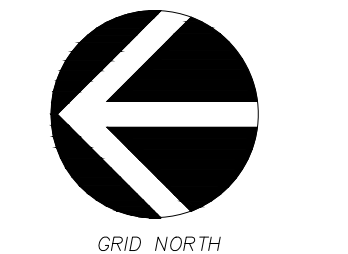


PRELIMINARY PLAT  
**DAYBREAK VALLEY**  
 LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 5, T7N, R8E,  
 TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



GRID NORTH  
 WISCONSIN COUNTY COORDINATE  
 SYSTEM (DANE ZONE)  
 NAD83(2011)  
 THE NORTH LINE OF THE NW1/4 OF  
 SECTION 5, T7N, R8E  
 BEARS N89°55'02"E

SCALE: 1" = 100'

DATE: 04-13-16  
 REVISED:

FN: 15-07-126  
 Sheet Number:  
 1 of 1

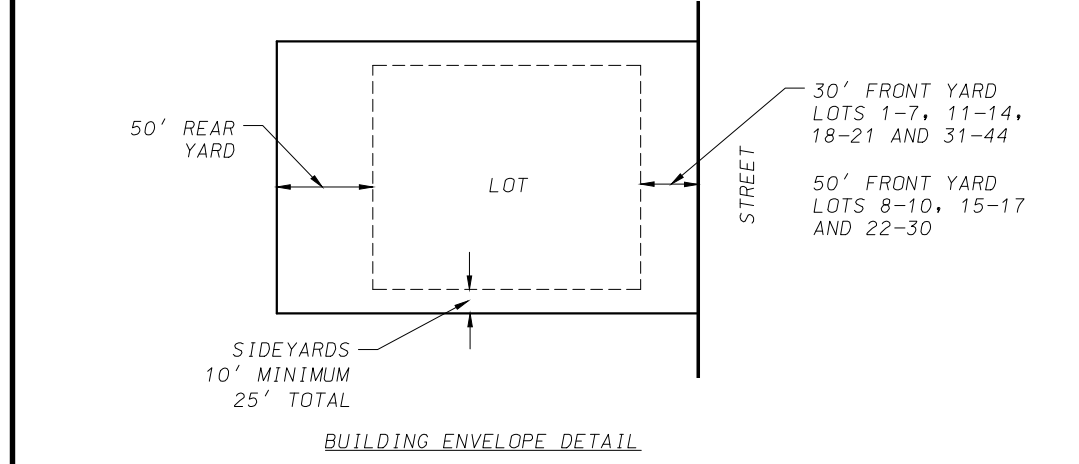
**LEGAL DESCRIPTION**

A parcel of land located in the NW1/4 and the SW1/4 of the NW1/4 of Section 5, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Beginning at the northeast corner of said Section 5; thence N89°55'02"E, 1329.22 feet along the north line of said NW1/4 to the west line of Stonebrook Estates; thence S00°22'10"W, 172.86 feet along said west line to the northeast corner of Lot 1; Certified Survey Map No. 5199; thence S89°51'59"W, 405.27 feet along the north line and to the northwest corner of said Lot 1; thence S15°51'57"E, 197.39 feet along west line and to the southwest corner of said Lot 1; thence N89°51'59"E, 350.08 feet along the south line and to the southeast corner of said Lot 1, also being on the west line of said Stonebrook Estates; thence S00°22'10"W, 1614.33 feet; thence S89°54'26"W, 1331.72 feet to the northeast corner of Lot 13, Sunset Ridge Estates; thence N00°29'51"E, 352.65 feet along said east line of Sunset Ridge Estates to a point on the south line of Lot 1; Certified Survey Map No. 6746; thence S80°59'47"E, 257.45 feet to the southeast corner of said Lot 1; thence N00°27'59"E, 378.93 feet to the northeast corner of said Lot 1; thence N89°20'33"W, 224.21 feet to the northwest corner of said Lot 1; thence N00°24'20"E, 162.44 feet; thence N89°35'40"W, 31.26 feet; thence N00°27'59"E, 1120.92 feet to the point of beginning, containing 2,462,293 square feet (56.325 acres) including right-of-way, 2,326,250 square feet (53.403 acres) excluding right-of-way.

**SURVEYOR'S CERTIFICATE**

I, Brett T. Staffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed the land described hereon and that the map hereon is a correct representation of that survey to the best of my knowledge and belief.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 Brett T. Staffregan, Professional Land Surveyor, S-2742

- NOTES**
- No buildings exist on the surveyed parcel.
  - Current Zoning: A1
  - Outlots 1 and 2 are private open space and are subject to Public Stormwater Management, Drainage Easements and Public Recreational Trail Easements over its entirety.
  - Outlot 3 is private open space.
  - Outlot 4 is private open space and is subject to a Public Stormwater Management/Drainage Easement over its entirety.
  - All proposed roadways are dedicated to the public.
  - Elevations shown hereon are referenced to NAVD83(2011).
  - Surveyed for: VH Acquisitions, LLC  
 6801 South Towne Drive  
 Madison, WI 53713



- LEGEND**
- PLACED 3/4"x18" IRON REBAR (WT.=1.5 LBS/FT)
  - FOUND 1-1/4" IRON REBAR (OR SIZE NOTED)
  - FOUND 1" IRON PIPE (OR SIZE NOTED)
  - ▲ FOUND PK NAIL
  - OHE OVERHEAD ELECTRIC
  - P POWER POLE
  - ST STORM SEWER
  - E EDGE OF TREES
  - EX EXISTING CONTOUR
  - SB#XX SOIL BORING
  - ( ) RECORDED AS INFORMATION

