

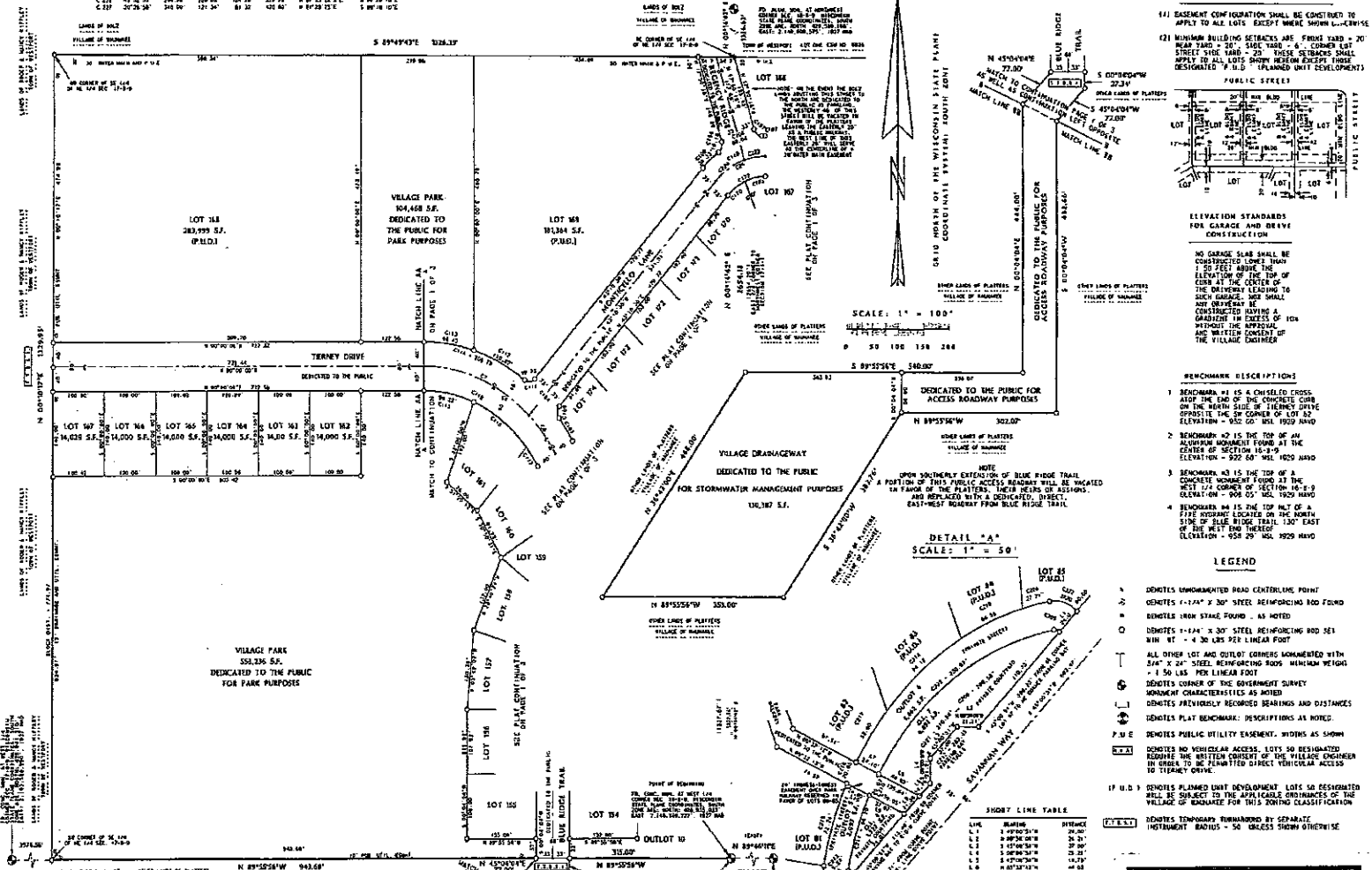
ASHLAWN ADDITION TO SOUTHBRIDGE

CURVE TABLE CONTINUATION

CURVE DATA TABLE	ARC	TANGENT	CHORD BEARING	TANGENT BEARING
C 148 34°00'00"	34.00'	19.47'	34.14'	S 22°20'17"E
C 222 30°00'00"	29.00'	16.41'	23.07'	S 34°07'17"E
C 221 48°12'31"	294.28'	154.84'	154.28'	S 8°21'10"E
C 222 30°00'00"	294.28'	171.34'	142.84'	S 8°21'10"E

BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 16 AND ALSO IN THE SE AND SW 1/4S OF THE NW 1/4 AND IN THE NE AND NW 1/4S OF THE SW 1/4 OF SECTION 16, INCLUDING A PORTION OF LOT ONE OF DANF COUNTY CERTIFIED SURVEY MAP NO. 6328, ALL IN TOWNSHIP 8 NORTH, RANGE 3 EAST, IN THE VILLAGE OF WAUNAKEE, DANF COUNTY, WISCONSIN.

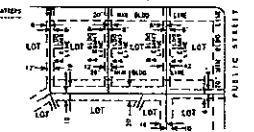
ROBERT A. RICHARDSON, PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

DETAIL "A" A SCALE: 1" = 50'

- TYPICAL PUBLIC UTILITY EASEMENT AND BENCHMARK YIELD. SETBACK LINE DETAIL**
- 1) EASEMENT CONFIGURATION SHALL BE CONSTRUCTED TO APPLY TO ALL LOTS EXCEPT THOSE SHOWN OTHERWISE.
