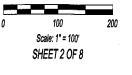




# BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197 as recorded in Volume 67 of Dane County Certified Survey Maps on Pages 258-259, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, part of the Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Village of Windsor, Dane County, Wisconsin.

Average referenced to the North, per Wisconsin Department of Transportation

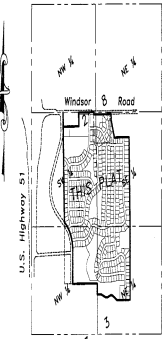


June 3, 2015 Rev. October 14, 2015

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.

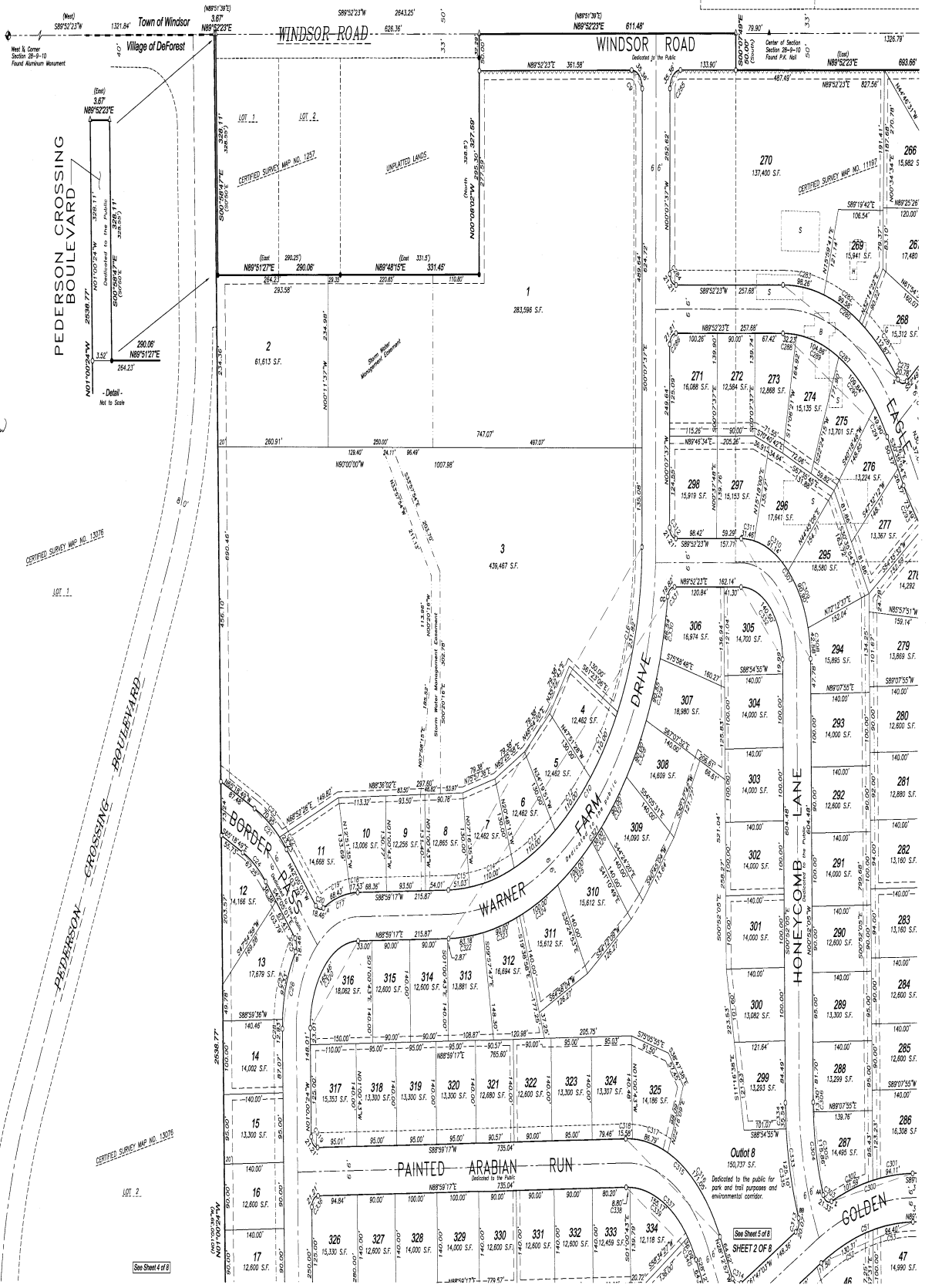
Certified *October 29, 2015*

*Rebecca Dow*  
Department of Administration



- Notes:**
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-742-8511 for the safety and liability purposes for all involved.
  - The lands within this subdivision shall be served by underground utilities.
  - UTILITY EASEMENTS:** No utility pedestals may be constructed along street rights of way without the developer and other serving utility companies consent.
  - Outlet 1 dedicated to the public for storm water management. Outlets 2, 5, 8 and 8 dedicated to the public for park and trail purposes. Outlets 3 and 4 dedicated to the public for storm water management and trail purposes. Outlet 7 dedicated to the public for municipal purposes. Outlets 1, 2, 3, 4, 5, 6, 8 and 8 to be environmental corridors.
  - All streets within this plot of BEAR TREE FARMS are dedicated to the public.
  - 20-foot storm water management easement also public utility crossing easement. Utility connections between abutting 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

- Legend:**
- = Found 1-1/4" O.D. Iron Pipe
  - = Found 3/4" Rebar
  - ▲ = Found 1-1/4" O.D. x 35' Iron Rebar
  - = Found 1" Finish Top Pipe
  - = Found 2" Iron Pipe
  - ▲ = Found PK Nail
  - △ = Set Mag Nail
  - = Set 1-1/4" O.D. x 35' Iron Rebar
  - = Set, Weight = 4.303 Lbs/Ft
- All other Lot and Outlet corners are marked with a 1-3/4" O.D. x 24" Iron Pipe weighing 1.88 lbs./ft. in.
- = 20' Storm Water Drainage Easement (See Note 7)
