

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 2833, RECORDED IN VOLUME 11 OF CERTIFIED SURVEYS, PAGES 173 - 175 AS DOCUMENT NO. 1573531 AND OTHER LANDS, ALL BEING LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 2833, RECORDED IN VOLUME 11 OF CERTIFIED SURVEYS, PAGES 173 - 175 AS DOCUMENT NO. 1573531 AND OTHER LANDS, ALL BEING LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LOT 2 C.S.M. NO. 2833  
VOL. 11, PP 173-175 #  
1573531  
THIS OWNER

LOT 1 C.S.M. NO. 2833  
VOL. 11, PP 173-175 #  
1573531

NO DIRECT VEHICULAR  
ACCESS TO BISHOPS BAY  
PARKWAY AS DENOTED  
//////////.

LOT 1 C.S.M. NO. 13142  
VOL. 84, PP. 198-201 NO.  
4780454

NOTES:

1. TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 639,511 sq. ft or 14,681.2 ACRES, MORE OR LESS.
2. 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 1 SECOND.
3. THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE CITY OF MIDDLETON HAS WAIVED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
4. PRIVATE EASEMENTS AS SPECIFICALLY NOTED AS PRIVATE EASEMENTS AND SET FORTH ON THESE PLATS ARE SPECIFICALLY FOR THE BENEFIT OF THE COMMUNITY OF BISHOPS BAY LLC AND ITS DESIGNEES AND ASSIGNS.
5. LANDS WITHIN THIS PLAT ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY, DOC. NO. 4942536.

*LEGEND*

- FOUND SECTION CORNER OF RECORD,  
TYPE OF MONUMENT AS NOTED.
- FOUND 3/4" Ø REBAR
  - FOUND 1 1/4" Ø REBAR
  - SET 1 1/4" Ø SOLID ROUND IRON ROD  
24" LONG, 4.17 LBS PER LINEAL FOOT  
WEIGHT.
- ALL OTHER LOT AND OUTLOT CORNER  
ARE MONUMENTED WITH 3/4" X 24"  
SOLID ROUND IRON RODS, 1.50 LBS.  
LINEAL FOOT WEIGHT.

(N90'00') "RECORDED AS" INFORMATION

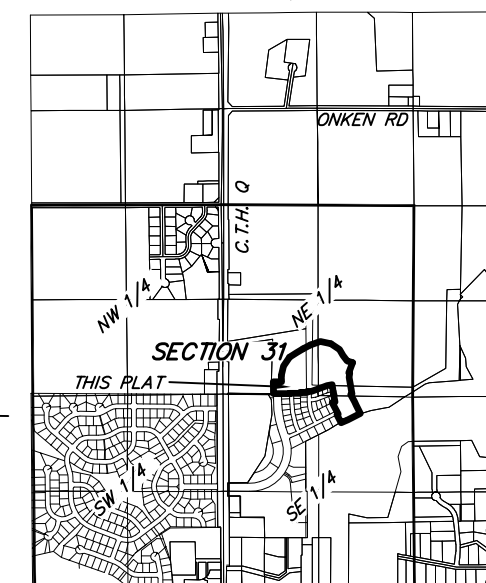
PUBLIC UTILITY EASEMENTS - WIDTHS ARE, AS NOTED, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF THE 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 THE EASEMENTS ARE PLACED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.

DRAINAGE ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) MUST BE APPROVED BY THE CITY OF MIDDLETON ENGINEER.

A 10 FOOT WIDE PRIVATE STORM WATER DRAINAGE EASEMENT (5 FEET FROM EACH SIDE OF AND PARALLEL WITH THE PROPERTY LINE) SHALL BE RETAINED ALONG ALL JOINT PROPERTY LINES MARKED BY A DRAINAGE ARROW. SEE NOTE 4.

### LOCATION MAP

SCALE: 1" = 1/2 MILE ±



EAST QUARTER  
CORNER OF SECTION  
31, T8N, R9E, FOUND  
ALUMINUM MONUMENT  
OF RECORD DANE CO.  
COORDS:  
N 501682.29  
E 800442.90

S89°55'00"E, 5285.94'  
(E 1/4 COR. - W 1/4 COR.)

