

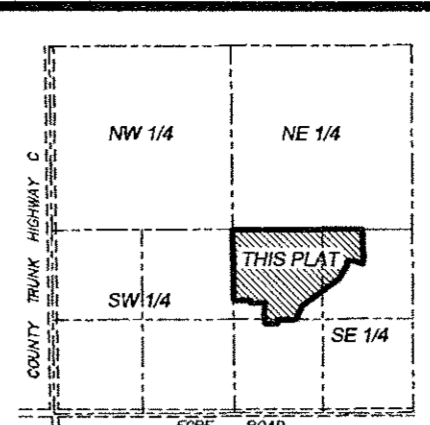
# FIELD OF DREAMS ADDITION TO WINDSOR GARDENS

Lots 40 - 61, 84 - 100, Outlots 4 and 5, vacated Anton Bark Trail, Grandpa's Trail, part of Florance Ruth Lane, part of Covered Bridge Trail, and part of Morning Dew Lane, Windsor Gardens, being located in part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, and part of the Southwest 1/4 of the Southeast 1/4, all in Section 25, 19N, R10E, Town of Windsor, Dane County Wisconsin.

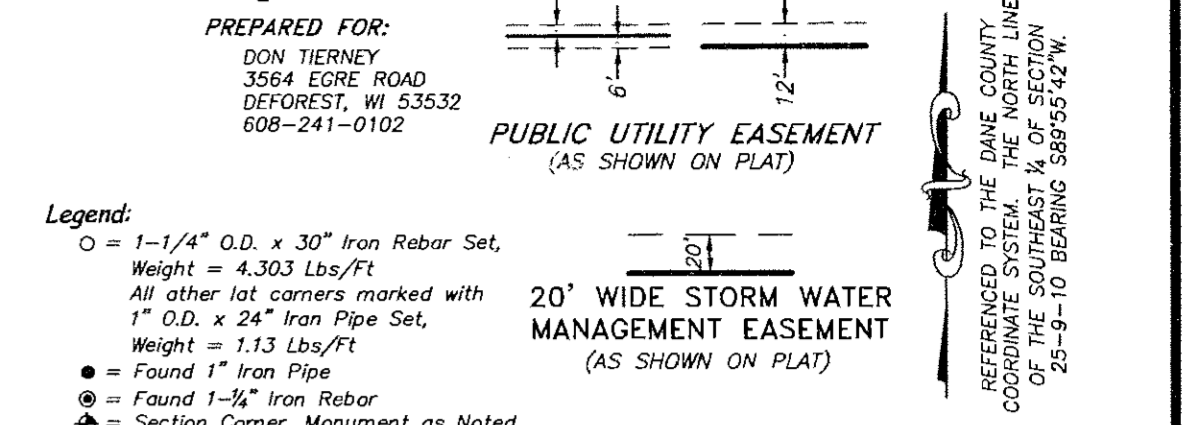
**Surveyor's Certificate:**  
I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Windsor, and under the direction of the owner listed hereon, I have surveyed, divided and mapped the lands described below and that this final plat is a correct representation of all exterior boundaries and subdivision of the lands surveyed and described.  
*Daniel V. Birrenkott* Dated: 6-3-2011  
Registered Land Surveyor, S-1531

**NOTES:**  
1. Minimum Building Setbacks For: (Lots 30,000 sq.ft. or Greater)  
40' from Collector or Local Street  
40' from rear lot lines  
12' minimum side yard and 30' total side yard  
Minimum Building Setbacks For: (Lots 20,000 sq.ft. to 29,999 sq.ft.)  
35' from Collector or Local Street  
35' from rear lot lines  
10' minimum side yard and 25' total side yard  
2. Water and Sewer are to be private wells and septic systems.  
3. All streets are dedicated to the public.  
4. All distances shown on arcs are chord measure.  
5. The lands within this subdivision lie in FEMA Map No. 55025C0250G. Per the FEMA Index for Dane County this map panel has not been printed in that there are No Special Flood Hazard Areas.  
6. No building structures are allowed within the 75' wetland buffer area. (Septic Drain fields are permitted within the buffer area)  
7. Roads with 75' right of way are to accommodate the pedestrian/bike trail.  
8. 100 Year Flood Plain is as mapped and stated by MSA Professional Services dated 07/30/07.  
9. Circled Lots May Have Seasonal High Ground Water Level and the ground water table may be within 9 feet of the proposed street centerline elevation.  
10. This survey is subject to any and all easements and agreements, recorded and unrecorded.  
11. UTILITY EASEMENT: no poles, pedestals, or buried cables are to be placed on any lot line or corner.  
12. THE LOWEST FOUNDATION OPENING of all dwelling units shall be TWO FEET HIGHER than the 100-year floodplain elevation.  
13. Lots 9 & 10 to have a minimum basement floor elevation of 923.00 feet, due to soil boring data showing historic high ground water (mottling) at 920.00 feet.