 - 2) MINIMUM BUILDING SETBACKS ARE: FRONT YARD = 20' REAR YARD = 20' SIDE YARD = 6'. CORNER LOT STREET YIELD YARD = 20'. THESE SETBACKS SHALL APPLY TO ALL LOTS SHOWN HEREON EXCEPT THOSE DESIGNATED "P.U.D." (PLANNED UNIT DEVELOPMENT).



ELEVATION STANDARDS FOR GARAGE AND DRIVE CONSTRUCTION

NO GARAGE SLAB SHALL BE CONSTRUCTED AT A HIGHER ELEVATION THAN THE FINISHED GRADE OF THE TOP OF CURB AT THE CENTER OF THE DRIVEWAY. SUCH GARAGE SLAB SHALL BE CONSTRUCTED HAVING A MINIMUM DRAINAGE OF 1% IN THE DIRECTION OF THE DRIVEWAY AND WRITTEN CONSENT OF THE VILLAGE ENGINEER.

- BENCHMARK DESCRIPTIONS**
- 1 BENCHMARK #1 IS A CHISELED CROSS-STOP THE END OF THIS CONCRETE CURB ON THE NORTH SIDE OF TERNEY DRIVE OPPOSITE THE SW CORNER OF LOT 152. ELEVATION = 932.60' MSL 1929 NAVD.
 - 2 BENCHMARK #2 IS THE TOP OF AN ALUMINUM MONUMENT FOUND AT THE CENTER OF SECTION 16-9-9. ELEVATION = 922.60' MSL 1929 NAVD.
 - 3 BENCHMARK #3 IS THE TOP OF A CONCRETE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SECTION 16-9-9. ELEVATION = 909.50' MSL.
 - 4 BENCHMARK #4 IS THE TOP MTL OF A 4" PIPE MONUMENT LOCATED ON THE NORTH SIDE OF BLUE RIDGE TRAIL 150' EAST OF THE WEST END THEREOF. ELEVATION = 929.50' MSL 1929 NAVD.