  - = 20' Pedestrian/Bike Path Easement
  - = Public Utility Easement (Except as noted)
  - = Existing Structure
  - = House
  - = Garage
  - = Barn
  - = Shed
  - = Conservation Easement
  - = Corporate Boundary
  - = No Vehicular Access



See Sheet 4 of 8

See Sheet 5 of 8

SHEET 2 OF 8

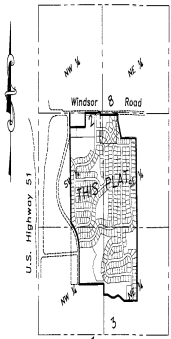


**Legend:**

- = Found 1-1/4" O.D. Iron Pipe
  - = Found 3/4" Rebar
  - ⊙ = Found 1-1/4" Rebar
  - ⊖ = Found 1" Finch Top Pipe
  - ⊗ = Found 2" Iron Pipe
  - ▲ = Found PK Nail
  - △ = Set Peg Nail
  - = 1-1/4" O.D. x 30" Iron Rebar  
Set Weight = 4.303 Lbs/Ft
- All other Lot and Outlet corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.
- = 20' Storm water Drainage Easement (See Note 7)
  - = 20' Pedestrian/Bike Path Easement
  - = Public Utility Easement (Except as noted)
  - = Conservation Easement
  - = Corporate Boundary
  - = No Vehicular Access
- = Existing Structure
  - H = House
  - G = Garage
  - B = Barn
  - S = Shed

**Notes:**

- 1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- 2) Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Digpro hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- 3) The lands within this subdivision shall be served by underground utilities.
- 4) UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other serving utility companies consent.
- 5) Outlet 1 dedicated to the public for storm water management. Outlets 2, 5, 6 and 8 dedicated to the public for park and trail purposes. Outlets 3 and 4 dedicated to the public for storm water management and trail purposes. Outlet 7 dedicated to the public for municipal purposes. Outlets 1, 2, 3, 4, 5, 6, 7 and 8 to be environmental corridors.
- 6) All streets within this plat of BEAR TREE FARMS are dedicated to the public.
- 7) 20-foot storm water management easement also public utility crossing easement. Utility connections between existing 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.



LOCATION SKETCH  
SECTIONS 28 & 33, 79N, R10E  
TOWN OF WINDSOR  
WI 53091

June 3, 2015 Rev. October 14, 2015

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.

