

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION 2014-16**

**RESOLUTION TO RECOMMEND REZONE
OF THE PLAT OF WINDSOR BLUE
TO R-1 RESIDENCE DISTRICT AND R-3A RESIDENCE DISTRICT**

WHEREAS, on February 20, 2014, the Town Board conditionally approved the above-referenced Plat in Town Board Resolution 2014-07;

WHEREAS, one of the conditions set forth in Town Board Resolution 2014-07 was for the petitioner to obtain rezoning of the property described in the proposed Plat (the "Plat");

WHEREAS, the Town received a request from Windsor Golf Ventures, Inc. (c/o Timothy Gotzion) to rezone the properties within the Plat, and specifically described on Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the Plan Commission has reviewed the Town Planner's staff report dated March 11, 2014, and concurs with the overview and staff recommendation set forth therein; and,

WHEREAS, the Plan Commission held a public hearing on the proposed rezone at 6:00 p.m. on Tuesday, March 18, 2014, at the Windsor Town Hall, 4084 Mueller Road, DeForest, WI 53532, to obtain public comments regarding the proposed rezone;

WHEREAS, the Plan Commission duly considered the comments made by the public and reviewed the request, staff report and such other information as it deemed appropriate, and found that the request for a rezone is appropriate for the properties and surrounding area, and meets the intent of the Comprehensive Plan, and thereafter recommended such approval as set forth in Plan Commission Resolution 2014-05; and,

WHEREAS, the Town Board has reviewed an updated staff report dated April 7, 2014, and concurs with the overview and staff recommendations set forth therein.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

- A. The Town Board of the Town of Windsor hereby **APPROVES** the Rezone for Windsor Golf Ventures, Inc. (c/o Tim Gotzion) for the Plat, which is to be located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, all as set forth specifically on Exhibit A and incorporated by reference and subject to the following conditions:

1. Recording of the Plat with the Dane County Register of Deeds. The petitioner has obtained conditional approval of the Plat from the Town as set forth in Town Board Resolution 2014-07. The Petitioner shall satisfy

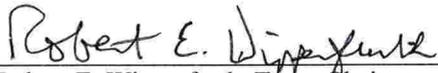
the conditions set forth therein, obtain any and all further approvals required by law, and shall thereafter promptly record the Plat. The petitioner shall provide a copy of the recorded Plat to the Town Clerk.

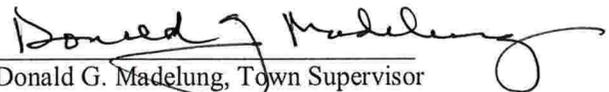
2. Approval of Rezoning by Dane County. The petitioner shall obtain rezoning approval from Dane County that is in compliance with the Dane County Zoning Ordinance and consistent with the rezoning approved by the Town, as set forth in Exhibit A.
3. Payment of Costs and Expenses. The petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Plat and Rezone, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

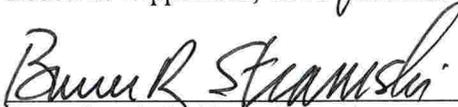
B. It is the Petitioner's obligation to satisfy those conditions adopted by the Town Board, and to provide satisfactory verification of compliance to the Town. All submissions to the Town for determinations of compliance shall be made at least ten (10) business days prior to the date upon which verification of compliance is required.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 17th day of April, 2014.

TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chairman


Donald G. Madelung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor


Monica M. Smith, Town Supervisor

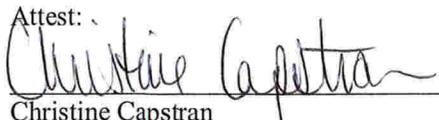
Attest:

Christine Capstran
Clerk

EXHIBIT A
Legal Description
for Rezoning
WINDSOR BLUE

Windsor Golf Ventures, Inc.:

Located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, WI.

RE-1 to R-1: Future Lots 7, 8, 9, 10:

Commencing at the Southeast Corner of Section 30;

thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;
thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005 and the

POINT OF BEGINNING;

thence continuing N89°49'45"W, 380.12 feet;

thence S01°13'32"E, 36.27 feet

thence S89°19'32"W, 233.88 feet;

thence S00°18'31"W, 190.22 feet;

thence N88°52'40"E, 179.73 feet to a point of curvature;

thence along the arc of a non tangent curve to the left with a radius of 1616.22 feet, a central angle of 12°47'58" and a long chord of N84°45'53"E, 360.30 to a non-tangent point of compound curvature;

thence along the arc of said non-tangent curve to the left with a radius of 92.20 feet, a central angle of 82°17'08" and a long chord of N39°54'02"E, 121.32 feet to a point of non-tangency;

thence N01°15'46"W, 99.79 feet to the **POINT OF BEGINNING.**

Containing 122,720 square feet, 2.82 acres.

