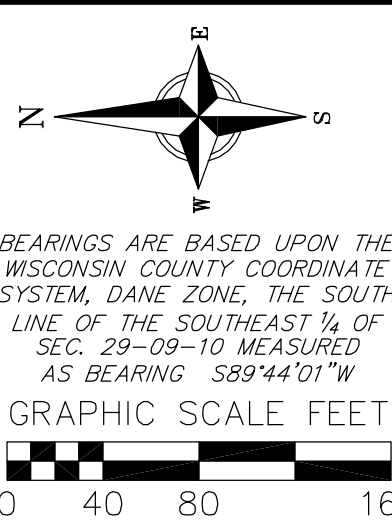


1. See sheet 2 for building setback lines existing structures, utilities, contours, soil types, wetlands and other improvements.
2. See sheet 3 for line table, curve table, description and surveyor's certificate.
3. All utility facilities within this preliminary plat are to be installed underground.
4. All lots within this preliminary plat are to be served by public sanitary sewer and water.
5. The existing zoning for lands included within this preliminary plat is R-2 & R-4. No changes in zoning is proposed. Zoning of parcels adjacent to lands included within this preliminary plat have been shown per information obtained from the County's and/or the Town of Windsor's website.
6. See the geotechnical report provided as a supplement to this preliminary plat for information regarding location and results of soil boring tests.
7. 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.
8. The soil classifications depicted hereon are based upon information obtained from the AccessDane, DCIMap on January 15, 2015.
9. Elevations are based upon the NAVD 88 Datum.

- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 1-1/4"Ø x 18" SOLID IRON
RE-ROD, WT. 4.30 lbs/ft MIN ALL
OTHER CORNERS ARE 3/4"Ø x 18"
SOLID IRON RE-ROD, WT. 1.50 lbs/ft MIN

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT



6' or 12' WIDE PUBLIC UTILITY
EASEMENT UNLESS OTHERWISE NOTED

6' or 12' WIDE PUBLIC UTILITY
EASEMENT UNLESS OTHERWISE NOTED

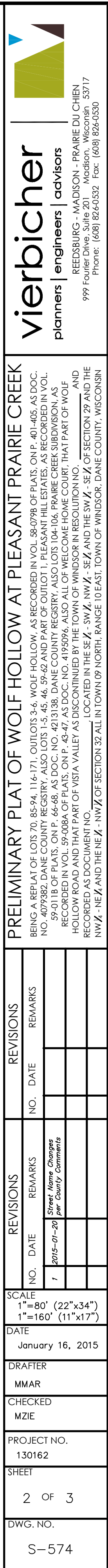
Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3955
mmar@vierbicher.com

PRELIMINARY PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK

DWG. NO.		S-574	
SHEET		1 OF 3	
PROJECT NO.		130162	
CHECKED		MZIE	
DRAFTER		MMAR	
DATE		January 16, 2015	
SCALE		1"=80' (22"x34") 1"=160' (11"x17")	
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	2015-01-20		
Street Name Changes per County Comments			
REMARKS		REMARKS	

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Prairie du Chien, Suite 100
Phone: (608) 824-0332 Fax: (608) 824-0330



Line Table		
LINE NO.	DIRECTION	LENGTH
L1	N01°09'35"W (N01°09'41"W)	24.98'
L2	N89°50'01"E (N89°49'55"E)	48.45'
L3	S89°50'01"W (S89°49'55"W)	4.73'
L4	N12°38'43"E (N12°38'37"E)	19.37'
L5	N87°56'47"E	60.01'
L6	N87°56'47"E	10.06'

Previously Recorded As Data		
	ARC LENGTH	CHORD DIRECTION
C6		(N45°39'53"W)
C13	(346.32')	(S39°22'06"E)

