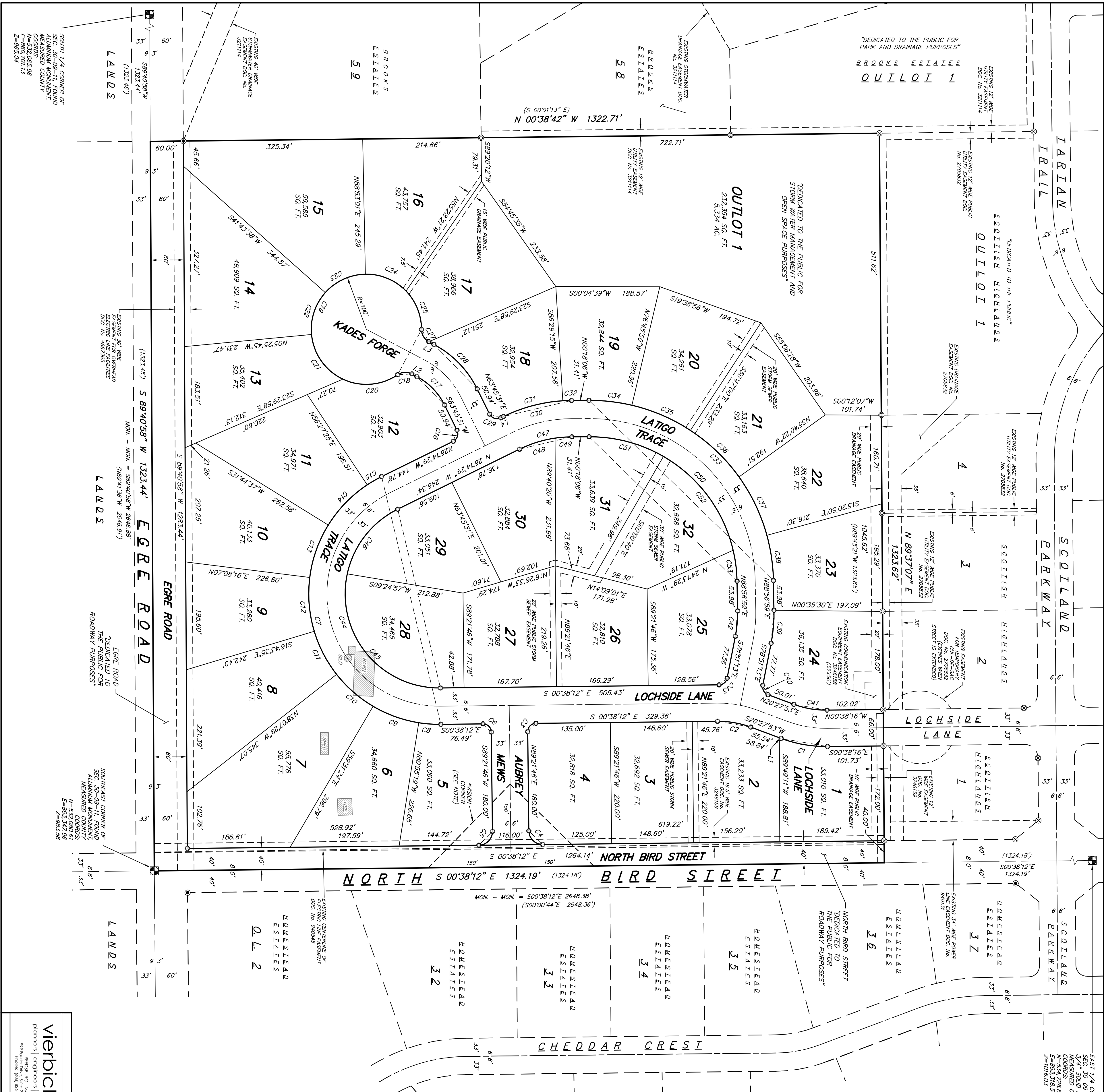




WELLINGTON TRACE

LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 09 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN

NOTES:

- The total area of the Final Plat is 1,291,597 square feet or 40.211 acres more or less.
- All streets shown with the boundaries of this plat are to be dedicated to the public for roadway purposes.
- There shall be no direct vehicular access from Lots 1-15 inclusive to Eyre Road and from Lots 1-7 inclusive to North Bird Street.
- See sheet 2 for the curve data and minimum basement slab elevations.
- No permanent structures shall be constructed within 20 feet of the right-of-ways of Bird Street or Eyre Road.

SECTION 30 DETAIL & LOCATION MAP

SECTION 30 DETAIL & LOCATION MAP
NOT TO SCALE

PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITIES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY LOT LINE. THE DISTANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF WISCONSIN STATUTE 803.01(2) AND SHALL BE PENALIZED AS SUCH. PRIVATE PUBLIC UTILITIES PLACING THE RIGHT TO SERVE THE AREA.

UNLESS OTHERWISE NOTED ON THE PLAT:

*VISION CORNER NOTE: NO STRUCTURE OR ANY ROAD SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 10 FEET ABOVE THE FINISHED GRADE AT THE INTERSECTION EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, APPROVED BY THE LOCAL PUBLIC WORKS DEPARTMENT THROUGH WHICH THERE IS CLEAR VISION. GRADES SHALL BE SHOWN AND THEREFORE EXISTING AND PROPOSED GRADES SHALL BE SHOWN WHICH OBSURES THE VISION OF THE APPROXIMATES TO THE INTERSECTION.

SURVEY LEGEND

- ROUND 1" # IRON PIPE
- ROUND 2" # IRON PIPE
- ROUND 1-1/4" # IRON ROD
- ROUND 3/4" # IRON ROD
- SET 1-1/4" x 18" SOLID IRON
- FE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON FE-ROD WT. 1.50 lbs./ft.

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

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

vielbicher

Surveyors | Environmental | Geotechnical | Construction

9971 Ridge Drive, Suite 201, Watertown, Wisconsin, 53091
Phone: (920) 861-1000 Fax: (920) 861-1001

Drafted by: **WHAH**
Checked by: **WHAH**
Date: 08/29/2017

Reviewed by: **WHAH**
Date: 08/29/2017

Reviewed by: **WHAH**
Date: 08/29/2017

SIGNED FOR: **WHAH**
By: Michael J. Zehn
2916 Paddle Valley Ct.
Sun Prairie, WI 53590

SHEET 1 OF 2

WELLINGTON TRACE
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 30, TOWNSHIP 09 NORTH, RANGE 11 EAST,
TOWN OF BRISTOL, DADE COUNTY, WISCONSIN

Whereas, this plot of Wellington TRACEL being a subdivision located in the Southeast Quarter of the Southeast Quarter of Section 10, Township 09 North, Range 11 East, Town of Wellston, Dane County, Wisconsin, having been dedicated and reserved for the use of the Town of Wellington TRACEL, and that such reservation further provides for the acceptance of these lands and rights conveyed by said plot of WELLINGTON TRACEL to the Town of Bristol for public use;

Dated this _____ day of _____, 20____

Being the duly elected, qualified and acting City Clerk of the City of Sun Prairie, I do hereby certify this plat of WELLINGTON TRACE was approved by the City of Sun Prairie Common Council and do further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2017.

Rock House, G, as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plan. We 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:

Rock House, LLC

By: _____

Personally came before me this _____ day of _____, 2017, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

I, _____, a drinking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, manager 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 Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, and countersigned by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 2017.

By: _____

Personally come before me this ____ day of ____ 2017, and ____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such ____ of said banking association, and acknowledge that they executed the foregoing instrument as such officers as the deed or said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

*Town Clerk,
Town of Bristol, Dane County, Wisconsin*

sin

Researched that this plot of WELINGTON TRACE, being a subdivision located in the Southeast Quarter of the Southwest Quarter of Section 20, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, has been approved per City of Sun Prairie Common Council action on the _____ day of _____, 2017, Resolution No. _____.

