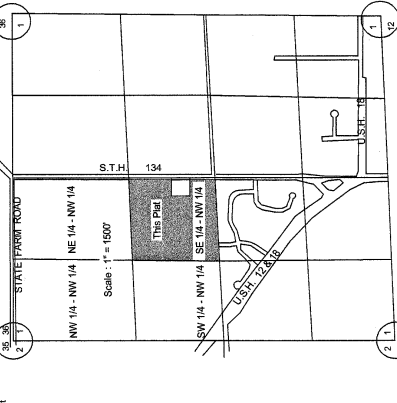


THE VINEYARDS AT CAMBRIDGE

Lot 1 of Dane County Certified Survey Map
number 13921, being located in and together with
Part of the SE 1/4 of the NW 1/4 of Section 1,
T. 6N., R. 12E., Village of Cambridge,
Dane County, Wisconsin

LOCATION MAP

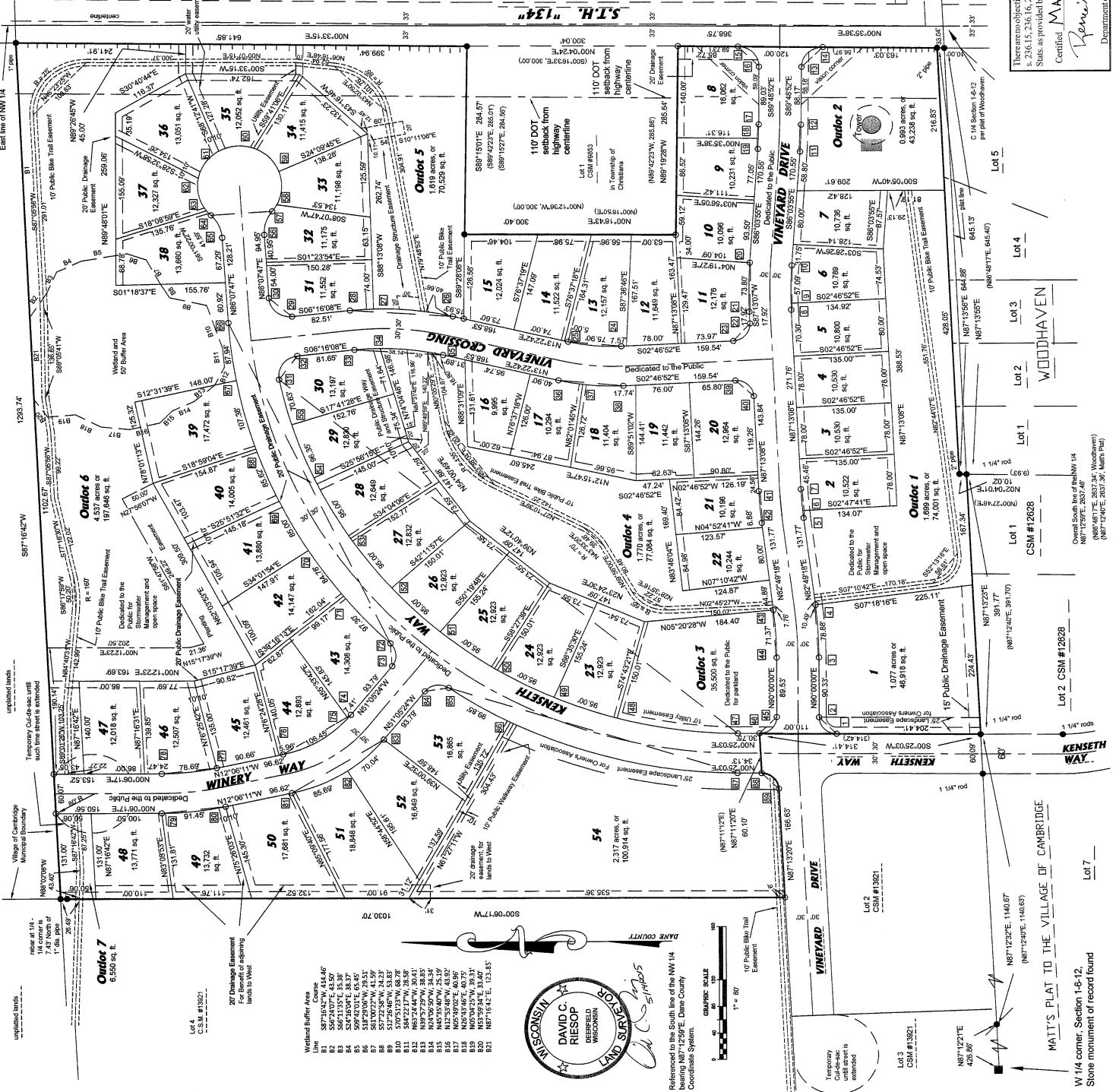


Legend
 • = 3/4" dia. solid iron found unless otherwise noted
 ○ = 1 1/8" dia. x 2" long solid iron rod sec. 4, 17 lbs.
 All center lot corners are marked by a 3/4" dia. x 16" long
 solid iron rebaring rod, 150 lbs. per line foot.
 All distances shown along a curved line are chord distances.
 A 1/8" diameter red utility.
 The final price established by the subdivision on the utility easements
 shown shall not be altered by more than 5% by the subdivision, the agent,
 or the contractor, except with written consent of the utility or utility involved.
 Denotes no vehicular access.

Vision Corner Restriction
 No structure of improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.
Access Restriction Clause
 *All lots used as a parking area shall be considered a parking area. *Increase or other person may have any right of direct vehicular ingress from or access to any highway lying within the boundaries of the subdivision.
 *The contractor shall be responsible for obtaining all necessary permits for the subdivision. *The contractor shall be responsible for obtaining all necessary permits for the subdivision.
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Noise Mitigation
 The lots of this subdivision may experience noise at levels in excess of the noise level allowed by the Wisconsin Department of Transportation. The Department of Transportation is not responsible for abating noise from existing state highways or from any noise from the highway through this subdivision.

County Right-of-Way
 All lots are subject to the master site grading plan specifically including, but not limited to, the requirements for minimum building setbacks, elevations and finish lot corner elevations. The subdivision is an oversized subdivision and all lots shall be bound by such master site grading plan and no deviations or variances shall be allowed. This requirement shall be enforceable by the Village of Cambridge or its assigns.



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 MAY 15 TH 2015
 Revenue Pohl
 Department of Administration.

Stone monument of record found
 E 1/4 Section 14-12
 N87°25'36" E, 268.87'

THE VINEYARDS AT CAMBRIDGE

Lot 1 of Dane County Certified Survey Map
number 13921, being located in and together with
Part of the SE 1/4 of the NW 1/4 of Section 1,
T.6N., R.12E. Village of Cambridge,
Dane County, Wisconsin

Utility Easement Provisions:
An easement for electric, gas and communication facilities is hereby granted by The Vineyards at Cambridge, LLC, the Grantor, to Wisconsin Power and Light Company, Frontier Communications, and Charter Communications, the Grantees, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, said facilities and associated appurtenances used in connection with overhead and underground distribution of electricity and electric energy for such purposes as the Grantees may hereafter be used and for sound and signals, and to allow the Grantees to install and use such facilities on the plat described as "utility easement areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots: Also the right of access to the easement; Also the right to trim and cut down trees, brush and weeds as may be reasonably required incident to the use of the easement; Also the right to install and use any other designated utility facilities or any trees, brush or weeds which may be removed at any time pursuant to the rights herein granted; Buildings, structures, obstructions of view, and other improvements are hereby required incident to the rights herein granted. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees.

The Grant of easement shall be binding upon and future to the benefit of the heirs, successors and assigns of all parties hereto.