BEARINGS REFERENCED  
TO THE WEST LINE OF THE  
1/4 OF SECTION 31, T

LANDS  
THIS OWNER

GRAPHIC SCALE FEET

$$SCALE\ 1''=60'$$

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

SUBDIVISION REQUESTED BY:  
The Community of Bishops Bay LLC  
P.O. Box 620037  
Middleton, WI 53562  
(608) 826-4000

SURVEYOR  
VERBICHER ASSOCIATES, INC.  
BY: PAUL R. KNUDSON  
999 FOURIER DRIVE, SUITE 201  
MADISON, WI 53717  
608-826-0532

SHEET 1 OF 2

M: \T Wall\351086486\_Bishops Bay Survey\ENGINEERING\Civil 3D\Back Nine  
 Plotting\Phase II Final Plat\Final Plat Back Nine Phase II.dwg  
 Job No. 130001.00

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Middleton, and under the direction of the The Community of Bishops Bay LLC, a Owner, I have surveyed, divided and mapped the THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 2; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of Lot 2, Certified Survey Map No. 2833, recorded in Volume 11 of Certified Surveys, pages 173 - 175 as Document No. 1573531 and other lands, all being located in part of the NE 1/4 of the SE 1/4 and also part of the SW 1/4 and SE 1/4 of the NE 1/4 of Section 31, Township 8 North, Range 9 East, in the City of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 31; thence N 00°22'14" W, 2650.95 feet along the West line of the said SE 1/4; thence S 89°55'00 E, 80.28 feet to the intersection with the easterly right-of-way of County Trunk Highway "Q" also being the northwest corner of Dane County Certified Survey Map No. 13142, recorded in Vol. 84 of Certified Surveys, pages 198-201 as Document No. 4780454; thence N 00°16'00" E, 10.65 feet along the said easterly right-of-way of County Trunk Highway "Q"; thence S 89°57'36" E, 627.85 feet along the north line of Outlot 4, The Community of Bishops Bay, The Back Nine - Phase 1 to the point of beginning; thence N00°21'32"W, 160.43 feet; thence N89°38'28"E, 110.00 feet; thence N00°21'32"W, 166.05 feet; thence N30°26'47"E, 201.21 feet; thence N57°50'29"E, 113.91 feet; thence N59°23'22"E, 100.00 feet; thence N61°00'24"E, 114.62 feet; thence N71°46'42"E, 144.47 feet; thence S78°56'54"E, 145.66 feet; thence S55°27'31"E, 143.12 feet; thence S30°12'44"E, 92.12 feet; thence S36°26'38"E, 96.77 feet; thence S74°23'37"E, 76.92 feet; thence S20°18'08"W, 150.00 feet; thence S84°06'29"E, 12.36 feet; thence S05°53'31"W, 56.00 feet; thence S09°19'09"E, 231.46 feet; S63°04'59"W, 17.72 feet; thence S26°55'01"E, 110.00 feet; thence S25°37'10"E, 50.01 feet; thence S26°55'01"E, 130.00 feet; thence S63°04'59"W, 192.96 feet; thence S68°08'48"W, 78.42 feet; thence N26°55'01"W, 121.31 feet along an easterly line of said plat of The Community of Bishops Bay, The Back Nine - Phase 1; all of the following courses being along easterly and northerly sides of the said plat of The Community of Bishops Bay, The Back Nine - Phase 1: thence N63°04'59"E, 16.75 feet; thence N26°55'01"W, 175.00 feet; thence N76°39'18"E, 40.57 feet; thence N11°10'51"W, 92.87 feet; thence N78°49'09"E, 2.28 feet; thence N11°10'51"W, 56.00 feet; thence N09°19'09"W, 92.49 feet; thence S76°58'44"W, 72.15 feet; thence S71°57'15"W, 72.84 feet; thence S69°56'05"W, 152.19 feet; thence S89°38'28"W, 56.00 feet; thence S00°21'32"E, 13.89 feet; thence S89°38'28"W, 95.00 feet; thence S00°21'32"E, 14.67 feet; thence S89°38'28"W, 146.00 feet; thence S00°21'32"E, 2.31 feet; thence S89°38'28"W, 110.00 feet; thence N00°21'32"W, 2.50 feet; thence N89°57'36"W, 110.00 feet to the point of beginning.

