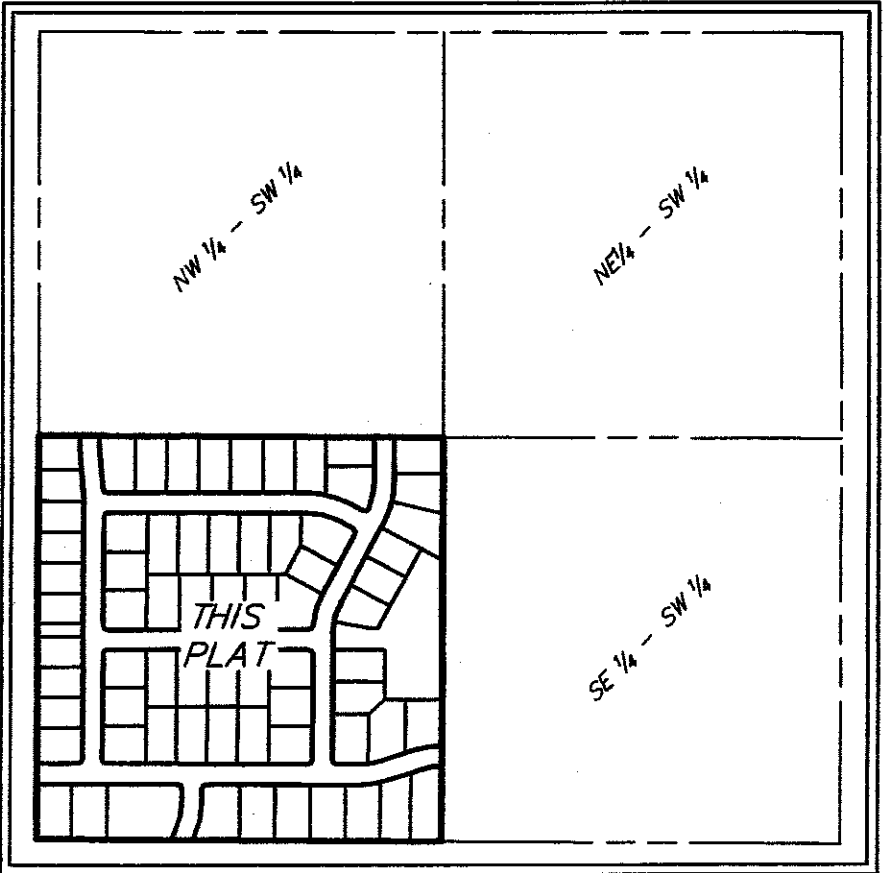


GRAPHIC SCALE FEET
0 40 80 160
Document # 5175541

SECOND ADDITION TO CARRIAGE RIDGE
THE SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

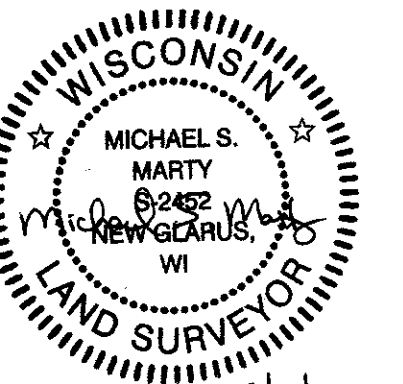
LOCATION MAP
SW 1/4 SEC. 16, T08N, R09E, TOWNSHIP OF WESTPORT, DANE COUNTY, WISCONSIN (NOT TO SCALE)



- SURVEY LEGEND**
- FOUND 1-1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - SET 1-1/4" Ø x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS/FT. ALL OTHER LOT CORNERS MARKED BY A 3/4" Ø x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS/FT.
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- NOTES:**
1. See sheet 2 for curve table.
 2. All utility facilities within this final plat are to be installed underground. No above ground utility structures/pedestals shall be allowed within the private equestrian trail easements.
 3. All lots within this final plat are to be served by public sanitary sewer and water.
 4. Public Utility Easements: 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 Sec. 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.
 5. Pedestrian access and equestrian drawn vehicles are permitted uses within the private equestrian trail easement areas.
 6. See sheet 2 for Table of lowest opening elevations.

