# PRELIMINARY PLAT OF WINDSOR BLUE

LOCATED IN PART OF SW1/4–SE1/4, AND THE SE1/4–SE1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

## NOTES

1. THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A REGISTERED LAND SURVEYOR. USE AT YOUR OWN RISK.
2. ALL ROADS AS SHOWN ON THE PLAT SHALL BE "DEDICATED TO THE PUBLIC".
3. DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
4. NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
5. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
6. FUTURE LOT OWNERS ARE HEREBY NOTIFIED OF FARMING ACTIVITIES IN THE VICINITY.
7. ELEVATIONS ARE REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE PROJECT BENCHMARKS IS NGS CONTROL POINT DESIGNATED "WINDSOR W GPS" (PID OF DH5448) WITH AN ELEVATION OF 926.82' (NAVD88). THREE OTHER BENCHMARKS ARE NGS CONTROL POINT DESIGNATED "BURKE N GPS" (PID OF DF9805) WITH AN ELEVATION OF 884.13' (NAVD88), A WDOT BRASS CAP DISK ON THE STH 19 BRIDGE OVER THE YAHARA RIVER (B13–861–58) WITH AN ELEVATION OF 873.38' (NAVD88) AND A WDOT BRASS CAP DISK ON THE STH 51 BRIDGE OVER THE TOKEN CREEK (B13–097) WITH AN ELEVATION OF 862.06' (NAVD88).
8. ALL DETAILS ARE NOT TO SCALE

| NUMBER | DELTA ANGLE | RADIUS | CHORD DIRECTION | CHORD LENGTH | ARC LENGTH | TANGENT BEARING |
|---|---|---|---|---|---|---|
| C1 | 44°44'20" (44°42') | 210.00 | N66°38'51"E (N66°11'E) | 159.84 (159.71) | 163.98 | PC N44°16'40"E<br>PT N89°01'02"E |
| C2 | 12°47'44" (7°54') | 1619.22 | N84°56'53"E (N84°35'E) | 360.86 (360.88) | 361.61 | PC S88°39'15"E<br>PT N78°33'01"E |
| C3 | 82°14'46" (82°16') | 95.20 | N39°52'50"E (N39°30'E) | 125.22 (125.25') | 136.66 | PC N81°00'13"E<br>PT N01°14'33"W |
| C4 | 10°19'30" | 213.00 | N49°03'03"E | 38.33 | 38.38 | PC N43°53'17"E<br>PT N54°12'48"E |
| C5 | 17°10'16" | 213.00 | N62°47'56"E | 64.60 | 63.83 | |
| C6 | 17°37'58" | 213.00 | N80°12'03"E | 65.29 | 65.55 | PC N71°23'04"E<br>PT N89°01'02"E |
| C7 | 04°33'04" | 1619.22 | N89°04'20"E | 128.36 | 128.39 | PC S88°39'07"E<br>PT N86°47'47"E |
| C8 | 05°29'40" | 1619.22 | N84°02'58"E | 154.92 | 154.98 | |
| C9 | 02°45'14" | 1619.22 | N79°55'30"E | 77.69 | 77.69 | PC N81°18'08"E<br>PT N78°33'01"E |
| C10 | 82°17'08" | 92.20 | N39°54'02"E | 121.32 | 132.41 | PC N01°02'36"E<br>PT N01°14'33"W |

## LEGEND

- DANE COUNTY ALUMINUM MONUMENT (FOUND) (UNLESS NOTED)
- 1–1/4 INCH IRON PIPE (FOUND) (UNLESS NOTED)
- 3/4 INCH IRON RE–BAR (FOUND)
- 1–1/4" x 30" IRON REBAR (SET), WEIGHING 4.30 LBS/LF. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 24" IRON REBAR WEIGHING 1.50 LBS/LF
- (...) "RECORDED AS" INFORMATION
- 100–YR FLOODPLAIN BOUNDARY (NAVD 88) PER FEMA FIRM NO. 55025C0253H, PRELIMINAY MAP DATE MAY 17, 2013
- 6' 12' 6' 12' — 12' PUBLIC UTILITY EASEMENT AS GRAPHICALLY SHOWN (UNLESS NOTED) DEDICATED TO THE TOWN OF WINDSOR
- BUILDING SETBACK LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- SOIL BORING (NUMBER NOTED)