Doc# 4782736

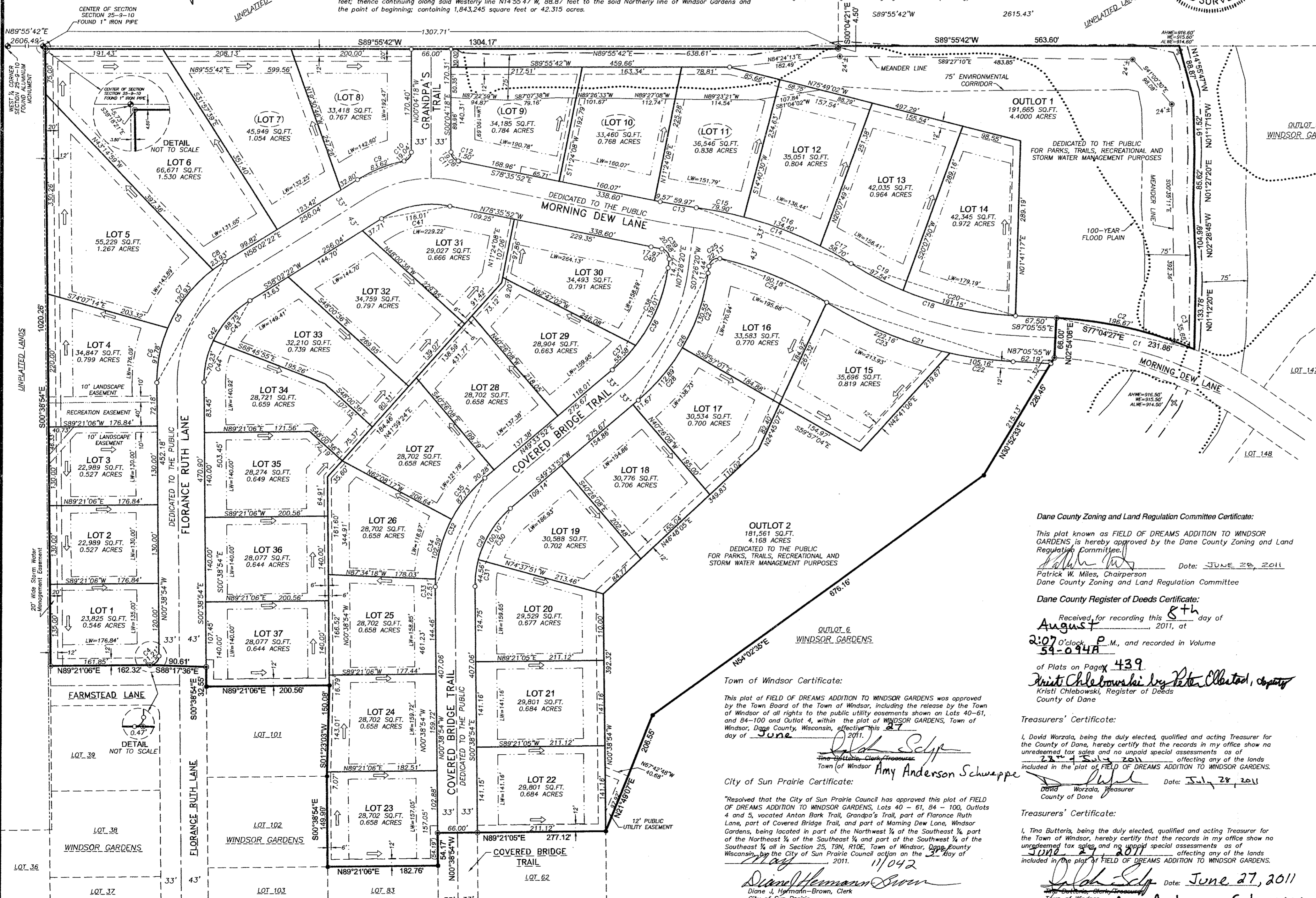


**BIRRENKOTT SURVEYING, INC.**  
LAND SURVEYING & PERC TESTING  
P.O. BOX 237  
1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590  
(608) 837-7463  
FAX (608) 837-1081



