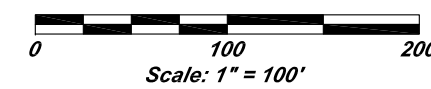


# PRELIMINARY PLAT OF HAPPY VALLEY ADDITION TO BRISTOL GARDENS

Part of the Northwest 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4, Section 30, T9N, R11E, Town of Bristol, Dane County, Wisconsin



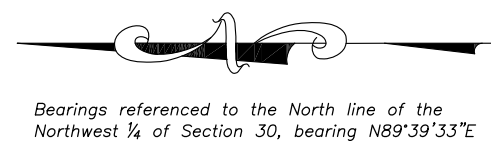
North 1/4 Corner  
Section 30-9-11  
Found Aluminum Monument

### Surveyor's Certificate:

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, 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 Bristol, and under the direction of the owners listed herein, I have surveyed, divided and mapped HAPPY VALLEY ADDITION TO BRISTOL GARDENS and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

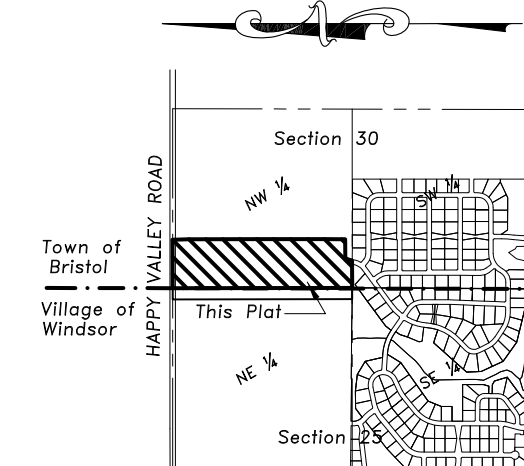
Part of the Northwest 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4, Section 30, T9N, R11E, Town of Bristol, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of said Section 30; thence N89°39'33"E, 716.78 feet along the North line of said Northwest 1/4; thence S00°27'05"E, 1457.89 feet; thence S00°01'08"E, 370.02 feet; thence S00°14'08"E, 83.82 feet; thence S00°34'53"E, 199.18 feet; thence S00°18'43"E, 532.31 feet to the North line of Bristol Gardens; thence S89°33'14"W, 718.90 feet along said North line to the West 1/4 Corner of said Section 30; thence N00°19'12"W, 2644.52 feet along the West line of said Northwest 1/4 to the said Northwest corner and the point of beginning; Containing, 1,899,994 square feet, or 43.62 acres.