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 April 30th, 2015
Renell Powers
Department of Administration



BLUETOOTH ADDITION TO SOUTHBRIDGE PARK ZONE
ALYSENLANE

BELLEWOOD DRIVE
CARRIAGE RIDGE
FIRST ADDITION TO CARRIAGE RIDGE

vierbicher
planners | engineers | advisors
RESURVING - MADISON, WISCONSIN
2970 Chapel Valley Road
Madison, WI 53711
Phone: (608) 825-2832 Fax: (608) 825-2830

DRAFTED BY: MMAR
DATE: February 12, 2015
REV: March 18, 2015
CHECKED BY: MZE
REV: April 28, 2015

SURVEYED FOR:
Carriage Ridge, LLC
attn: Thomas F. Bunbury
2970 Chapel Valley Road
Madison, WI 53711

P-20003
SHEET 1 OF 2

28 Apr 2015 - 1:00p M:\Carriage Ridge, LLC\140051 Westport Development\CADD\140051 FPlat.dwg by: mmr

SECOND ADDITION TO CARRIAGE RIDGE

THE SW 1/4 - SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

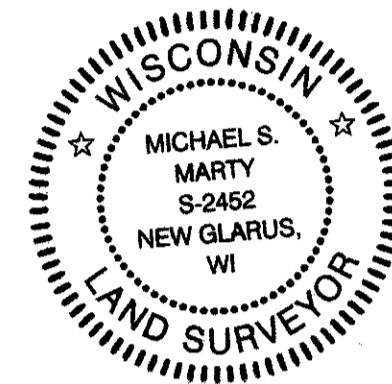
I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, the subdivision regulations of the Village of Waunakee, the subdivision regulations of the Town of Westport and the subdivision regulations of Dane County, and under the direction of Carriage Ridge, LLC, owner of said land, I have surveyed, divided, and mapped SECOND ADDITION TO CARRIAGE RIDGE; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is the SW 1/4 - SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 16, thence N00°02'00"E along the West line of the SW 1/4 of said Section 16, 1326.19 feet to the Northwest corner of the SW 1/4 - SW 1/4 of said Section 16; thence S89°43'43"E along the North line of the SW 1/4 - SW 1/4 of said Section 16, 1332.73 feet to the Northeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence S00°00'28"E along the East line of the SW 1/4 - SW 1/4 of said Section 16, 1328.60 feet to the Southeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence N89°37'32"W along the South line of the SW 1/4 - SW 1/4 of said Section 16, 1333.70 feet to the point of beginning. Said description contains 1,769,671 square feet or 40.626 acres more or less.

Vierbicher Associates Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this 18th day of March, 2015.
Rev: April 28th, 2015

Signed: Michael S. Marty
Michael S. Marty, P.L.S. No. 2452



CORPORATE OWNER'S CERTIFICATE:

Carriage Ridge, LLC, a Wisconsin Limited Liability Company, owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat of SECOND ADDITION TO CARRIAGE RIDGE. Carriage Ridge, LLC does 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
Village Board, Village of Waunakee
Town Board, Town of Westport
Dane County Zoning and Land Regulation Committee

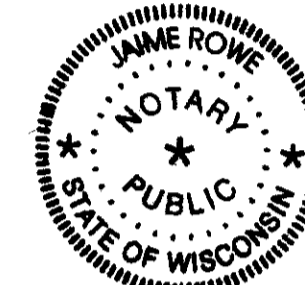
IN WITNESS WHEREOF, Carriage Ridge, LLC, has caused these presents to be signed by Thomas F. Bunbury, this 18th day of March, 2015.

Thomas F. Bunbury
Thomas F. Bunbury, Member

STATE OF WISCONSIN)
COUNTY OF DANE)SS

Personally came before me this 18th day of March, 2015, the above named Thomas F. Bunbury, Member of the above named corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jaime Rowe
(Jaime Rowe), Notary Public, State of Wisconsin.
My commission expires/is permanent exp 1/20/19



MORTGAGEE CERTIFICATE:

Settlers Bank, a banking association duly organized and existing under 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 above owner's certificate.

IN WITNESS WHEREOF, Settlers Bank has caused these presents to be signed by David M. Fink, its President, at Wausau, Wisconsin, on this 18th day of May, 2015.

