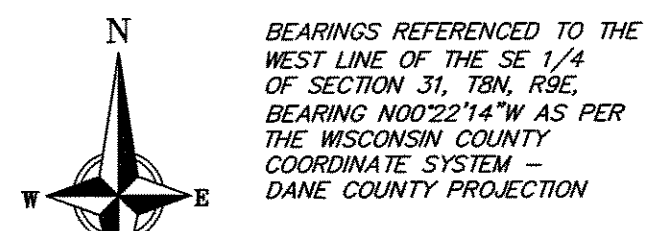


THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 2833, RECORDED IN VOLUME 11 OF CERTIFIED SURVEYS, PAGES 173-175, AS DOCUMENT NUMBER 1573531 AND OTHER LANDS, ALL BEING LOCATED IN PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 31, AND PART OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN



LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
 - FOUND 3/4" ϕ REBAR
 - FOUND 1 1/4" ϕ REBAR
 - SET 1 1/4" ϕ SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT
- PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED. 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 SECTION 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. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER WITHIN UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, THEIR AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.
- DRAINAGE ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) MUST BE APPROVED BY THE CITY OF MIDDLETON ENGINEER.
- A 10 FOOT WIDE PRIVATE STORM WATER DRAINAGE EASEMENT (5 FEET FROM EACH SIDE OF AND PARALLEL WITH THE PROPERTY LINE) SHALL BE RETAINED ALONG ALL JOINT PROPERTY LINES MARKED BY A DRAINAGE ARROW.

Golf Course Easement Restrictions

per Document Number 4942536.

Use by Golf Course

Developer hereby declares, establishes and reserves for the benefit of the owners of any Golf Course Property and such owner's respective agents, employees, representatives, invitees, successors and assigns, a permanent and perpetual non-exclusive easement to allow any golfer who may be playing on the golf course installed on the Golf Course Property, such person's caddy, or accompanying players, to enter onto the Golf Course Easement Area in order to locate and remove (but not play) any golf ball which may have been hit onto the Golf Course Easement Area, subject, however, to the following limitations:

- access may only be by foot, and no golf carts shall be permitted on the Golf Course Easement Area,
- there shall be no damage or destruction inflicted on any landscaping or improvement on the Golf Course Easement Area by the exercise of this easement,
- no golfer or caddy may spend an unreasonable period of time searching for any lost ball, and
- the owner of the Golf Course Property may impose other limitations on the exercise of the easement granted by this Section.

Owner Restrictions within Golf Course Easement Area

Each Owner shall keep the Golf Course Easement Area free of any improvements of any nature, except such landscaping as is approved by the Committee in order to promote a suitable, safe and attractive open space atmosphere. For purposes of this provision, "improvements" shall mean any improvements of any nature, including, without limitation, fences, walls, barriers, decks, terraces, patios, tennis courts, swimming pools, outdoor furniture, swing sets, outdoor recreational facilities and equipment or any other similar devices, equipment, tools or machinery, buildings or other structures.

EAST QUARTER CORNER SECTION 31, T8N, R9E
FOUND ALUMINUM MONUMENT OF RECORD
DANE CO. COORDS:
N 501622.29
E 800442.90



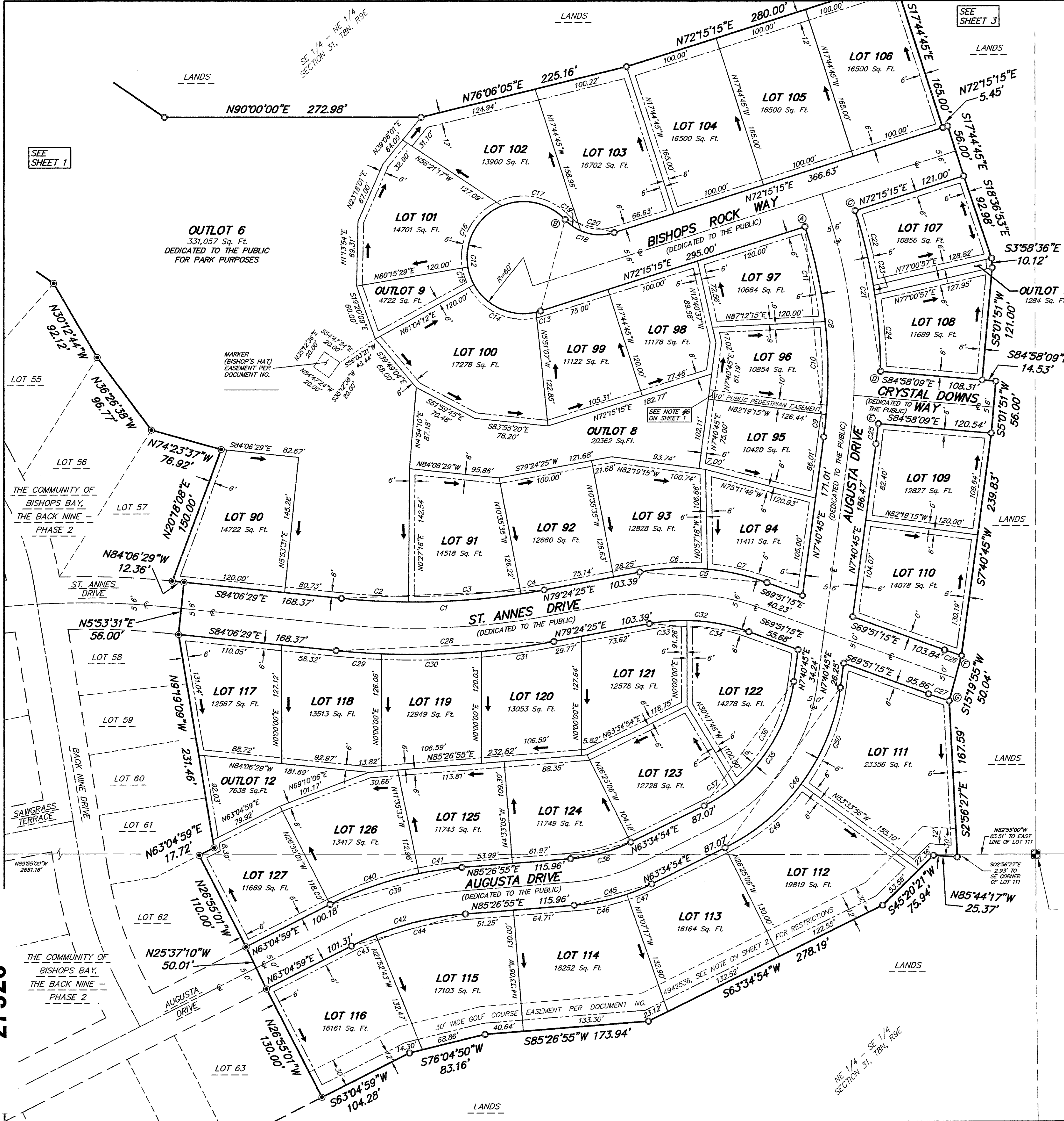
2-16-2015

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

SUBDIVISION REQUESTED BY:
The Community of Bishops Bay LLC
P.O. Box 620037
Middleton, WI 53562
(608) 831-5500

PREPARED BY:
VERBICHER ASSOCIATES, INC.
BY: PAUL R. KNUDSON
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
608-826-0532



SEE SHEET 1

SEE SHEET 3

SEE NOTE #8 ON SHEET 1

FOR RESTRICTIONS SEE NOTE ON SHEET 2

NE 1/4 - SE 1/4 SECTION 31, T8N, R9E

Received: 02/16/2015
CPA
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