

NOTES

1. THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A REGISTERED LAND SURVEYOR. USE AT YOUR OWN RISK.
2. ALL ROADS AS SHOWN ON THE PLAT SHALL BE "DEDICATED TO THE PUBLIC".
3. DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
4. NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
5. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
6. FUTURE LOT OWNERS ARE HEREBY NOTIFIED OF AN ACTIVE GOLF COURSE IN THE VICINITY.
7. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE PROJECT BENCHMARK IS NGS CONTROL POINT DESIGNATED "WINDSOR W GPS" (PID OF DHS448) WITH AN ELEVATION OF 926.82' (NAVD88). THREE OTHER BENCHMARKS ARE NGS CONTROL POINT DESIGNATED "BURKE W GPS" (PER OF DF9805) WITH AN ELEVATION OF 884.13' (NAVD88), A WDOT BRASS CAP DISK ON THE STH 19 BRIDGE OVER THE YAHARA RIVER (B13-861-58) WITH AN ELEVATION OF 873.38' (NAVD88) AND A WDOT BRASS CAP DISK ON THE STH 51 BRIDGE OVER THE TOKEN CREEK (B13-097) WITH AN ELEVATION OF 862.06' (NAVD88).
8. ALL DETAILS ARE NOT TO SCALE.
9. BASEMENT SLAB ELEVATION FOR LOTS 1-6 SHALL BE NO LOWER THAN 871.00' (NAVD88) AND LOTS 11-13 SHALL BE NO LOWER THAN 873.00' (NAVD88).
10. LOTS 1-6 AND 12-13 ARE SUBJECT TO CHAPTER 11 OF THE DANE COUNTY CODE AND WILL REQUIRE A SHORELINE ZONING PERMIT.
11. A WAIVER WAS GRANTED BY THE DANE COUNTY ZONING AND LAND REGULATION (ZLR) COMMITTEE ALLOWING OUTLOTS 2 AND 3 TO BE CREATED WITH NO PUBLIC ROAD FRONTAGE AND TO ALLOW LOTS 12 AND 13 TO BE CREATED WITH LESS THAN 66 FEET OF PUBLIC ROAD FRONTAGE ON OCTOBER 28TH, 2014 (ITEM NO. 2014 LD-042).
12. OUT LOTS NO. 2 AND 3 ARE INTENDED FOR DRAINAGE & STORM WATER MANAGEMENT PURPOSES.
13. TREES WITH A TRUNK THAT IS 12" OR GREATER IN DIAMETER AT A HEIGHT OF 4.5 FEET ABOVE THE GROUND MAY BE SUBJECT TO PRESERVATION REQUIREMENTS IN THE DECLARATION OF COVENANTS FOR THE BLUE ADDITION TO LAKE WINDSOR SUBDIVISION.

OWNER & SUBDIVIDER

PAULSON & ASSOCIATES, LLC
WINDSOR GOLF VENTURES, INC.
TIMOTHY W. GOTZION,
PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53598
PHONE: 608-846-1531

SURVEYOR

PAULSON & ASSOCIATES, LLC
PARKVIEW OFFICE BUILDING
136 WEST HOLM STREET
DEFOREST, WI 53532
PHONE: 608-846-2523



Document No. 5163055

NUMBER	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C1	44°44'20" (44'42")	210.00	N66°38'51"E (N66°11'E)	159.84 (159.71)	163.98	PC N44°16'41"E PT N89°01'01"E
C2	12°47'44" (7'54")	1619.22	N84°56'53"E (N84°35'E)	360.86 (360.88)	361.61	PC S88°39'15"E PT N78°33'01"E
C3	82°14'46" (82'16")	95.20	N39°52'50"E (N39°30'E)	125.22 (125.25)	136.66	PC N81°00'13"E PT N01°14'33"W
C4	45°07'44" (45'07")	213.00	N66°27'10"E (N66°09'E)	163.47	167.77	PC N43°53'18"E PT N89°01'02"E
LOT 13	10°19'30"	213.00	N49°03'03"E (N49°03'E)	38.33	38.38	PC N43°53'18"E PT N89°01'02"E
LOT 12	17°45'18"	213.00	N63°05'27"E (N63°05'E)	65.74	66.00	PC N71°23'04"E PT N89°01'02"E
LOT 11	17°03'22"	213.00	N80°29'47"E (N80°29'E)	63.17	63.41	PC N71°23'04"E PT N89°01'02"E
C5	12°47'58" (7'54")	1616.22	N84°45'53"E (N84°35'E)	360.30	361.05	PC S88°39'08"E PT N78°32'54"E
LOT 9	04°33'04"	1616.22	N89°04'20"E (N89°04'E)	128.36	128.39	PC S88°39'08"E PT N78°32'54"E
LOT 8	05°29'40"	1616.22	N84°02'58"E (N84°03'E)	154.92	154.98	PC S88°39'08"E PT N78°32'54"E
LOT 7	02°45'14"	1616.22	N79°55'31"E (N79°55'E)	77.69	77.69	PC N81°02'36"E PT N01°14'33"W
C6	82°17'08" (82'17")	92.20	N39°54'02"E (N39°30'E)	121.32	132.41	PC N81°02'36"E PT N01°14'33"W

