BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
WESTBRIDGE FARMS, LLC
3564 EGRE ROAD
DEFOREST, WI 53532
608-241-0102

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 August 31, 2022

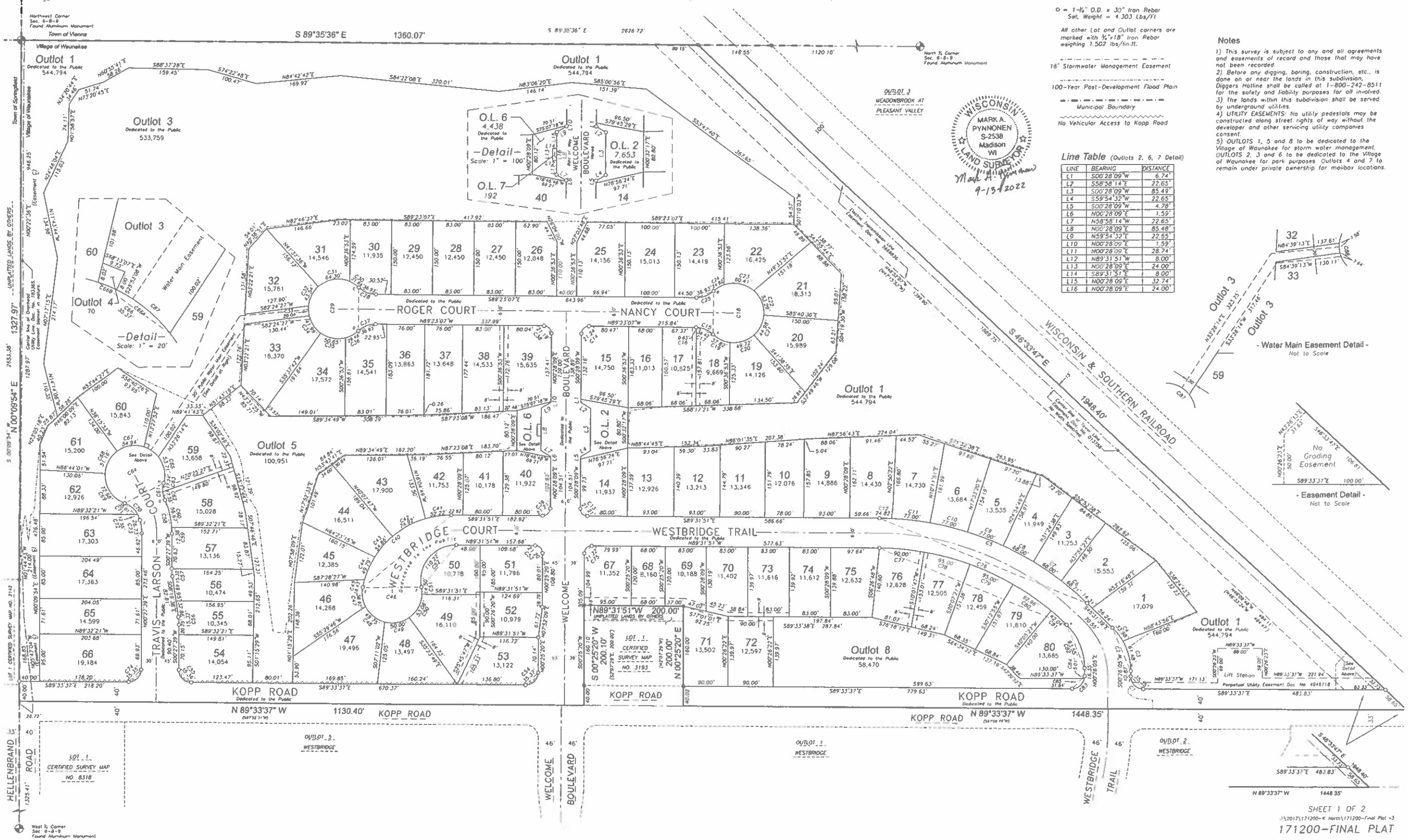
Department of Administration

July 11, 2022
Revised August 17, 2022

GOLDEN PONDS
ADDITION TO
WESTBRIDGE

The Northwest ¼ of the Northwest ¼, part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼, Section 6, T8N, R9E, Village of Waunakee, Dane County, Wisconsin.

