

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

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, and the subdivision regulations of the City of Middleton, and under the direction of the The Community of Bishops Bay LLC, Owner, I have surveyed, divided and mapped THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of Lot 2, Certified Survey Map No. 2833, recorded in Volume 11 of Certified Surveys, Pages 173-175, as Document No. 1573531 and Other Lands, all being located in part of the NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4, the NE 1/4 of the SE 1/4 of Section 31 and also part of the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4, the NW 1/4 of the SW 1/4 of Section 32, All in Township 8 North, Range 9 East, City of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 31; thence N 00°22'14" W, 2650.95 feet along the North-South quarter line of said Section 31; thence S 89°55'00" E, 80.28 feet to the intersection with the easterly right-of-way of County Trunk Highway "Q" also being the northwest corner of Dane County Certified Survey Map No. 13142, recorded in Volume 84 of Certified Surveys, Pages 198-201, as Document No. 4780454; thence N 00°16'00" E, 10.65 feet along said easterly right-of-way of County Trunk Highway "Q"; thence S 89°57'36" E, 627.85 feet along the north line of Outlot 4, The Community of Bishops Bay, The Back Nine - Phase 1 to the intersection with the west right-of-way of Bishops Bay Parkway; thence N 00°21'32" W, 160.43 feet along said west right-of-way; thence N 89°38'28" E, 110.00 feet to the intersection with the west line of Lot 46, The Community of Bishops Bay, The Back Nine - Phase 2; thence N 00°21'32" W, 166.05 feet along the west line of Lot 46 and Lot 47, The Community of Bishops Bay, The Back Nine - Phase 2 to the Point of Beginning; thence N 00°21'32" W, 236.12 feet to a point of curvature; thence Northeastly 165.30 feet along the arc of a curve to the right, having a radius of 984.00 feet and a chord bearing N 04°27'12" E, 165.10 feet; thence N 59°23'22" E, 317.08 feet; thence N 71°46'42" E, 160.34 feet; thence N 90°00'00" E, 234.65 feet; thence S 55°27'31" E, 288.92 feet; thence N 90°00'00" E, 272.98 feet; thence N 76°06'03" E, 225.16 feet; thence N 72°15'15" E, 280.00 feet; thence N 18°58'39" W, 182.82 feet; thence N 51°28'33" E, 105.19 feet; thence N 29°49'55" W, 180.24 feet; thence N 02°22'39" E, 339.05 feet; thence N 43°54'39" W, 241.75 feet; thence N 66°53'17" E, 510.00 feet; thence S 21°54'47" E, 65.56 feet; thence S 31°58'55" W, 250.49 feet; thence S 69°38'07" W, 154.46 feet; thence S 02°22'39" W, 399.51 feet; thence S 25°49'55" E, 73.58 feet; thence S 48°43'38" E, 108.12 feet; thence S 01°08'21" E, 90.99 feet; thence S 45°52'45" E, 60.71 feet; thence N 85°12'01" E, 83.25 feet; thence S 21°49'13" E, 45.07 feet; thence S 73°44'09" W, 28.36 feet; thence S 61°40'31" W, 133.66 feet; thence S 72°15'15" W, 88.44 feet; thence S 17°44'45" E, 165.00 feet; thence N 72°15'15" E, 5.45 feet; thence S 17°44'45" E, 56.00 feet; thence S 18°58'33" E, 92.98 feet; thence S 09°58'36" E, 10.12 feet; thence S 05°01'51" W, 121.00 feet; thence S 84°58'09" E, 14.53 feet; thence S 05°01'51" W, 56.00 feet; thence S 07°40'45" W, 239.83 feet; thence S 15°19'55" W, 50.04 feet; thence S 02°56'27" E, 167.59 feet; thence N 85°44'17" W, 25.37 feet; thence S 45°20'21" W, 75.94 feet; thence S 63°34'54" W, 278.19 feet; thence S 85°26'55" W, 173.94 feet; thence S 76°04'50" W, 83.16 feet; thence S 63°04'59" W, 104.28 feet to the southeast corner of Lot 63, The Community of Bishops Bay, The Back Nine - Phase 2; all of the following courses being along the easterly and northerly sides of said plat of The Community of Bishops Bay, The Back Nine - Phase 2; thence N 26°55'01" W, 130.00 feet; thence N 25°37'10" W, 50.01 feet; thence N 26°55'01" W, 110.00 feet; thence N 63°04'59" E, 17.72 feet; thence N 09°19'09" W, 231.46 feet; thence N 05°53'31" E, 56.00 feet; thence N 84°06'29" W, 12.36 feet; thence N 20°18'08" E, 150.00 feet; thence N 74°23'37" W, 76.92 feet; thence N 36°26'38" W, 96.77 feet; thence N 30°12'44" W, 92.12 feet; thence N 59°27'31" W, 143.12 feet; thence N 78°56'54" W, 145.66 feet; thence S 71°46'42" W, 144.47 feet; thence S 61°00'24" W, 114.62 feet; thence S 59°23'22" W, 100.00 feet; thence S 57°50'29" W, 113.91 feet; thence S 33°26'47" W, 201.21 feet to the Point of Beginning.