- LEGEND**
- INDICATES UNMOUNTED ROAD CENTERLINE POINT
 - ▲ INDICATES 1-1/4" X 30" STEEL REINFORCING ROD FOUND
 - INDICATES IRON STAKE FOUND - AS NOTED
 - INDICATES 1-1/4" X 30" STEEL REINFORCING ROD SET 3/16" NET - 4 30 LBS PER LINEAR FOOT
 - ⊥ ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" X 3/4" STEEL REINFORCING RODS, MINIMUM WEIGHT - 1 50 LBS PER LINEAR FOOT
 - ⊕ INDICATES CORNER OF THE GOVERNMENT SURVEY MONUMENT CHARACTERISTICS AS NOTED
 - ⊖ INDICATES PREVIOUSLY RECORDED BEARINGS AND DISTANCES
 - ⊙ INDICATES PLAT BENCHMARK: DESCRIPTIONS AS NOTED.
 - ⊕ INDICATES PUBLIC UTILITY EASEMENT: WORKS AS SHOWN
 - ⊖ INDICATES NO VEHICULAR ACCESS. LOTS SO DESIGNATED REQUIRE THE WRITTEN CONSENT OF THE VILLAGE ENGINEER IN ORDER TO BE UNBARRIRED DIRECT VEHICULAR ACCESS TO TERNEY DRIVE.
 - ⊖ INDICATES PLANNED UNIT DEVELOPMENT. LOTS SO DESIGNATED SHALL BE SUBJECT TO THE APPLICABLE ORDINANCES OF THE VILLAGE OF WAUNAKEE FOR SUCH ZONING CLASSIFICATION
 - ⊖ INDICATES TEMPORARY FURNISHMENT BY SEPARATE INSTRUMENT. RADIUS = 50' UNLESS SHOWN OTHERWISE

- NOTES**
1. All distances are to the nearest 1/100th of a foot. All bearings are measured to the nearest 01" of arc.
 2. All curve distances are chord distances.
 3. All utility facilities in this Plat are to be installed underground.
 4. UTILITY EASEMENTS: No poles, pedestals or buried cables are to be installed in each a manner that their placement would obstruct a survey stake, nor obstruct visibility along lot lines.
 5. Lot owners shall not alter drainage swales, roadside ditches, nor natural drainage ways on any lot without the written consent of the Village Board of Waunakee.
 6. Vertical Curve refers to Mean Sea Level, 1929 NAVD.
 7. All Lots in this Plat are to be served by public sanitary sewer and other services.
 8. Outlots 3, 4, 5, 6, 7, 8, 11 and 12 are designated as private streets and out courts. Ownership of these outlots will be fractionally apportioned among those lots showing common frontage thereto. Said outlots shall be deed restricted for use as private, single-family, detached, one and two family, duplexes, townhomes, and townhouses. The owners of said outlots shall be responsible for the upkeep and maintenance of said outlots.
 9. Lots 92, 93, 112, 113, 115 and 116 are subject to a Vista Corridor as shown hereon. No structures, fences or plantings in excess of 3.5 feet in height shall be permitted within these corridors.
 10. These portions of Lots 68, 69, 77, 79, 80, 81 and 82 which lie within the Vista Corridor formed by the southeasterly projections of the Easterly and Westerly Park boundaries are subject to a vertical building and planting limit of 998.0, 1929 NAVD. No structure or vegetation shall be permitted within this corridor which exceeds this elevation.



These were no objections to this plat with respect to Sections 236.15, 236.16, 236.50 and 232.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 9th day of July, 1996

James A. Starn
Department Chairman

THIS INSTRUMENT DRAFTED BY ROBERT A. RICHARDSON, LANDTECH SURVEYORS AND PLANNERS, 5740 TERNEY DRIVE, WAUNAKEE, WISCONSIN 53597

PAGE TWO OF THREE

ASHLAWN ADDITION TO SOUTHBRIIDGE

BEING LOCATED IN THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 7 AND ALSO IN THE SE AND SW 1/4 OF THE NW 1/4 AND IN THE NE AND NW 1/4 OF THE SW 1/4 OF SECTION 16, INCLUDING A PORTION OF LOT ONE OF DANE COUNTY CENTERED SURVEY MAP NO. 10, 10A, 10B AND 10C TOWNSHIP 8 NORTH, RANGE 9 EAST, IN THE VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.