SCALE: 1" = 100'



LINE	BEARING	DISTANCE
L1	S00°28'09"W	6.74'
L2	S58°58'14"E	22.65'
L3	S00°28'09"W	85.49'
L4	S59°54'32"W	22.65'
L5	S00°28'09"W	4.78'
L6	N00°28'09"E	1.59'
L7	N58°58'14"W	22.65'
L8	N00°28'09"E	85.48'
L9	N59°54'32"E	22.65'
L10	N00°28'09"E	1.59'
L11	N00°28'09"E	28.74'
L12	N89°31'51"W	8.00'
L13	N00°28'09"E	24.00'
L14	S89°31'51"E	8.00'
L15	N00°28'09"E	32.74'
L16	N00°28'09"E	24.00'

SHEET 1 OF 2

171200-FINAL PLAT

GOLDEN PONDS
ADDITION TO
WESTBRIDGE

The Northwest ¼ of the Northwest ¼, part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼, Section 6, T8N, R9E, Village of Waunakee, Dane County, Wisconsin.

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
WESTBRIDGE FARMS, LLC
3564 CORE ROAD
DEFOREST, WI 53532
608-241-0102

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 August 31, 2022

Department of Administration

July 11, 2022
Revised August 17, 2022

Surveyor's Certificate

I, Mark A. Pynnonen, Professional Land Surveyor S-2538, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations, Chapter 128, of the Village of Waunakee Ordinances, and under the direction of the owners listed hereon, I have surveyed, divided and mapped GOLDEN PONDS ADDITION TO WESTBRIDGE and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Part of the Northwest ¼ of the Northwest ¼, part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼, Section 6, T8N, R9E, Village of Waunakee, Dane County, Wisconsin, described as follows: Beginning at the Northwest corner of said Section 6; thence S89°35'16"E, 1360.07 feet along the North line of said Northwest ¼ to the Southwesterly right of way line of the Wisconsin & Southern Railroad; thence S45°33'47"E, 1948.40 feet along said right of way line to the South line of said Northwest ¼ of the Northeast ¼; thence N89°33'37"W (recorded as S87°08'49"W), 1448.35 feet along said South line and the South line of the North ½ of said Northwest ¼ to the East line of Certified Survey Map No. 3193; thence N00°25'20"E (recorded as N02°07'29"W), 200.00 feet along said East line and its Northerly extension; thence N89°31'51"W, 200.00 feet; thence S00°25'20"W, 200.10 feet (recorded as S02°07'29"E, 200.00 feet) along the Northerly extension of the West line of said Certified Survey Map and said West line to the said South line; thence N89°33'37"W (recorded as S87°52'31"W), 1130.40 feet to the West line of said Northwest ¼; thence N00°09'54"E, 1327.97 feet along said West line to the point of beginning; Containing 2,709,162 square feet, or 62.194 acres.

Mark A. Pynnonen
Mark A. Pynnonen, PLS S-2538

WISCONSIN MARK A. PYNNONEN S-2538 Madison WI LAND SURVEYOR
9-13-2022

Owners' Certificate:

Westbridge Farms, LLC, as owner, hereby certifies that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies 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
Village of Waunakee

In witness hereof, Donald C. Tierney, Manager, has caused these presents to be executed this 13th day of September, 2022.

Donald C. Tierney
Donald C. Tierney
Manager

State of Wisconsin)
County of Dane)ss

Personally came before me this 13th day of September 2022, Donald C. Tierney, the above-named manager, to me known to be the persons who executed the foregoing instrument and acknowledged the same

Amy C. Harrison
Notary Public, Dane County, State of Wisconsin

Amy C. Harrison My commission expires 8-28-2024
Printed name

AMY C. HARRISON NOTARY PUBLIC STATE OF WISCONSIN

Village Treasurer's (Finance Director) Certificate:

I, Renee Meinholz, being the duly elected, qualified and acting Finance Director for the Village of Waunakee, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of September 14, 2022 affecting any of the lands included in the plat of GOLDEN PONDS ADDITION TO WESTBRIDGE.

Renee Meinholz
Renee Meinholz, Finance Director
Village of Waunakee

Dated 09-14-2022

County Treasurer's Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of September 19, 2022 affecting any of the lands included in the plat of GOLDEN PONDS ADDITION TO WESTBRIDGE.