Containing 1,224,625 sq. ft. or 28.1135 acres, more or less.

Vierbicher Associates, Inc.

By Paul R. Knudson

Dated this 16th day of FEBRUARY 2015

Revised this _____ day of _____, 2015

Revised this _____ day of _____, 2015

Paul R. Knudson
Paul R. Knudson, P.L.S. No. 1556



CERTIFICATE OF CITY FINANCE DIRECTOR

I, John M. Lehman, being the duly appointed, qualified and acting finance director of the City of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3 as of this _____ day of _____, 2015.

John M. Lehman, Finance Director/Assistant City Administrator
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON COMMON COUNCIL APPROVAL

"Resolved that the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

Date _____ Kurt J. Sonntag, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Date _____ Lorie J. Burns, City of Middleton Clerk

STATE OF WISCONSIN)
DANE COUNTY) ss

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that the Common Council of the City of Middleton authorized me on _____ to issue a certificate of approval of the final plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 2015.

Dated this _____ day of _____, 2015.

Lorie J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON SUBSTANDARD STREET WIDTH

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County, Wisconsin, do hereby certify that the approved and revised SIP approved _____ allows for street widths less than 60 feet as provided for by s.236.16(2), Wis. Stats., as shown on the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3. The City of Middleton's approval of this plat will signify that this layout complies with all local ordinances.

Dated this _____ day of _____, 2015.

Lorie J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

The Community of Bishops Bay LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. The Community of Bishops Bay LLC does further certify that this Plat is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, The Community of Bishops Bay LLC, has caused these presents to be signed by Terrence R. Wall, its President, on this _____ day of _____, 20____.

THE COMMUNITY OF BISHOPS BAY LLC,
a Wisconsin limited liability company

By: _____
Terrence R. Wall, President

STATE OF WISCONSIN)
DANE COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above-named Terrence R. Wall, to me known to be the President of The Community of Bishops Bay LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

Notary Public, Dane County, Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above certificate of The Community of Bishops Bay LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____ at _____, Wisconsin and its company seal to be hereunto affixed on this _____ day of _____, 20____.

In the presence of:

_____ a Wisconsin corporation

By: _____ (name), _____ (title)

STATE OF WISCONSIN)
COUNTY OF _____) ss

Personally came before me this _____ day of _____, 20____, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he/she executed the foregoing instrument as such _____ as the deed of said corporation, by its authority.

My commission expires _____
Notary Public, State of _____

DANE COUNTY TREASURER'S CERTIFICATE

I, 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 THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3, as of this _____ day of _____, 2015.

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS

Received for recording this _____ day of _____, 2015, at _____ O'clock _____ M., and recorded in Volume _____ of Plats of Dane County on page(s) _____.

