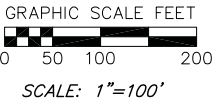


THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

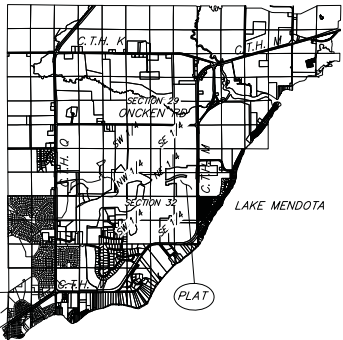
PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 32, T8N, R9E, BEARING N00°05'49"E AS PER THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY ZONE 83/2007

LOCATION MAP

SCALE: 1" = 1 MILE ±



SHEET INDEX

- SHEET 1 - PLAT OVERVIEW
- SHEET 2 - FARM LOTS (168-185) EAST DETAIL
- SHEET 3 - FARM LOTS (186-205) WEST DETAIL
- SHEET 4 - PRAIRIE LOTS (206-253) DETAIL
- SHEET 5 - EXISTING EASEMENTS
- SHEET 6 - NEW EASEMENTS
- SHEET 7 - NEW EASEMENT & BUILDING SETBACKS
- SHEET 8 - CURVE TABLE & NOTES
- SHEET 9 - CERTIFICATES

PLAT OVERVIEW

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



M:\Bishops Bay, Community of\160129_The Prairie and The Farm Plat\ CADD\160129 - Final Plat.dwg

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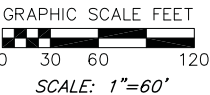
DRAFTED BY:
PKN
DATE: August 18, 2017
CHECKED BY:
MSCH

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
1 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE
NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF
THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH,
RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO
THE EAST LINE OF THE NE 1/4
OF SECTION 32, T8N, R9E,
BEARING N00°54'46"E AS
PER THE WISCONSIN COUNTY
COORDINATE SYSTEM -
DANE COUNTY ZONE 83/2007



LEGEND

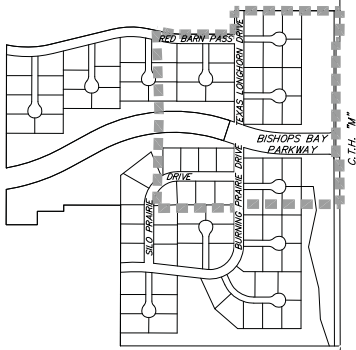
- FOUND SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED
- FOUND 3/4" Ø REBAR
- SET 1 1/4" Ø SOLID ROUND IRON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLID ROUND IRON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

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.

SHEET 2 LOCATION



FARM LOTS EAST DETAIL

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__

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MSCH
REV:

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P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
2 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE
NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF
THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH,
RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



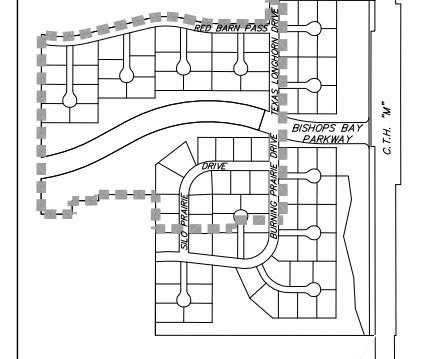
GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

LEGEND

- FOUND SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED
- FOUND 3/4" # REBAR
- SET 1 1/4" # 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
- NO VEHICULAR ACCESS

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.

SHEET 3 LOCATION



FARM LOTS WEST DETAIL

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.

