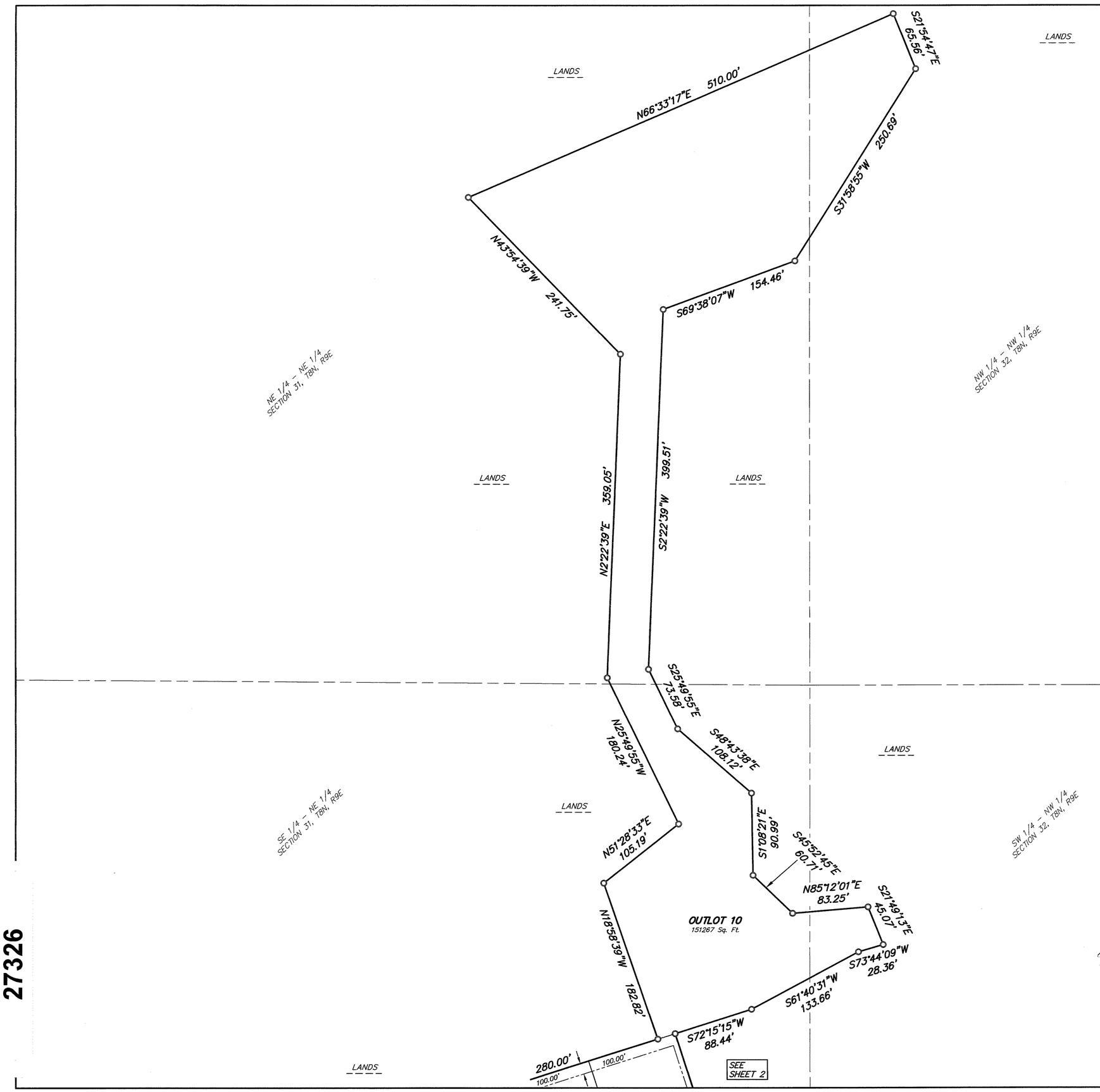
THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 3

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



BEARINGS REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SECTION 31, T8N, R9E, BEARING N00°22'14"W AS PER THE WISCONSIN COUNTY COORDINATE SYSTEM – DANE COUNTY PROJECTION

N
W E
S

GRAPHIC SCALE FEET

0 30 60 120

SCALE: 1"=60'

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 3/4" ø REBAR
- FOUND 1 1/4" ø REBAR
- SET 1 1/4" ø 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

WIDTH
WIDTH
WIDTH

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.

WISCONSIN
PAUL R. KNUDSON
S-1556
MCFARLAND
WI
LAND SURVEYOR

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

Received: 02/18/2015
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