AND

RE-1 to R-1: Future Lots 1, 2, 3, 4, 11, 12, 13:

Commencing at the Southeast Corner of Section 30;

thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;

thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005;

thence continuing N89°49'45"W, 380.12 feet;

thence S01°13'32"E, 36.27 feet;

thence S89°19'32"W, 233.88 feet;

thence S00°18'31"W, 190.22 feet;

thence S88°52'40"W, 12.00 feet to the **POINT OF BEGINNING;**

thence N00°18'31"E, 190.31 feet;

thence S89°19'32"W, 427.84 feet;

thence N01°13'32"W, 196.03 feet;

thence N89°49'45"W, 170.48 feet;
thence S61°31'53"W, 83.91 feet;
thence S36°21'46"W, 345.48 feet;
thence S53°38'14"E, 150.00 feet;
thence N45°19'35"E, 297.58 feet;
thence N89°19'32"E, 72.02 feet;
thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake Windsor, S71°31'59"E, 63.02 feet to a point on a curve;
thence along the arc of said curve to the left with a radius of 213.00 feet, a central angle of 45°07'44", and a long chord of N66°27'10"E, 163.47 feet;
thence N88°52'40"E, 90.34 feet to the **POINT OF BEGINNING**.
Containing 197,920 square feet, 4.54 acres.

Total area to be changed from RE-1 to R-1: 320,640 square feet, 7.35 ac.

RE-1 to R-3A: Future Lots 5 & 6:

Commencing at the Southeast Corner of Section 30;
thence N01°13'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;
thence N89°49'45"W, 364.65 feet to the southeast corner of Lot 3, CSM No. 13005;
thence continuing N89°49'45"W, 380.12 feet;
thence N01°13'32"W, 149.84 feet;
thence N89°49'45"W, 433.82 feet to the **POINT OF BEGINNING**;
thence continuing N89°49'45"W, 240.08 feet;
thence S01°13'32"E, 196.03 feet;
thence N89°19'32"E, 240.02 feet;
thence N01°13'32"W, 192.50 feet to the **POINT OF BEGINNING**.
Containing square feet, 1.07 ac.

Total area to be changed from RE-1 to R-3A: 46,630 square feet, 1.07 ac.

SEE ALSO REZONING MAP FOR WINDSOR BLUE

This Description Prepared by:
Paulson & Associates, LLC, Daniel A. Paulson, December 19, 2013



TO:	Town of Windsor Board
CC:	Robert Wipperfurth, Chairman Tina Butteris, Office Manager Amy Anderson Schweppe, Planning & Development Coordinator Kevin Richardson, Engineer Connie Anderson, Attorney
FROM:	Jamie Rybarczyk, Planning Consultant
RPT DATE:	April 07, 2014
MTG DATE:	April 17, 2014
FOTH FILE:	13W027.01/19
RE:	Windsor Golf Ventures, Inc. - Plat Rezone

BACKGROUND:

1. Petitioner: Windsor Golf Ventures, Inc. (c/o Tim Gotzion)
2. Agent: Paulson & Associates, LLC (c/o Dan Paulson)
3. Location/Address: Located in the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin.
4. Taxkey Number: N/A
5. Area: 10.77 acres
6. Existing Zoning: RE-1 Recreation District
7. Proposed Zoning: R-1 Residence District and R-3A Residence District
8. Future Land Use: Traditional Single Family and Mixed Residential

OVERVIEW:

The proposed Windsor Blue Plat will be replacing two holes of the Lake Windsor Country Club golf course. The development is 10.77 acres located south of Golf Drive, west of Birch Drive, and north of Oak Lane. The development contains eleven (11) single-family lots, two (2) duplex lots, a neighborhood park, and two (2) outlots to be conveyed to Lots 1 and 2 of CSM 13005.