ROBERT A. RICHARDSON, PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION

As owner, ss. DONALD C. TIERNEY and JOANNE K. TIERNEY, do hereby certify that we have conveyed the lands described on this plat to be surveyed, divided, mapped and dedicated as shown on this plat, and also further certify that this plat as required by Sections 236.10 and 236.12 to be submitted to the following for approval or objection:

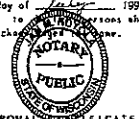
DEPARTMENT OF COMMERCE
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE
VILLAGE BOARD OF THE VILLAGE OF WAUNAKEE
IN WITNESS WHEREOF, we, the undersigned, as owners, have caused these presents to be executed on this 10th day of July, 1996.

Donald C. Tierney
DONALD C. TIERNEY, OWNER

Joanne K. Tierney
JOANNE K. TIERNEY, OWNER

STATE OF WISCONSIN 155
COUNTY OF DANE 1
Personally came before me on this 10th day of July, 1996, the above signed owners, to me known to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

John J. Duplantier
Notary Public, Dane County, Wisconsin
My Commission Expires 5/28/99



VILLAGE OF WAUNAKEE APPROVAL CERTIFICATE

I, KELLY FRAMLEY, do hereby certify that I am the duly appointed, qualified and acting VILLAGE ADMINISTRATOR of the VILLAGE OF WAUNAKEE, and that this plat was approved by the VILLAGE BOARD of the VILLAGE OF WAUNAKEE, Dane County, Wisconsin, on this 11th day of July, 1996.

Kelly Framley
KELLY FRAMLEY, VILLAGE ADMINISTRATOR, VILLAGE OF WAUNAKEE

VILLAGE OF WAUNAKEE TREASURER'S CERTIFICATE

I, KELLY FRAMLEY, being the duly appointed, qualified and acting TREASURER of the VILLAGE OF WAUNAKEE, Dane County, Wisconsin, 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 within this plat of "ASHLAWN ADDITION TO SOUTHBRIIDGE" as of this 11th day of July, 1996.

Kelly Framley
KELLY FRAMLEY, VILLAGE TREASURER
VILLAGE OF WAUNAKEE

DANE COUNTY TREASURER'S CERTIFICATE

F. JAMES H. AMUNDSON, being the duly elected, qualified and acting TREASURER of the COUNTY OF DANE, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments affecting the lands included within this plat of "ASHLAWN ADDITION TO SOUTHBRIIDGE" as of this 11th day of July, 1996.

F. James H. Amundson
F. JAMES H. AMUNDSON, DANE COUNTY TREASURER



ROBERT A. RICHARDSON, R.L.S. No. 51083
REVISED MAY 6, 1996
REVISED JULY 1, 1998

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for record this 10th day of July, 1996, at 2:08 o'clock, P.M. and recorded in Volume 47382 Plots at Pages 232, 232 and 232 on Document No. 2782430

James C. Leht
JAMES C. LEHT, DANE COUNTY REGISTER OF DEEDS

There are no objections to this plat with respect to Secs. 235.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., in the County Planning Agency.

