

# EMERALD ADDITION TO BLUE RIDGE

Being a replat of Lot 49, Blue Ridge Addition to Southbridge, located in the Northeast One-Quarter of the Southeast One-Quarter, Section Seventeen, Township Eight North, Range Nine East, Village of Waunakee, Dane County, Wisconsin.

Document # 443 775 3

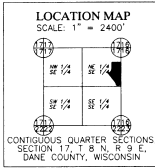
### OWNER'S CERTIFICATE OF DEDICATION

Donald C. & Joanne K. Tierney, do hereby certify that we, as owners, have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat, and we also further certify that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection:

DEPARTMENT OF ADMINISTRATION, STATE OF WISCONSIN  
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE  
VILLAGE BOARD OF THE VILLAGE OF WAUNAKEE

IN WITNESS WHEREOF, said Donald C. & Joanne K. Tierney, as owners, have caused these presents to be signed at Madison, Wisconsin this 2nd day of June 2008.

*Donald C. Tierney*  
Donald C. Tierney  
*Joanne K. Tierney*  
Joanne K. Tierney



Received for Record June 4, 2008 at 2:08 o'clock P.M. and recorded in vol. 59-054 of Plats on page 266 by Kristi Chlebowski, Register by Debra Henke, Deputy

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 *Man 19th* 20 08  
*Rena D. Doney*  
Department of Administration

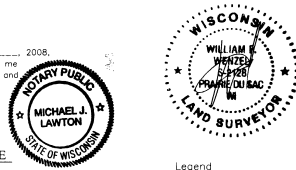
FOUND DANE CO. BRASS CAP IN CONCRETE AT E 1/4 CORNER OF SEC. 17 PLAT #1 = 907.93

STATE OF WISCONSIN) SS  
COUNTY OF DANE )

Personally came before me on this 2nd day of June 2008, the above named Donald C. & Joanne K. Tierney, as owners, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires *September*



### DANE COUNTY TREASURER'S CERTIFICATE

I, DAVID M. GAWENDA, 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 the lands included within this plat of "EMERALD ADDITION TO BLUE RIDGE" as of this 3rd day of June 2008.

*David M. Gawenda*  
David M. Gawenda, Acting Dane County Treasurer

### VILLAGE OF WAUNAKEE APPROVAL CERTIFICATE

"Resolved that this plat of "EMERALD ADDITION TO BLUE RIDGE," being located in the Northeast One-Quarter of the Southeast One-Quarter, Section Seventeen, Township Eight North, Range Nine East, Village of Waunakee, Dane County, Wisconsin; be and the same, is hereby approved and further that this resolution provides for the acceptance of those lands and rights dedicated by said plat of "EMERALD ADDITION TO BLUE RIDGE," to the Village of Waunakee for public use:

I, Julie R. Helt, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of Waunakee, and that this plat was approved by the Village Board of the Village of Waunakee, Dane County, and I further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the 11th day of June 2008.

*Julie R. Helt*  
Julie R. Helt, Village Clerk, Village of Waunakee

### VILLAGE OF WAUNAKEE TREASURER'S CERTIFICATE

I, David Ferris, 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 "EMERALD ADDITION TO BLUE RIDGE" as of this 3rd day of June 2008.

