

- SURVEY LEGEND**
- FOUND 1-1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.50 lbs/ft. ALL OTHER LOT CORNERS MARKED BY A 3/4" Ø x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs/ft.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- NOTES:**
1. See sheet 2 for curve table.
 2. All utility facilities within this final plat are to be installed underground. No above ground utility structures/pedestals shall be allowed within the private equestrian trail easements.
 3. All lots within this final plat are to be served by public sanitary sewer and water.
 4. Public Utility Easements: No poles or buried cables are to be placed such that the installation would disturb any survey monument. The disturbance of a survey monument by anyone is a violation of Sec. 236.32 of the Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
 5. Pedestrian access and equestrian drawn vehicles are permitted uses within the private equestrian trail easement areas.

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

Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
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REEDSBURG - MADISON - PRAIRIE DU CHIEN
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DRAFTED BY: MMAR
DATE: February 12, 2015
CHECKED BY: MZE

FILE: 140051
DATE: February 12, 2015
REV:

SURVEYED FOR:
Carridge Ridge, LLC
attn: Thomas F. Bunbury
2970 Chapel Valley Road
Madison, WI 53711

P-20003
SHEET 1 OF 2

25 Feb 2015 - 2:43p M:\Carridge Ridge, LLC\140051 Westport Development\CADD\140051_Plot.dwg by: mmar

SECOND ADDITION TO CARRIAGE RIDGE

THE SW 1/4 - SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, the subdivision regulations of the Village of Waunakee, the subdivision regulations of the Town of Westport and the subdivision regulations of Dane County, and under the direction of Carriage Ridge, LLC, owner of said land, I have surveyed, divided, and mapped SECOND ADDITION TO CARRIAGE RIDGE; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is the SW 1/4 - SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 16, thence N00°02'00"E along the West line of the SW 1/4 of said Section 16, 1326.19 feet to the Northwest corner of the SW 1/4 - SW 1/4 of said Section 16; thence S89°43'43"E along the North line of the SW 1/4 - SW 1/4 of said Section 16, 1332.73 feet to the Northeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence S00°00'28"E along the East line of the SW 1/4 - SW 1/4 of said Section 16, 1328.60 feet to the Southeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence N89°37'32"W along the South line of the SW 1/4 - SW 1/4 of said Section 16, 1333.70 feet to the point of beginning. Said description contains 1,769,671 square feet or 40.626 acres more or less.

Vierbicher Associates Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this ____ day of _____, 201__.

Signed: _____
Michael S. Marty, P.L.S. No. 2452

CORPORATE OWNER'S CERTIFICATE:

Carriage Ridge, LLC, a Wisconsin Limited Liability Company, owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat of SECOND ADDITION TO CARRIAGE RIDGE. Carriage Ridge, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

Department of Administration
Village Board, Village of Waunakee
Town Board, Town of Westport
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Carriage Ridge, LLC, has caused these presents to be signed by Thomas F. Bunbury, this ____ day of _____, 201__.

Thomas F. Bunbury, Member

STATE OF WISCONSIN)
COUNTY OF DANE)SS

Personally came before me this ____ day of _____, 201__, the above named Thomas F. Bunbury, Member of the above named corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

, Notary Public, State of Wisconsin.

My commission expires/is permanent _____

MORTGAGEE CERTIFICATE:

Settlers Bank, a banking association duly organized and existing under the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this plat, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, Settlers Bank has caused these presents to be signed by _____, its _____, at _____, Wisconsin, on this ____ day of _____, 201__.

Settlers Bank,

State of _____)

County of _____) ss.

Personally came before me this ____ day of _____, 201__, _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of _____

My commission expires/is permanent: _____

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.35'	500.00'	005°11'49"	S02°33'09"E	45.34'
C2	39.92'	434.00'	005°16'11"	S02°30'58"E	39.90'
C3	6.32'	434.00'	000°50'02"	S04°44'03"E	6.32'
C4	33.60'	434.00'	004°26'09"	S02°05'57"E	33.59'
C5	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C6	89.45'	217.00'	023°37'02"	S11°49'20"W	88.81'
C7	24.73'	15.00'	094°28'16"	S70°51'59"W	22.02'
C8	138.22'	283.00'	027°58'59"	N75°53'23"W	136.85'
C9	79.87'	283.00'	016°10'17"	N69°59'02"W	79.61'
C10	58.34'	283.00'	011°48'43"	N83°58'31"W	58.24'
C11	22.18'	15.00'	084°43'49"	N47°30'58"W	20.22'
C12	39.37'	434.00'	005°11'49"	N02°33'09"W	39.35'
C13	85.17'	276.00'	017°40'48"	S81°08'03"W	84.83'
C14	67.51'	217.00'	017°49'29"	S81°12'23"W	67.24'
C15	40.77'	217.00'	010°45'53"	S77°40'35"W	40.71'
C16	26.74'	217.00'	007°03'35"	S86°35'20"W	26.72'
C17	105.98'	217.00'	027°58'59"	N14°06'37"E	104.93'
C18	36.55'	217.00'	009°39'02"	N04°56'39"E	36.51'
C19	69.43'	217.00'	018°19'57"	N18°56'08"E	69.14'
C20	138.74'	283.00'	028°05'18"	N14°03'28"E	137.35'
C21	73.28'	283.00'	014°50'13"	N20°41'00"E	73.08'
C22	65.45'	283.00'	013°15'05"	N06°38'21"E	65.31'
C23	23.56'	15.00'	090°00'00"	S16°53'53"E	21.21'
C24	113.38'	283.00'	022°57'20"	S16°37'27"W	112.63'
C25	3.96'	283.00'	000°48'04"	S27°42'05"W	3.96'
C26	109.43'	283.00'	022°09'16"	S16°13'25"W	108.75'
C27	22.25'	15.00'	084°58'21"	S47°37'57"W	20.26'
C28	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'
C29	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C30	105.98'	217.00'	027°58'59"	S75°53'23"E	104.93'
C31	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'
C32	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C33	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'
C34	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C35	121.66'	283.00'	024°37'51"	N12°26'03"E	120.72'
C36	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C37	88.04'	283.00'	017°49'29"	N81°12'23"E	87.69'
C38	67.45'	283.00'	013°39'23"	N83°17'26"E	67.29'
C39	20.59'	283.00'	004°10'05"	N74°22'41"E	20.58'
C40	64.78'	210.00'	017°40'27"	N81°07'52"E	64.52'
C41	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'
C42	93.29'	217.00'	024°37'51"	S12°26'03"W	92.57'
C43	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'