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P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
3 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE
NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF
THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH,
RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

NORTHEAST CORNER
SECTION 32, T8N, R9E
FOUND ALUMINUM
MONUMENT
OF RECORD

BEARINGS REFERENCED TO
THE EAST LINE OF THE NE1/4
OF SECTION 32, T8N, R9E,
BEARING N00°05'49"E AS
PER THE WISCONSIN COUNTY
COORDINATE SYSTEM -
DANE COUNTY ZONE 83/2007



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

SET 1 1/4" Ø SOLID ROUND IRON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

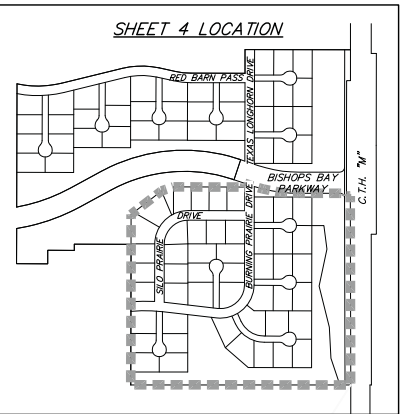
ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLID ROUND IRON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

6"
12"

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
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EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE
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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.

SHEET 4 LOCATION



PRAIRIE LOTS DETAIL

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



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REEDSBURG - WADEGON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 - Middleton, Wisconsin 53017
Phone: (608) 834-5353 Fax: (608) 834-5350

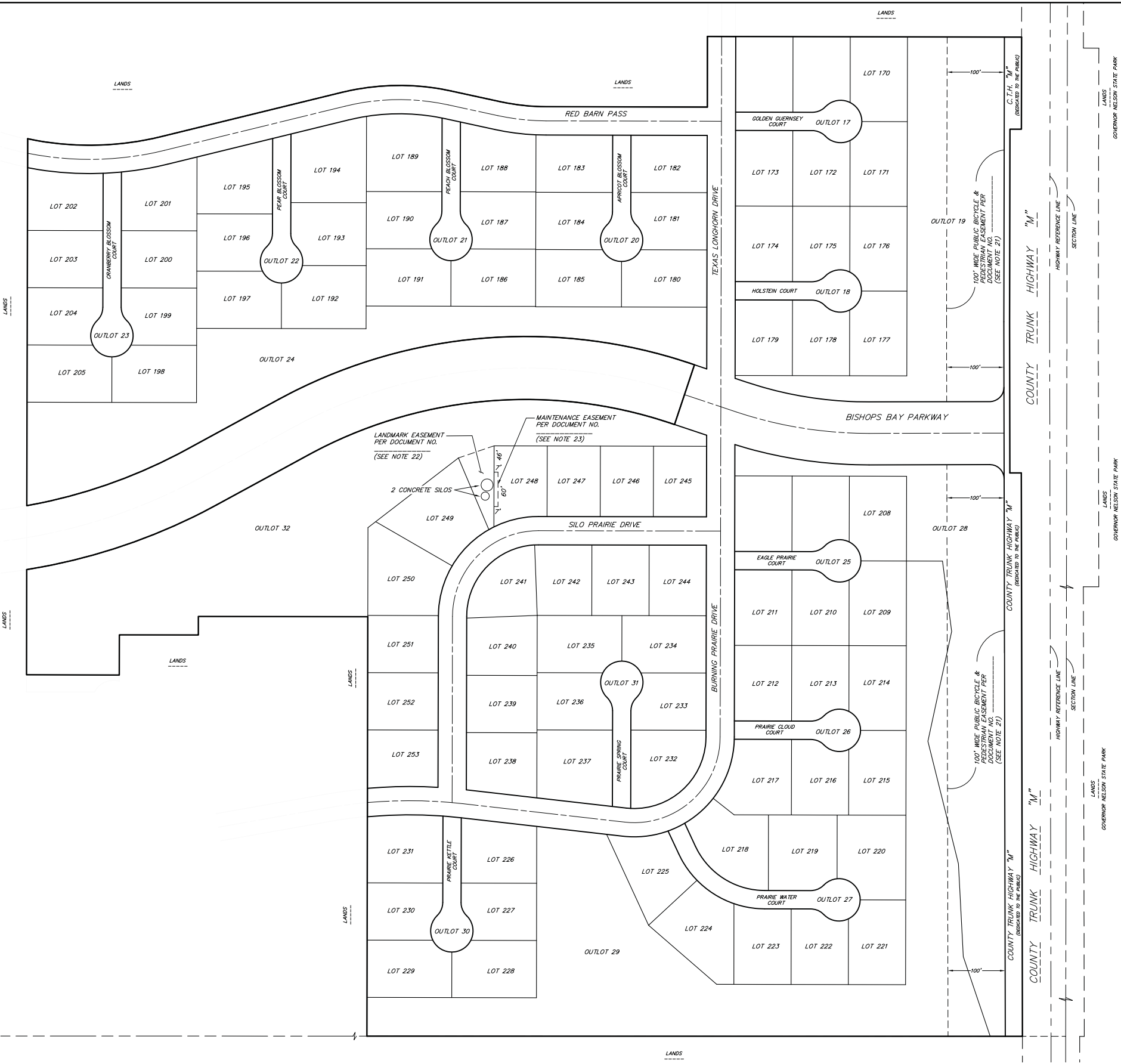
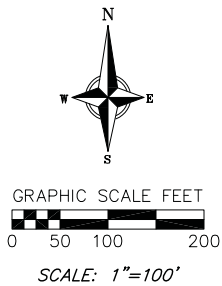
DRAFTED BY:
PKNU
DATE: August 18, 2017
REV:
CHECKED BY:
MSCH
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
4 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