Containing 639,511 sq. ft. or 14.6812 acres, more or less.

Vierbicher Associates, Inc.  
By Paul R. Knudson

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Revised this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Revised this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Revised this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Revised this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

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, THE BACK NINE - PHASE 2, as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Adam Gallagher, Dane County Treasurer

CERTIFICATE OF CITY FINANCE DIRECTOR:

I, John M. Lehman, being the duly appointed, qualified and acting finance director of the City of Middleton, 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, THE BACK NINE - PHASE 2 as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

John M. Lehman, Finance Director/Assistant City Administrator  
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON COMMON COUNCIL APPROVAL

"Resolved that the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 2, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

Date \_\_\_\_\_ Kurt J. Sonntag, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Date \_\_\_\_\_ Lorie J. Burns, City of Middleton Clerk

STATE OF WISCONSIN)  
DANE COUNTY ) ss

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that the Common Council of the City of Middleton authorized me on \_\_\_\_\_ to issue a certificate of approval of the final plat of THE COMMUNITY OF BISHOPS BAYS, THE BACK NINE - PHASE 2, 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\_\_\_\_.

Lorie J. Burns, City of Middleton Clerk  
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON SUBSTANDARD STREET WIDTH

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County, Wisconsin, do hereby certify that the approved and revised SP approved \_\_\_\_\_, allows for street widths less than 60 feet as provided for by s.236.16(2), Wis. Stats., as shown on the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 2. The City of Middleton's approval of this plat will signify that this layout complies with all local ordinances.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Lorie J. Burns, City of Middleton Clerk  
City of Middleton, Dane County, Wisconsin

THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 2

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 2833, RECORDED IN VOLUME 11 OF CERTIFIED SURVEYS, PAGES 173 – 175 AS DOCUMENT NO. 1573531 AND OTHER LANDS, ALL BEING LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND ALSO PART OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

The Community of Bishops Bay LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as a owner, hereby certifies that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. The Community of Bishops Bay 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:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, The Community of Bishops Bay LLC, has caused these presents to be signed by Terrence R. Wall, its President, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

THE COMMUNITY OF BISHOPS BAY 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 The Community of Bishops Bay 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: \_\_\_\_\_

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Bishops Bay Land Holdings LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as a 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 Land Holdings 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:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Bishops Bay Land Holdings LLC, has caused these presents to be signed by Daniel J. Hartung, its President, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BISHOPS BAY LAND HOLDINGS LLC,  
a Wisconsin limited liability company

By: \_\_\_\_\_  
Daniel J. Hartung, President

STATE OF WISCONSIN )  
 ) ss.  
DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Daniel J. Hartung, to me known to be the President of Bishops Bay Land Holdings 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: \_\_\_\_\_

REGISTER OF DEEDS

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_\_M. and

recorded in Volume \_\_\_\_\_ of Plats of Dane County on page(s) \_\_\_\_\_.