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 *June 8th* 2011  
*Berrie M. Down*  
Department of Administration



**Legend:**  
○ = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft.  
● = Found 1-1/4" Iron Rebar, Weight = 1.13 Lbs/Ft.  
◆ = Section Corner, Monument as Noted  
--- = Wetland Limits  
--- = Building Setback Line  
--- = Information of Record  
--- = 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 located in easements shall be maintained and preserved by the property owner unless approved by the Town Engineer.  
LW=XXX.X' = Lot Width along the building setback line  
AHWE = Approximate high water Elevation  
ME = Water elevation at the date of field Survey. Dated 02/15/06.  
ALWE = Approximate Low water Elevation

**NOTES CONTINUED:**  
13. The Town Board of the Town of Windsor vacated Anton Bark Trail, Grandpa's Trail, part of Florance Ruth Lane, part of Covered Bridge Trail and part of Morning Dew Lane, Windsor Gardens, per Town Resolution recorded September 22, 2010 as Document Number 4693984.  
14. Order of alteration of that portion of the plat of Windsor Gardens, Town of Windsor, Dane County, Wisconsin, consisting of the vacating of the public parks identified as Outlots 4 and 5 thereof recorded April 14, 2011 as Document No. 4757817.

**Owners' Certificate:**  
We, Donald C. and Joanne K. Tierney as owners, hereby certify that we have caused this plat to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:  
Department of Administration  
Dane County Zoning and Land Regulation Committee  
Town of Windsor  
City of Sun Prairie  
In witness hereof, Donald C. and Joanne K. Tierney has caused these presents to be executed this 25th day of July, 2011.  
*Donald C. Tierney* *Joanne K. Tierney*  
(State of Wisconsin)  
Personally came before me this 25th day of July, 2011, the above-named owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.  
*Loisne Birrenkott* *Cowley Birrenkott*  
Notary Public, Dane County, State of Wisconsin  
My commission expires 04-19-2015

**BENCH MARKS: VERTICAL DATUM NAVD 88**  
1. SW CORNER SECTION 25, TOP OF 3/4" I.B. = 908.57'  
2. SOUTH 1/4 CORNER SECTION 25, TOP OF 3/4" I.P. = 957.12'  
3. SOUTHEAST CORNER SECTION 25, TOP OF ALUMINUM MONUMENT = 955.68'  
4. EAST 1/4 CORNER SECTION 25, TOP OF ALUMINUM MONUMENT = 927.04'

CURVE TABLE					
CURVE	RADIUS	ARC	LENGTH	BEARING	TANGENT BEARING
C1	666.00	233.05	231.88	S77°04'27"E	202°02'58"
C2	666.00	191.97	189.67	S78°36'28"E	157°58'52"
C3	666.00	35.66	35.65	S88°35'00"E	03°04'04"
C4	15.00	23.56	21.21	S44°21'08"W	90°00'00"
C5	233.00	238.65	228.36	N28°41'44"E	58°41'16"
C6	233.00	92.38	91.78	N10°42'37"E	22°43'02"
C7	233.00	122.33	120.93	N37°06'37"E	30°45'58"
C8	233.00	23.94	23.93	N55°05'44"E	05°53'16"
C9	233.00	84.07	83.62	N68°22'36"E	20°40'28"
C10	15.00	20.63	19.04	S39°19'16"W	78°47'08"
C11	15.00	20.65	19.06	N39°31'08.5"W	78°53'41"
C12	233.00	1.50	1.50	S78°46'55.5"E	00°22'00"
C13	867.00	58.98	59.21	N80°34'47"W	03°57'50"
C14	633.00	273.32	271.21	S70°11'30"E	24°44'24"
C15	633.00	79.95	79.90	S78°56'36"E	07°14'12"
C16	633.00	134.65	134.40	S69°13'52"E	12°11'16"
C17	633.00	59.72	58.70	S60°28'46"E	05°18'58"
C18	267.00	289.73	286.88	N72°27'36"W	29°16'36"
C19	267.00	97.66	97.54	N62°45'21"W	09°52'06"
C20	267.00	192.07	191.15	N77°23'39"W	19°24'30"
C21	643.00	328.55	324.99	N72°27'36"W	29°16'36"
C22	643.00	105.27	105.18	N82°24'29"W	09°25'02"
C23	643.00	122.33	120.93	N37°06'37"E	30°45'58"
C24	557.00	191.12	190.18	S67°39'05"E	19°39'34"
C25	15.00	24.89	22.13	N54°58'44"E	95°04'48"
C26	333.00	244.83	239.35	S28°30'06"W	42°07'32"
C27	333.00	131.40	130.55	S18°44'35"W	22°36'30"
C28	333.00	113.43	112.89	S39°48'21"W	19°31'02"
C29	167.00	146.36	141.72	N42°27'29"E	50°12'46"
C30	167.00	101.67	100.10	N32°07'27"E	34°52'50"
C31	167.00	44.69	44.56	N07°01'04"E	15°19'56"
C32	233.00	204.20	197.72	N42°27'29"E	50°12'46"
C33	233.00	126.51	125.11	N00°53'22"E	03°04'32"
C34	233.00	103.43	102.59	S15°08'40"E	25°26'04"
C35	233.00	88.26	87.73	N38°42'47"E	21°42'10"
C36	267.00	196.31	191.91	S28°30'06"W	42°07'32"
C37	267.00	55.68	55.58	S43°35'26"W	11°56'52"
C38	267.00	140.63	139.01	S29°31'40"W	30°10'40"
C39	15.00	22.91	20.68	S36°07'31.5"E	87°07'43"
C40	943.00	17.97	17.97	N79°08'37.5"W	01°05'31"
C41	157.00	118.82	116.01	N79°43'15"E	43°21'46"
C42	157.00	160.81	153.88	N28°41'44"E	58°41'16"
C43	157.00	89.98	88.75	N41°37'14"E	32°50'16"
C44	157.00	70.83	70.23	N12°16'36"E	29°51'00"