Being the duly elected, qualified and acting City Clerk of the City of Sun Prairie, do hereby certify this plot of WELINGTON TRACE was approved by the City of Sun Prairie Common Council and do further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2017.

As duly appointed Treasurer of the Town of Bristol, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plot of WELLINGTON TRACE as of this _____ day of _____, 2017.

Town of Bristol, Town Treasurer

This plat, known as WELLINGTON TRACE, is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2017.

*Patrick Miles, Chairperson
Dane County Zoning & Land Regulation Committee*

Being the duly elected, qualified, and acting Treasurer of the County of Dane, I do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plot of WELLINGTON TRACE, as of this _____ day on _____, 2017.

Dane County Treasurer, Dane County

CURVE DATA						
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH	
C1	65.81°	233.00°	027.00°08'	S 09°54'40" W	65.33°	S 202°7'53" W
C2	61.50°	167.00°	027.00°04'	S 09°54'40" W	61.16°	S 02°38'12" E
C3	23.56°	15.00°	080.00°02'	S 45°30'13" E	21.21°	S 00°38'12" E
C4	39.27°	25.00°	089.59°36"	N 44°21'42" W	35.36°	N 89°21'46" E
C5	30.27°	28.00°	049.13°17"	N 44°21'42" W	35.36°	N 89°21'46" W
C6	23.56°	15.00°	089.59°36"	S 44°21'42" W	21.21°	S 00°38'12" E
C7	63.65°	237.00°	154.23°43'	S 76°53'40" W	465.22°	S 00°38'12" E
C8	40.18°	237.00°	090.42°33'	N 41°31'15" W	40.14°	
C9	88.51°	237.00°	027.23°55'	S 19°46'39" W	88.00°	
C10	88.51°	237.00°	027.23°55'	S 41°03'31" W	88.00°	
C11	88.51°	237.00°	027.23°55'	S 62°14'33" W	88.00°	
C12	98.71°	237.00°	025.93'51"	S 85°12'21" W	98.00°	
C13	101.78°	237.00°	024.36°21'	N 70°53'33" W	101.00°	
C14	102.22°	237.00°	024.42°48"	N 45°3'39" W	101.43°	
C15	30.20°	237.00°	007.018'06"	N 29°53'32" W	21.21°	N 26°14'29" W
C16	23.56°	15.00°	089.59°36"	N 71°4'29" W	21.21°	S 63°45'31" W
C17	73.37°	117.00°	035.94°02'	S 45°34'32" W	72.12°	S 63°45'31" W
C18	27.21°	25.00°	062.21'46"	S 03°19'04" E	25.88°	S 27°51'30" W
C19	531.82°	100.00°	354.42°32'	N 62°08'30" W	92.80°	S 34°29'47" E
C20	104.35°	100.00°	039.47°21"	S 64°38'06" E	93.68°	S 89°47'14" E
C21	103.46°	100.00°	059.16°41"	S 54°55'55" W	96.91°	
C22	82.30°	100.00°	047.09°23'	N 71°10'4" W	80.00°	
C23	82.30°	100.00°	047.09°23'	N 24°41'41" W	80.00°	
C24	82.30°	100.00°	047.09°23'	N 22°27'42" E	80.00°	
C25	77.10°	100.00°	044.10°22"	N 68°07'35" E	75.20°	
C27	27.21°	25.00°	062.21'46"	N 59°00'30" E	25.88°	S 89°47'14" E
C28	114.66°	182.00°	025.94°02'	N 45°46'30" E	112.80°	N 27°51'30" E
C29	23.56°	15.00°	080.00°00"	N 18°46'31" E	21.21°	N 63°46'12" W
C30	128.12°	283.00°	025.56°52"	N 13°16'18" W	127.03°	N 26°14'29" W
C31	112.26°	283.00°	027.43°33'	N 14°52'33" W	111.51°	
C32	15.86°	283.00°	003.71°32"	N 01°54'28" W	15.86°	N 88°56'59" E
C33	516.72°	333.00°	089.15°05"	N 44°19'26" E	465.06°	
C34	78.68°	333.00°	013.521'7"	N 08°26'02" E	78.50°	
C35	116.13°	333.00°	019.98°30"	N 23°13'35" E	115.54°	
C36	122.69°	333.00°	027.06°39"	N 43°46'19" E	122.00°	
C37	118.13°	333.00°	027.09°12"	N 64°29'24" E	117.51°	
C38	83.09°	333.00°	014.71°49"	N 81°48'04" E	82.88°	
C39	60.24°	283.00°	012.71'48"	N 84°50'70" E	60.13°	N 88°56'59" E
C40	21.12°	15.00°	080.00°04'	S 60°42'00" E	19.42°	S 78°51'13" E
C41	61.57°	167.00°	027.08'08"	N 03°54'40" E	61.16°	N 202°7'53" E
C42	46.19°	217.00°	027.11'48"	S 84°57'02" E	46.11°	N 88°56'59" E
C43	20.48°	15.00°	029.14°32"	S 39°44'42" E	18.92°	S 78°51'13" E
C44	460.79°	177.00°	154.23°43'	S 76°53'40" W	333.50°	S 00°38'12" E
C45	306.87°	177.00°	102.49°17"	S 091°46'24" W	267.32°	
C46	153.93°	177.00°	50.16°42" W	N 52°01'46" W	148.79°	
C47	98.24°	217.00°	025.56°52"	N 13°16'18" W	97.41°	N 26°14'29" W
C48	69.36°	217.00°	018.71°46"	N 17°05'06" W	68.06°	N 00°18'06" W
C49	28.89°	217.00°	007.39'27"	N 04°08'55" W	28.86°	
C50	419.91°	267.00°	089.15°26" E	N 44°19'26" E	335.12°	N 00°18'06" W
C51	141.16°	267.00°	020.71'26" E	N 14°50'31" E	139.53°	N 88°56'59" E
C52	218.15°	267.00°	046.48'45" E	N 53°23'42" E	213.13°	
C53	56.61°	267.00°	012.08°34" E	N 82°53'32" E	56.51°	