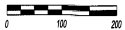
Certified October 20th, 2015

*Renée L. Dow*  
Department of Administration



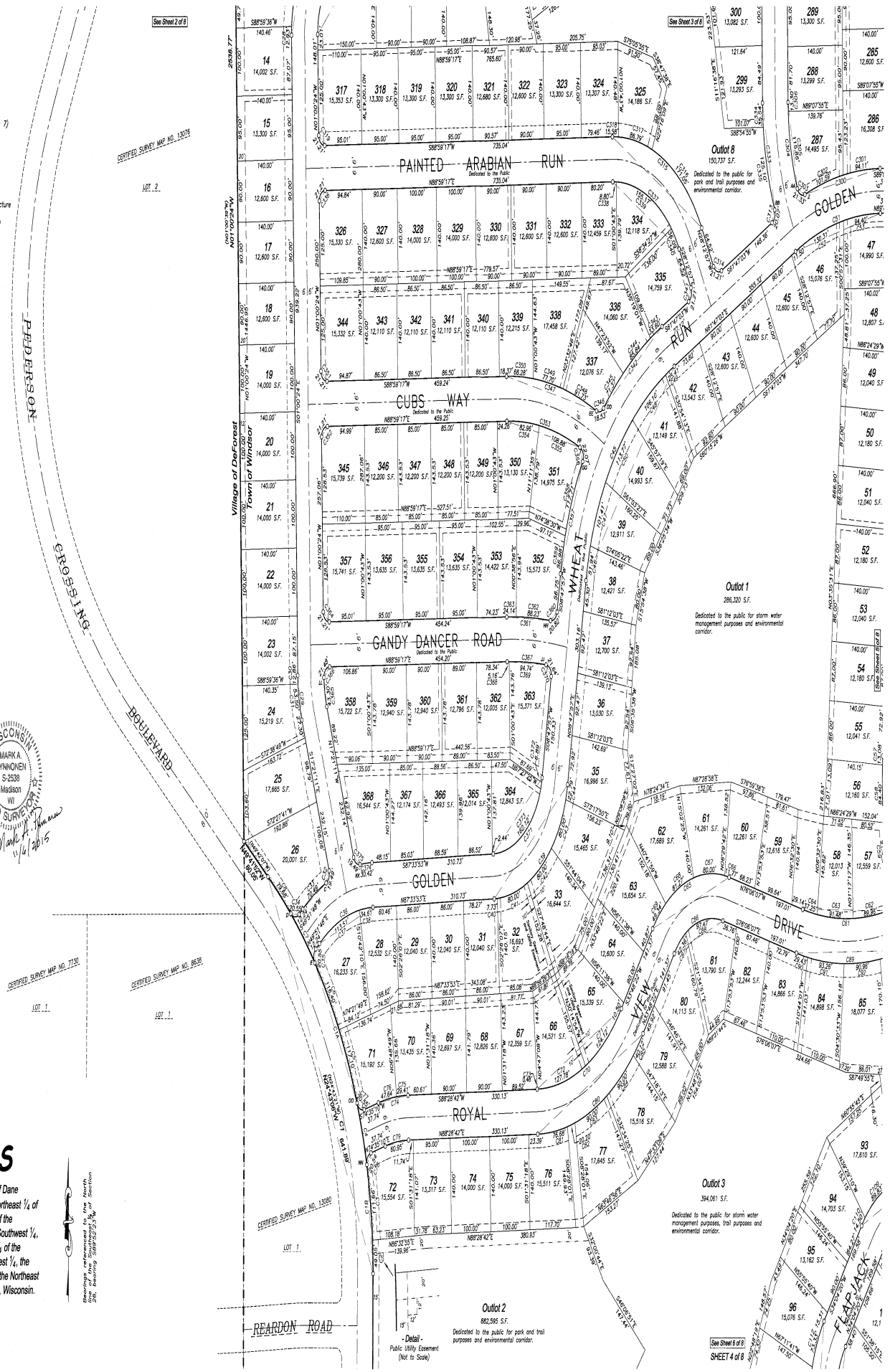
# BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197 as recorded in Volume 67 of Dane County Certified Survey Maps on Pages 258-259, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, W1/2 of Windsor, Dane County, Wisconsin.