NUMBER	BEARING	DISTANCE
L-1	N01°13'32"W	39.81'

LEGEND

- DANE COUNTY ALUMINUM MONUMENT (FOUND) (UNLESS NOTED)
- 1-1/4 INCH IRON PIPE (FOUND) (UNLESS NOTED)
- 3/4 INCH IRON RE-BAR (FOUND)
- 1-1/4" x 18" IRON REBAR (SET), WEIGHING 4.30 LBS/LF. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 24" IRON REBAR WEIGHING 1.50 LBS/LF
- "RECORDED AS" INFORMATION
- DRAINAGE FLOW ARROW
- 100-YR FLOODPLAIN BOUNDARY (NAVD 88)
869.0 PER FEMA FIRM NO. 55025C0253H.
MAP DATE SEPTEMBER 17, 2014
- 12' PUBLIC UTILITY, DRAINAGE AND STORMWATER MANAGEMENT EASEMENT AS GRAPHICALLY SHOWN (UNLESS NOTED)

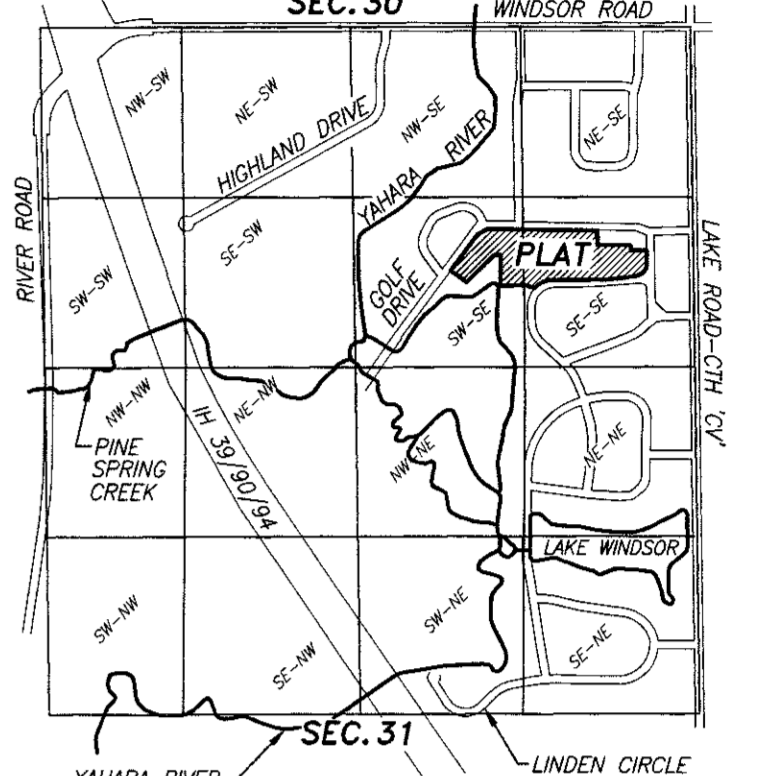
CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this 26th day of June, 2015, at 8:34 o'clock, a.m., recorded in Volume 10-0578 of Plats on Pages 185.
Krisi Chlebowski by John H. Hagedorn
Krisi Chlebowski, Dane County Register of Deeds
John H. Hagedorn, Deputy

BLUE ADDITION to LAKE WINDSOR

LOCATED IN PART OF SW1/4-SE1/4, AND THE SE1/4-SE1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

LOCATION MAP NOT TO SCALE



THE S.1/2 OF SEC. 30 & THE N.1/2 OF SEC. 31, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