Adam Gallagher
Adam Gallagher, Treasurer
County of Dane

Dated: 9.19.22

Village of Waunakee Certificate:

Resolved that the plat of GOLDEN PONDS ADDITION TO WESTBRIDGE, being a subdivision located in the Northwest ¼ of the Northwest ¼, the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼, Section 6, T8N, R9E, Village of Waunakee, Dane County, Wisconsin, and that said resolution further provided for acceptance of those lands and rights dedicated by said GOLDEN PONDS ADDITION TO WESTBRIDGE to the Village of Waunakee for public use

I, ~~Carlin Sierra~~ Karla Endres, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of Waunakee and this plat was approved by the Village Board of the Village of Waunakee, Dane County, Wisconsin, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the 20 day of May, 2022

Karla Endres
Karla Endres, Clerk
Village of Waunakee

09-14-2022
Dated

Dane County Register of Deeds Certificate:

Received for recording this 19th day of September, 2022 at 11:34 o'clock A.M. and recorded in Volume 61-076 of Plats on Pages 437-438, Document No. 5862907.

Kristi Chlebowski, by, Cheryl Ann Meyer, Deputy
Kristi Chlebowski, Register of Deeds
County of Dane

Curve Table

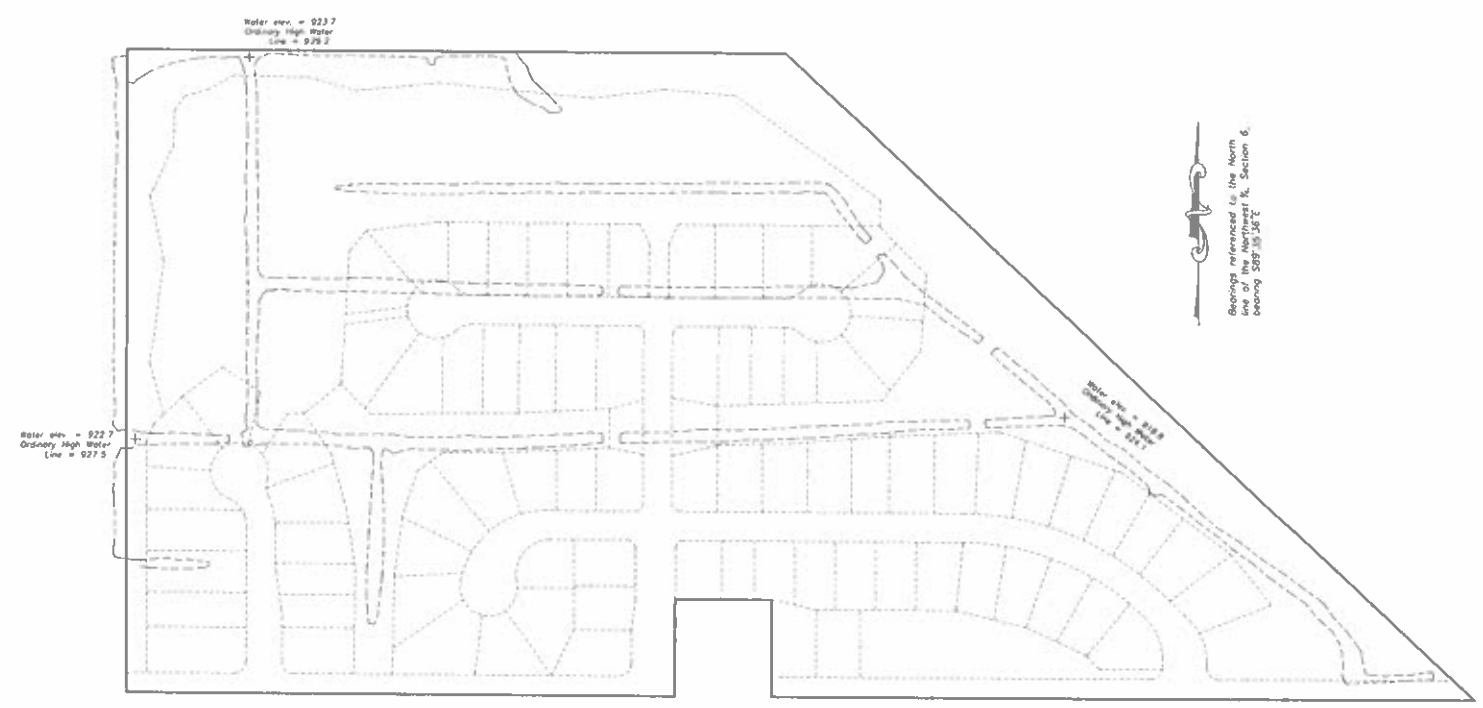
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.27'	89°59'42"	S44°33'46"E	35.35'
C2	120.00'	96.26'	45°57'44"	N22°32'47"W	93.70'
C3	120.00'	62.17'	29°41'06"	N14°24'28"W	61.48'
C4	120.00'	34.09'	16°16'38"	N37°23'20"W	33.98'
C5	600.00'	460.80'	44°00'12"	N67°31'45"W	449.56'
C6	600.00'	68.75'	6°33'54"	N48°48'36"W	68.71'
C7	600.00'	68.04'	6°29'49"	N55°20'27.5"W	68.00'
C8	600.00'	68.04'	6°29'49"	N61°50'16.5"W	68.00'
C9	600.00'	77.05'	7°21'29"	N68°45'55.5"W	77.00'
C10	600.00'	77.05'	7°21'29"	N76°07'24.5"W	77.00'
C11	600.00'	77.05'	7°21'29"	N83°28'53.5"W	77.00'
C12	600.00'	24.82'	2°22'13"	N88°20'44.5"W	24.82'
C13	15.00'	23.56'	90°00'00"	S44°31'51"E	21.21'
C14	15.00'	23.60'	90°08'44"	S45°32'31"W	21.24'
C15	50.00'	37.91'	43°26'16"	N67°39'59"W	37.01'
C16	50.00'	0.64'	0°43'39"	N89°01'17.5"W	0.63'