Curve	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	25.00	39.09	89°34'57"	N45°12'31.5"E, 35.37	N00°50'59"E, N90°00'00"E
1-3	630.00	78.95	07°07'45"	N82°22'57.0"E, 11.86	N82°22'57.0"E, N82°56'36"E
5-7	570.00	43.75	04°29'50"	N85°01'13.7"E, 43.73	N82°49'18"E, N87°13'08"E
6-7	570.00	32.59	03°16'32"	N85°34'13.5"E, 23.58	N82°56'36"E, N87°13'08"E
8-9	570.00	57.01	09°58'31"	N87°42'23.5"E, 57.00	N87°13'08"E, N88°13'30"E
9-10	570.00	57.01	09°58'31"	N88°56'08.8"E, 57.09	N88°13'30"E, N89°03'55"E
11-12	630.00	41.23	05°44'57"	S87°56'23.5"E, 41.27	S89°03'55"E, S89°48'52"E
13-14	630.00	47.34	06°24'30"	S44°56'37.6"E, 47.38	S89°48'52"E, S00°35'38"E
15-16	630.00	45.19	06°04'48"	S88°44'55.9"E, 45.19	S00°35'38"E, S00°00'00"E
17-19	570.00	37.30	03°44'57"	N87°56'23.5"E, 37.29	N89°48'52"E, N87°13'08"E
18-19	570.00	16.11	01°37'09"	N87°56'23.5"E, 16.11	N87°13'08"E, N89°03'55"E
20-21	630.00	73.85	06°42'57"	N82°22'57.0"E, 73.86	N89°03'55"E, N87°13'08"E
22-23	630.00	73.85	06°42'57"	N82°22'57.0"E, 73.86	N89°03'55"E, N87°13'08"E
24-25	430.00	76.15	10°09'34"	N05°17'55.5"E, 75.90	N02°46'52"E, N13°22'42"E
26-28	430.00	147.45	19°38'50"	N09°33'17.7"E, 146.73	N02°46'52"E, N07°16'08"E
29-30	430.00	147.45	19°38'50"	N09°33'17.7"E, 146.73	N07°16'08"E, N05°17'55.5"E
31-32	30.00	48.36	97°23'55"	N95°54'59.5"E, 48.30	N05°17'55.5"E, N87°13'08"E
33-34	30.00	36.59	95°24'42"	S53°57'29.5"E, 44.37	N87°13'08"E, S00°16'08"E
35-36	30.00	126.88	19°38'50"	S09°33'17.7"E, 126.36	S00°16'08"E, S17°56'12"E
37-38	30.00	126.88	19°38'50"	S09°33'17.7"E, 126.36	S17°56'12"E, S00°16'08"E
39-40	330.00	35.14	06°08'06"	S10°19'59"W, 35.13	S13°22'42"E, S07°46'52"E
36-38	330.00	93.07	16°09'34"	S05°17'55"W, 92.76	S07°46'52"E, S07°16'08"E
37-38	330.00	93.07	16°09'34"	S05°17'55"W, 92.76	S07°16'08"E, S07°46'52"E
41-42	630.00	48.36	06°24'30"	S88°44'55.9"E, 48.30	S07°46'52"E, S00°35'38"E
43-44	630.00	48.36	06°24'30"	S88°44'55.9"E, 48.30	S00°35'38"E, S07°46'52"E
45-46	570.00	71.41	07°10'42"	S85°24'59"W, 71.37	S82°49'18"E, S90°00'00"W
45-46	25.00	39.45	90°25'03"	N44°47'28.5"E, 39.48	S90°00'00"W, N00°25'09"E
47-48	670.00	173.77	14°51'37"	N07°50'51.5"E, 173.29	N00°25'09"E, N07°50'51.5"E
49-50	670.00	173.77	14°51'37"	N07°50'51.5"E, 173.29	N07°50'51.5"E, N07°50'51.5"E
48-49	670.00	95.08	08°07'51"	N17°28'27.5"E, 95.00	N15°16'08"E, N23°24'32"E
50-51	670.00	95.08	08°07'51"	N17°28'27.5"E, 95.00	N23°24'32"E, N32°42'22"E