**Dane County Zoning and Land Regulation Committee Certificate:**  
This plat known as FIELD OF DREAMS ADDITION TO WINDSOR GARDENS is hereby approved by the Dane County Zoning and Land Regulation Committee.  
*Patrick W. Miles* Date: JUNE 28, 2011  
Dane County Zoning and Land Regulation Committee

**Dane County Register of Deeds Certificate:**  
Received for recording this 8th day of August, 2011, at 2:07 o'clock P.M., and recorded in Volume 59-094A of Plats on Page 439.  
*Kristi Chlebowski* by *Peter Ellertsd, Deputy*  
Kristi Chlebowski, Register of Deeds  
County of Dane

**Town of Windsor Certificate:**  
This plat of FIELD OF DREAMS ADDITION TO WINDSOR GARDENS was approved by the Town Board of the Town of Windsor, including the release by the Town of Windsor of all rights to the public utility easements shown on Lots 40-61, and 84-100 and Outlot 4, within the plat of WINDSOR GARDENS, Town of Windsor, Dane County, Wisconsin, effective this 27th day of June, 2011.  
*Diane J. Hyman-Brown*  
Diane J. Hyman-Brown, Clerk  
City of Sun Prairie

**City of Sun Prairie Certificate:**  
Resolved that the City of Sun Prairie Council has approved this plat of FIELD OF DREAMS ADDITION TO WINDSOR GARDENS, Lots 40 - 61, 84 - 100, Outlots 4 and 5, vacated Anton Bark Trail, Grandpa's Trail, part of Florance Ruth Lane, part of Covered Bridge Trail, and part of Morning Dew Lane, Windsor Gardens, being located in part of the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southeast 1/4, and part of the Southwest 1/4 of the Southeast 1/4, all in Section 25, 19N, R10E, Town of Windsor, Dane County Wisconsin, by the City of Sun Prairie Council action on the 27th day of June, 2011.  
*Diane J. Hyman-Brown*  
Diane J. Hyman-Brown, Clerk  
City of Sun Prairie

**Treasurers' Certificate:**  
I, David Worzala, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that the records in my office show no unredeemed tax sales and no unpaid special assessments as of 22nd July 2011 affecting any of the lands included in the plat of FIELD OF DREAMS ADDITION TO WINDSOR GARDENS.  
*David Worzala* Date: July 28, 2011  
David Worzala, Treasurer  
County of Dane

**Treasurers' Certificate:**  
I, Tina Butters, being the duly elected, qualified and acting Treasurer for the Town of Windsor, hereby certify that the records in my office show no unredeemed tax sales and no unpaid special assessments as of 22nd July 2011 affecting any of the lands included in the plat of FIELD OF DREAMS ADDITION TO WINDSOR GARDENS.  
*Tina Butters* Date: June 27, 2011  
Tina Butters, Clerk/Treasurer  
Town of Windsor