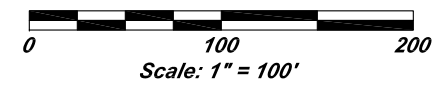
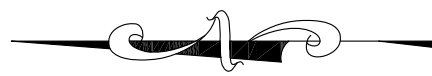


HAPPY VALLEY ADDITION TO BRISTOL GARDENS

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 plat 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

Owners' Certificate:

We, Don and Joanne Tierney, as owners, hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented herein. We also certify that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Dane County Zoning and Land Regulation Committee
Town of Bristol

In witness hereof, Don and Joanne Tierney has caused these presents to be executed this ____ day of _____, 2016.

Donald C. Tierney Joanne K. Tierney

State of Wisconsin)
County of Dane)ss
Personally came before me this ____ day of _____, 2016, the above-named owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

My commission expires _____

Town of Bristol Certificate:

This plat of HAPPY VALLEY ADDITION TO BRISTOL GARDENS has been approved by the Town Board of the Town of Bristol consistent with the action taken by the Town Board on this ____ day of _____, 2016.

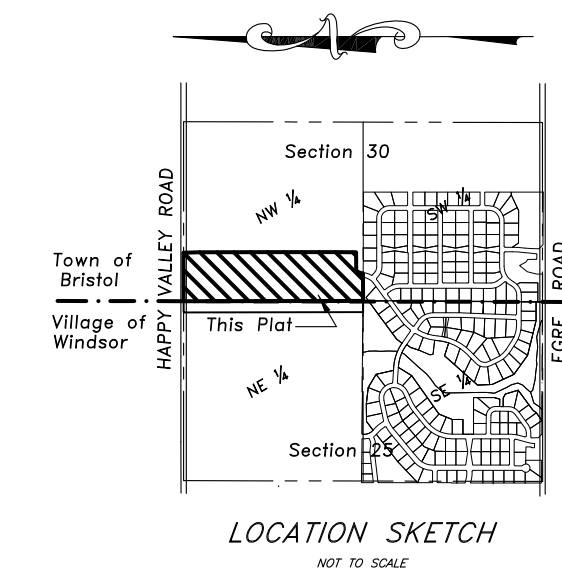
Sandra Klister, Clerk
Town of Bristol

Village of Windsor Certificate:

Pursuant to a certain agreement between the Village of Windsor and the Town of Bristol, the Village of Windsor hereby waives its right to exercise its extraterritorial plat approval jurisdiction for this plat of HAPPY VALLEY ADDITION TO BRISTOL GARDENS.