Kristi Chlebowski  
Register of Deeds of Dane County, Wisconsin

Curve Table						
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	20.00	31.42	090°00'00"	N44°38'28"E	28.28	
C2	20.00	31.42	090°00'00"	N45°21'32"W	28.28	
C3	238.00	248.19	059°44'54"	S29°30'55"W	237.09	
C4	238.00	37.10	008°55'54"	S04°06'25"W	37.07	
C5	238.00	90.55	021°47'52"	S19°28'18"W	90.00	
C6	238.00	90.55	021°47'52"	S41°16'10"W	90.00	
C7	238.00	29.99	007°13'16"	S55°46'44"W	29.98	
C8	228.00	373.16	093°46'29"	N73°43'23"W	332.89	
C9	228.00	29.85	007°30'04"	S63°08'24"W	29.83	
C10	228.00	85.50	021°29'09"	S77°38'00"W	85.00	
C11	228.00	85.50	021°29'09"	N80°52'51"W	85.00	
C12	228.00	85.50	021°29'09"	N59°23'42"W	85.00	
C13	228.00	86.81	021°48'58"	N37°44'38"W	86.29	
C14	298.00	91.04	017°30'12"	N18°05'03"W	90.68	A-S09°19'57"E
C15	918.00	120.24	007°30'18"	N87°51'37"W	120.16	A-N88°23'14"E
C16	862.00	105.33	007°00'03"	S87°36'30"E	105.26	B-S88°53'28"W
C17	372.00	114.25	017°35'52"	N18°07'05"W	113.81	
C18	372.00	14.83	002°17'04"	N10°27'41"W	14.83	
C19	372.00	99.42	015°18'48"	N19°15'37"W	99.13	
C20	428.00	131.45	017°35'52"	S18°07'05"E	130.94	
C21	428.00	71.21	009°31'58"	S22°09'02"E	71.13	
C22	428.00	60.24	008°03'54"	S13°21'06"E	60.19	
C23	862.00	246.46	016°22'55"	N76°57'16"E	245.62	C-S05°08'44"W
C24	862.00	75.07	004°59'23"	N82°39'02"E	75.04	
C25	862.00	73.02	004°51'13"	N77°43'44"E	73.00	
C26	862.00	74.02	004°55'13"	N72°50'31"E	74.00	
C27	862.00	24.35	001°37'06"	N69°34'22"E	24.35	
C28	228.00	76.01	019°06'01"	N09°54'33"W	75.66	D-S19°27'33"E
C29	758.00	178.53	013°29'41"	N79°41'37"E	178.12	E-N72°56'46"E
C30	758.00	87.87	006°38'31"	N76°16'02"E	87.82	
C31	758.00	90.66	006°51'10"	N83°00'52"E	90.61	F-N86°26'27"E
C32	172.00	57.62	019°11'39"	N09°57'22"W	57.35	E-S19°33'11"E
C33	182.00	189.79	059°44'54"	N29°30'55"E	181.31	
C34	182.00	25.22	007°56'20"	N03°36'38"E	25.20	
C35	182.00	97.99	030°50'58"	N23°00'17"E	96.81	
C36	182.00	66.58	020°57'36"	N48°54'34"E	66.21	
C37	172.00	281.51	093°46'29"	S73°43'23"E	251.12	
C38	172.00	95.23	031°43'21"	N75°15'03"E	94.02	
C39	172.00	131.99	043°58'02"	S66°54'16"E	128.77	
C40	172.00	54.29	018°05'06"	S35°52'42"E	54.06	
C41	242.00	68.08	016°07'03"	S18°46'38"E	67.85	G-S10°43'06"E
C42	918.00	258.03	016°06'16"	S76°48'57"W	257.18	G-S84°52'05"W
C43	918.00	114.59	007°09'08"	S81°17'31"W	114.52	
C44	918.00	70.02	004°22'12"	S75°31'51"W	70.00	
C45	918.00	70.02	004°22'12"	S71°09'39"W	70.00	
C46	918.00	3.40	000°12'44"	S68°52'11"W	3.40	
C47	702.00	213.45	017°25'18"	S77°28'28"W	212.63	H-S86°11'07"W
C48	702.00	12.50	001°01'12"	S69°16'25"W	12.50	
C49	702.00	74.99	006°07'16"	S72°50'39"W	74.96	
C50	702.00	125.96	010°16'50"	S81°02'42"W	125.79	

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



SUBDIVISION REQUESTED BY:  
The Community of Bishops Bay LLC  
P.O. Box 620037  
Middleton, WI 53562  
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SURVEYOR  
VIERBICHER ASSOCIATES, INC.  
BY: PAUL R. KNUDSON  
999 FOURIER DRIVE, SUITE 201  
MADISON, WI 53717  
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M: \T Wall\351086486\_Bishops Bay Survey\ENGINEERING\Civil 3D\Back Nine  
Platting\Phase II Final Plat\Final Plat Back Nine Phase II.dwg  
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