Line Table		
LINE NO.	DIRECTION	LENGTH
L1	N24°44'58"E	24.60'
L2	N00°07'08"E	88.59'
L3	N00°02'46"E	24.87'
L4	N00°00'49"E	147.53'
L5	S61°53'53"E	101.00'

Tangent Bearing Table		
CURVE NO.	AHEAD	BACK
C6	S23°37'50"W	
C13		S89°58'27"W
C24	S05°08'47"W	
C40	N89°58'08"E	

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C44	107.47'	250.00'	024°37'51"	N12°26'03"E	106.65'
C45	42.85'	467.00'	005°16'11"	N02°30'58"W	42.94'
C46	42.36'	467.00'	005°11'49"	S02°33'09"E	42.34'
C47	122.10'	250.00'	027°58'59"	S14°06'37"W	120.89'
C48	122.56'	250.00'	028°05'18"	N14°03'28"E	121.33'
C49	122.10'	250.00'	027°58'59"	N75°53'23"W	120.89'
C50	77.77'	250.00'	017°49'29"	N81°12'23"E	77.46'
C51	74.97'	243.00'	017°40'39"	S81°07'58"W	74.68'

DANE COUNTY TREASURER'S CERTIFICATE:

I, T. Adam Gallagher, being the 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 affecting any of the lands included in the plat of SECOND ADDITION TO CARRIAGE RIDGE, as of this ____ day of _____, 201__.

T. Adam Gallagher, Dane County Treasurer

VILLAGE BOARD CERTIFICATE

Resolved, that the plat of SECOND ADDITION TO CARRIAGE RIDGE, being the SW 1/4 - SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, was hereby approved by the Village Board of the Village of Waunakee on the ____ day of _____, 201__, and that said approval further provided for the acceptance of those lands dedicated and rights conveyed by said plat of SECOND ADDITION TO CARRIAGE RIDGE to the Village of Waunakee for public use.

Dated this ____ day of _____, 201__.

Julie R. Heit, Village Clerk
Village of Waunakee, Dane County, Wisconsin

TOWN BOARD CERTIFICATE

Resolved, that the plat of SECOND ADDITION TO CARRIAGE RIDGE, being the SW 1/4 - SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, was hereby approved by the Town Board of the Town of Westport on the ____ day of _____, 201__, and that said approval further provided for the acceptance of those lands dedicated and rights conveyed by said plat of SECOND ADDITION TO CARRIAGE RIDGE to the Town of Westport for public use.

Dated this ____ day of _____, 201__.

Thomas G. Wilson, Town Clerk
Town of Westport, Dane County, Wisconsin

VILLAGE OF WAUNAKEE TREASURER'S CERTIFICATE

As duly appointed Treasurer of the Village of Waunakee, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of SECOND ADDITION TO CARRIAGE RIDGE as of this ____ day of _____, 201__.

David G. Ferris, Village of Waunakee Treasurer

TOWN OF WESTPORT TREASURER'S CERTIFICATE


As duly appointed Treasurer of the Town of Westport, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of SECOND ADDITION TO CARRIAGE RIDGE as of this ____ day of _____, 201__.

Thomas G. Wilson, Town of Westport Treasurer

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



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this ____ day of _____, 20__, at _____ o'clock ____M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____.

Kristi Chlebowski
Dane County Register of Deeds

Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3955
mmar@vierbicher.com

vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 - Madison, Wisconsin 53717 Phone: (608) 821-3955 Fax: (608) 821-3950	DRAFTED BY: MMAR DATE: February 12, 2015	SURVEYED FOR: Carriage Ridge, LLC attn: Thomas F. Bunbury 2970 Chapel Valley Road Madison, WI 53711	P-20003 SHEET 2 OF 2
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