Christine Capstron, Clerk
Village of Windsor

Dated _____

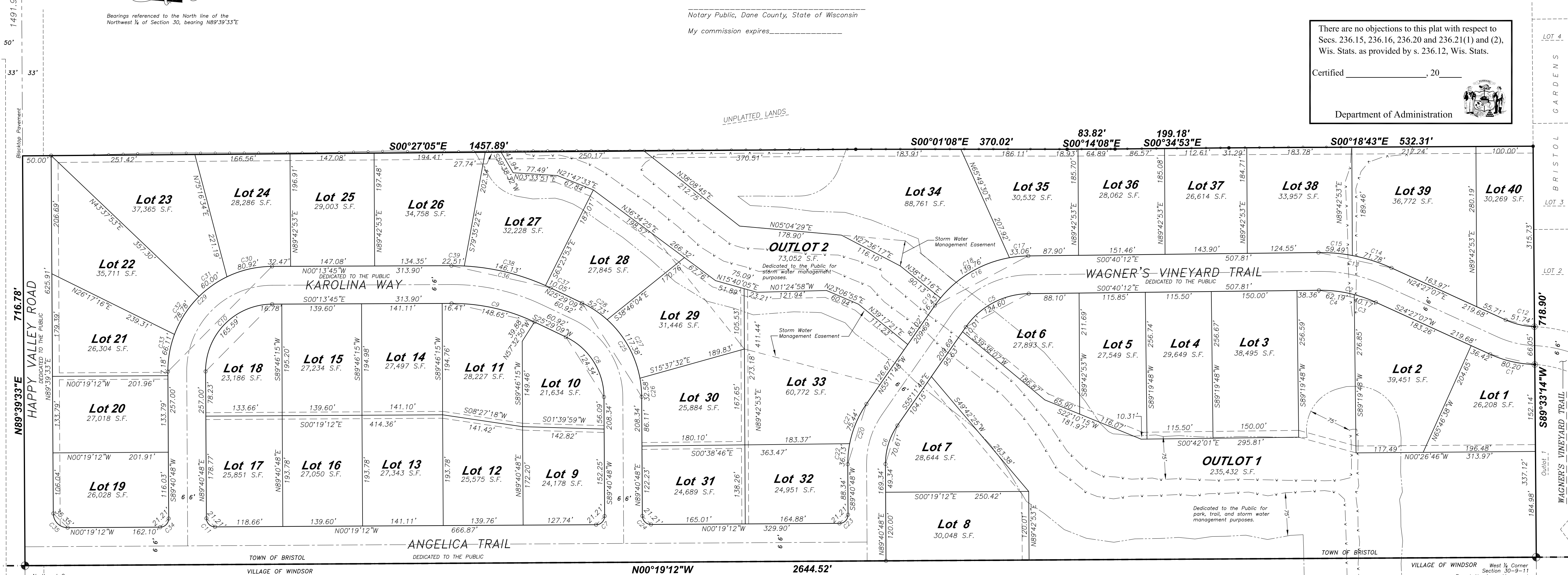


LOCATION SKETCH
NOT TO SCALE

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____

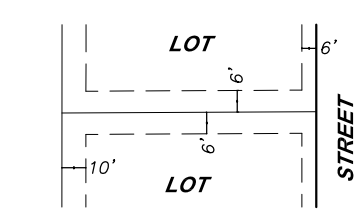
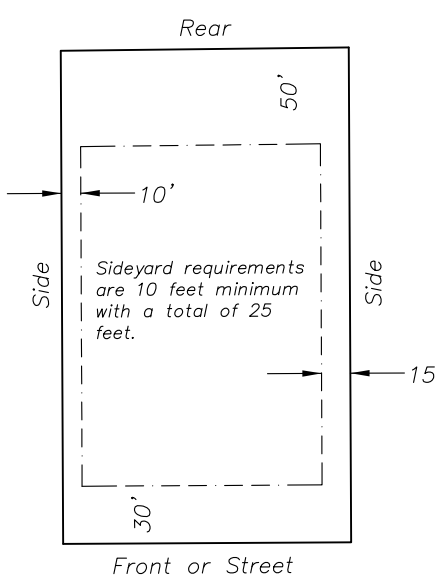
Department of Administration



Notes:

- 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.

Setbacks



Public Utility Storm Water Drainage Easement
(FOR ALL LOTS UNLESS OTHERWISE NOTED ON PLAT)
Typical Utility Easement may overlap other utility easements shown