EXISTING EASEMENTS

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



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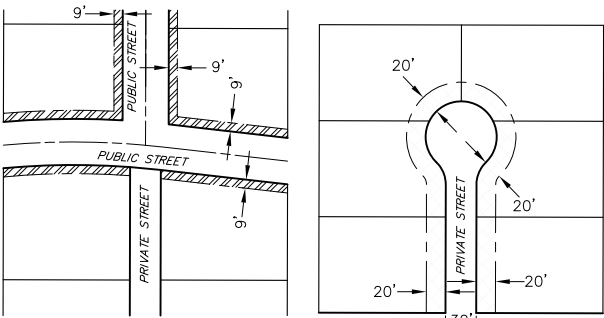
DRAFTED BY:
PKN
DATE: August 18, 2017
REV:
CHECKED BY:
MSCH
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

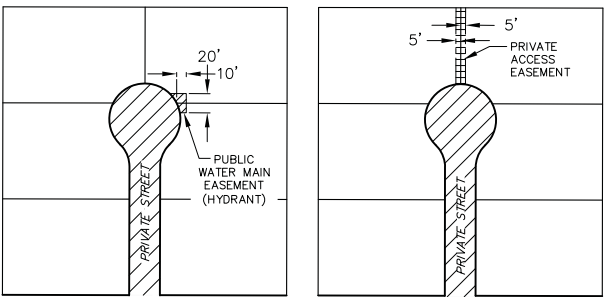
PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

TYPICAL EASEMENTS-DETAIL



PUBLIC STORMWATER DRAINAGE, SNOW STORAGE, AND ACCESS EASEMENTS

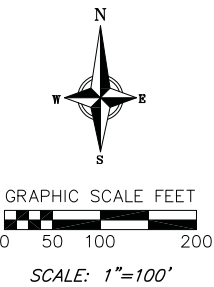
PRIVATE STORMWATER DRAINAGE AND SNOW STORAGE EASEMENTS



PUBLIC WATER MAIN EASEMENT, PUBLIC SANITARY SEWER EASEMENT

PRIVATE COMMON ACCESS EASEMENT

SEE NOTES 12, 13, 14, 15, AND 16 ON SHEET 8



NEW EASEMENTS

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.

