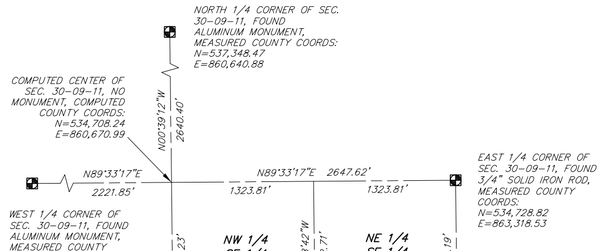
WELLINGTON TRACE

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:

1. The total area of the Final Plat is 1,751,597 square feet or 40.211 acres more or less.
2. All streets shown with the boundaries of this plat are to be dedicated to the public for roadway purposes.
3. There shall be no direct vehicular access from Lots 7–15 inclusive, to Egre Road and from Lots 1–7 inclusive, to North Bird Street.
4. See sheet 2 for the curve data and minimum basement slab elevations.
5. No permanent structures shall be constructed within 20 feet of the right-of-ways of Bird Street or Egre Road.



SECTION 30 DETAIL & LOCATION MAP
NOT TO SCALE

PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF 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.

*UNLESS OTHERWISE NOTED ON THE PLAT.

***VISION CORNER NOTE:** NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2-1/2 FEET ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, APPROVED PUBLIC UTILITY LINES AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL, EXCEPT GRASSES AND SIMILAR TURF, BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S20°27'53"W	3.29'
L2	S27°51'30"E	10.18'
L3	N27°51'30"E	10.18'
L4	N26°14'29"W	5.55'

SURVEY LEGEND

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

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 30-09-11 MEASURED AS BEARING S89°40'58"W

0 100 200
SCALE: 1" = 100'

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 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Drafted by: MZIE
Checked by: MMAR
FN: 160410
Date: 08/29/2017
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

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

SHEET 1 OF 2

30 Aug 2017 - 7:41a M:\Hart\160410_Wellington Plat\CADD\160410_Final Plat.dwg by: mzie

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

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 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 of said land, I have surveyed, divided, and mapped WELLINGTON TRACE; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Southeast Quarter of the Southeast Quarter of Section 30, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southeast corner of said Section 30; thence South 89 degrees 40 minutes 58 seconds West, along the South line of said Secton 30, a distance of 1323.44 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section 30, also being the Southerly extension of the Easterly plat line of Brooks Estates, according to the recorded plat thereof; thence North 00 degrees 38 minutes 42 seconds West, along said West line and the Easterly line of said plat, 1322.71 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 30, also being the Southerly plat line of Scottish Highlands, according to the recorded plat thereof; thence North 89 degrees 37 minutes 07 seconds East, along said North line and the Southerly line of said plat, 1323.62 feet to the East line of the Southeast Quarter of the Southeast Quarter of said Section 30; thence South 00 degrees 38 minutes 12 seconds East, along said East line, 1324.19 feet to the point of beginning.

Said description contains 1,751,597 square feet or 40.211 acres more or less.

Vierbicher Associates Inc.
By: Michael J. Ziehr

Dated this _____ day of _____, 20____.

Signed: _____
Michael J. Ziehr, P.L.S. No. S-2401

OWNER'S CERTIFICATE

Rock House, LLC, 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 plat. 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:

Department of Administration
Town Board, Town of Bristol
Dane County Zoning and Land Regulation Committee
Common Council, City of Sun Prairie

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2017.

Rock House, LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

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: _____

CONSENT OF MORTGAGEE

_____, a banking association 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 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: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came 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 _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

TOWN BOARD RESOLUTION

Resolved, that this plat of WELLINGTON TRACE, being a subdivision located in the Southeast Quarter of the Southeast Quarter of Section 30, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, having been approved by the Town Board of Bristol, be and the same, is hereby approved and that such resolution further provides for the acceptance of those lands dedicated and rights conveyed by said plat of WELLINGTON TRACE to the Town of Bristol for public use.

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

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

CITY OF SUN PRAIRIE APPROVAL CERTIFCATE

Resolved, that this plat of WELLINGTON TRACE, being a subdivision located in the Southeast Quarter of the Southeast Quarter of Section 30, 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, 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.

_____
City Clerk,
City of Sun Prairie, Dane County, Wisconsin

TOWN OF BRISTOL TREASURER'S CERTIFICATE

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 plat of WELLINGTON TRACE as of this _____ day of _____, 2017.

_____
Town of Bristol, Town Treasurer

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

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

DANE COUNTY TREASURER'S CERTIFICATE

Being the duly elected, qualified, and acting Treasurer of the County of Dane, I do heretey 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 plat of WELLINGTON TRACE, as of this _____ day of _____, 2017.