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	200.00'	80.74'	23°07'53"	S12°53'10"W	80.20'
C2	234.00'	102.60'	25°07'18"	N11°53'27"E	101.78'
C3	234.00'	40.22'	9°50'54"	N19°31'40"E	40.17'
C4	234.00'	62.38'	15°16'25"	N06°58'07"E	62.19'
C5	136.00'	129.43'	54°31'36"	N27°46'00"W	124.60'
C6	117.00'	71.72'	35°07'24"	N72°45'30"W	70.61'
C7	15.00'	23.56'	90°00'00"	S45°19'12"E	21.21'
C8	117.00'	131.09'	64°11'39"	N57°34'58"E	124.32'
C9	334.00'	149.90'	27°42'54"	N12°37'42"E	148.65'
C10	117.00'	183.97'	90°05'27"	N45°16'28"W	165.59'
C11	15.00'	23.56'	90°00'00"	S44°40'48"W	21.21'
C12	134.00'	52.06'	22°15'39"	N13°19'17"E	51.72'
C13	300.00'	131.54'	25°27'48"	N11°53'27"E	130.49'
C14	300.00'	71.95'	13°44'28"	N17°34'52"E	71.78'
C15	300.00'	59.59'	11°22'50"	N05°01'13"E	59.49'
C16	202.00'	192.24'	54°31'36"	N27°46'00"W	185.07'
C17	202.00'	33.10'	9°23'19"	N02°51'51"W	33.08'
C18	202.00'	142.71'	40°28'40"	N30°17'51"W	139.76'
C19	202.00'	16.43'	4°39'38"	N52°51'59"W	16.43'
C20	183.00'	112.18'	35°07'24"	N72°45'30"W	110.43'
C21	183.00'	75.99'	23°47'30"	N67°03'33"W	75.44'
C22	183.00'	36.19'	11°19'54"	N84°39'15"W	36.13'
C23	15.00'	23.56'	90°00'00"	N45°19'12"W	21.21'
C24	15.00'	23.56'	90°00'00"	N44°40'48"W	21.21'
C25	183.00'	205.03'	64°11'39"	N57°34'58"E	194.48'
C26	183.00'	32.63'	10°12'54"	N84°34'21"E	32.58'
C27	183.00'	119.49'	37°24'46"	N60°45'31"E	117.38'
C28	183.00'	52.91'	16°33'59"	N33°46'09"E	52.73'
C29	183.00'	287.75'	90°05'27"	N45°16'28"W	259.01'
C30	183.00'	81.59'	29°32'48"	N13°02'09"W	80.82'
C31	183.00'	60.27'	18°52'14"	N35°12'40"W	60.00'
C32	183.00'	79.40'	24°51'35"	N57°04'35"W	78.78'
C33	183.00'	66.48'	20°48'50"	N79°54'47"W	66.11'
C34	25.00'	23.56'	90°00'00"	N45°19'12"W	21.21'
C35	25.00'	39.26'	89°58'45"	N44°40'11"E	35.35'
C36	400.00'	179.52'	25°42'54"	N12°37'42"E	178.02'
C37	400.00'	10.05'	1°26'23"	N24°45'57"E	10.05'
C38	400.00'	146.96'	23°47'30"	N13°33'00"W	146.13'
C39	400.00'	22.52'	3°13'30"	N01°23'00"W	22.51'

Town of Bristol Certificate:

This plat of BRISTOL GARDENS has been approved by the Town Board of the Town of Bristol consistent with the action taken by the Town Board on this ____ day of _____, 2016.

Sandra Klister, Clerk
Town of Bristol

City of Sun Prairie Certificate:

Pursuant to certain Agreements between the City of Sun Prairie, Dane County, Wisconsin, and the Town of Bristol, Dane County, Wisconsin, executed on the ____ day of _____, 20____, the City of Sun Prairie does hereby certify that it has agreed to waive its right to exercise its extraterritorial plat approval jurisdiction for this plat of BRISTOL GARDENS.

Resolution _____
Diane J. Hermann-Brown, Clerk
City of Sun Prairie

Dated _____

Legend

- Found 1" Iron Pipe
- Found 1 1/4" Iron Bar
- Set 1-3/4" O.D. Iron Pipe wt. 1.68 lbs/ft.
- Delineated wetlands
- 75' Environmental Corridor
- Fence
- Public Utility Easement

Dane County Register of Deeds Certificate:

Received for recording this ____ day of _____, 2016, at ____ o'clock, ____ M., and recorded in Volume ____ of Plats on Pages ____ as Document No. ____
Date: _____
Janice C. Licht, Register of Deeds
County of Dane

DATED: MARCH 9, 2016

BIRRENKOTT SURVEYING

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



PREPARED FOR:
DON TIERNEY
3564 EGRE ROAD
DIFOREST, WI 53532
608-837-0102