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Department of Administration



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REEDSBURG • WISCONSIN
999 Housner Drive, Suite 201 • Middleton, Wisconsin 53117
Phone: (608) 834-5332 Fax: (608) 834-5330

DRAFTED BY:
PKNU
DATE: August 18, 2017
CHECKED BY:
MSCH

FN: 160129
REV:
REV:
REV:

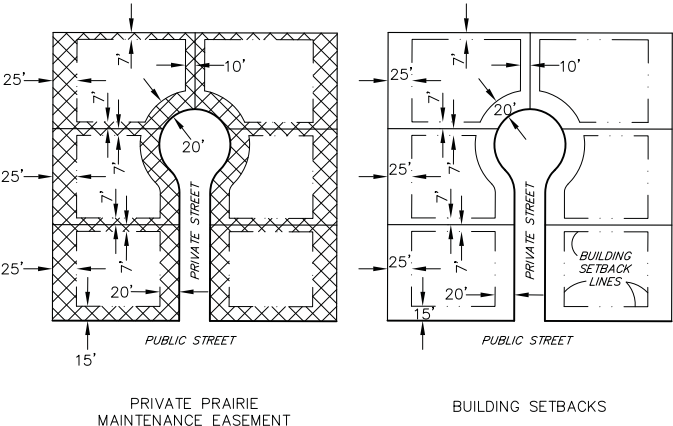
PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
6 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

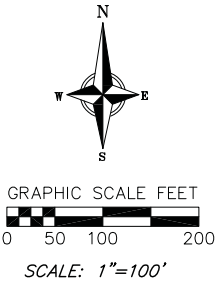
PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

TYPICAL EASEMENT &
BUILDING SETBACKS-DETAIL



NOTE:
ALL BUILDING SETBACK LINES ARE
PER THE TYPICAL DETAIL ABOVE,
UNLESS NOTED OTHERWISE WITHIN
THEIR RESPECTIVE BLOCKS.

SEE NOTES 25 AND 26
ON SHEET 8



NEW EASEMENT &
BUILDING SETBACKS

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



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DRAFTED BY:
PKN
DATE: August 18, 2017
REV:
CHECKED BY:
MSCH
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
7 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

NOTES:

- TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 2,316,164 SQUARE FEET OR 53.172 ACRES, MORE OR LESS.
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE TOWN OF WESTPORT HAS WAIVED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
- PRIVATE EASEMENTS AS SPECIFICALLY NOTED AS PRIVATE EASEMENTS AND SET FORTH ON THIS PLAT ARE SPECIFICALLY FOR THE BENEFIT OF BISHOPS BAY FARM & PRAIRIE, LLC, COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC., AND THEIR DESIGNEES AND ASSIGNS.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY, PER DOCUMENT NUMBER 4942536 AND AS AMENDED PER DOCUMENT NUMBERS 5152619, 5174380, 5204804 AND 5285951.
- THIS PLAT BENEFITS FROM EXISTING PRIVATE STORM WATER DRAINAGE EASEMENTS ON THE LANDS ABUTTING THE NORTH SIDE OF THE PLAT PER DOCUMENT NUMBER _____.
- THIS PLAT BENEFITS FROM AN EXISTING WATER SERVICE UTILITY EASEMENT ON LANDS ABUTTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBERS 5219379 AND _____.
- THIS PLAT BENEFITS FROM AN EXISTING SANITARY SEWER SERVICE UTILITY EASEMENT ON LANDS ABUTTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBERS 5327748 AND _____.
- A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 4860243.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO A NOTICE AND MEMORANDUM OF AGREEMENT FOR THE BISHOPS BAY AND WESTPORT UTILITY DISTRICT AGREEMENT PER DOCUMENT NUMBER 5308039.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO PROVISIONS OF COUNTY ORDINANCE RECORDED AS DOCUMENT NUMBER 1388501 WHICH REGULATE ACCESS FROM AND TO THE SUBJECT PROPERTY ALONG COUNTY HIGHWAY TRUNK "M", PURSUANT TO CHAPTER 79 (FORMERLY CHAPTER 30) – COUNTY TRUNK HIGHWAY ACCESS CONTROL OF DANE COUNTY ORDINANCES.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20–23, 25–27, 30 AND 31 ARE PRIVATE OUTLOTS AND ARE DESIGNATED AS PRIVATE STREETS, FOR THE USE OF THE LOT OWNERS WITHIN THIS PLAT AND THEIR GUESTS. THE PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- AS DEPICTED ON SHEET 6, CERTAIN LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC STORMWATER DRAINAGE, PUBLIC SNOW STORAGE, AND PUBLIC ACCESS EASEMENTS.
- AS DEPICTED ON SHEET 6, LOTS 168–237 ARE SUBJECT TO PRIVATE STORMWATER DRAINAGE AND SNOW STORAGE EASEMENTS.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20–23, 25–27, 30 AND 31, AND LOTS 171, 172, 177, 178, 180, 185, 190, 191, 196, 197, 204, 205, 209, 210, 215, 216, 221, 222, 229, 230, 233, AND 234 ARE SUBJECT TO PUBLIC WATER MAIN EASEMENTS AND PUBLIC SANITARY SEWER EASEMENTS.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20–23, 25–27, 30 AND 31, AND LOTS 170, 171, 176, 177, 180, 185, 186, 191, 192, 197, 198, 205, 208, 209, 214, 215, 220, 221, 228, AND 229 ARE SUBJECT TO A PRIVATE COMMON ACCESS EASEMENT.
- OUTLOTS 19 AND 28 ARE PRIVATE OUTLOTS DESIGNATED FOR PRAIRIE RESTORATION. THESE OUTLOTS WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC. OUTLOTS 19 AND 28 SHALL BE SUBJECT TO AN EASEMENT AGREEMENT RECORDED SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT.
- OUTLOT 24 IS A PRIVATE OUTLOT DESIGNATED FOR ORCHARD PURPOSES. THIS OUTLOT WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- OUTLOT 29 IS DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES. OUTLOT 29 WILL BE MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- OUTLOT 32 IS DEDICATED TO THE PUBLIC FOR PUBLIC PARK PURPOSES.
- SEE SHEET 5 FOR THE DEPICTION OF THE 100' WIDE BICYCLE AND PEDESTRIAN EASEMENT ON OUTLOTS 19, 28 AND 29 PER DOCUMENT NUMBER _____.
- SEE SHEET 5 FOR THE DEPICTION OF THE LANDMARK EASEMENT ON OUTLOT 32 PER DOCUMENT NUMBER _____.
- SEE SHEET 5 FOR THE DEPICTION OF THE MAINTENANCE EASEMENT ON LOT 248 PER DOCUMENT NUMBER _____.
- SEE SHEETS 2, 3, 4, AND 6, FOR THE DEPICTION OF THE PUBLIC UTILITY EASEMENTS SERVING THIS DEVELOPMENT.
- AS DEPICTED ON SHEET 7, LOTS 168–245 ARE SUBJECT TO THE BUILDING SETBACK LINES DEPICTED, WHEREBY A LOT OWNER CAN NOT CONSTRUCT A HABITABLE STRUCTURE OUTSIDE OF THE BUILDING SETBACK LINES. NOTWITHSTANDING THE FOREGOING, IF TWO OR MORE LOTS ARE LEGALLY COMBINED THEN THE ADJOINING SETBACK LINES SHALL BE ELIMINATED.
- AS DEPICTED ON SHEET 7, LOTS 206–245 ARE SUBJECT TO A PRIVATE PRAIRIE MAINTENANCE EASEMENT, WHICH SHALL BE SUBJECT TO AN EASEMENT AGREEMENT RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