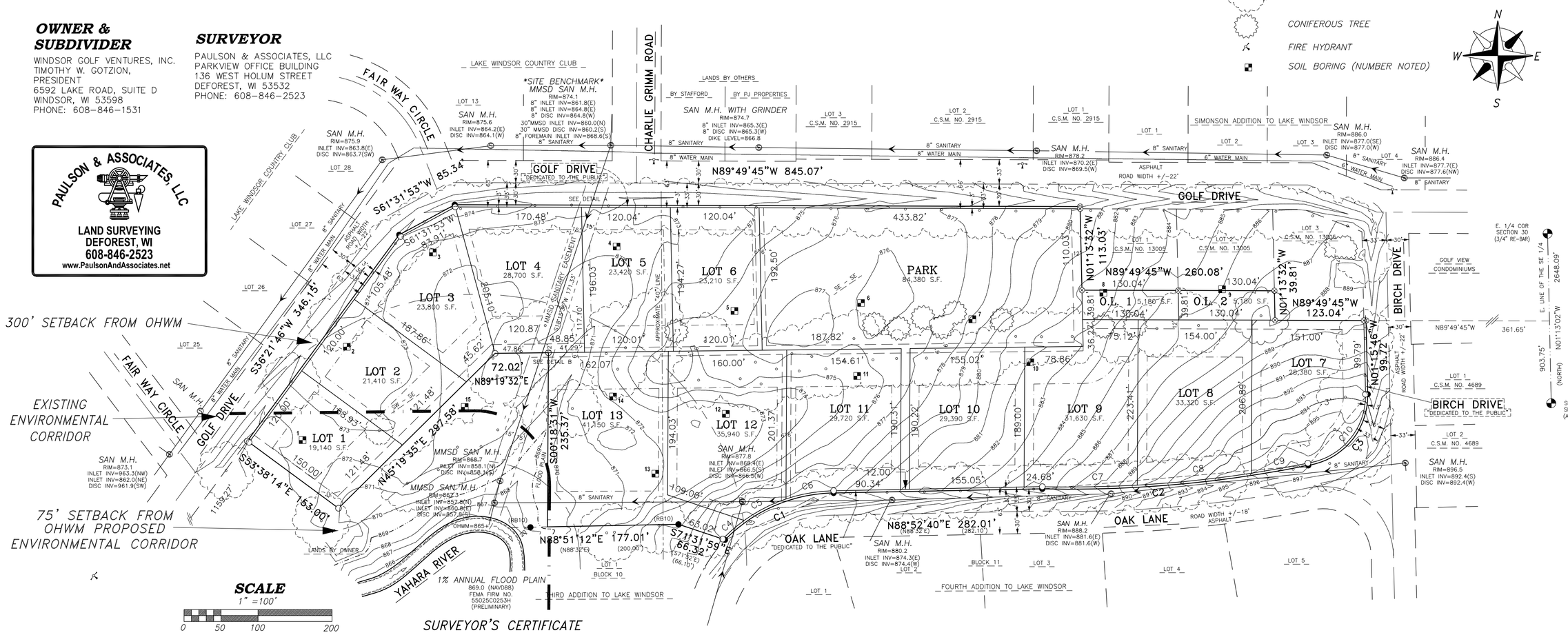
## OWNER & SUBDIVIDER

WINDSOR GOLF VENTURES, INC.
TIMOTHY W. GOTZION,
PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598
PHONE: 608–846–1531

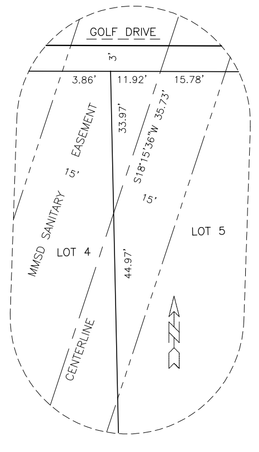
## SURVEYOR

PAULSON & ASSOCIATES, LLC
PARKVIEW OFFICE BUILDING
136 WEST HOLUM STREET
DEFOREST, WI 53532
PHONE: 608–846–2523

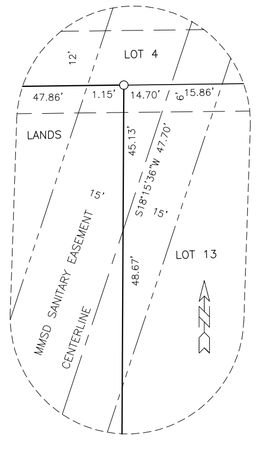
PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523
www.PaulsonAndAssociates.net