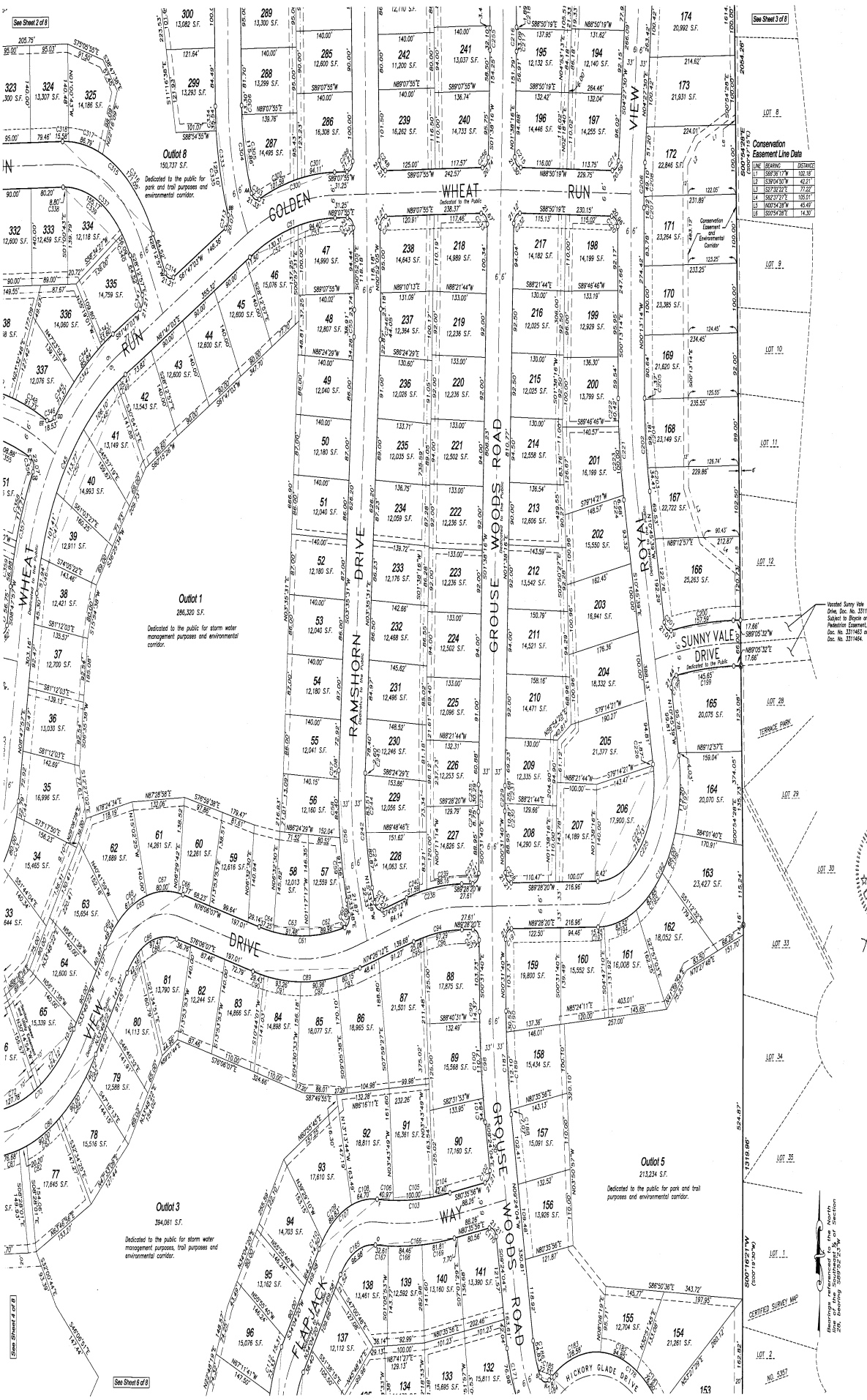
Scale 1" = 100'

SHEET 4 of 8



Outlet 2  
82,656 S.F.  
Dedicated to the public for park and trail purposes and environmental corridor.