CURVE TABLE & NOTES

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



vierbicher planners engineers advisors REEDSBURG • MADISON • PRAIRIE DU CHIEN 999 Pioneer Drive, Suite 201 • Madison, Wisconsin 53717 Phone: (608) 854-0337 Fax: (608) 854-0330		DRAFTED BY: PKNU	FN: 160129	PREPARED FOR: Bishops Bay Farm & Prairie, LLC P.O. Box 620037 Middleton, WI 53562 Ph: (608) 831-5500	SHEET 8 OF 9
		DATE: August 18, 2017	REV:		
		CHECKED BY: MSCH	REV:		
		REV:	REV:		

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Westport, and under the direction of Bishops Bay Farm & Prairie, LLC, Owner, I have surveyed, divided and mapped THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the NE 1/4 of the NE 1/4, SE 1/4 of the NE 1/4, SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 32, Township 8 North, Range 9 East, Town Of Westport, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 32; thence N89°58'53"W, 75.58 feet along the south line of said NE 1/4 to the west right-of-way of County Trunk Highway "M" and the Point of Beginning; thence continuing N89°58'53"W, 1145.17 feet along the south line of said NE 1/4; thence N00°07'14"E, 732.35 feet; thence N89°52'46"W, 296.00 feet; thence S00°07'14"W, 32.42 feet; thence N89°52'46"W, 138.00 feet; thence S00°07'14"W, 70.16 feet; thence N89°52'46"W, 162.00 feet; thence N00°07'14"E, 183.73 feet to a non-tangential curve; thence Northeasterly 352.13 feet along the arc of a curve to the left, having a radius of 1036.00 feet and a chord bearing N71°11'02"E, 350.44 feet to the point of tangency thereof; thence N61°26'48"E, 183.33 feet to a point of curvature; thence Northeasterly 650.78 feet along the arc of a curve to the right, having a radius of 793.00 feet and a chord bearing N84°57'24"E, 632.68 feet to the point of tangency thereof; thence S71°31'59"E, 9.20 feet; thence N18°28'01"E, 110.00 feet; thence N71°31'59"W, 9.20 feet to a point of curvature; thence Southwesterly 741.06 feet along the arc of curve to the left, having a radius of 903.00 feet and a chord bearing S84°57'24"W, 720.44 feet to the point of tangency thereof; thence S61°26'48"W, 183.33 feet to a point of curvature; thence Southwesterly 296.90 feet along the arc of a curve to the right, having a radius of 926.00 feet and a chord bearing S70°37'54"W, 295.63 feet; thence N00°07'14"E, 640.78 feet to a non-tangential curve; thence Northeasterly 235.05 feet along the arc of a curve to the left, having a radius of 525.25 feet and a chord bearing N89°04'35"E, 233.09 feet to the point of tangency thereof; thence N76°15'25"E, 325.13 feet to a point of curvature; thence Northeasterly 192.88 feet along the arc of a curve to the right, having a radius of 424.75 feet and chord bearing N89°15'57"E, 191.23 feet to the point of tangency thereof; thence S77°43'30"E, 88.73 feet to a point of curvature; thence Southeasterly 79.60 feet along the arc of a curve to the left, having a radius of 375.25 feet and chord bearing S83°48'08"E, 79.45 feet to the point of tangency thereof; thence S89°52'46"E, 281.59 feet; thence N00°07'14"E, 123.25 feet; thence S89°52'46"E, 548.75 feet to the west right-of-way of County Trunk Highway "M"; the following six courses being along the west right-of-way of County Trunk Highway "M"; thence S00°07'17"W, 160.83 feet; thence N89°52'43"W, 20.00 feet; thence S00°07'17"W, 336.34 feet; thence S00°07'01"E, 263.95 feet; thence N89°52'59"E, 20.00 feet; thence S00°07'01"E, 983.99 feet to the Point of Beginning.

Containing 2,316.164 square feet or 53.17 acres, more or less.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this _____ day of _____, _____.

Revised this _____ day of _____, _____.

Paul R. Knudson, P.L.S. No. 1556

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE:

Bishops Bay Farm & Prairie, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. Bishops Bay Farm & Prairie, LLC does further certify that this Plat is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- Town of Westport Town Board
- City of Middleton Plan Commission
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Bishops Bay Farm & Prairie, LLC, has caused these presents to be signed by Terrence R. Wall, its President, on this _____ day of _____, 20____.