Lots 1-6 along Golf Drive are proposed to be served by public sewer and water. Lots 7-13 along Oak Lane are proposed to be served by public sewer and private wells. A multi-purpose trail is proposed along the southern edge of Golf Drive at the time Golf Drive is reconstructed. The petitioner proposes to contribute a share to the construction cost for the multi-purpose path.

In order for the development to proceed the Town of Windsor Plan Commission and Town Board must approve a zoning change. The current zoning classification for this area is RE-1 Recreational District. Staff is in favor of the development; therefore, recommends that the zoning classification be amended to R-1 Residence District and R-3A Residence District (Refer to Exhibit A).



Staff Report

STAFF RECOMMENDATION:

Depending on confirmation by the Town of Windsor Board of the above described comments, the Town of Windsor Board may take the following action:

The Town of Windsor Board **Approves** the Rezone for Windsor Golf Ventures, Inc. (c/o Tim Gotzion) to be located in the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, subject to the following conditions:

1. Recording of the Plat with the Dane County Register of Deeds. The petitioner has obtained conditional approval of the Plat from the Town as set forth in Town Board Resolution 2014-07. The Petitioner shall satisfy the conditions set forth therein, obtain any and all further approvals required by law, and shall thereafter promptly record the Plat. The petitioner shall provide a copy of the recorded Plat to the Town Clerk.
2. Approval of Rezoning by Dane County. The petitioner shall obtain rezoning approval from Dane County that is in compliance with the Dane County Zoning Ordinance and consistent with the rezoning approval by the Town as set forth in Exhibit A.
3. Payment of Costs and Expenses. The petitioner has reimbursed the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Plat, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

EXHIBITS:

- A. Windsor Blue Plat Rezone
- B. Windsor Blue Plat

Legal Description
for Rezoning
WINDSOR BLUE

Windsor Golf Ventures:

Located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, WI.

RE-1 to R-1

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thence S89°19'32"W, 233.88 feet;

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thence along the arc of a non tangent curve to the left with a radius of 1616.22 feet, a central angle of 12°47'58" and a long chord of N84°45'53"E, 360.30 to a non-tangent point of compound curvature;

thence along the arc of said non-tangent curve to the left with a radius of 92.20 feet, a central angle of 82°17'08" and a long chord of N39°54'02"E, 121.32 feet to a point of non-tangency;

thence N01°15'46"W, 99.79 feet to the **POINT OF BEGINNING**.

Containing 122,720 square feet, 2.82 acres.

AND

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thence N89°19'32"E, 240.02 feet;
thence N01°13'32"W, 192.50 feet to the **POINT OF BEGINNING**.
Containing 46,630 square feet, 1.07 ac.

SEE REZONING MAP FOR WINDSOR BLUE

This Description Prepared by:
Paulson & Associates, LLC
Daniel A. Paulson

December 19, 2013

NOTES

- THIS INSTRUMENT SHALL BE CONSIDERED A DRAFT DOCUMENT, UNLESS IT IS AFFIXED WITH THE SEAL AND SIGNATURE OF A REGISTERED LAND SURVEYOR. USE AT YOUR OWN RISK.
- ALL ROADS AS SHOWN ON THE PLAT SHALL BE "DEDICATED TO THE PUBLIC".
- DISTURBING SURVEY STAKES IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.
- NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE.
- ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
- FUTURE LOT OWNERS ARE HEREBY NOTIFIED OF FARMING ACTIVITIES IN THE VICINITY.
- ELEVATIONS ARE REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE PROJECT BENCHMARK IS NGS CONTROL POINT DESIGNATED "WINDSOR W GPS" (PID OF D45448) WITH AN ELEVATION OF 926.82' (NAVD88). THREE OTHER BENCHMARKS ARE NGS CONTROL POINT DESIGNATED "BURKE N GPS" (PID OF D39805) WITH AN ELEVATION OF 884.13' (NAVD88), A WDOT BRASS CAP DISK ON THE 19 BRIDGE OVER THE YAHARA RIVER (B13-861-SB) WITH AN ELEVATION OF 873.38' (NAVD88) AND A WDOT BRASS CAP DISK ON THE 51 BRIDGE OVER THE TOKEN CREEK (B13-097) WITH AN ELEVATION OF 862.06' (NAVD88).
- ALL DETAILS ARE NOT TO SCALE.