David M. Fink
Settlers Bank, President

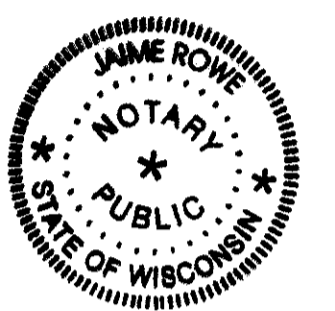
State of WI)

County of Dane) ss.

Personally came before me this 19th day of May, 2015, David M. Fink, President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jaime Rowe
Notary Public, State of Wisconsin (Jaime Rowe)

My commission expires/is permanent: exp 1/20/19



DANE COUNTY TREASURER'S CERTIFICATE:

I, T. 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 SECOND ADDITION TO CARRIAGE RIDGE, as of this 27th day of May, 2015.

T. Adam Gallagher
T. Adam Gallagher, Dane County Treasurer

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE:

This plat, known as SECOND ADDITION TO CARRIAGE RIDGE, is hereby approved by the Dane County Zoning and Land Regulation Committee this 27th day of May, 2015.

Patrick Miles
by: Patrick Miles, Chairperson
Dane County Zoning & Land Regulation Committee

TOWN OF WESTPORT TREASURER'S CERTIFICATE:

As duly appointed Treasurer of the Town of Westport, Dane County, Wisconsin, I 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 SECOND ADDITION TO CARRIAGE RIDGE as of this 20th day of May, 2015.

Thomas G. Wilson
Thomas G. Wilson, Town of Westport Treasurer

VILLAGE BOARD CERTIFICATE:

Resolved, that the plat of SECOND ADDITION TO CARRIAGE RIDGE, being the SW 1/4-SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, was hereby approved by the Village Board, of the Village of Waunakee on the 14th day of April, 2015, and that said approval further provided for the acceptance of those rights conveyed by said plat of SECOND ADDITION TO CARRIAGE RIDGE to the Village of Waunakee for public use.

Dated this 22nd day of May, 2015.

Julee R. Heit
Julee R. Heit, Village Clerk
Village of Waunakee, Dane County, Wisconsin

TOWN BOARD CERTIFICATE:

Resolved, that the plat of SECOND ADDITION TO CARRIAGE RIDGE, being the SW 1/4-SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, was hereby approved by the Town Board of the Town of Westport on the 16th day of March, 2015, and that said approval further provided for the acceptance of those lands dedicated and rights conveyed by said plat of SECOND ADDITION TO CARRIAGE RIDGE to the Town of Westport for public use. Resolution 15-05

Dated this 20th day of May, 2015.

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

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.35'	500.00'	005°11'49"	S02°33'09"E	45.34'
C2	39.92'	434.00'	005°16'11"	S02°30'58"E	39.90'
C3	6.32'	434.00'	000°50'02"	S04°44'03"E	6.32'
C4	33.60'	434.00'	004°26'08"	S02°05'57"E	33.59'
C5	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C6	89.45'	217.00'	023°37'02"	S11°49'20"W	88.81'
C7	24.73'	15.00'	094°28'16"	S70°51'59"W	22.02'
C8	138.22'	283.00'	027°58'59"	N75°53'23"W	136.85'
C9	79.87'	283.00'	016°10'17"	N69°59'02"W	79.61'
C10	58.34'	283.00'	011°48'43"	N83°58'31"W	58.24'
C11	22.18'	15.00'	084°43'49"	N47°30'58"W	20.22'
C12	39.37'	434.00'	005°11'49"	N02°33'09"W	39.35'
C13	85.17'	276.00'	017°40'48"	S81°08'03"W	84.83'
C14	67.51'	217.00'	017°49'29"	S81°12'23"W	67.24'
C15	40.77'	217.00'	010°45'53"	S77°40'35"W	40.71'
C16	26.74'	217.00'	007°03'35"	S86°35'20"W	26.72'
C17	105.98'	217.00'	027°58'58"	N14°06'37"E	104.93'
C18	36.55'	217.00'	009°39'02"	N04°56'39"E	36.51'
C19	69.43'	217.00'	018°19'57"	N18°56'08"E	69.14'
C20	138.74'	283.00'	028°05'18"	N14°03'28"E	137.35'
C21	73.28'	283.00'	014°50'13"	N20°41'00"E	73.08'
C22	65.45'	283.00'	013°15'05"	N06°38'21"E	65.31'
C23	23.56'	15.00'	090°00'00"	S16°53'53"E	21.21'
C24	113.38'	283.00'	022°57'20"	S16°37'27"W	112.63'
C25	3.96'	283.00'	000°48'04"	S27°42'05"W	3.96'
C26	109.43'	283.00'	022°09'16"	S16°13'25"W	108.75'
C27	22.25'	15.00'	084°58'21"	S47°37'57"W	20.26'
C28	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'
C29	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C30	105.98'	217.00'	027°58'59"	S75°53'23"E	104.93'
C31	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'
C32	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C33	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'
C34	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C35	121.66'	283.00'	024°37'51"	N12°26'03"E	120.72'
C36	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C37	88.04'	283.00'	017°49'29"	N81°12'23"E	87.69'
C38	67.45'	283.00'	013°39'23"	N83°17'26"E	67.29'
C39	20.59'	283.00'	004°10'05"	N74°22'41"E	20.58'
C40	64.78'	210.00'	017°40'27"	N81°07'52"E	64.52'
C41	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'
C42	93.29'	217.00'	024°37'51"	S12°26'03"W	92.57'
C43	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'