BISHOPS BAY FARM & PRAIRIE, LLC
a Wisconsin limited liability company

By: _____
Terrence R. Wall, President

STATE OF WISCONSIN)
) ss.
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, the above-named Terrence R. Wall, to me known to be the President of Bishops Bay Farm & Prairie, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

Notary Public, Dane County, Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

State Bank of Cross Plains, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above certificate of Bishops Bay Farm & Prairie, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by _____ its _____ at Cross Plains, Wisconsin and its company seal to be hereunto affixed on this _____ day of _____, 20____.

In the presence of:

STATE BANK OF CROSS PLAINS
a Wisconsin banking corporation

By: _____ (name), _____ (title)

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said banking corporation, and acknowledged that he/she executed the foregoing instrument as such _____ as the deed of said banking corporation, by its authority.

Notary Public, State of _____ My commission expires _____

TOWN OF WESTPORT - TREASURER'S CERTIFICATE:

I, Thomas G. Wilson, being the duly appointed, qualified and acting Treasurer of the Town of Westport, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5 as of this _____ day of _____, 201____.

Thomas G. Wilson, Treasurer
Town of Westport, Dane County, Wisconsin

TOWN OF WESTPORT - TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, located in the Town of Westport, is hereby approved by the Town Board of the Town of Westport.

Date _____ Dean Grosskopf, Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Westport.

Date _____ Thomas G. Wilson, Town of Westport Clerk

STATE OF WISCONSIN)
DANE COUNTY) ss

I, Thomas G. Wilson, being the duly appointed, qualified and acting clerk of the Town of Westport, Dane County do hereby certify that the Town Board of the Town of Westport passed Resolution Number _____ on the _____ day of _____, 201____, authorizing me to issue a certificate of approval of the final plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 201____.

Dated this _____ day of _____, 201____.

Thomas G. Wilson, Town of Westport Clerk
Town of Westport, Dane County, Wisconsin

TOWN OF WESTPORT SUBSTANDARD STREET WIDTH:

I, Thomas G. Wilson, being the duly appointed, qualified and acting clerk of the Town of Westport, Dane County, Wisconsin, do hereby certify that the approved and revised SP approved _____ allows for street widths less than 66 feet as provided for by s.236.16(2), Wis. Stats., as shown on the plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5. The Town of Westport's approval of this plat will signify that this layout complies with the Town of Westport's requirements.

Dated this _____ day of _____, 201____.

Thomas G. Wilson, Town of Westport Clerk
Town of Westport, Dane County, Wisconsin

CITY OF MIDDLETON APPROVAL CERTIFICATE:

This plat, known as THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, is hereby approved by the City of Middleton Plan Commission this _____ day of _____, 201____.

Eileen M. Kelley, Authorized Representative
City of Middleton, Dane County, Wisconsin

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE:

This plat, known as THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 201____.

Mary Kolar, Chairperson
Dane County Zoning & Land Regulation Committee

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the 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 affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, as of this _____ day of _____, 201____.

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 201____, at _____ O'clock ____M. and recorded in Volume _____ of Plats of Dane County on Page(s) _____ as Document Number _____.

Kristi Chlebowski
Register of Deeds of Dane County, Wisconsin

CERTIFICATES

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

vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Parker Drive, Suite 201 - Madison, Wisconsin 53717 Phone: (608) 834-5557 Fax: (608) 834-5550		DRAFTED BY: PKNU	FN: 160129	PREPARED FOR: Bishops Bay Farm & Prairie, LLC P.O. Box 620037 Middleton, WI 53562 Ph: (608) 831-5500	SHEET 9 OF 9
		DATE: August 18, 2017			
		CHECKED BY: MSCH	REV:		
		REV:	REV:		