

BLUERIDGE ADDITION TO SOUTHBRIDGE

FOUND IRON RR SPIKE AT
N 1/4 CORNER OF SECTION 17.

Located in and being also the Southwest One-Quarter of the Southeast One-Quarter, the South half of the Northwest One-Quarter of the Southeast One-Quarter, the Northeast One-Quarter of the Southeast One-Quarter, and the Southeast One-Quarter of the Southeast One-Quarter, all in Section Seventeen, Township Eight North, Range

Beginning at the South Quarter corner of said Section Seventeen; thence North 69°27'11" East, 2000.91 feet along the North-South Quarter line of said Section Seventeen to the Northwest corner of the South One-half of the Northwest One-Quarter of said Southeast One-Quarter; thence South 89°27'11" East, 1327.41 feet along the North line of said South One-half of the Northwest One-Quarter of said Southeast One-Quarter to the Northwest corner thereof; thence North 00°15'54" East, 665.06 feet along the East line of the Northwest One-Quarter of said Southeast One-Quarter to an Monument corner thereof and the Southwest corner of the plat of Addition to Southbridge; thence South 89°27'30" East, 1224.82 feet (measured at South 89°25'56" East, 1224.68 feet) along the South line of said plat and the East-West Quarter line of said Section Seventeen to the East Quarter corner thereof; thence South 00°27'23" West, 2652.46 feet along the East line of the Southeast One-Quarter of said Section Seventeen to the Southeast corner thereof; thence North 89°27'27" West, 2076.43 feet along the South line of said Southeast One-Quarter of said Section Seventeen to the Point of Beginning, containing 142,168.72 acres or 6,193,856.75 square feet, more or less.

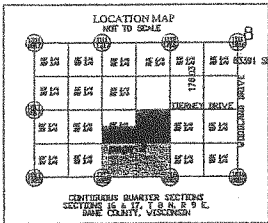
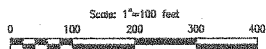
GENERAL NOTES

- All exterior boundary distances are to the nearest one-hundredth of a foot. All bearings are measured to the nearest 01" of arc.
- Lot measurements, assessments, and other details are shown on subsequent sheets. All curve measurements are to the curve table.
- All utility facilities in this plat are to be installed underground.
- UTILITY EASEMENTS: No poles, pedestals, or buried cables are to be installed in such a manner that their placement would obstruct a survey monument; nor obstruct visibility along lot lines.
- Lot owners shall not alter drainage systems, roadside ditches, nor natural drainage ways on any lot without the written consent of the Village Board of Neenah.
- Vertical Datum refers to Mean Sea Level, 1928 NAD.
- 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 explicitly 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.

N 1/2, NW 1/4, SE 1/4

UNINCLUDED LANDS BY
SIPLEY FAMILY LIMITED PARTNERSHIP

S 89°27'31" E 1327.41



BEARINGS REFERENCED TO THE DANE COUNTY
COMMONWEALTH SYSTEM
DETERMINED BY SURVEY DATA.