CURVE TABLE

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	11.33'	15.00'	043°17'30"	N22°48'56"W	11.07'
C2	41.96'	55.00'	043°42'38"	S66°18'59"E	40.95'
C3	63.46'	55.00'	066°06'41"	N00°10'57"W	60.00'
C4	34.89'	55.00'	036°20'46"	N14°42'00"E	34.31'
C5	28.57'	55.00'	029°45'55"	N18°21'21"W	28.25'
C6	23.30'	15.00'	089°00'24"	N45°39'47"W	21.03'
C7	106.10'	438.86'	013°51'06"	N05°43'09"E	105.84'
C8	45.87'	438.86'	005°59'19"	N01°47'15"E	45.85'
C9	60.23'	438.86'	007°51'48"	N08°42'48"E	60.18'
C10	53.05'	438.86'	006°55'34"	N02°15'22"E	53.02'
C11	53.05'	438.86'	006°55'33"	N09°10'56"E	53.02'
C12	79.28'	310.00'	014°39'08"	S70°12'01"E	79.06'
C13	346.33'	260.00'	076°19'10"	N39°22'00"W	321.29'
C14	73.93'	260.00'	016°17'34"	N69°22'48"W	73.69'
C15	203.95'	260.00'	044°56'37"	N38°45'42"W	198.76'
C16	68.44'	260.00'	015°04'58"	N08°44'54"W	68.25'
C17	228.80'	320.00'	040°57'59"	N21°41'25"W	223.96'
C18	106.18'	320.00'	019°00'44"	N10°42'47"W	105.70'
C19	122.62'	320.00'	021°57'16"	N31°11'47"W	121.87'
C20	59.72'	120.00'	028°30'51"	S75°28'19"W	59.11'
C21	47.66'	120.00'	022°45'30"	S78°21'00"W	47.35'
C22	12.06'	120.00'	005°45'22"	S64°05'35"W	12.05'
C23	96.58'	186.00'	029°45'06"	S74°52'29"W	95.50'
C24	25.39'	186.00'	007°49'16"	S85°50'24"W	25.37'
C25	71.19'	186.00'	021°55'50"	S70°57'51"W	70.76'
C26	182.09'	55.00'	189°41'33"	N40°41'33"E	109.61'
C27	98.55'	55.00'	102°39'56"	N84°12'21"E	85.89'
C28	20.08'	55.00'	020°54'55"	N43°41'46"W	19.97'
C29	133.44'	55.00'	139°00'42"	N66°01'58"E	103.04'
C30	48.65'	55.00'	050°40'50"	N28°48'48"W	47.08'
C31	13.87'	15.00'	052°59'38"	N27°39'24"W	13.38'
C32	23.34'	15.00'	089°09'12"	S43°22'11"W	21.06'
C33	19.31'	15.00'	073°44'23"	N55°11'01"W	18.00'
C34	265.72'	60.00'	253°44'23"	S34°48'59"W	96.00'
C35	74.42'	60.00'	071°03'49"	N53°50'44"W	69.74'
C36	48.80'	60.00'	046°36'00"	S67°19'22"W	47.47'
C37	49.46'	60.00'	047°14'03"	S20°24'20"W	48.07'
C38	48.41'	60.00'	046°13'31"	S26°19'27"E	47.10'
C39	44.63'	60.00'	042°37'00"	S70°44'43"E	43.61'
C40	23.78'	15.00'	090°50'48"	S46°37'49"E	21.37'
C41	347.39'	267.00'	074°32'52"	S36°04'00"W	323.40'
C42	32.32'	32.00'	006°56'05"	S02°15'37"W	32.30'
C43	124.98'	267.00'	026°49'12"	S19°08'15"W	123.84'
C44	121.54'	267.00'	026°04'55"	S45°35'19"W	120.50'
C45	68.55'	267.00'	014°42'40"	S65°59'06"W	68.37'
C46	488.61'	383.00'	073°05'41"	S36°47'36"W	456.14'