Certified this 9th day of July, 1996.
James A. Stora
Department of Commerce

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	TANGENT BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	TANGENT BEARING
C 1	00:32:21"	366.00	22.24	11.42	22.23	N 70°10'15"E	S 87°05'12"E	C 113	08:34:47"	340.00	99.78	29.74	98.45	N 81°36'36.5"W	S 74°27'02.5"E
C 2	12:18:16"	366.00	22.24	11.42	22.23	N 70°10'15"E	S 87°05'12"E	C 114	22:00:00"	340.00	210.48	108.53	206.78	N 79°00'00"E	S 79°00'00"E
C 3	05:17:51"	490.00	38.98	14.50	36.27	N 57°53'55.5"E	N 70°32'51"E	C 115	22:00:00"	340.00	99.83	29.74	98.45	N 81°36'36.5"W	S 74°27'02.5"E
C 4	33:48:45"	300.00	176.71	91.00	174.17	S 88°07'30"W	S 88°07'30"W	C 116	20:16:22"	200.00	623.39	105.48	182.00	N 53°54'00"E	S 66:00:00"
C 5	43:45:00"	299.20	211.56	109.20	174.17	S 88°07'30"W	S 88°07'30"W	C 117	22:00:00"	340.00	210.48	108.53	206.78	N 79°00'00"E	S 79°00'00"E
C 6	15:54:24"	300.00	11.54	41.02	21.20	N 30°02'10"E	N 40°40'24"W	C 118	25:00:00"	260.00	266.10	65.15	255.07	N 58°37'30"E	S 58°37'30"E
C 7	43:10:36"	300.00	216.07	118.71	209.70	N 88°04'42"W	N 88°04'42"W	C 119	09:00:00"	15.00	25.50	15.00	21.21	N 14°54'00"E	S 58°45'00"W
C 8	58:45:00"	300.00	337.51	168.74	264.20	N 88°04'42"W	N 88°04'42"W	C 120	22:00:00"	103.20	76.47	26.47	76.47	N 58°45'00"E	S 58°45'00"E
C 9	32:54:36"	300.00	81.54	288.44	264.20	N 88°04'42"W	N 88°04'42"W	C 121	20:00:00"	103.20	67.70	14.60	68.95	N 52°47'48"E	S 58°45'00"E
C 10	37:34:36"	300.00	213.51	110.72	209.73	N 88°04'42"W	N 88°04'42"W	C 122	10:00:41"	193.20	33.77	10.54	33.72	N 87°04'28"E	S 58°45'00"E
C 11	17:01:52"	300.00	80.43	259.20	264.20	N 88°04'42"W	N 88°04'42"W	C 123	20:00:00"	103.20	103.20	107.94	108.54	N 20:25'30"E	S 20:25'30"E
C 12	48:20:00"	300.00	103.00	184.45	141.55	N 88°04'42"W	N 88°04'42"W	C 124	20:00:00"	103.20	150.34	31.54	150.34	N 20:25'30"E	S 20:25'30"E
C 13	54:35:51"	355.11	252.42	138.22	243.17	S 62°42'55.5"E	S 25°25'10"W	C 125	09:00:00"	15.00	25.50	15.00	21.21	N 14°54'00"E	S 58°45'00"E
C 14	64:20:48"	247.78	279.27	155.47	243.07	N 87°03'24"E	N 87°03'24"E	C 126	18:35:42"	319.28	103.44	32.18	102.90	N 40:31'51"E	S 58°45'00"E
C 15	32:10:24"	416.25	231.32	123.26	231.06	N 63°48'30"E	N 63°48'30"E	C 127	05:00:00"	319.28	92.32	46.41	92.90	N 80°00'00"E	S 58°45'00"E
C 16	17:01:52"	200.85	19.06	18.59	39.00	N 73°08'20"W	S 70°32'18"W	C 128	08:37'18"	319.28	48.05	24.90	48.00	N 70°41'24"E	S 58°45'00"E