Line Table		
LINE NO.	DIRECTION	LENGTH
L1	N24°44'58"E	24.60'
L2	N00°07'08"E	88.59'
L3	N00°02'46"E	24.87'
L4	N00°00'49"E	147.53'
L5	S61°53'53"E	101.00'

Tangent Bearing Table		
CURVE NO.	AHEAD	BACK
C6	S23°37'30"W	
C13	S89°58'27"W	
C24	S05°08'47"W	
C40	N89°58'06"E	

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C44	107.47'	250.00'	024°37'51"	N12°26'03"E	106.65'
C45	42.95'	467.00'	005°16'11"	N02°30'58"W	42.94'
C46	42.36'	467.00'	005°11'49"	S02°33'09"E	42.34'
C47	122.10'	250.00'	027°58'59"	S14°06'37"W	120.89'
C48	122.56'	250.00'	028°05'18"	N14°03'28"E	121.33'
C49	122.10'	250.00'	027°58'59"	N75°53'23"W	120.89'
C50	77.77'	250.00'	017°49'29"	N81°12'23"E	77.46'
C51	74.97'	243.00'	017°40'39"	S81°07'58"W	74.68'

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 10th day of August, 2015, at 4:18 o'clock P.M. and recorded in Volume 60-6418 of Plats, on pages 209-210 as Document Number 5175541.
Krzysztof Chlebowski, by Christopher Meyer, Deputy
Krzysztof Chlebowski, Dane County Register of Deeds

Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fournier Drive,
Suite 201
Madison, WI 53717
(608) 821-3955
mmar@vierbicher.com

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 April 30th, 2015
Renald P. Poneg
Department of Administration

RECOMMENDED LOWEST OPENING ELEVATION (NAVD 88 DATUM)	
LOT NUMBER	ELEVATION (FEET)
90	910.8
91	910.0
92	907.0
93	906.0
94	904.1
95	903.5
96	903.5
97	903.5
98	904.9
99	903.5
100	903.5
101	914.3
102	913.0
103	911.6
104	910.1
105	908.7
106	907.2
107	905.6
108	905.7
109	908.4
110	907.6
111	908.0
112	908.5
113	909.0
114	910.1
115	911.3
116	914.2
117	919.1
118	921.8
119	922.6
120	921.5
121	921.0
122	919.6
123	918.2

RECOMMENDED LOWEST OPENING ELEVATION (NAVD 88 DATUM)	
LOT NUMBER	LOWEST OPENING ELEVATION
124	916.8
125	915.5
126	914.8
127	916.9
128	915.8
129	910.5
130	908.6
131	908.6
132	908.6
133	909.4
134	910.5
135	911.6
136	913.4
137	912.6
138	913.7
139	911.6
140	910.6
141	909.6
142	908.6
143	908.6
144	908.9
145	908.9
146	910.8
147	909.0
148	910.0
149	911.0
150	912.0
151	914.0
152	913.0
153	914.0
154	912.0
155	911.0
156	910.0
157	909.0