

HAPPY VALLEY ADDITION TO BRISTOL GARDENS

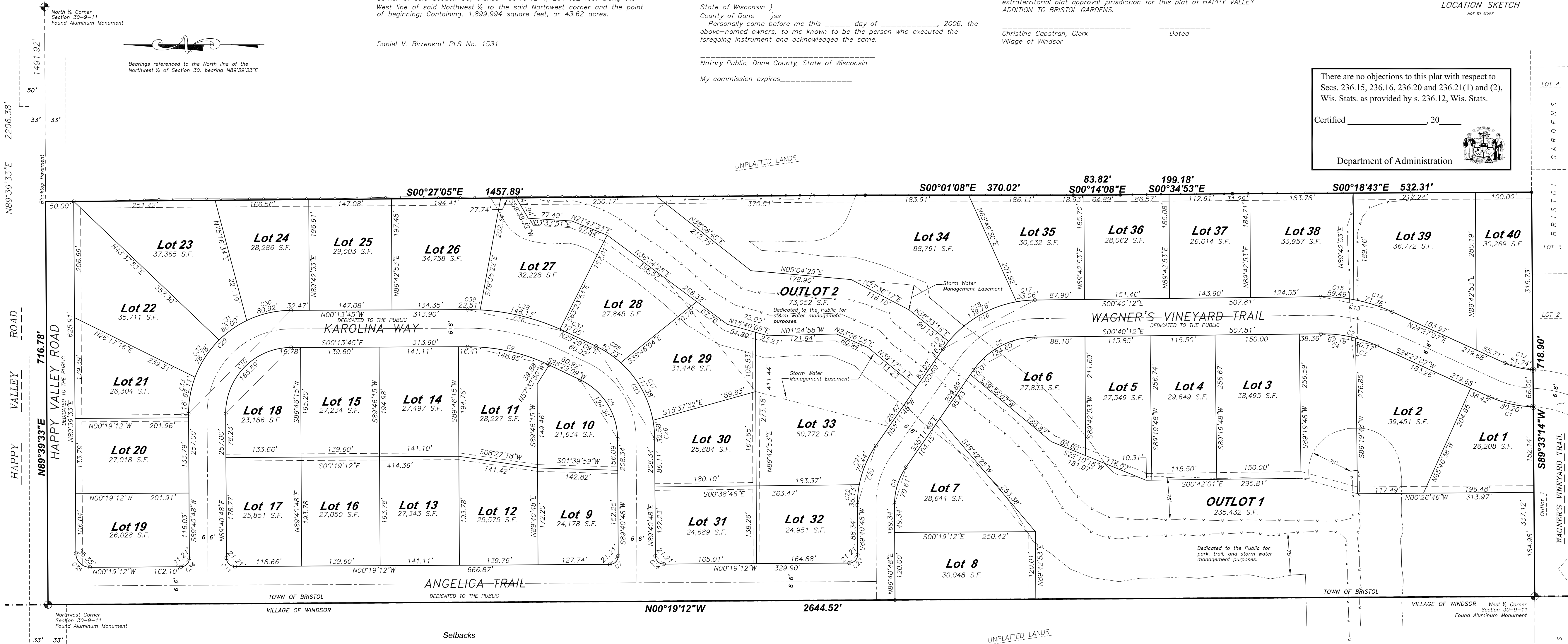
Part of the Northwest ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼, Section 30, T9N, R11E, Town of Bristol, Dane County, Wisconsin

Scale: 1" = 100'

North ¼ Corner
Section 30-9-11
Found Aluminum Monument



Bearings referenced to the North line of the
Northwest ¼ of Section 30, bearing N89°39'33"E

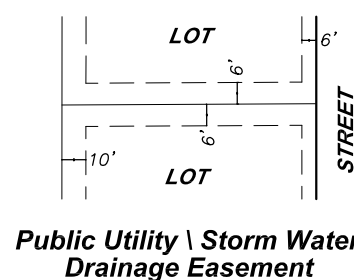
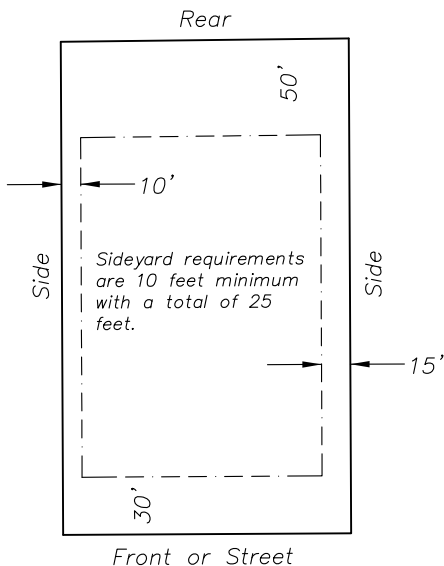


Northwest Corner
Section 30-9-11
Found Aluminum Monument

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



| 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°58'01"E | 62.19' |
| C5 | 136.00' | 129.43' | 54°31'36" | N27°56'00"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 | 124.34' |
| C9 | 334.00' | 149.90' | 25°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 | 51.74' |
| C13 | 300.00' | 151.54' | 25°07'18" | 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°56'00"W | 185.07' |
| C17 | 202.00' | 33.10' | 9°23'19" | N05°21'51"W | 33.06' |
| 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°05'33"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"E | 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' | 23°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 | 15.00' | 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' | 1°33'00" | N13°31'16"E | 146.13' |
| C39 | 400.00' | 22.52' | 3°13'30" | N01°23'00"E | 22.51' |

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 ¼ of the Northwest ¼ and part of the Southwest ¼ of the Northwest ¼, 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 ¼; 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 ¼ Corner of said Section 30; thence N00°19'12"W, 2644.52 feet along the West line of said Northwest ¼ 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 hereon. 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 _____, 2006, 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 _____, 2006.

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 waive its right to exercise its extraterritorial plat approval jurisdiction for this plat of HAPPY VALLEY ADDITION TO BRISTOL GARDENS.

Christine Capstran, Clerk
Village of Windsor

Dated _____

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



Legend

- Found 1" Iron Pipe
- Found 1 ¼" Iron Bar
- Set 1-¾" 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: _____

Jance C. Licht, Register of Deeds
County of Dane

SHEET 1 OF 1
J:\2014\140338-Tierney\Final Plat

140338-PP

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
DEFOREST, WI 53532
608-837-0102