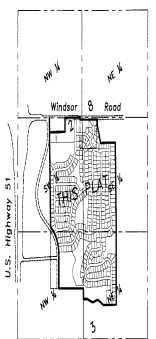
See Sheet 3 of 8  
SHEET 4 of 8



- Legend:**
- = Found 1-1/4" O.D. Iron Pipe
  - = Found 3/4" Rebar
  - = Found 1-1/4" Rebar
  - = Found 1" Pinch Top Pipe
  - = Found 2" Iron Pipe
  - ▲ = Found PK Nail
  - △ = Set Map Nail
  - = 1-1/4" O.D. x 33' Iron Rebar
  - = Set Weight = 4.303 lbs/ft
- All other Lot and Outlet corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.53 lbs./lin. ft.
- = 20' Storm Water Drainage Easement (See Note 7)
  - = 20' Pedestrian/Bike Path Easement
  - = Public Utility Easement (Except as noted)
  - = Existing Structure
  - H = House
  - G = Garage
  - B = Barn
  - S = Shed
  - = Conservation Easement
  - = Corporate Boundary
  - = No Vehicular Access

- Notes:**
- This survey is subject to all of all agreements and easements of record and those that may have not been recorded.
  - Before any digging, boring, construction, etc. is done on or near the lands in this subdivision, Diggers Notice shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
  - The lands within this subdivision shall be served by underground utilities.
  - UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other serving utility companies consent.
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  - All streets within this plat of BEAR TREE FARMS are dedicated to the public.
  - 20-foot storm water management easement also public utility crossing easement. Utility connections between abutting 8-foot public utility easements are allowed to cross storm water management easement only. No utility pedestals, transformers, or other structures allowed within the storm water management easement.

Washed Survey Map  
 File No. 3311462  
 Subject to Boykin and  
 Pedestrian Easement.  
 File No. 3311463 and  
 File No. 3311464.



Mark A. Pynndien  
 11/6/2015

LOCATION SKETCH  
 SECTION 28 OF T3N, R10E, W3E  
 TOWN OF WINDSOR  
 DANE COUNTY, WISCONSIN  
 1/4" = 200'

June 3, 2015 Rev. October 14, 2015

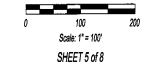
There are no objections to this plat with respect to  
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *John L. ...* 2015

*Reinhold J. ...*  
 Department of Administration

# BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197 as recorded in Volume 67 of Dane County Certified Survey Maps on Pages 259-259, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4; part of the Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/2 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, and part of the Southwest 1/4 of the Northeast 1/2 of Section 33; all in T9N, R10E, W3E of Windsor, Dane County, Wisconsin.

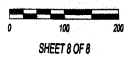






# BEAR TREE FARMS

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin.



### 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 of the Town of Windsor and the Village of DeForest, and under the direction of the owners listed herein, I have surveyed, divided and mapped BEAR TREE FARMS and that each plot correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lot 1, Certified Survey Map No. 11197, located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; part of the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin, described as follows:

Commencing at the East 1/2 Corner of said Section 28; thence S89°52'23"W (recorded as S90°00'00"W), 1327.00 feet along the North line of said Southeast 1/4 to the East line of Certified Survey Map (CSM) No. 7006; thence along said East line S00°54'28"E, 590.23 feet (recorded as S00°44'33"E, 590.00 feet) to the Southeast corner of said CSM No. 7006 and the point of beginning; thence continuing S05°54'28"E, (recorded as S00°47'15"E), 2554.26 feet along the West line of Terrace Park; thence continuing along said West line, the West line of CSM No. 5357 and the West line of Park Addition to Terrace Park, S00°18'21"W (recorded as S00°19'30"W), 1319.96 feet to the Southwest corner of Lot 1 of said Park Addition to Terrace Park; thence S80°03'22"E (recorded as N89°43'30"E), 4.66 feet along the South line of said Lot 1 to the West line of Reverse Trails; thence S00°04'16"W (recorded as S00°04'02"W), 394.59 feet along said West line; thence S89°43'57"W, 523.75 feet (recorded as S89°43'15"W, 523.82 feet); thence N60°06'30"W, 219.86 feet (recorded as N60°05'45"W, 220.00 feet); thence N60°11'17"W, 58.91 feet (recorded as N60°10'45"W, 59.00 feet); thence S70°19'57"W (recorded as S70°17'15"W), 140.00 feet; thence N89°06'31"W, 91.09 feet (recorded as N89°03'45"W, 91.00 feet); thence N68°47'10"W (N68°48'45"W), 186.00 feet; thence S89°42'37"W, 154.41 feet (recorded as S89°43'15"W, 154.31 feet) to the West line of said Southwest 1/4 of the Northeast 1/4; thence N00°08'07"E, 252.04 feet along said West line to the Southeast corner of said Northeast 1/4 of the Northwest 1/4; thence S89°57'32"W, 994.68 feet along the South line of said Northeast 1/4 of the Northwest 1/4; to the East right of way line of Pederson Crossing Boulevard; thence N00°15'40"E (recorded as N00°15'25"E), 791.75 feet along said East right of way line to a point of curvature; thence continuing along said East right of way line along a curve to the left with a radius of 750.00 feet and a long chord bearing and distance of N24°43'06"W, 641.89 feet to the point of tangency; thence continuing along said East right of way line N49°41'52"W (recorded as N49°42'07"W), 80.05 feet to the East line of Certified Survey Map No. 13076; thence N01°00'24"W (recorded as N01°00'39"W), 2538.77 feet along said East line to the North line of said Southwest 1/4; thence N89°52'23"E (recorded as N89°51'39"E), 3.67 feet along said North line to the West line of Certified Survey Map No. 1257; thence S00°58'47"E, 328.11 feet (recorded as S0°50'E, 328.55 feet) along said West line; thence N89°51'27"E, 290.08 feet (recorded as East, 290.25 feet); thence N89°48'15"E, 331.45 feet (recorded as East, 331.5 feet); thence N00°08'02"W, 327.59 feet (recorded as North, 328.5 feet) to the North line of said Southwest 1/4; thence N89°52'23"E (recorded as N89°51'39"E), 611.17 feet along said North line to the West line of said Certified Survey Map No. 11197; thence S00°07'49"E (recorded as South), 50.00 feet to the South right of way line of Windsor Road; thence N89°52'23"E (recorded as East), 883.66 feet to the Westerly line of CSM No. 11425; thence S00°16'34"E (recorded as South), 140.00 feet along said Westerly line; thence continuing along said Westerly line S17°30'27"E, 428.21 feet (recorded as S17°47'04"E, 428.06 feet); thence N89°07'23"E, 598.47 feet (recorded as N89°15'27"E, 596.13 feet) along the South line of said CSM No. 11425 and CSM No. 7006 to the Southeast corner of said CSM No. 7006 and the point of beginning. Containing 9,889.934 square feet, or 227.04 acres.

*Mark A. Pynnonen* 11/6/2015  
Mark A. Pynnonen/PLS S-2538 Date



**Owner's Certificate:**  
Bear Tree Farms, Inc., and Steven D. Pederson, as owners, hereby certify that they have caused the land described on this plot of BEAR TREE FARMS to be surveyed, divided, mapped and dedicated as represented herein. It also certifies that this plot is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Village of DeForest  
Town of Windsor  
Department of Administration  
Dane County Zoning and Land Regulation Committee

In witness hereof, Bear Tree Farms, Inc., and Steven D. Pederson, have caused these presents to be executed this 14<sup>th</sup> day of October, 2015.

Bear Tree Farms, Inc.  
*Steven D. Pederson* Steven D. Pederson  
Steven D. Pederson, Manager Steven D. Pederson

State of Wisconsin  
County of Dane )  
Personally came before me this 14<sup>th</sup> day of October, 2015, the above-named Steven D. Pederson, to me known to be the person who executed the foregoing instrument and acknowledged the same.  
*Steven D. Pederson*  
Notary Public, Dane County, State of Wisconsin  
*Kimberly K. Pederson* My commission expires 03/26/2018  
Printed name



**Owner's Certificate:**  
Statz Brothers, Inc., as owner, hereby certifies that it has caused the land described on this plot of BEAR TREE FARMS to be surveyed, divided, mapped and dedicated as represented herein. It also certifies that this plot is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Village of DeForest  
Town of Windsor  
Department of Administration  
Dane County Zoning and Land Regulation Committee

In witness hereof, Statz Brothers, Inc., has caused these presents to be executed this 14<sup>th</sup> day of October, 2015.

Statz Brothers, Inc.  
*Wesley A. Statz*  
Wesley A. Statz, President of Statz Brothers, Inc.

State of Wisconsin  
County of Dane )  
Personally came before me this 14<sup>th</sup> day of October, 2015, the above-named Wesley A. Statz, to me known to be the person who executed the foregoing instrument and acknowledged the same.  
*Wesley A. Statz*  
Notary Public, Dane County, State of Wisconsin  
*Kimberly K. Pederson* My commission expires 03/26/2018  
Printed name

**Consent of Mortgage:**  
Wisconsin River Bank, mortgagee of the lands described herein, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plot of BEAR TREE FARMS, and does hereby consent to the owners certificate herein.