DANE COUNTY CERTIFICATE

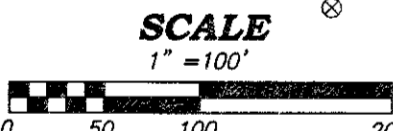
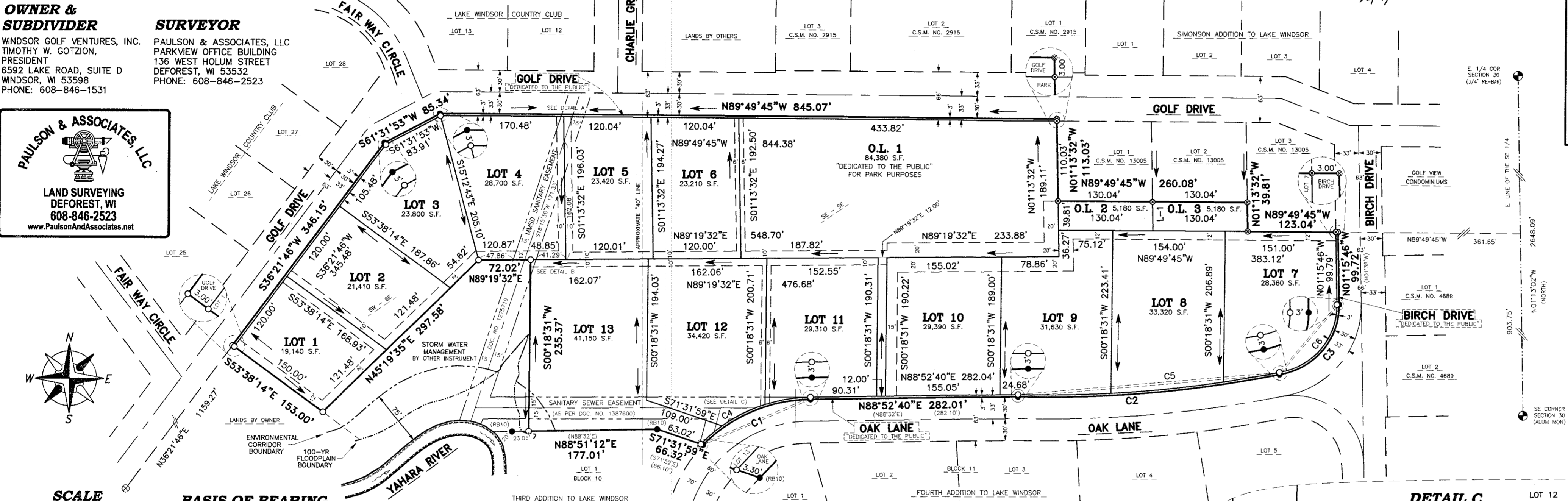
This plat known as BLUE ADDITION TO LAKE WINDSOR is hereby approved by the Dane County Zoning and Land Regulation Committee.
Date: June 23, 2015
Patrick Miles, ZLR Chair

TOWN OF WINDSOR CERTIFICATE

This plat of BLUE ADDITION TO LAKE WINDSOR has been approved for recording by the Town of Windsor Board this 18th day of March, 2015 the public right-of-way dedication designated herein is hereby acknowledged and accepted.
Date: May 21, 2015
Christine Capstan, Town of Windsor Clerk

VILLAGE OF DEFOREST CERTIFICATE

Resolved that the Village of DeForest has approved this plat of BLUE ADDITION TO LAKE WINDSOR, located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 30, T9N, R10E, Town of Windsor, Dane County, Wisconsin, by the Village of DeForest Board Action on February 2, 2015. Registration No. 2015-016.
Date: May 14, 2015
Lynn Leggett, Village of DeForest, Clerk



BASIS OF BEARING
THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T9N, R10E, IS RECORDED TO BEAR N01°13'02"W.

SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Professional Land Surveyor DO HEREBY CERTIFY that by the direction of Timothy W. Gotzion, President of Windsor Golf Ventures, INC., I have surveyed, monumented and mapped a part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of Section 30;
thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;
thence N89°49'45"W, 361.65 feet to the southeast corner of CSM No. 13005 and the POINT OF BEGINNING;
thence continuing N89°49'45"W, 123.04 feet along the south line of CSM No. 13005 to the southwest corner of Lot 3, CSM No. 13005;
thence N01°13'32"W, 39.81 feet along the west line of Lot 3, CSM No. 13005 to the southeast corner of Lot 2, CSM No. 13005;
thence N89°49'45"W, 260.08 feet along the south line of Lots 1 and 2, CSM No. 13005 to the southwest corner of said Lot 1, CSM No. 13005;
thence N01°13'32"W, 113.03 feet along the west line of CSM No. 13005 to the northwest corner of said CSM and the south right-of-way line of Golf Drive;
thence N89°49'45"W, 845.07 feet along the south right-of-way line of Golf Drive;
thence continuing along the south right-of-way line of Golf Drive, S61°13'53"W, 85.34 feet;
thence continuing along the south right-of-way line of Golf Drive, S36°21'46"W, 346.15 feet;
thence N45°19'35"E, 297.58 feet;
thence N89°19'32"E, 72.02' feet;
thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake Windsor, S71°31'59"E, 66.32 feet (recorded as S71°52'E, 66.10 feet) to a point on a curve along the north right-of-way line of Oak Lane;
thence along the arc of said curve to the right and along the north right-of-way line of Oak Lane with a radius of 210.00 feet, a central angle of 44°44'20" (recorded as 44'42") and a long chord of N66°38'51"E, 159.84' (recorded as N66°11'E, 159.71 feet) to a point of non-tangency;
thence continuing along the north right-of-way of Oak Lane, N88°52'40"E, 282.01 feet (recorded as N88°32'E, 282.10 feet) to a point of curvature;
thence continuing along the north right-of-way line of Oak Lane and along the arc of said non-tangent curve to the left with a radius of 1,619.22 feet, a central angle of 12°47'44" (recorded as 7'54") and a long chord of N84°56'53"E, 360.86 feet (recorded as N84°35'E, 360.88 feet) to a non-tangent point of compound curvature;
thence continuing along the north right-of-way line of Oak Lane and the west right-of-way line of Birch Drive and along the arc of said non-tangent curve to the left with a radius of 95.20 feet, a central angle of 82°14'46" (recorded as 82'16") and a long chord of N39°52'50"E, 125.22 feet (recorded as N39°30'E, 125.25 feet) to a point of non-tangency;
thence continuing along the west right-of-way line of Birch Drive, N01°15'46"W (recorded as N01°38'W), 99.72 feet to the POINT OF BEGINNING.