OWNER & SUBDIVIDER

WINDSOR GOLF VENTURES, INC.
TIMOTHY W. GATZIGN, PRESIDENT
6592 LAKE ROAD, SUITE D
WINDSOR, WI 53588
PHONE: 608-846-1531

SURVEYOR

PAULSON & ASSOCIATES, LLC
PARKVIEW OFFICE BUILDING
136 WEST HOLLUM STREET
DEFOREST, WI 53532
PHONE: 608-846-2523



NUMBER	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C1	44°44'20" (44°42')	210.00	N66°38'51"E (N66°11')	159.84 (159.71)	163.98	PC N44°16'40"E PT N89°01'02"E
C2	12°47'44" (754')	1619.22	N84°56'53"E (N84°35')	360.86 (360.88)	361.61	PC S88°39'15"E PT N78°33'01"E
C3	82°14'46" (82°16')	95.20	N39°52'50"E (N39°30')	125.22 (125.25)	136.66	PC N8°00'13"E PT N01°14'33"W
C4	10°19'30"	213.00	N49°03'03"E	38.33	38.38	PC N43°53'17"E PT N42°12'28"E
C5	17°10'16"	213.00	N62°47'56"E	64.60	63.83	
C6	17°37'58"	213.00	N80°12'03"E	65.29	65.55	PC N71°23'04"E PT N89°01'02"E
C7	04°33'04"	1619.22	N89°04'20"E	128.36	128.39	PC S88°39'07"E PT N86°47'47"E
C8	05°29'40"	1619.22	N84°02'58"E	154.92	154.98	
C9	02°45'14"	1619.22	N79°55'30"E	77.69	77.69	PC N81°16'08"E PT N78°33'01"E
C10	82°17'08"	92.20	N39°54'02"E	121.32	132.41	PC N81°02'38"E PT N01°14'33"W

LEGEND

- DANE COUNTY ALUMINUM MONUMENT (FOUND) (UNLESS NOTED)
- 1-1/4 INCH IRON PIPE (FOUND) (UNLESS NOTED)
- 3/4 INCH IRON RE-BAR (FOUND)
- 1-1/4" x 30" IRON REBAR (SET), WEIGHING 4.30 LBS/LF
- ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH 3/4" x 24" IRON REBAR WEIGHING 1.50 LBS/LF
- "RECORDED AS" INFORMATION
- 100-YR FLOODPLAIN BOUNDARY (NAVD 88) PER FEMA FORM NO. 550020253H, PRELIMINARY MAP DATE MAY 17, 2013
- 12' PUBLIC UTILITY EASEMENT AS GRAPHICALLY SHOWN (UNLESS NOTED)
- DECIDUOUS TREE
- CONIFEROUS TREE

PRELIMINARY PLAT OF WINDSOR BLUE

LOCATED IN PART OF SW 1/4-SE 1/4, AND THE SE 1/4-SE 1/4 OF SECTION 30, TOWN 9 NORTH, RANGE 10 EAST, TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

LOCATION MAP

NOT TO SCALE



THE S.1/2 OF SEC. 30 & THE N.1/2 OF SEC. 31, T.9N., R.10E., TOWN OF WINDSOR, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATION OF DEDICATION

As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat. I also certify that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

- VILLAGE OF DEFOREST
- TOWN OF WINDSOR
- DANE COUNTY ZONING & LAND REGULATION COMMITTEE
- DEPARTMENT OF ADMINISTRATION

Dated this _____ day of _____, 20__.

WINDSOR GOLF VENTURES, INC.
Timothy W. Gatzign, President

STATE OF WISCONSIN)
COUNTY OF _____)

Signed before me on this _____ day of _____, 20__, by Timothy W. Paulson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My Commission Expires: _____

CONSENT OF MORTGAGEE

I, Lynn A. Duesing, Vice President of DMB Community Bank, as mortgagee of the lands described hereon known as WINDSOR BLUE, do hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and I do hereby consent to the above certificate of Timothy W. Gatzign as President of Windsor Golf Ventures, Inc.

Date: _____ Lynn A. Duesing V.P.

STATE OF WISCONSIN)
COUNTY OF _____)

Signed before me on this _____ day of _____, 20__, by Lynn A. Duesing to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My Commission Expires: _____

CERTIFICATE OF TOWN TREASURER

I, Tina Butteris, being duly qualified and acting treasurer of the Town of Windsor, do hereby certify that the records in my office show no unredemmed tax sales or unpaid taxes or special assessments as of _____, 20__ affecting the lands included in WINDSOR BLUE.