Wisconsin River Bank  
By: *Richard T. Hanson*  
*Richard T. Hanson*  
(printed name)  
Its: *President & CEO*

State of Wisconsin  
County of Dane )  
Personally came before me this 16<sup>th</sup> day of October, 2015, the above-named Richard T. Hanson, to me known to be the person who executed the foregoing instrument and acknowledged the same.  
*Richard T. Hanson*  
Notary Public, Dane County, State of Wisconsin  
*Terril L. Johnson* My commission expires 3/31/17  
Printed name



**Consent of Mortgage:**  
Bridgeland Financial, mortgagee of the lands described herein, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plot of BEAR TREE FARMS, and does hereby consent to the owners certificate herein.

Bridgeland Financial  
By: *John P. Conolly*  
*John P. Conolly*  
(printed name)  
Its: *For Bridgeland Financial*

State of Wisconsin  
County of Dane )  
Personally came before me this 14<sup>th</sup> day of October, 2015, the above-named John P. Conolly, to me known to be the person who executed the foregoing instrument and acknowledged the same.  
*John P. Conolly*  
Notary Public, Dane County, State of Wisconsin  
*Kimberly K. Pederson* My commission expires 03/26/2018  
Printed name

**Town Treasurer's (Finance Director's) Certificate:**  
I, Tina Butters, being the duly elected, qualified and acting Finance Director for the Town of Windsor, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of October 15, 2015 affecting any of the lands included in the plot of BEAR TREE FARMS.

*Tina Butters* Date: 10/15/15  
Tina Butters, Finance Director  
Town of Windsor

**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 November 6, 2015 affecting any of the lands included in the plot of BEAR TREE FARMS.

*Adam Gallagher* Date: 11-6-15  
Adam Gallagher, Treasurer  
County of Dane

**Town of Windsor Certificate:**  
This plot of BEAR TREE FARMS has been approved by the Town Board of the Town of Windsor consistent with the action taken by the Town Board on this 14<sup>th</sup> day of October, 2015.  
*Christine Capston* Date: 10-14-15  
Christine Capston, Clerk  
Town of Windsor

**Village of DeForest Certificate:**  
Resolved that the plot of BEAR TREE FARMS, being a subdivision located in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4; part of the Northeast 1/4 of the Southwest 1/4; part of the Southeast 1/4 of the Southwest 1/4; and the Southwest 1/4 of the Southeast 1/4 of Section 28; part of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4; and part of the Southwest 1/4 of the Northeast 1/4 of Section 33; all in T9N, R10E, Town of Windsor, Dane County, Wisconsin, and that resolution further approves said BEAR TREE FARMS, under the Village of DeForest's extrajurisdictional right of review.  
I, Luken Leggett, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of DeForest and this plot of BEAR TREE FARMS was approved by the Village Board of the Village of DeForest, 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 14<sup>th</sup> day of November, 2015.  
*Luken Leggett* Date: 11/2/2015  
Luken Leggett, Clerk  
Village of DeForest

**Dane County Zoning and Land Regulation Committee Certificate**  
This plot known as BEAR TREE FARMS is hereby approved by the Dane County Zoning and Land Regulation Committee this 14<sup>th</sup> day of November, 2015.  
*Patrick Miles*  
Patrick Miles, Chair  
Dane County Zoning and Land Regulation Committee

**Dane County Register of Deeds Certificate:**  
Received for recording this 9<sup>th</sup> day of November, 2015, at 8:58 O'clock, A.M. and recorded in Volume 60-0448 of Plots on Pages 222-229 as Document No. 5796369  
*Kristi Cholewicki* By  
*Kristi Cholewicki* Date: 11/09/15  
Kristi Cholewicki, Register of Deeds  
County of Dane

L:\2015\130451-Bear Tree (Bear Tree Windsor)\130451-FP  
J:\2015\CARLSON\130451

130451-FP

**BIRRENKOTT SURVEYING**  
BIRRENKOTT SURVEYING, INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
PREPARED FOR:  
BEAR TREE FARMS, INC.  
370 CAMPBELL HILL COURT  
DEFOREST, WI 53532  
846-2800

June 3, 2015 Rev: October 14, 2015  
L:\2015\CARLSON\130451-FP  
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 October 29<sup>th</sup> 2015  
*Bruce M. Dany*  
Department of Administration