C17	50.00'	37.27'	42°42'37"	N67°18'09.5"W	36.41'
C18	60.00'	279.37'	266°46'46"	N00°39'46"E	87.20'
C19	60.00'	38.47'	36°44'25"	S64°19'03.5"E	37.82'
C20	60.00'	51.27'	48°57'19"	N72°50'04.5"E	49.72'
C21	60.00'	46.11'	44°01'55"	N26°20'27.5"E	44.98'
C22	60.00'	55.21'	52°43'35"	N22°02'17.5"W	53.29'
C23	60.00'	63.31'	60°27'09"	N78°17'39.5"W	60.41'
C24	60.00'	25.00'	23°52'23"	S59°12'34.5"W	24.82'
C25	50.00'	37.82'	43°20'31"	N68°56'38"E	36.93'
C28	50.00'	37.82'	43°20'31"	S67°42'51.5"E	36.93'
C29	60.00'	279.27'	266°41'01"	S00°36'53.5"W	87.27'
C30	60.00'	21.76'	20°46'59"	N56°26'05.5"W	21.64'
C31	60.00'	67.86'	64°48'01"	S80°46'24.5"W	64.30'
C32	60.00'	44.56'	42°32'46"	S27°06'01"W	43.54'
C33	60.00'	20.14'	19°13'51"	S03°47'17.5"E	20.04'
C34	60.00'	42.90'	40°58'05"	S33°53'15.5"E	41.99'
C35	60.00'	52.29'	49°56'06"	S79°20'21"E	50.65'
C36	60.00'	29.76'	28°25'13"	N61°28'59.5"E	29.46'
C37	50.00'	37.82'	43°20'30"	S68°56'38"W	36.93'
C38	15.00'	23.52'	89°51'16"	N44°27'29"W	21.19'
C39	15.00'	23.56'	90°00'00"	N45°28'09"E	21.21'
C40	180.00'	249.34'	79°22'01"	S50°47'08.5"W	229.88'
C41	180.00'	52.40'	16°40'51"	S82°07'43.5"W	52.22'
C42	180.00'	75.47'	24°01'19"	S61°46'38.5"W	74.92'
C43	180.00'	55.08'	17°31'50"	S41°00'04"W	54.86'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C44	180.00'	49.95'	15°54'03"	S24°17'07.5"W	49.79'
C45	180.00'	16.44'	5°13'58"	S13°43'07"W	16.43'
C46	60.00'	212.02'	202°27'50"	N89°52'13"E	117.70'
C47	60.00'	39.64'	37°50'59"	S07°49'21.5"E	38.92'
C48	60.00'	51.29'	48°58'53"	S51°14'17.5"E	49.75'
C49	60.00'	51.57'	49°14'50"	N79°38'51"E	50.00'
C50	60.00'	54.99'	52°30'31"	N28°46'10.5"E	53.08'
C51	60.00'	14.53'	13°52'37"	N04°25'23.5"W	14.50'
C52	71.00'	126.19'	101°49'51"	S39°33'13.5"W	110.22'
C53	15.00'	23.55'	89°57'11"	N44°33'15.5"W	21.20'
C54	25.00'	39.28'	90°02'19"	N45°26'29.5"E	35.37'
C55	25.00'	39.27'	90°00'00"	S44°32'21"E	35.36'
C56	100.00'	15.34'	8°47'17"	N03°55'59.5"W	15.32'
C57	100.00'	15.34'	8°47'17"	S03°55'59.5"E	15.32'
C58	160.00'	69.35'	24°50'04"	N11°52'23"W	68.81'
C59	160.00'	12.38'	4°26'06"	N01°45'24"W	12.38'