51-52	670.00	95.08	08°07'51"	N17°28'27.5"E, 95.00	N32°42'22"E, N39°49'18"E
52-53	670.00	95.08	08°07'51"	N17°28'27.5"E, 95.00	N39°49'18"E, N47°09'49"E
53-54	670.00	95.08	08°07'51"	N17°28'27.5"E, 95.00	N47°09'49"E, N72°18'35"E
54-55	670.00	96.03	08°14'48"	N68°11'12"E, 96.30	N72°18'35"E, N82°49'18"E
55-56	670.00	70.67	06°20'36"	S75°13'25.5"E, 70.63	N82°49'18"E, S89°33'12"E
57-58	60.00	118.1	11°16'45"	S65°10'04"E, 117.99	S50°31'42"E, S61°48'27"E
57-58	60.00	279.27	26°44'10"	N62°52'13"W, 87.27	S61°48'27"E, S42°47'16"W
58-59	60.00	51.57	49°14'55"	S85°24'59"W, 51.00	S42°47'16"W, N82°56'36"E
60-61	60.00	51.57	49°14'55"	S85°24'59"W, 51.00	N82°56'36"E, N89°03'55"E
61-62	60.00	51.57	49°14'55"	S85°24'59"W, 51.00	N89°03'55"E, N94°14'55"E
62-63	60.00	51.57	49°14'55"	S85°24'59"W, 51.00	N94°14'55"E, N94°14'55"E
63-64	60.00	51.57	49°14'55"	S85°24'59"W, 51.00	N94°14'55"E, N94°14'55"E
64-65	60.00	51.57	49°14'55"	S85°24'59"W, 51.00	N94°14'55"E, N94°14'55"E
66-67	730.00	88.00	06°54'24"	S82°40'35"W, 87.94	S82°40'35"W, S79°13'23"W
66-72	730.00	548.39	49°02'29"	S64°36'32.5"W, 535.59	S86°07'47"W, S49°03'18"W
67-68	730.00	108.19	08°29'04"	S74°58'51"W, 108.00	S79°13'23"W, S79°44'19"W
68-69	730.00	108.19	08°29'04"	S74°58'51"W, 108.00	S79°44'19"W, S82°49'18"E
69-70	730.00	85.05	06°40'30"	S60°43'33"W, 85.00	S82°49'18"E, S85°24'59"W
70-71	730.00	84.82	06°39'28"	S54°03'34"W, 84.78	S85°24'59"W, S89°03'55"E
71-72	730.00	84.82	06°39'28"	S54°03'34"W, 84.78	S89°03'55"E, S90°00'00"W
72-73	25.00	37.88	90°25'03"	N44°47'28.5"E, 37.88	S90°00'00"W, N44°47'28.5"E
73-74	25.00	37.88	90°25'03"	N44°47'28.5"E, 37.88	N44°47'28.5"E, N44°47'28.5"E
74-76	170.00	115.68	38°53'13"	N31°35'47.5"W, 113.46	N51°05'24"W, N12°06'11"W
75-76	170.00	109.09	36°45'58"	N30°29'10"W, 107.27	N48°52'09"W, N12°06'11"W
77-78	370.00	78.84	17°12'28"	N05°59'57"W, 78.69	N12°06'11"W, N07°06'11"E
78-79	370.00	78.84	17°12'28"	N05°59'57"W, 78.69	N07°06'11"E, N12°06'11"E
81-82	230.00	86.19	21°28'20"	S22°50'21"E, 86.69	S12°06'11"E, S32°34'31"E
81-83	230.00	156.50	38°59'13"	S31°35'47.5"E, 153.50	S12°06'11"E, S41°05'24"E
82-83	230.00	79.31	17°30'53"	S42°19'57"W, 70.89	S32°34'31"E, S51°05'24"E
84-85	25.00	37.88	90°25'03"	N44°47'28.5"E, 37.88	S90°00'00"W, N44°47'28.5"E
85-86	730.00	102.12	08°00'54"	S30°43'32"W, 102.03	S34°43'55"W, S36°43'05"W
86-87	730.00	335.09	26°18'02"	S13°34'04"W, 332.68	S36°43'05"W, S00°25'09"W
88-89	25.00	37.88	90°25'03"	N44°47'28.5"E, 37.88	S90°00'00"W, N44°47'28.5"E