## DETAIL A




## DETAIL B




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

## SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Registered Land Surveyor DO HEREBY CERTIFY that by the direction of Timothy W. Gotzion, President of Windsor Golf Ventures, INC., I have surveyed, monumented and mapped a part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of Section 30;
thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;
thence N89°49'45"W, 361.65 feet to the southeast corner of CSM No. 13005 and the POINT OF BEGINNING;
thence continuing N89°49'45"W, 123.04 feet along the south line of CSM No. 13005 to the southwest corner of Lot 3, CSM No. 13005;
thence N01°13'32"W, 39.81 feet along the west line of Lot 3, CSM No. 13005 to the southeast corner of Lot 2, CSM No. 13005;
thence N89°49'45"W, 260.08 feet along the south line of Lots 1 and 2, CSM No. 13005 to the southwest corner of said Lot 1, CSM No. 13005;
thence N01°13'32"W, 113.03 feet along the west line of CSM No. 13005 to the northwest corner of said CSM and the south right–of–way line of Golf Drive;
thence N89°49'45"W, 845.07 feet along the south right–of–way line of Golf Drive;
thence continuing along the south right–of–way line of Golf Drive, S61°31'53"W, 85.34 feet;
thence continuing along the south right–of–way line of Golf Drive, S36°21'46"W, 346.15 feet;
thence S53°38'14"E, 153.00 feet;
thence N45°19'35"E, 297.58 feet;
thence N89°19'32"E, 72.02' feet;
thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake Windsor, S71°31'59"E, 66.32 feet (recorded as S71°52'E, 66.10 feet) to a point on a curve along the north right–of–way line of Oak Lane;
thence along the arc of said curve to the right and along the north right–of–way line of Oak Lane with a radius of 210.00 feet, a central angle of 44°44'20" (recorded as 44°42') and a long chord of N66°38'51"E, 159.84' (recorded as N66°11'E, 159.71 feet) to a point of non–tangency;
thence continuing along the north right–of–way of Oak Lane, N88°52'40"E, 282.01 feet (recorded as N88°32'E, 282.10 feet to a point of curvature;
thence continuing along the north right–of–way line of Oak Lane and along the arc of said non–tangent curve to the left with a radius of 1,619.22 feet, a central angle of 12°47'44" (recorded as 7°54') and a long chord of N84°56'53"E, 360.86 feet (recorded as N84°35'E, 360.88 feet) to a non–tangent point of compound curvature;
thence continuing along the north right–of–way line of Oak Lane and the west right–of–way line of Birch Drive and along the arc of said non–tangent curve to the left with a radius of 95.20 feet, a central angle of 82°14'46" (recorded as 82°16') and a long chord of N39°52'50"E, 125.22 feet (recorded as N39°30'E, 125.25 feet) to a point of non–tangency;
thence continuing along the west right–of–way line of Birch Drive, N01°15'46"W (recorded as N01°38'W), 99.72 feet to the POINT OF BEGINNING.

Containing 468,950 square feet, 10.77 acres.
Subject to Golf Drive, Birch Drive and Oak Lane rights–of–way.
Subject to a 30 foot wide sanitary sewer easement as recorded in Doc. No. 1275719
Subject to a sanitary sewer easement as recorded in Doc. No. 1387600.
Subject to all easements of record.

I DO FURTHER CERTIFY that to the best of by knowledge and belief this survey is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter 75 of the Dane County Land Division and Subdivision Regulations and the Town of Windsor Subdivision Ordinance in surveying, dividing and mapping the same.