*David Ferris*  
David Ferris, Treasurer, Village of Waunakee

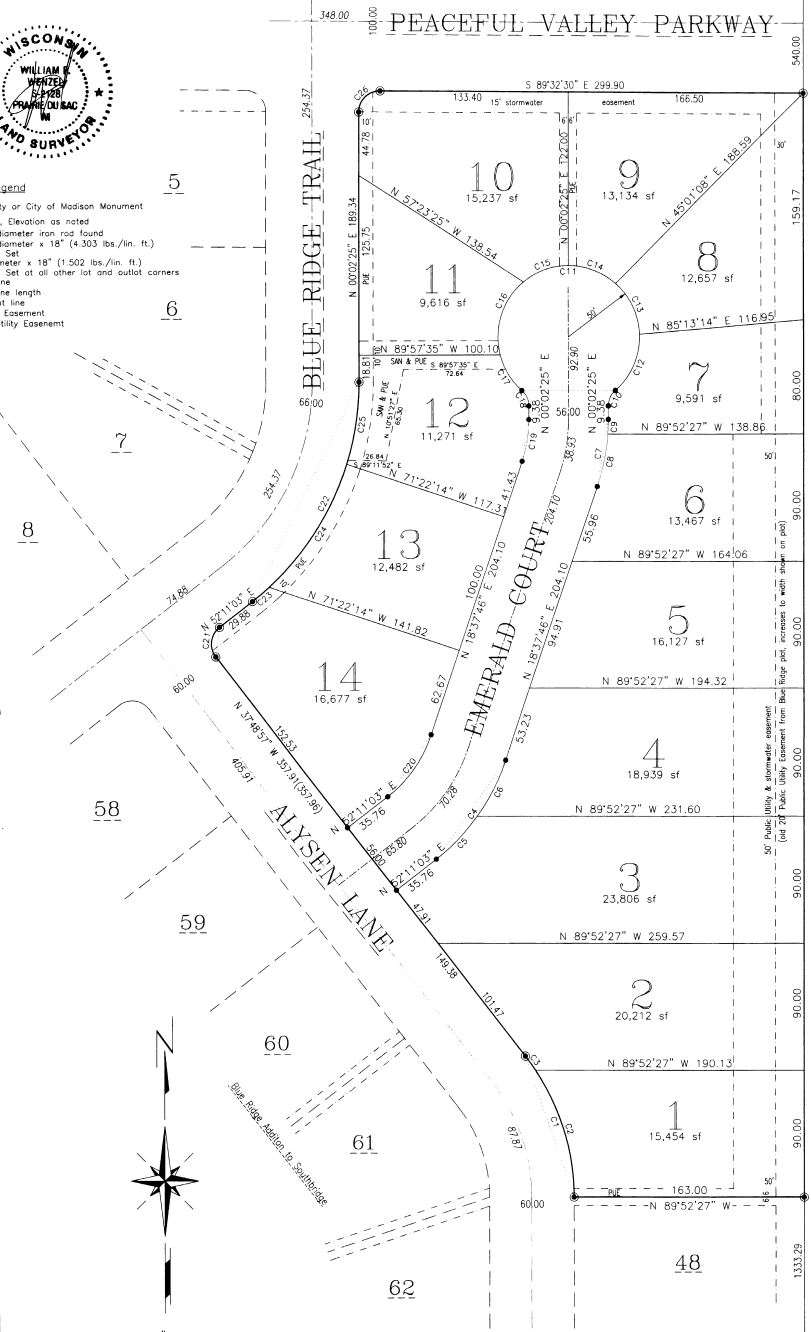
### SURVEYOR'S CERTIFICATE

I, William F. Wenzel, Registered Professional Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Waunakee, County of Dane, and under the direction of Donald C. Tierney and Joanne K. Tierney, I have surveyed, divided, and mapped the EMERALD ADDITION TO BLUE RIDGE; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast One-Quarter of the Southeast One-Quarter, Section Seventeen, Township Eight North, Range Nine East, Village of Waunakee, Dane County, Wisconsin, containing 5.4336 acres of land and is described as follows: Lot 49, Blue Ridge Addition to Southbridge.

Dated this 21st Day of March 2008  
*William F. Wenzel*  
William F. Wenzel, PLS S-2128  
Revised this 21st Day of May 2008

### GENERAL NOTES

- All exterior boundary distances are to the nearest one-hundredth of a foot. All Bearings are measured to the nearest 01" of arc.
- All curve measurements are found in the Curve Table. "L" designates a line measurement found in the Line Table.
- All utility facilities in this plat are to be installed underground. All easements on this plat are for public utility purposes unless otherwise noted.
- UTILITY EASEMENTS: No poles, pedestals, or buried cables are to be installed in such a manner that their placement would disturb a survey monument; nor obstruct visibility along lot lines.
- 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.
- Vertical Datum refers to Mean Sea Level, 1929 NAVD.
- All lots in this plat are to be served by public sanitary sewer and water services.
- All lots in this plat are zoned Planned Unit Development (P.U.D.). Therefore setbacks and minimum yard requirements vary from lot to lot within this plat. Due to the special nature of P.U.D. zoning, such setbacks are not shown graphically but are addressed in several specific implementation plans to be submitted for various areas and phases within this plat.
- Refer to the engineering plans for soil information.