S 1/2, NW 1/4, SE 1/4

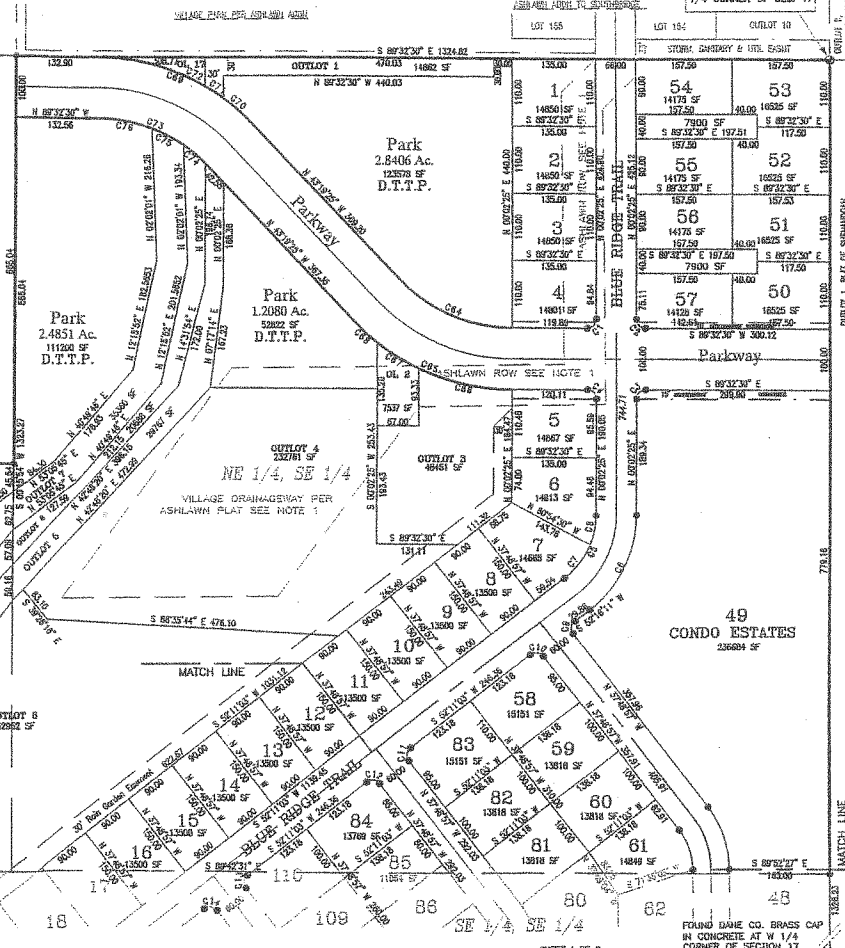
- Legend
- DANE COUNTY or City of Neenah Monument
 - Vertical BM, Elevation as noted
 - -1/4" diameter iron rod found
 - Iron Bolt Set
 - -1/4" diameter x 36" (1,305 lbs./sq. ft.)
 - -3/4" diameter x 24" (1,502 lbs./sq. ft.)
 - Iron Bolt Set as all other lot corners
 - Center line
 - easement line
 - wetlands limit line (see note below)
 - D.T.T.P. - Dedicated to the public.

FOUND ALUMINUM CAP AT
S 1/4 CORNER OF SECTION 17;
PLAT BM #1= 682.11

FOUND DANE COUNTY ALUMINUM MONUMENT
AT W 1/4 CORNER OF SECTION 17



Received for Record
20 ___ of ___ o'clock ___
and recorded in vol. ___ of ___
Register



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

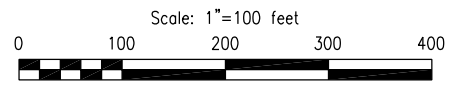
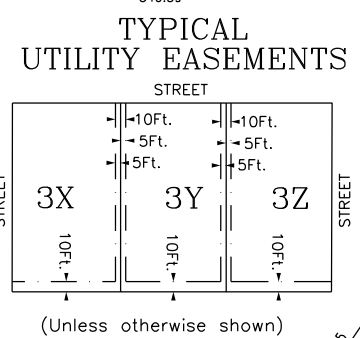
Project: BLUERIDGE ADDITION TO SOUTHBRIDGE
Scale: 1" = 100' Appraised By: WFF Drawn By: WFF
Date: March 12, 2024 (Drawing Number or Status) Easement