Owner's Certificate of Dedication
The Vineyards at Cambridge, LLC, as owners, hereby certify that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. It also certifies that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:
Department of Administration
Dane County Zoning and Land Regulation Committee
Department of Transportation
Witness the hand and seal of said owners this 21 day of May, 2015
Notary Public, Dane County, Wisconsin
The Vineyards at Cambridge, LLC, by William Fangente, Managing Member

STATE OF WISCONSIN
COUNTY OF DANE, ss
I, Mo Hansen, Notary Public in and for the County of Dane, Wisconsin, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of Cambridge, Wisconsin, and that the foregoing instrument was acknowledged and accepted by the Village of Cambridge, and I further certify that the conditions of said approval were fulfilled on the 21 day of May, 2015.
Lisa Moen
Village Clerk

Certificate of Village Treasurer
Being duly appointed, qualified and acting treasurer of the Village of Cambridge, I do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this 21 day of May, 2015, on any of the lands included in the plat of THE VINEYARDS AT CAMBRIDGE.
Mo Hansen
Administrator/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 do not impede said sales and assessments as of this 21 day of May, 2015, affecting any of the lands included in the plat of THE VINEYARDS AT CAMBRIDGE.
Adam Gallagher
Dane County Treasurer

Certificate of Register of Deeds
Received for record this 21 day of May, 2015 at 9:30 AM. It is indexed in Volume 62-282A of Plats, Pages 173-179.
Kristi Chlebowski, by Allyson A. Depuy
Register of Deeds, Dane County

Surveyor's Certificate
I, David C. Riesop, Professional Land Surveyor, Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Cambridge, and under the direction of William Reanguette, I have surveyed, divided and mapped the plat of The Vineyards at Cambridge, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:
Department of Administration
Dane County Zoning and Land Regulation Committee
Department of Transportation
Witness the hand and seal of said owners this 21 day of March, 2015
Notary Public, Dane County, Wisconsin
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