MINIMUM BASEMENT SLAB ELEVATION			
LOT #	ELEV. (FT)	APPROXIMATE GW ELEV. (FT)	
1	974.2	971.7	
2	974.2	971.7	
3	974.2	971.2	
4	974.2	971.2	
5	N/A	N/A	
6	N/A	N/A	
7	N/A	N/A	
8	N/A	N/A	
9	N/A	N/A	
10	N/A	N/A	
11	N/A	N/A	
12	973.1	970.1	
13	971.0	968.0	
14	971.1	968.1	
15	970.3	967.3	
16	969.6	966.6	
17	969.7	966.7	
18	971.1	968.1	
19	970.2	967.2	
20	970.2	967.2	
21	970.7	967.7	
22	971.5	968.5	
23	972.6	969.6	
24	973.9	970.9	
25	972.9	968.9	
26	973.7	970.7	
27	N/A	N/A	
28	N/A	N/A	
29	N/A	N/A	
30	973.0	971.0	
31	971.6	968.6	
32	971.6	968.6	

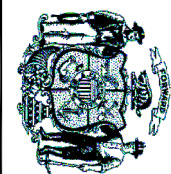
GW = GROUND WATER

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____

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 Plots, on pages
_____ as Document
Number _____.

Number _____

Kristi Chlebowski
Dane County Register of Deeds

•

SURVEYED FOR:
Blake and Geri Hart
2916 Pebble Valley Ct
Sun Prairie, WI 53590

3717

SHEET
2 OF 2