SHEET 1 OF 3

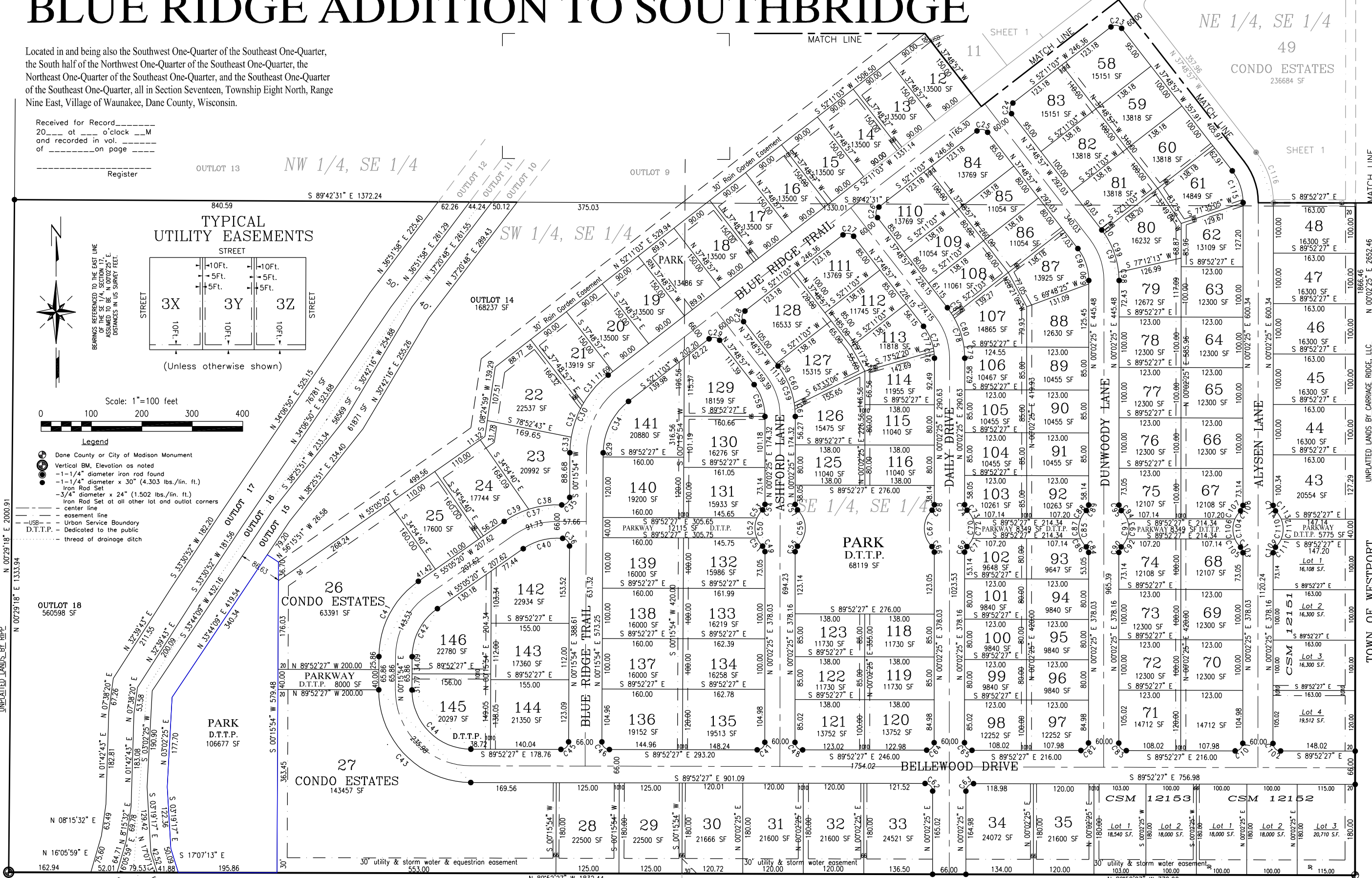
BLUE RIDGE ADDITION TO SOUTHBRIDGE

Located in and being also the Southwest One-Quarter of the Southeast One-Quarter, the South half of the Northwest One-Quarter of the Southeast One-Quarter, the Northeast One-Quarter of the Southeast One-Quarter, and the Southeast One-Quarter of the Southeast One-Quarter, all in Section Seventeen, Township Eight North, Range Nine East, Village of Waunakee, Dane County, Wisconsin.

Received for Record _____
 20___ at ___ o'clock ___ M
 and recorded in vol. _____
 of _____ on page _____
 Register



- Legend**
- Dane County or City of Madison Monument
 - Vertical BM, Elevation as noted
 - 1-1/4" diameter iron rod found
 - 1-1/4" diameter x 30" (4.303 lbs./in. ft.) Iron Rod Set
 - 3/4" diameter x 24" (1.502 lbs./in. ft.) Iron Rod Set at all other lot and outlet corners
 - center line
 - easement line
 - Urban Service Boundary
 - D.T.T.P. - Dedicated to the public
 - thread of drainage ditch



POINT OF BEGINNING
 FOUND ALUMINUM CAP AT
 S 1/4 CORNER OF SECTION 17;
 #1= 882.11

PLAT BM

UNIMPROVED LANDS BY REIS

N 89°52'27" W 2670.44

TOWN OF WESTPORT

UNIMPROVED LANDS BY CARRIAGE RIDGE, LLC

FOUND DANE CO. BRASS CAP
 IN CONCRETE AT SE
 CORNER OF SECTION 17



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

Project:	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
Scale:	1" = 100'	Approved By:	WFW
Date:	March 7, 2004	Drawing Number or Name:	
		Revised:	12-28-04

NE 1/4, SE 1/4
 49
 CONDO ESTATES
 236684 SF

SHEET 1

SW 1/4, SE 1/4

SE 1/4, SE 1/4

SHEET 2 OF 3

TOWN OF WESTPORT

UNIMPROVED LANDS BY CARRIAGE RIDGE, LLC

UNIMPROVED LANDS BY CARRIAGE RIDGE, LLC

UNIMPROVED LANDS BY CARRIAGE RIDGE, LLC

UNIMPROVED LANDS BY CARRIAGE RIDGE, LLC