Date: _____ Tina Butteris Town of Windsor Treasurer

CERTIFICATE OF COUNTY TREASURER

I, Adam Gallagher, being duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales or unpaid taxes or special assessments as of _____, 20__ affecting the lands included in WINDSOR BLUE.

Date: _____ Adam Gallagher Dane County Treasurer

DANE COUNTY CERTIFICATE

This plat known as WINDSOR BLUE is hereby approved by the Dane County Zoning and Land Regulation Committee.

Date: _____ Patrick Miles, ZLR Chair

TOWN OF WINDSOR CERTIFICATE

This plat of WINDSOR BLUE has been approved for recording by the Town of Windsor Board this _____ day of _____, 20__. The public right-of-way dedication designated hereon is hereby acknowledged and accepted.

Date: _____ Christine Capistran, Town of Windsor Clerk

VILLAGE OF DEFOREST CERTIFICATE

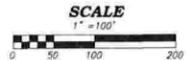
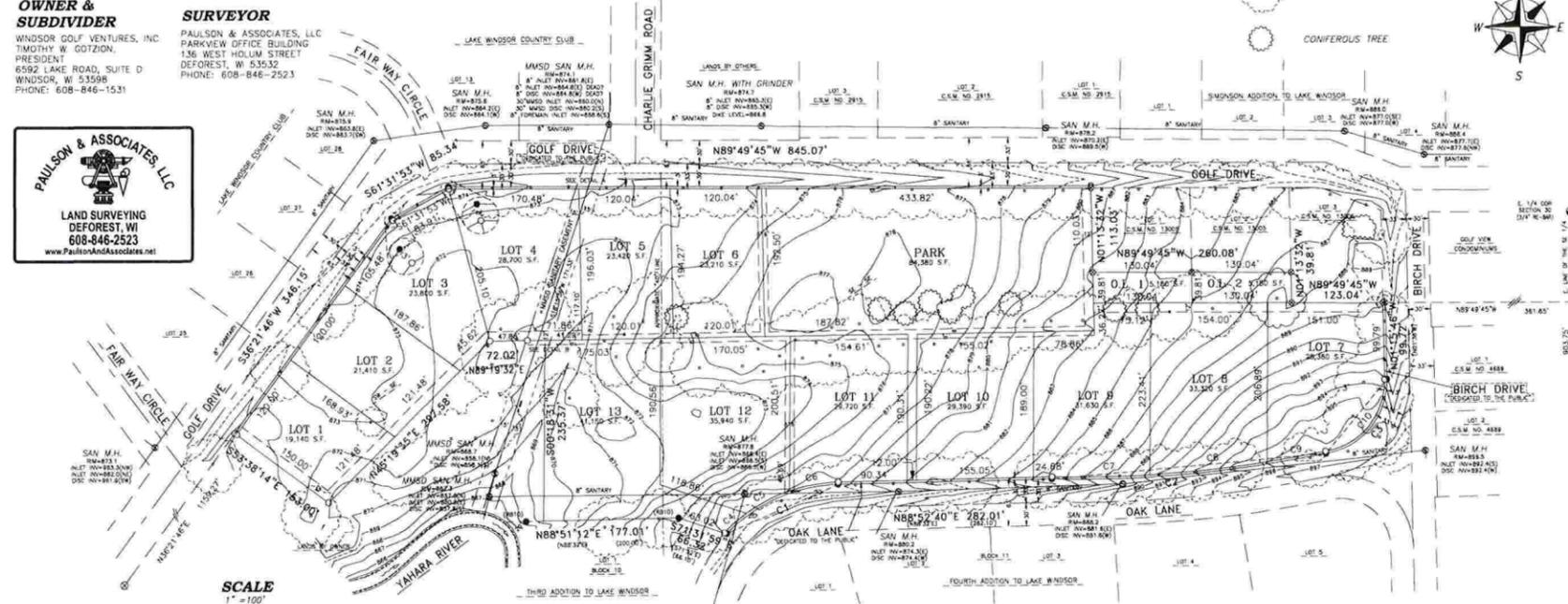
Resolved that the Village of DeForest has approved this plat of WINDSOR BLUE, located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4, Section 30, T9N, R10E, Town of Windsor, Dane County, Wisconsin, by the Village of DeForest Board Action on _____, 20__, Resolution No. _____.