C 17	17:01:52"	200.85	39.06	18.59	39.00	N 73°08'20"W	S 70°32'18"W	C 129	03:40:00"	319.28	243.80	128.17	239.92	N 53:07'30"E	S 58°45'00"E
C 18	22:52:44"	202.86	71.91	33.57	29.23	N 84°01'05"E	N 84°01'05"E	C 130	20:00:00"	15.00	28.14	15.00	21.21	N 14°54'00"E	S 58°45'00"E
C 19	48:28:32"	233.00	149.00	100.03	143.60	N 66°24'52"E	N 66°24'52"E	C 131	00:00:00"	15.00	28.14	15.00	21.21	N 14°54'00"E	S 58°45'00"E
C 20	15:54:24"	722.63	80.51	304.44	66.33	S 50:37'48"W	S 50:37'48"W	C 132	13:18:01"	340.00	78.64	39.57	78.70	N 81°36'36.5"W	S 74°27'02.5"E
C 21	54:40:36"	184.20	164.18	90.69	153.66	N 20:24'32"E	N 20:24'32"E	C 133	03:00:00"	340.00	99.83	29.74	98.45	N 81°36'36.5"W	S 74°27'02.5"E
C 22	05:17:51"	490.00	38.98	14.50	36.27	N 57°53'55.5"E	N 70°32'51"E	C 134	03:14:10"	340.00	31.07	15.55	31.05	N 73:52'45"E	S 74°27'02.5"E
C 23	66:28:16"	133.00	137.70	89.68	144.63	N 50:22'44"W	N 50:22'44"W	C 135	23:45:00"	340.00	200.28	103.14	197.30	N 88°07'30"E	S 88°07'30"E
C 24	46:28:32"	133.00	69.28	57.11	104.95	N 88°04'42"E	N 88°04'42"E	C 136	09:28:24"	15.00	22.80	15.00	19.52	N 62:04'48"E	S 88°07'30"E
C 25	05:17:51"	490.00	38.98	14.50	36.27	N 57°53'55.5"E	N 70°32'51"E	C 137	02:30:36"	15.00	24.34	15.00	21.21	N 14°54'00"E	S 88°07'30"E
C 26	05:20:24"	100.00	178.87	84.72	111.00	N 11:38:07"E	N 11:38:07"E	C 138	05:20:36"	300.00	55.57	27.82	55.47	N 80:05'18"E	S 88°07'30"E
C 27	12:18:16"	366.00	22.24	11.42	22.23	N 70°10'15"E	S 87°05'12"E	C 139	15:30:00"	126.00	33.58	11.79	33.28	N 87:24'24"E	S 88°07'30"E
C 28	31:33:17"	100.00	55.07	38.25	34.89	N 16:50:42"E	N 16:50:42"E	C 140	15:30:56"	126.00	33.58	11.79	33.28	N 87:24'24"E	S 88°07'30"E
C 29	23:37:40"	100.00	41.24	20.92	40.55	N 10:35:49"E	N 10:35:49"E	C 141	23:00:24"	126.00	72.92	37.51	71.90	N 88:16'18"W	N 33:30'00"W
C 30	63:25:23"	100.00	111.48	58.29	60.68	N 10:35:49"E	N 10:35:49"E	C 142	08:20:24"	100.00	100.28	100.28	100.28	N 33:30'00"W	N 33:30'00"W
C 31	03:39:36"	100.00	14.52	15.99	21.48	N 2:45:25.12"E	N 70°32'51"E	C 143	10:25:32"	60.00	29.11	10.35	26.21	N 23:34'18"W	N 33:30'00"W
C 32	33:48:45"	260.00	153.15	78.57	156.95	N 38:07'30"E	N 38:07'30"E	C 144	18:49:10"	60.00	29.11	10.35	26.21	N 23:34'18"W	N 33:30'00"W
C 33	00:30:00"	100.00	23.54	15.00	15.00	N 40:00'00"E	N 40:00'00"E	C 145	18:49:10"	60.00	29.11	10.35	26.21	N 23:34'18"W	N 33:30'00"W
C 34	04:02:55"	648.64	11.27	54.21	11.87	N 1:42:38.5"E	N 1:42:38.5"E	C 146	03:25:10"	60.00	66.38	37.07	66.63	N 04:02'23"W	N 69:51'42"E