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C47	52.99'	383.00'	007°55'36"	S69°22'38"W	52.95'
C48	82.42'	383.00'	012°19'46"	S59°14'57"W	82.26'
C49	91.25'	383.00'	013°39'05"	S46°15'32"W	91.04'
C50	79.85'	383.00'	011°56'45"	S33°27'37"W	79.71'
C51	79.56'	383.00'	011°54'06"	S21°32'12"W	79.41'
C52	76.38'	383.00'	011°25'36"	S09°52'21"W	76.26'
C53	26.16'	383.00'	003°54'48"	S02°15'09"W	26.15'
C54	23.43'	15.00'	089°29'00"	S44°59'15"W	21.12'
C55	92.57'	186.00'	028°30'51"	S75°28'19"W	91.61'
C56	37.51'	186.00'	011°33'22"	S83°57'04"W	37.45'
C57	55.05'	186.00'	016°57'30"	S69°41'38"W	54.85'
C58	59.76'	120.00'	028°32'06"	S75°28'57"W	59.15'
C59	23.70'	15.00'	090°31'00"	S45°00'45"E	21.31'
C60	23.43'	15.00'	089°29'00"	N44°59'15"E	21.12'
C61	23.70'	15.00'	090°31'00"	N45°00'45"W	21.31'
C62	24.36'	15.00'	093°02'21"	N46°45'55"E	21.77'
C63	35.52'	183.00'	011°07'17"	N87°43'27"E	35.47'
C64	13.14'	15.00'	050°12'29"	S72°43'54"E	12.73'
C65	293.65'	60.00'	280°24'59"	N07°50'09"W	76.80'
C66	46.80'	60.00'	044°41'18"	S69°58'18"E	45.62'
C67	53.05'	60.00'	050°39'39"	N62°21'14"E	51.34'
C68	55.28'	60.00'	052°47'31"	N10°37'39"E	53.35'
C69	53.15'	60.00'	050°45'21"	N41°08'47"W	51.43'
C70	85.37'	60.00'	081°31'10"	S72°42'57"W	78.35'
C71	13.14'	15.00'	050°12'30"	S57°03'37"W	12.73'
C72	22.71'	117.00'	011°07'17"	S87°43'27"W	22.67'
C73	25.96'	15.00'	099°08'36"	N37°08'36"W	22.84'
C74	337.01'	317.00'	060°54'45"	N42°53'04"E	321.36'
C75	137.74'	317.00'	024°53'46"	N24°52'34"E	136.66'
C76	124.10'	317.00'	022°25'48"	N48°32'21"E	123.31'
C77	75.17'	317.00'	013°35'11"	N66°32'51"E	74.99'
C78	433.27'	333.00'	074°32'52"	N36°04'00"E	403.35'
C79	32.65'	333.00'	005°37'06"	N70°31'53"E	32.64'
C80	80.73'	333.00'	013°53'25"	N60°46'37"E	80.53'
C81	78.53'	333.00'	013°30'43"	N47°04'33"E	78.35'
C82	78.53'	333.00'	013°30'43"	N33°33'50"E	78.35'
C83	78.53'	333.00'	013°30'43"	N20°03'08"E	78.35'
C84	77.88'	333.00'	013°24'00"	N06°35'46"E	77.70'
C85	6.41'	333.00'	001°06'11"	N00°39'20"W	6.41'
C86	23.34'	15.00'	089°09'12"	N43°22'11"E	21.06'
C87	23.43'	15.00'	089°30'35"	N44°59'43"E	21.12'
C88	92.63'	186.00'	028°32'06"	N75°28'57"E	91.68'
C89	52.42'	186.00'	016°08'51"	N81°40'34"E	52.25'
C90	40.21'	186.00'	012°23'15"	N67°24'31"E	40.14'
C91	23.78'	15.00'	090°50'48"	N46°37'49"W	21.37'

DESCRIPTION:

Being a Replat of Lots 70, 85–94, 116–171 and Outlots 3–6, Wolf Hollow, as recorded in Volume 58–079B of Plats, on Pages 401–405, as Document Number 4079382, Dane County Registry, also Lots 1–5, 45, 46, 59–62 and part of Outlot 1, Pleasant Hill Estates, as recorded in Volume 59–011B of Plats, on Pages 66–68, as Document Number 4213138, Dane County Registry, also Lots 104–106, Prairie Creek Subdivision, as Recorded in Volume 59–008A of Plats, on Pages 43–47, as Document Number 4195096, Dane County Registry, also all of Welcome Home Court, that part of Wolf Hollow Road, and that part of Vista Valley as discontinued by the Town of Windsor in Resolution No. _____ and recorded as Document Number _____, located in the SE¼–SW¼, the NW¼–SE¼, and the SW¼–SE ¼ of Section 29, and the NW¼–NE ¼ and the NE¼–NW ¼ of Section 32, all in Township 09 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, more fully described as follows:

Commencing at the South ¼ corner of said Section 29; thence S89°48'48"W along the South line of the SW¼ of said Section 29, 34.19 feet to the East line of Outlot 3 of said Prairie Creek Subdivision; thence N00°59'03"W along said East line of Outlot 3, 363.95 feet to the Northeast corner thereof, said point also being the Southeast corner of Lot 103 of said Prairie Creek Subdivision; thence along the easterly line of said Lot 103 for the next two (2) courses; 1–thence N01°10'11"W, 46.91 feet to a point of curvature; 2–thence 11.33 feet along the arc of a curve to the left, through a central angle of 43°17'30", a radius of 15.00 feet, and a chord bearing N22°48'56"W, 11.07 feet to a point of non–tangential reverse curvature; thence 41.96 feet along the arc of a curve to the left, through a central angle of 43°42'38", a radius of 55.00 feet, and a chord bearing S66°18'59"E, 40.95 feet to the West line of said Outlot 4, Wolf Hollow; thence along the boundary of said Outlot 4 for the next two (2) courses; 1–thence N01°09'35"W, 24.98 feet; 2–thence N89°50'01"E, 48.45 feet to a westerly line of said discontinued Wolf Hollow Road and a point of non–tangential curvature; thence 63.46 feet along said westerly line of discontinued Wolf Hollow Road and the arc of a curve to the left, through a central angle of 66°06'41", a radius of 55.00 feet, and a chord bearing N00°10'57"W, 60.00 feet; thence S89°50'01"W, 4.73 feet to a point of curvature; thence 23.30 feet along the arc of a curve to the right, through a central angle of 89°00'24", a radius of 15.00 feet, and a chord bearing N45°39'47"W, 21.03 feet to the easterly right of way line of Prairie Creek Road; thence N01°09'35"W along said easterly right of way line, 503.53 feet to the Southwest corner of Lot 84 of said Wolf Hollow; thence N88°50'25"E along the South line of said Lot 84, 135.60 feet to the Southeast corner thereof, said point also being the Southwest corner of Certified Survey Map Number 13793 (CSM 13793), as recorded in Volume 91 of Certified Survey Maps, on Pages 154–159, as Document Number 5094797, Dane County Registry, thence N88°47'35"E along the South line of said CSM 13793 and its easterly extension thereof, 429.05 feet to the Southeast corner of Certified Survey Map Number 13792 (CSM 13792), as recorded in Volume 91 of Certified Survey Maps, on Pages 148–153, as Document Number 5094796, Dane County Registry; thence along the boundary of said CSM 13792 for the next four (4) courses; 1–thence N01°12'25"W, 312.45 feet to a point of curvature; 2–thence 106.10 feet along the arc of a curve to the right, through a central angle of 13°51'06", a radius of 438.86 feet, and a chord bearing N05°43'09"E, 105.84 feet; 3–thence N12°38'43"E, 19.37 feet to the Northeast corner of said CSM 13792; 4–thence N77°21'17"W, 119.09 feet to a northerly corner of said CSM 13792, said point also being the Southeast corner of Lot 69 of said Wolf Hollow; thence N27°06'24"E along the East line of said Lot 69, 151.62 feet to the Northeast corner thereof and a point of non–tangential curvature, said point also lying on the southerly right–of–way line of Wolf Hollow Road; thence along the southerly and westerly right–of–way line of said Wolf Hollow Road for the next four (4) courses; 1–thence 79.28 feet along the arc of a curve to the left, through a central angle of 14°39'08", a radius of 310.00 feet; and a chord bearing S70°12'01"E, 79.06 feet; 2–thence S77°31'35"E, 113.20 feet to a point of curvature; 3–thence 346.33 feet along the arc of a curve to the right, through a central angle of 76°19'10", a radius of 260.00 feet, and a chord bearing S39°22'00"E, 321.29 feet; 4–thence S01°12'25"E, 211.03 feet to a northerly line of said discontinued Wolf Hollow Road; thence N87°56'47"E along said northerly line of discontinued Wolf Hollow Road, 60.01 feet to the easterly right of way line of said Wolf Hollow Road; thence along the easterly and northeasterly right–of–way of said Wolf Hollow Road for the next two (2) courses; 1–thence N01°12'25"W, 210.14 feet to a point of curvature; 2–thence 228.80 feet along the arc of a curve to the left, through a central angle of 40°57'59", a radius of 320.00 feet, and a chord bearing N21°41'25"W, 223.96 feet to the Southerly most corner of Lot 115 of said Wolf Hollow; thence N47°49'32"E along the southeasterly line of said Lot 115, 145.00 feet to the Easterly most corner of said Lot 115, said point also being the Southerly most corner of Lot 108 of said Wolf Hollow; thence N59°11'23"E along the southeasterly line of said Lot 108, 134.83 feet to the Easterly most corner of said Lot 108 and the East line of said Wolf Hollow; thence along the boundary of said Wolf Hollow for the next two (2) courses; 1–thence S01°12'27"E, 1688.21 feet to the Southeast corner of said Wolf Hollow, said point also lying on the North line of said Pleasant Hill Estates; 2–thence S89°44'01"W along said North line of Pleasant Hill Estates, 436.71 feet to the Northwest corner of Lot 63 of said Pleasant Hill Estates; thence S00°16'15"E along the East line of said Lot 63, to the Southeast corner of said Lot 63; thence S42°23'09"W, 89.74 feet to the Northwest corner of Lot 44 of said Pleasant Hill Estates; thence S00°14'45"W along the West line of said Lot 44 and its southerly extension thereof, 197.03 feet to the Northeast corner of Lot 47 of said Pleasant Hill Estates; thence N89°45'15"W along the North line of said Lot 47 to the Northwest corner of said Lot 47; thence N70°53'04"W, 69.75 feet to the Northeast corner of Lot 58 of said Pleasant Hill Estates; thence N89°45'15"W along the North line of said Lot 58, 124.00 feet to the Northwest corner of said Lot 48 and the easterly line of said Outlot 1, Pleasant Hill Estates; thence N00°14'45"E along said easterly line of Outlot 1, 162.24 feet to a point of non–tangential curvature; thence 12.06 feet along the arc of a curve to the left, through a central angle of 05°45'22", a radius of 120.00 feet, and a chord bearing S64°05'35"W, 12.05 feet; thence S61°12'54"W, 99.56 feet; thence S28°47'06"E, 13.53 feet; thence S00°14'25"W, 159.51 feet; thence N89°45'35"W, 90.00 feet to the westerly line of said Outlot 1 and the East line of Lot 6 of said Pleasant Hill Estates; thence N00°14'25"E along said westerly line of Outlot 1 and the East line of said Lot 6, 41.63 feet to the Northeast corner of said Lot 6; thence N89°45'35"W along the North line of said Lot 6 to the Northwest corner of said Lot 6 and the easterly right of way line of Prairie Creek Road; thence N00°14'25"E along said easterly right–of–way line of Prairie Creek Road, 145.92 feet to a point of intersection with the easterly extension of the northerly right–of–way line of Eagle Ridge Lane; thence S89°45'00"W along said northerly right–of–way line of Eagle Ridge Lane and its easterly extension thereof, 190.78 feet to a point of curvature; thence 96.58 feet along said northerly right–of–way line of Eagle Ridge Lane and the arc of a curve to the left, through a central angle of 29°45'06", a radius of 186.00 feet, and a chord bearing S74°52'29"W, 95.50 feet to the Easterly most corner of Lot 107 of said Prairie Creek Subdivision; thence N30°00'00"W along the northeasterly line of said Lot 107, 124.76 feet to the Northerly most corner of said Lot 107 and the southerly line of said Outlot 3, Prairie Creek Subdivision; thence along the southerly and easterly boundary of said Outlot 3 for the next three (3) courses; 1–thence N56°00'00"E, 156.87 feet; 2–thence N79°13'33"E, 152.82 feet to a southeasterly corner of said Outlot 3; 3–thence N00°59'03"W, 55.23 feet to the point of beginning. Said description contains 1,781,168 square feet or 40.89 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed hereon and that this preliminary plat is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes regarding Preliminary Plats, the subdivision regulations of Dane County, the subdivision regulations of the Town of Windsor and the subdivision regulations of the Village of DeForest as they pertain to their extra–territorial review; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, buildings, improvements and easements to the best of my knowledge and belief.