Date: _____ LuAnn Leggett, Village of DeForest, Clerk

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20__ at _____ o'clock, _____ m., recorded in Volume _____ of Plats on Pages _____.

Kristi Chlebowski, Dane County Register of Deeds Document No. _____



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 _____, 20__

Department of Administration

SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Registered Land Surveyor DO HEREBY CERTIFY that by the direction of Timothy W. Gatzign, President of Windsor Golf Ventures, INC., I have surveyed, monumented and mapped a part of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 30, Town 9 North, Range 10 East, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of Section 30,
thence N01°3'02"W (recorded as North) along the east line of the SE 1/4 of Section 30, 903.75 feet;
thence N89°49'45"W, 361.65 feet to the southeast corner of CSM No. 13005 and the POINT OF BEGINNING;
thence continuing N89°49'45"W, 123.04 feet along the south line of CSM No. 13005 to the southwest corner of Lot 3, CSM No. 13005;
thence N01°13'32"W, 39.81 feet along the west line of Lot 3, CSM No. 13005 to the southeast corner of said Lot 1, CSM No. 13005;
thence N89°49'45"W, 260.08 feet along the south line of Lots 1 and 2, CSM No. 13005 to the southwest corner of said Lot 1, CSM No. 13005;
thence N01°13'32"W, 113.03 feet along the west line of CSM No. 13005 to the northwest corner of said CSM and the south right-of-way line of Golf Drive;
thence N89°49'45"W, 845.07 feet along the south right-of-way line of Golf Drive;
thence continuing along the south right-of-way line of Golf Drive, S61°31'53"W, 85.34 feet;
thence continuing along the south right-of-way line of Golf Drive, S36°21'46"W, 346.15 feet;
thence S53°38'14"E, 153.00 feet;
thence N45°19'35"E, 297.58 feet;
thence N89°19'32"E, 72.02 feet;
thence S00°18'31"W, 235.37 feet to the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence N88°51'12"E (recorded as N88°32'E), 177.01 feet along the north line of Lot 1, Block 10, Third Addition to Lake Windsor;
thence continuing along the north line of Lot 1, Block 10, Third Addition to Lake Windsor, S71°31'59"E, 66.32 feet (recorded as S71°52'E, 66.10 feet) to a point on a curve along the north right-of-way line of Oak Lane;
thence along the arc of said curve to the right and along the north right-of-way line of Oak Lane with a radius of 210.00 feet, a central angle of 44°44'20" (recorded as 44°42') and a long chord of N66°38'51"E, 159.84' (recorded as N66°11'E, 159.71' feet) to a point of non-tangency;
thence continuing along the north right-of-way line of Oak Lane, N88°52'40"E, 282.01 feet (recorded as N88°32'E, 282.10 feet) to a point of curvatures;
thence continuing along the north right-of-way line of Oak Lane and along the arc of said non-tangent curve to the left with a radius of 1,619.22 feet, a central angle of 12°47'44" (recorded as 7°54') and a long chord of N84°56'53"E, 360.86 feet (recorded as N84°35'E, 360.88 feet) to a non-tangent point of compound curvature;
thence continuing along the north right-of-way line of Oak Lane and the west right-of-way line of Birch Drive and along the arc of said non-tangent curve to the left with a radius of 95.20 feet, a central angle of 82°14'46" (recorded as 82°16') and a long chord of N39°52'50"E, 125.22 feet (recorded as N39°30'E, 125.25 feet) to a point of non-tangency;
thence continuing along the west right-of-way line of Birch Drive, N01°15'46"W (recorded as N01°38'W), 99.72 feet to the POINT OF BEGINNING.

Containing 468,950 square feet, 10.77 acres.
Subject to Golf Drive, Birch Drive and Oak Lane rights-of-way
Subject to a 30 foot wide sanitary sewer easement as recorded in Doc. No. 1275719
Subject to a sanitary sewer easement as recorded in Doc. No. 1387600.
Subject to all easements of record.

I DO FURTHER CERTIFY that to the best of my knowledge and belief this survey is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter 75 of the Dane County Land Division and Subdivision Regulations and the Town of Windsor Subdivision Ordinance in surveying, dividing and mapping the same.

DANIEL A. PAULSON
Registered Land Surveyor
No. S-1699
Date: _____

BASIS OF BEARING
THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, T9N, R10E, IS RECORDED TO BEAR N01°13'02"W.