

**SECOND ADDITION TO CARRIAGE RIDGE**  
 THE SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

- 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

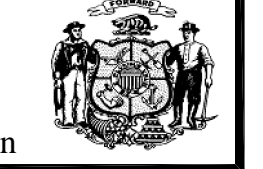
- NOTES:**
- See sheet 2 for curve table.
  - All utility facilities within this final plat are to be installed underground. No above ground utility structures/pedestals shall be allowed within the private equestrian trail easements.
  - All lots within this final plat are to be served by public sanitary sewer and water.
  - 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.
  - 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  
 999 Fourier Drive,  
 Suite 201  
 Madison, WI 53717  
 (608) 821-3955  
 mmor@vierbicher.com



<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 - Madison, Wisconsin 53717 Phone: (608) 821-3955	DRAFTED BY: MMAR	FN: 140051 DATE: February 12, 2015	SURVEYED FOR: Carriage Ridge, LLC attn: Thomas F. Bunbury 2970 Chapel Valley Road Madison, WI 53711	P-20003
	CHECKED BY: MZE	REV:	SHEET 1 OF 2	FILED BY: MZE

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

# 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 provisions of Chapter 236 of the Wisconsin Statutes, the subdivision regulations of the Town of Westport, 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  
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<b>vierbicher</b> 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
	CHECKED BY: MZE	25 Feb 2015 - 2:46p M:\Carriage Ridge, LLC\140051_Westport Development\CADD\140051_Plot.dwg by: mmar	