Daniel V. Birrenkott PLS No. 1531

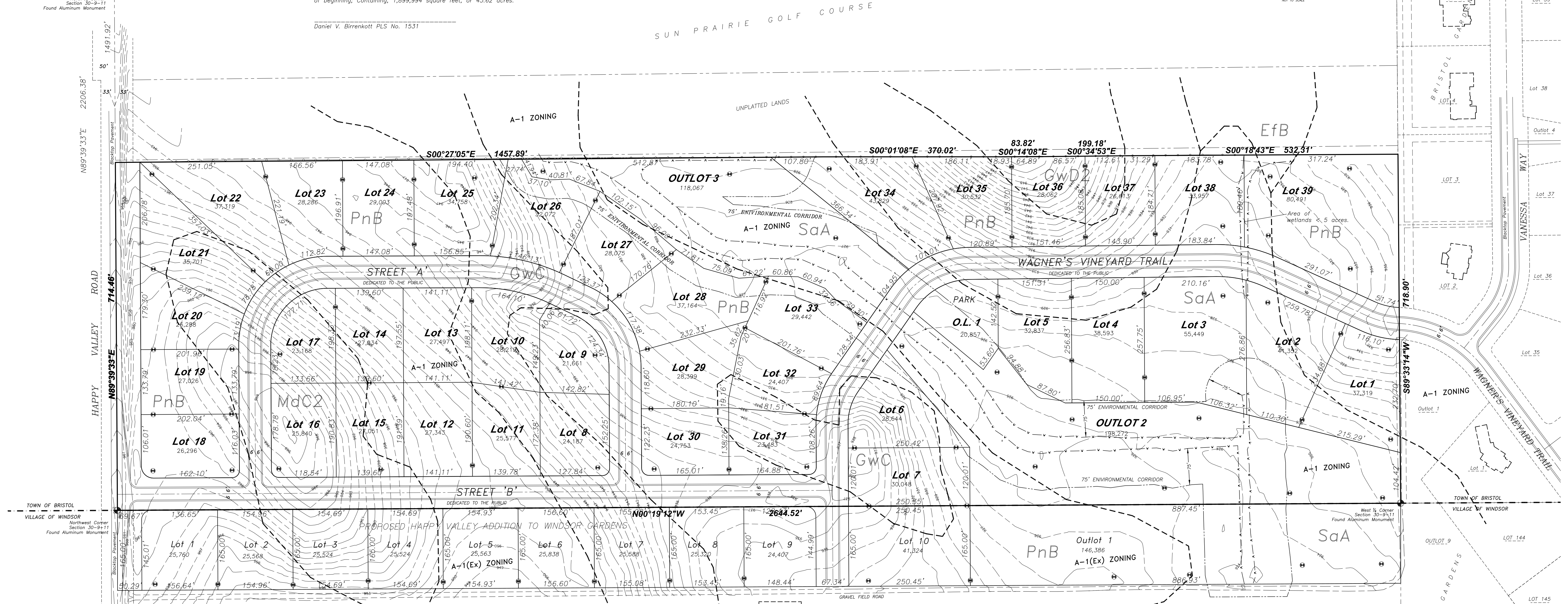


### Soils:

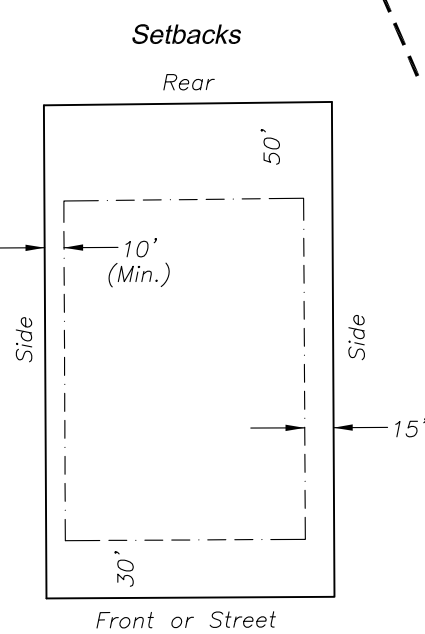
EfB, Elburn silt loam 1 to 4 percent slopes . . . . .	Type II	0+
GwC, Griswold loam, 6 to 12 percent slopes . . . . .	Type III	11%
GwD2, Griswold loam, 12-20 percent slopes, eroded . . . . .	Type IV	1%
MdC2, McHenry silt loam, 6 to 12 percent slopes, eroded . . . . .	Type III	8%
PnB, Plano silt loam, 2 to 6 percent slopes . . . . .	Type II	52%
SaA, Sable silty clay loam, 0 to 3 percent slopes . . . . .	Type II	28%
<b>Totals -- Type II 80% Type III 19% Type IV 1% =</b>		<b>100%</b>



LOCATION SKETCH  
NOT TO SCALE



- Notes:**
- The proposed number of lots is 39, the proposed number of outlots is 3. Gross area in this preliminary plat = 2,336,335 square feet, or 53.63 acres. Current zoning is A-1.
  - Contour interval: 1 foot. Elevations referenced to NAVD(88) datum.
  - Utility easements shall be added as required by appropriate utility companies and appear on the final plat.
  - This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting.
  - This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - 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.
  - The lands within this subdivision shall be served by underground utilities.
  - The lots of this plat to be served by private septic systems and wells.



- Legend**
- Delineated wetlands
  - 75' Environmental Corridor
  - Soil type boundary
  - Soil boring location
  - Fence

**BIRRENKOTT SURVEYING**  
BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
DON TIERNY  
3564 EGRE ROAD  
DEFORST, WI 53532  
608-837-0102

DATED: DECEMBER 22, 2015