_____
DANIEL A. PAULSON
Registered Land Surveyor
No. S–1699 1–7–14
Date: _____

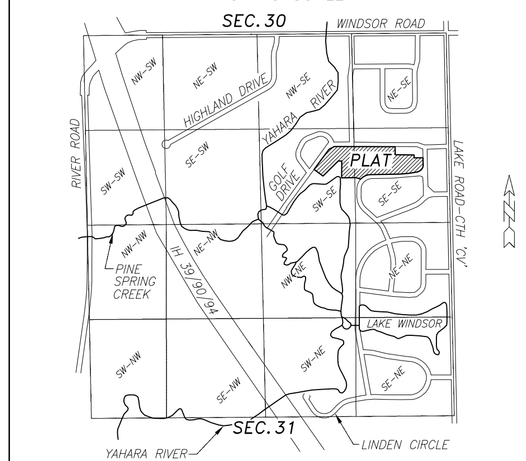
## BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T9N, R10E, IS RECORDED TO BEAR N01°13'02"W.

## SHEET 1 OF 1

## LOCATION MAP

NOT TO SCALE




THE S.1/2 OF SEC. 30 & THE N.1/2 OF SEC. 31, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

## OWNERS CERTIFICATION OF DEDICATION

*As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:*

1) VILLAGE OF DEFOREST
2) TOWN OF WINDSOR
3) DANE COUNTY ZONING & LAND REGULATION COMMITTEE
4) DEPARTMENT OF ADMINISTRATION

*Dated this _____ day of _____ , 20___ .*

_____
*WINDSOR GOLF VENTURES, INC.*
*Timothy W. Gotzion, President*

*STATE OF WISCONSIN )*
*COUNTY OF _____ )SS*

*Signed before me on this ___day of_____, 20___, by Timothy W. Paulson to me known to be the persons who executed the foregoing instrument and acknowledged the same.*

_____
*Notary Public _____ , Wisconsin*
*My Commission Expires: _____*

## CONSENT OF MORTGAGEE

*I, Lynn A. Duesing, Vice President of DMB Community Bank, as mortgagee of the lands described hereon known as WINDSOR BLUE, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and I do hereby consent to the above certificate of Timothy W. Gotzion as President of Windsor Golf Ventures, Inc.*

_____ _____
*Date* *Lynn A. Duesing V.P.*

*STATE OF WISCONSIN )*
*COUNTY OF _____ )SS*

*Signed before me on this ___day of_____, 20___, by Lynn A. Duesing to me known to be the persons who executed the foregoing instrument and acknowledged the same.*

_____
*Notary Public _____ , Wisconsin*
*My Commission Expires: _____*

## DANE COUNTY CERTIFICATE

*This plat known as WINDSOR BLUE is hereby approved by the Dane County Zoning and Land Regulation Committee.*

*Date: _____* _____
*Patrick Miles, ZLR Chair*

## TOWN OF WINDSOR CERTIFICATE

*This plat of WINDSOR BLUE has been approved for recording by the Town of Windsor Board this ____ day of _____, 20___. The public right–of–way dedication designated heron is hereby acknowledged and accepted.*

*Date: _____* _____
*Christine Capstran, Town of Windsor Clerk*

## VILLAGE OF DEFOREST CERTIFICATE

*Resolved that the Village of DeForest has approved this plat of WINDSOR BLUE, located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 30, T9N, R10E, Town of Windsor, Dane County, Wisconsin, by the Village of DeForest Board Action on _____, 20___. Resolution No._____.*

*Date: _____* _____
*LuAnn Leggett, Village of DeForest, Clerk*

## CERTIFICATE OF COUNTY REGISTER OF DEEDS

*Received for record this _____ day of_____, 20___ at _____ o'clock, ___.m., recorded in Volume_____ of Plats on Pages_____.*

_____ _____
*Kristi Chlebowski, Dane County Register of Deeds* *Document No.*

## CERTIFICATE OF TOWN TREASURER

*I, Tina Butteris, being duly qualified and acting treasurer of the Town of Windsor, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ , 20____ affecting the lands included in WINDSOR BLUE*

*Date: _____* _____
*Tina Butteris Town of Windsor Treasurer*

## CERTIFICATE OF COUNTY TREASURER

*I, Adam Gallagher, being 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 as of _____ , 20____ affecting the lands included in WINDSOR BLUE*

*Date: _____* _____
*Adam Gallagher Dane County Treasurer*

*DATED: 12–17–2013, SURVEYED: T.W.P., DRAWN BY: T.W.P., APPROVED BY: D.A.P., FILE NO.: 09–037*