Kristi Chlebowski
Register of Deeds of Dane County, Wisconsin

| Curve Table | | | | | | |
|-------------|--------|--------|------------|---------------|--------------|------------------------------------|
| Curve # | Radius | Length | Delta | Chord Bearing | Chord Length | Tangent Bearing |
| C1 | 752.00 | 216.36 | 016°29'06" | N87°38'58"E | 215.62 | |
| C2 | 752.00 | 71.37 | 005°26'16" | S86°49'37"E | 71.34 | |
| C3 | 752.00 | 120.13 | 009°09'10" | N85°52'41"E | 120.00 | |
| C4 | 752.00 | 24.87 | 001°33'41" | N80°21'16"E | 24.87 | |
| C5 | 256.00 | 137.34 | 030°44'19" | N85°13'25"W | 135.70 | |
| C6 | 256.00 | 72.19 | 016°09'26" | S87°29'08"W | 71.95 | |
| C7 | 256.00 | 65.15 | 014°34'54" | N77°08'42"W | 64.98 | |
| C8 | 514.00 | 228.09 | 025°25'30" | N05°02'00"W | 226.22 | A - N17°44'45"W |
| C9 | 514.00 | 23.99 | 002°40'29" | N06°20'30"E | 23.99 | |
| C10 | 514.00 | 100.16 | 011°09'53" | N00°34'40"W | 100.00 | |
| C11 | 514.00 | 103.94 | 011°35'09" | N11°57'11"W | 103.76 | |
| C12 | 60.00 | 256.88 | 245°16'51" | S14°53'37"W | 101.05 | B - S42°27'57"E |
| C13 | 60.00 | 5.00 | 004°46'34" | N74°38'31"E | 5.00 | |
| C14 | 60.00 | 77.53 | 074°02'24" | S65°57'00"E | 72.25 | |
| C15 | 60.00 | 20.09 | 019°11'17" | S19°20'09"E | 20.00 | |
| C16 | 60.00 | 81.02 | 077°21'52" | S28°56'25"W | 75.00 | |
| C17 | 60.00 | 73.21 | 069°54'42" | N77°25'18"W | 68.75 | |
| C18 | 50.00 | 58.97 | 065°16'49" | S75°08'21"E | 53.94 | B - S42°27'57"E |
| C19 | 50.00 | 20.43 | 023°24'44" | S54°10'19"E | 20.29 | |
| C20 | 50.00 | 36.54 | 041°52'05" | S86°48'43"E | 35.73 | |
| C21 | 570.00 | 175.18 | 017°36'33" | N08°56'29"W | 174.50 | C - N17°44'45"W D - N00°08'12"W |
| C22 | 570.00 | 82.57 | 008°17'58" | N13°35'46"W | 82.49 | |
| C23 | 570.00 | 10.03 | 001°00'28" | N08°56'33"W | 10.02 | |
| C24 | 570.00 | 82.59 | 008°18'07" | N04°17'16"W | 82.52 | |
| C25 | 570.00 | 21.68 | 002°10'47" | N06°35'21"E | 21.68 | E - N05°29'58"E |
| C26 | 450.00 | 18.97 | 002°24'57" | S71°03'44"E | 18.97 | F - S72°16'12"E |
| C27 | 500.00 | 23.18 | 002°39'20" | S71°10'55"E | 23.17 | G - S72°30'36"E |
| C28 | 808.00 | 232.48 | 016°29'06" | N87°38'58"E | 231.67 | |
| C29 | 808.00 | 48.38 | 003°25'51" | S85°49'24"E | 48.37 | |
| C30 | 808.00 | 106.35 | 007°32'30" | N88°41'26"E | 106.28 | |
| C31 | 808.00 | 77.74 | 005°30'45" | N82°09'48"E | 77.71 | |
| C32 | 200.00 | 107.30 | 030°44'19" | N85°13'25"W | 106.02 | |
| C33 | 200.00 | 40.01 | 011°27'46" | S85°08'18"W | 39.95 | |
| C34 | 200.00 | 67.29 | 019°16'33" | N79°29'32"W | 66.97 | |
| C35 | 175.00 | 170.74 | 055°54'09" | N35°37'49"E | 164.05 | |
| C36 | 175.00 | 131.09 | 042°55'05" | N29°08'17"E | 128.04 | |
| C37 | 175.00 | 39.66 | 012°59'04" | N57°05'22"E | 39.57 | |
| C38 | 175.00 | 66.79 | 021°52'02" | N74°30'55"E | 66.38 | |
| C39 | 375.00 | 146.38 | 022°21'56" | S74°15'57"W | 145.45 | |
| C40 | 375.00 | 100.30 | 015°19'28" | S70°44'43"W | 100.00 | |
| C41 | 375.00 | 46.08 | 007°02'28" | S81°55'41"W | 46.05 | |
| C42 | 325.00 | 126.86 | 022°21'56" | S74°15'57"W | 126.06 | |
| C43 | 325.00 | 28.58 | 005°02'17" | S65°36'08"W | 28.57 | |
| C44 | 325.00 | 98.29 | 017°19'39" | S76°47'06"W | 97.91 | |
| C45 | 225.00 | 85.87 | 021°52'02" | N74°30'55"E | 85.35 | |
| C46 | 225.00 | 57.22 | 014°34'12" | N78°09'49"E | 57.06 | |
| C47 | 225.00 | 28.66 | 007°17'50" | N67°13'49"E | 28.64 | |
| C48 | 225.00 | 219.53 | 055°54'09" | N35°37'49"E | 210.92 | |
| C49 | 225.00 | 106.61 | 027°08'50" | N50°00'29"E | 105.61 | |
| C50 | 225.00 | 112.92 | 028°45'19" | N22°03'25"E | 111.74 | |

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

Received: 02/18/2015
CPA
27326