Containing 468,950 square feet, 10.77 acres.
Subject to Golf Drive, Birch Drive and Oak Lane rights-of-way.
Subject to a 30 foot wide sanitary sewer easement as recorded in Doc. No. 1275719
Subject to a sanitary sewer easement as recorded in Doc. No. 1387600.
Subject to all easements of record.

I DO FURTHER CERTIFY that to the best of my knowledge and belief this survey is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter 75 of the Dane County Land Division and Subdivision Regulations, the Village of DeForest subdivision regulations and the Town of Windsor Subdivision Ordinance in surveying, dividing and mapping the same.

Daniel A. Paulson
Professional Land Surveyor No. S-1699
Date: 5-7-15



CONSENT OF MORTGAGEE

I, Lynn A. Duesing, Vice President of DMB Community Bank, as mortgagee of the lands described hereon known as BLUE ADDITION TO LAKE WINDSOR, do hereby consent to the surveying, dividing, mapping, and dedication of the lands described on this map, and I do hereby consent to the above certificate of Timothy W. Gotzion as President of Windsor Golf Ventures, Inc.
Date: 5-11-15
Lynn A. Duesing, V.P.

STATE OF WISCONSIN)
COUNTY OF DANE) SS
Signed before me on this 11th day of May, 2015, by Lynn A. Duesing to me known to be the persons who executed the foregoing instrument and acknowledged the same.
Notary Public, Wisconsin
My Commission Expires: 11/16/18

CERTIFICATE OF TOWN TREASURER

I, Tina Butters, being duly qualified and acting treasurer of the Town of Windsor, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of May 21, 2015 affecting the lands included in BLUE ADDITION TO LAKE WINDSOR.
Date: May 21, 2015
Tina Butters, Town of Windsor Treasurer

OWNERS CERTIFICATION OF DEDICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

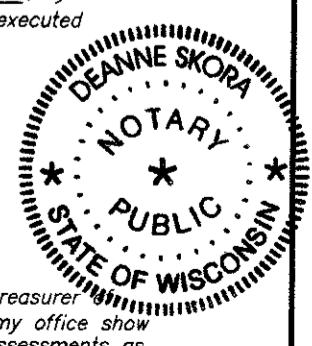
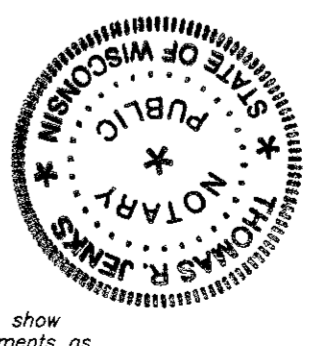
- 1) VILLAGE OF DEFOREST
- 2) TOWN OF WINDSOR
- 3) DANE COUNTY ZONING & LAND REGULATION COMMITTEE
- 4) DEPARTMENT OF ADMINISTRATION

Dated this 11th day of May, 2015.

Notary Public, Wisconsin
My Commission Expires: 2-19-2019

CERTIFICATE OF COUNTY TREASURER

I, Adam Gallagher, being duly qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of June 25, 2015 affecting the lands included in BLUE ADDITION TO LAKE WINDSOR.
Date: 6-25-15
Adam Gallagher, Dane County Treasurer



There are no objections to this plat with respect to S. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified March 30th, 2015
Renell Powey
Department of Administration