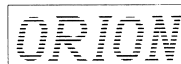


CURVE TABLE

NUMBER	DELTA C	RADIUS	CHORD BEARING	CHORD	ARC	CH	TANGENT BEARINGS	OWO
C1	37°51'22"	163.00	N 18°53'16" W	106.75	107.70	S 37°48'57" E	S 00°02'25" W	0
C2	33°31'54"	163.00	N 16°43'31" W	94.04	95.39	S 33°28'28" E	S 00°02'25" W	0
C3	04°18'29"	163.00	N 35°39'12" W	12.30	12.30	S 37°48'57" E	S 33°28'28" E	0
C4	33°33'17"	148.00	N 35°24'25" E	85.44	86.67	S 18°37'46" W	S 52°11'03" W	0
C5	16°17'50"	148.00	N 44°02'08" E	41.96	42.10	S 25°33'14" W	S 52°11'03" W	0
C6	17°15'27"	148.00	N 27°18'30" E	44.41	44.58	S 19°37'46" W	S 52°11'03" W	0
C7	18°35'21"	148.00	N 09°20'05" E	47.81	48.02	S 00°02'25" W	S 18°37'46" W	0
C8	14°58'51"	148.00	N 11°19'21" E	37.65	37.75	S 04°00'55" W	S 18°37'46" W	0
C9	03°58'30"	148.00	N 02°01'40" E	10.27	10.27	S 00°02'25" W	S 04°00'55" W	0
C10	48°46'58"	14.50	N 24°25'55" E	11.98	12.35	N 00°02'25" E	N 48°44'24" E	0
C11	27°33'56"	50.00	N 89°57'35" W	66.89	242.22	N 48°44'33" W	N 48°44'24" E	0
C12	50°51'24"	50.00	N 23°23'42" E	42.94	44.38	S 02°02'00" E	N 48°44'24" E	0
C13	46°19'33"	50.00	N 29°11'47" W	39.33	40.43	S 48°37'54" E	S 02°02'00" E	0
C14	41°36'01"	50.00	N 69°09'34" W	35.51	36.30	S 89°57'35" E	S 48°37'54" E	0
C15	39°24'36"	50.00	N 70°20'08" W	33.72	34.39	S 89°57'35" E	S 89°57'35" E	0
C16	65°07'02"	50.00	S 18°04'19" W	53.82	56.83	N 42°09'12" W	N 50°33'50" E	0
C17	34°15'21"	50.00	S 11°36'52" E	28.45	29.69	N 64°44'13" W	N 42°09'12" W	0
C18	48°46'58"	14.50	S 24°21'04" E	11.98	12.35	S 00°02'25" E	N 48°44'33" W	0
C19	18°35'21"	92.00	S 09°20'06" W	29.72	29.85	S 00°02'25" W	S 18°37'46" W	0
C20	33°33'17"	92.00	S 35°24'25" W	63.11	63.88	S 18°37'46" W	S 33°33'17" W	0
C21	90°00'00"	15.00	N 07°11'03" E	21.21	23.56	N 37°48'57" W	S 52°11'03" E	0
C22	52°08'38"	196.00	N 26°06'44" E	172.28	178.38	S 00°02'25" W	S 52°11'03" W	0
C23	04°33'29"	196.00	N 49°54'19" E	15.58	15.59	S 89°57'35" W	S 52°11'03" W	0
C24	30°22'17"	196.00	S 10°22'35" E	102.96	104.18	S 17°07'17" W	S 47°34'34" W	0
C25	17°07'51"	196.00	N 08°36'21" E	58.38	58.60	S 89°57'35" E	S 17°07'17" W	0
C26	90°25'05"	15.00	N 45°14'58" E	21.29	23.67	N 00°02'25" E	S 89°57'35" W	0

BEARINGS REFERRED TO THE EAST LINE OF THE SE 1/4 SECTION 17, ASSUMED TO BEAR N 00°02'25" E. DISTANCES IN US SURVEY FEET.

This instrument drafted by William F. Wenzel, PLS, One Land Surveyor, LLC 290 Fifth Street, Prairie du Sac, Wisconsin 53578



ORION LAND SURVEYORS  
290 Fifth Street  
Prairie du Sac, WI 53578  
(608) 643-8851

Project: EMERALD ADDITION TO BLUE RIDGE	Scale: 1" = 50'	Approved By: WW	Drawn By: WW
Date: March 21, 2008	Drawing Number or Name:	Revised: May 21, 2008	