_____
Dane County Treasurer, Dane County

CURVE DATA

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	85.81'	233.00'	021°06'08"	S 09°54'49" W	85.33'	S 00°38'16" E	S 20°27'53" W
C2	61.50'	167.00'	021°06'04"	S 09°54'50" W	61.16'	S 20°27'53" W	S 00°38'12" E
C3	23.56'	15.00'	090°00'02"	S 45°38'13" E	21.21'	S 00°38'12" E	N 89°21'46" E
C4	39.27'	25.00'	089°59'58"	N 44°21'47" E	35.36'	N 89°21'46" E	S 00°38'12" E
C5	39.27'	25.00'	090°00'02"	N 45°38'13" W	35.36'	N 00°38'12" W	S 89°21'46" W
C6	23.56'	15.00'	089°59'58"	S 44°21'47" W	21.21'	S 89°21'46" W	S 00°38'12" E
C7	638.65'	237.00'	154°23'43"	S 76°33'40" W	462.22'	S 00°38'12" E	N 26°14'29" W
C8	40.18'	237.00'	009°42'53"	S 04°13'15" W	40.14'		
C9	88.51'	237.00'	021°23'55"	S 19°46'39" W	88.00'		
C10	88.51'	237.00'	021°23'55"	S 41°10'33" W	88.00'		
C11	88.51'	237.00'	021°23'55"	S 62°34'28" W	88.00'		
C12	98.71'	237.00'	023°51'51"	S 85°12'21" W	98.00'		
C13	101.78'	237.00'	024°36'21"	N 70°33'33" W	101.00'		
C14	102.22'	237.00'	024°42'48"	N 45°53'59" W	101.43'		
C15	30.20'	237.00'	007°18'06"	N 29°53'32" W	30.18'		
C16	23.56'	15.00'	090°00'00"	N 71°14'29" W	21.21'	N 26°14'29" W	S 63°45'31" W
C17	73.31'	117.00'	035°54'02"	S 45°48'30" W	72.12'	S 63°45'31" W	S 27°51'30" W
C18	27.21'	25.00'	062°21'16"	S 03°19'08" E	25.88'	S 27°51'30" W	S 34°29'47" E
C19	531.82'	100.00'	304°42'32"	N 62°08'30" W	92.80'	S 34°29'47" E	S 89°47'14" E
C20	104.35'	100.00'	059°47'21"	S 04°36'06" E	99.68'		
C21	103.46'	100.00'	059°16'41"	S 54°55'55" W	98.91'		
C22	82.30'	100.00'	047°09'23"	N 71°51'04" 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°21'16"	N 59°02'08" E	25.88'	S 89°47'14" E	N 27°51'30" E
C28	114.66'	183.00'	035°54'02"	N 45°48'30" E	112.80'	N 27°51'30" E	N 63°45'31" E
C29	23.56'	15.00'	090°00'00"	N 18°45'31" E	21.21'	N 63°45'31" E	N 26°14'29" W
C30	128.12'	283.00'	025°56'22"	N 13°16'18" W	127.03'	N 26°14'29" W	N 00°18'06" W
C31	112.26'	283.00'	022°43'43"	N 14°52'37" W	111.53'		
C32	15.86'	283.00'	003°12'39"	N 01°54'26" W	15.86'		
C33	518.72'	333.00'	089°15'05"	N 44°19'26" E	467.85'	N 00°18'06" W	N 88°56'59" E
C34	78.68'	333.00'	013°32'17"	N 06°28'02" E	78.50'		
C35	116.13'	333.00'	019°58'50"	N 23°13'35" E	115.54'		
C36	122.69'	333.00'	021°06'38"	N 43°46'19" E	122.00'		
C37	118.13'	333.00'	020°19'32"	N 64°29'24" E	117.51'		
C38	83.09'	333.00'	014°17'49"	N 81°48'04" E	82.88'		
C39	60.24'	283.00'	012°11'48"	S 84°57'07" E	60.13'	N 88°56'59" E	S 78°51'13" E
C40	21.12'	15.00'	080°40'54"	N 60°48'20" E	19.42'	S 78°51'13" E	N 20°27'53" E
C41	61.51'	167.00'	021°06'08"	N 09°54'49" E	61.16'	N 20°27'53" E	N 00°38'16" W
C42	46.19'	217.00'	012°11'48"	S 84°57'07" E	46.11'	N 88°56'59" E	S 78°51'13" E
C43	20.48'	15.00'	078°13'02"	S 39°44'43" E	18.92'	S 78°51'13" E	S 00°38'12" E
C44	460.79'	171.00'	154°23'43"	S 76°33'40" W	333.50'	S 00°38'12" E	N 26°14'29" W
C45	306.87'	171.00'	102°49'11"	S 50°46'24" W	267.32'		
C46	153.93'	171.00'	051°34'32"	N 52°01'45" W	148.78'		
C47	98.24'	217.00'	025°56'22"	N 13°16'18" W	97.41'	N 26°14'29" W	N 00°18'06" W
C48	69.36'	217.00'	018°18'46"	N 17°05'06" W	69.06'		
C49	28.89'	217.00'	007°37'37"	N 04°06'55" W	28.86'		
C50	415.91'	267.00'	089°15'05"	N 44°19'26" E	375.12'	N 00°18'06" W	N 88°56'59" E
C51	141.16'	267.00'	030°17'26"	N 14°50'37" E	139.52'		
C52	218.15'	267.00'	046°48'45"	N 53°23'42" E	212.13'		
C53	56.61'	267.00'	012°08'54"	N 82°52'32" E	56.51'		

MINIMUM BASEMENT SLAB ELEVATION

LOT #	ELEV (FT)	APPROXIMATE GW ELEV (FT)
1	974.7	971.7
2	974.7	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	969.9
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____

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 Plats, on pages _____ as Document Number _____.

_____
Kristi Chlebowski
Dane County Register of Deeds

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

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SHEET
2 OF 2

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