C 35	05:54:21"	648.64	11.27	54.21	112.00	N 68:59'54"E	N 68:59'54"E	C 147	07:37:56"	60.00	70.92	40.00	69.78	N 04:39'24"W	N 69:51'42"E
C 36	07:57:42"	648.64	90.87	45.11	106.00	N 68:59'54"E	N 68:59'54"E	C 148	03:03:23"	60.00	66.38	37.07	66.63	N 04:39'24"W	N 69:51'42"E
C 37	11:00:12"	648.64	38.70	45.72	106.00	N 68:59'54"E	N 68:59'54"E	C 149	03:03:23"	60.00	66.38	37.07	66.63	N 04:39'24"W	N 69:51'42"E
C 38	07:20:06"	648.64	84.64	45.18	125.88	N 68:59'54"E	N 68:59'54"E	C 150	23:23:24"	60.00	270.59	47.00	62.00	N 36:40'00"E	S 72:31'42"E
C 39	37:24:36"	648.64	423.52	218.62	416.03	N 68:59'54"E	N 68:59'54"E	C 151	07:01:42"	60.00	91.66	57.47	83.00	N 24:05'51"E	S 72:31'42"E
C 40	42:02:51"	60.00	25.92	18.20	35.03	N 01:54:18.25"E	N 41:30'15.5"E	C 152	07:01:42"	60.00	91.66	57.47	83.00	N 24:05'51"E	S 72:31'42"E
C 41	47:00:51"	60.00	43.95	22.44	42.04	N 01:54:18.25"E	N 41:30'15.5"E	C 153	07:01:42"	60.00	91.66	57.47	83.00	N 24:05'51"E	S 72:31'42"E
C 42	57:48:24"	60.00	60.53	33.83	60.53	N 01:54:18.25"E	N 41:30'15.5"E	C 154	07:01:42"	60.00	91.66	57.47	83.00	N 24:05'51"E	S 72:31'42"E
C 43	71:53:24"	60.00	89.24	45.00	89.24	N 01:54:18.25"E	N 41:30'15.5"E	C 155	24:05:51"	230.00	100.74	51.13	100.00	N 43:11'40"W	N 21:15'00"W
C 44	47:00:51"	60.00	43.95	22.44	42.04	N 01:54:18.25"E	N 41:30'15.5"E	C 156	07:01:42"	60.00	91.66	57.47	83.00	N 24:05'51"E	S 72:31'42"E
C 45	41:00:51"	60.00	60.53	33.83	60.53	N 01:54:18.25"E	N 41:30'15.5"E	C 157	07:01:42"	60.00	91.66	57.47	83.00	N 24:05'51"E	S 72:31'42"E
C 46	58:20:51"	60.00	89.24	45.00	89.24	N 01:54:18.25"E	N 41:30'15.5"E	C 158	15:30:56"	126.00	33.58	11.79	33.28	N 87:24'24"E	S 72:31'42"E
C 47	41:00:51"	60.00	35.79	18.70	35.03	N 4:25:55.07"E	S 23:24'50"E	C 159	00:00:00"	15.00	25.50	15.00	21.21	N 14°54'00"E	S 72:31'42"E
C 48	04:01:10"	547.64	42.54	21.24	42.53	N 20:10:06"E	S 23:24'50"E	C 160	15:30:56"	126.00	33.58	11.79	33.28	N 87:24'24"E	S 72:31'42"E
C 49	11:22:36"	547.64	114.10	58.29	113.50	N 20:10:06"E	S 23:24'50"E	C 161	04:28:13"	200.00	162.23	81.48	157.82	N 81:00'52"E	S 72:31'42"E
C 50	01:01:00"	547.64	114.10	58.29	113.50	N 20:10:06"E	S 23:24'50"E	C 162	04:28:13"	200.00	162.23	81.48	157.82	N 81:00'52"E	S 72:31'42"E
C 51	11:20:00"	547.64	114.10	58.29	113.50	N 20:10:06"E	S 23:24'50"E	C 163	17:01:51"	243.00	45.78	23.40	48.73	N 4:55:54"E	S 72:31'42"E
C 52	37:24:36"	547.64	360.42	197.27	379.70	N 63:19'18"E	S 72:31'4								