C60	160.00'	56.97'	20°23'58"	N14°10'26"W	56.67'
C61	50.00'	34.97'	40°04'12"	S04°20'19"E	34.26'
C62	50.00'	17.64'	20°12'39"	S14°16'05.5"E	17.55'
C63	50.00'	17.33'	19°51'33"	S05°46'00.5"W	17.24'
C64	60.00'	278.56'	266°00'15"	S62°41'39.5"W	87.76'
C65	60.00'	55.68'	53°10'20"	N10°53'23"W	53.71'
C66	60.00'	35.90'	34°17'02"	N54°37'04"W	35.37'
C66A	60.00'	27.90'	26°38'19"	N50°47'42.5"W	27.65'
C66B	60.00'	8.01'	7°38'43"	N67°56'13.5"W	8.00'
C67	60.00'	57.07'	54°29'58"	S80°59'26"W	54.94'
C68	60.00'	52.86'	50°28'28"	S28°30'13"W	51.16'
C69	60.00'	77.05'	73°34'27"	S33°31'14.5"E	71.86'
C70	50.00'	48.35'	55°24'27"	N42°36'14.5"W	46.49'
C71	50.00'	35.77'	40°59'09"	N49°48'53.5"W	35.01'
C72	50.00'	12.58'	14°25'18"	N22°06'40"W	12.55'
C73	100.00'	26.81'	15°21'40"	N07°13'11"W	26.73'
C74	25.00'	39.26'	89°58'41"	N45°26'59.5"E	35.35'
C75	15.00'	23.57'	90°02'49"	S45°26'44.5"W	21.22'
C76	540.00'	415.47'	44°05'00"	N67°29'21"W	405.30'
C77	540.00'	90.10'	9°33'38"	N84°45'02"W	90.00'
C78	540.00'	95.12'	10°05'34"	N74°55'26"W	95.00'
C79	540.00'	95.12'	10°05'34"	N64°49'52"W	95.00'
C80	540.00'	93.08'	9°52'32"	N54°50'49"W	92.96'
C81	540.00'	42.05'	4°27'42"	N47°40'42"W	42.04'
C82	120.00'	96.10'	45°52'56"	N22°30'23"W	93.53'
C83	25.00'	39.27'	90°00'18"	N45°26'14"E	35.36'
C84	25.00'	5.01'	11°29'34"	N06°10'52"E	5.01'
C85	25.00'	34.26'	78°30'44"	N51°11'01"E	31.64'
C87	60.00'	20.37'	19°26'39"	N47°12'03"W	20.27'
C88	60.00'	20.19'	19°17'05"	S11°03'26"E	20.10'

Easement Curves

Tangent Bearings

A = N45°56'51"W E = N11°06'08"E I = N70°18'28"W
B = N47°16'23"E F = S11°21'42"E J = N14°54'07"W
C = S46°02'36"E G = S24°22'25"E K = N45°26'50"W
D = S47°16'23"W H = S15°41'47"E



Current Wetlands

As delineated by Taylor Conservation LLC Report dated June 24, 2022.

- - - - - - - - - - Wetland Boundary

Elevations as of March 28, 2019
Datum: NAVD (88)

SCALE: 1" = 200'

Note

Current wetlands and water way to be relocated as permitted by:

Department of the Army Permit

Permit No. MVP-2018-03648-DJM

Regulatory File No. MVP-2018-03648-DJM
Dated June 5, 2020