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

Prepared For:
Neumann Companies, Inc.
attn: Don Esposito
N27 W24075 Paul Court,
Suite 200
Pewaukee, WI 53072

Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821–3955
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vierbicher
planners | engineers | advisors

PRELIMINARY PLAT OF WOLF HOLLOW AT PLEASANT PRAIRIE CREEK
BEING A REPLAT OF LOTS 70, 85-94, 116-171, OUTLOTS 3-6, WOLF HOLLOW, AS RECORDED IN VOLUME 58-079B OF PLATS, ON PAGES 401-405, AS DOCUMENT NUMBER 4079382, DANE COUNTY REGISTRY, ALSO LOTS 1-5, 45, 46, 59-62 AND PART OF OUTLOT 1, PLEASANT HILL ESTATES, AS RECORDED IN VOLUME 59-011B OF PLATS, ON PAGES 66-68, AS DOCUMENT NUMBER 4213138, DANE COUNTY REGISTRY, ALSO LOTS 104-106, PRAIRIE CREEK SUBDIVISION, AS RECORDED IN VOLUME 59-008A OF PLATS, ON PAGES 43-47, AS DOCUMENT NUMBER 4195096, ALSO ALL OF WELCOME HOME COURT, THAT PART OF WOLF HOLLOW ROAD AND THAT PART OF VISTA VALLEY AS DISCONTINUED BY THE TOWN OF WINDSOR IN RESOLUTION NO. _____, LOCATED IN THE SE ¼ - SW ¼, NW ¼ - SE ¼ AND THE SW ¼ - SE ¼ OF SECTION 29, AND THE NW ¼ - NE ¼ AND THE NE ¼ - NW ¼ OF SECTION 32, ALL IN TOWNSHIP 09 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	2015-01-20		
Street Name Change per County Comments			

SCALE: 1"=80' (22"x34") 1"=160' (11"x17")
DATE January 16, 2015
DRAFTER MMAR
CHECKED MZIE
PROJECT NO. 130162
SHEET 3 OF 3
DWG. NO. S-574