

# 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°27'19" 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°27'19" 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°27'27" West, 3076.43 feet along the South line of said Southwest One-Quarter of said Section Seventeen to the Point of Beginning, containing 142,168.72 acres or 6,193,866.75 square feet, more or less.

FOUND DANE CO. BRASS  
CAP IN CONCRETE AT E  
1/4 CORNER OF SEC. 17

## 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 plot 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 plot are to be served by public sanitary sewer and water services.
- All lots in this plot are zoned Planned Unit Development (P.U.D.). Therefore setbacks and minimum yard requirements vary from lot to lot within this plot. 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 plot.
- Refer to the engineering plans for soil information.

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

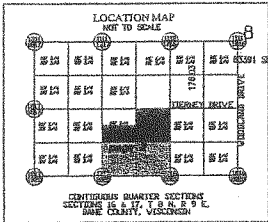
UNINCLUDED LANDS BY  
SHELLEY FAMILY LIMITED PARTNERSHIP

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

Received for Record  
20 \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_  
and recorded in vol. \_\_\_\_\_ of \_\_\_\_\_ on page \_\_\_\_\_  
Register



Scale: 1"=100 feet  
0 100 200 300 400



BEARINGS REFERENCED TO THE DANE COUNTY  
COMMONWEALTH SYSTEM  
DETERMINED BY SIX ORIGINAL  
BORINGS IN US SURVEY FILE.

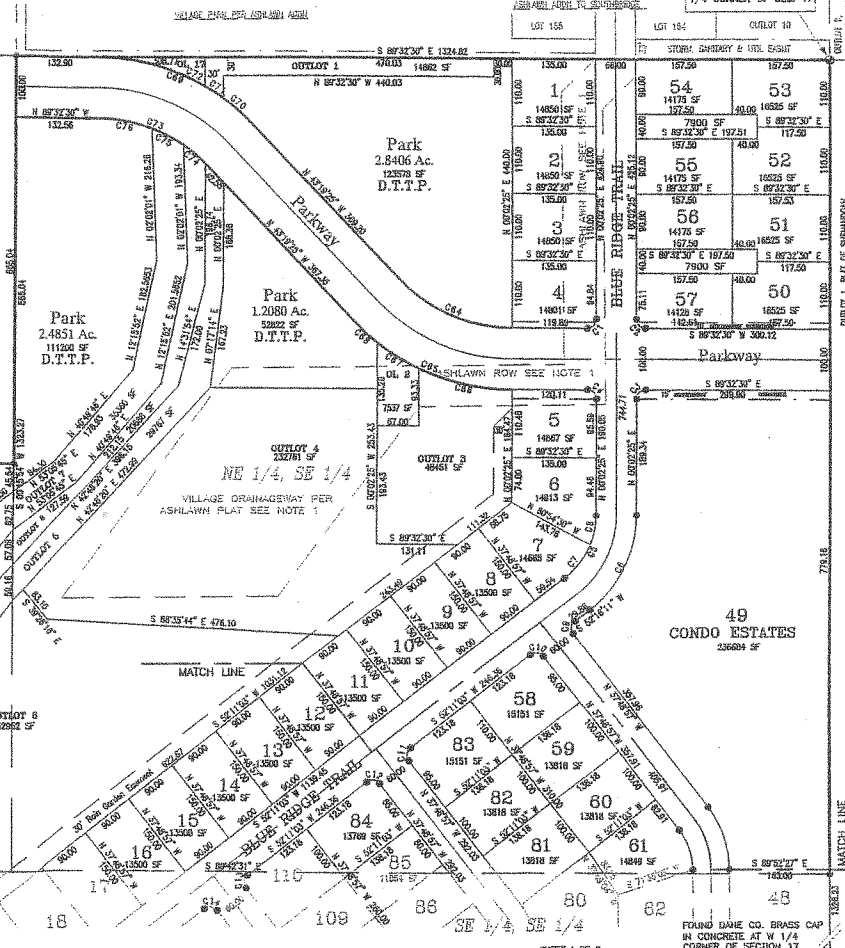
S 1/2, NW 1/4, SE 1/4

- Legend
- DANE COUNTY or City of Neenah Monument
  - Vertical BM, Elevation as noted
  - 1/4" diameter iron rod found
  - Iron Post Set
  - 1/4" diameter x 36" (1.305 lbs./cu. ft.)
  - 3/4" diameter x 24" (1.502 lbs./cu. ft.)
  - Iron Post Set as all other lot markers
  - 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

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

Project: BLUERIDGE ADDITION TO SOUTHBRIDGE	
Scale: 1" = 100'	Approved By: [Signature]
Date: March 12, 2024	Drawn By: [Signature]
Checked: [Signature]	Reviewed: [Signature]



# BLUE RIDGE ADDITION TO SOUTHBRIDGE

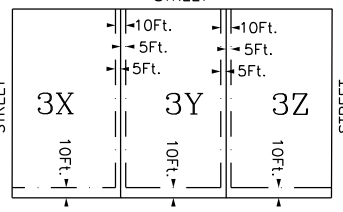
Located in and being also the Southwest One-Quarter of the Southeast One-Quarter, the South half of the Northwest One-Quarter of the Southeast One-Quarter, the Northeast One-Quarter of the Southeast One-Quarter, and the Southeast One-Quarter of the Southeast One-Quarter, all in Section Seventeen, Township 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 OUTLOT 13 NW 1/4, SE 1/4



### TYPICAL UTILITY EASEMENTS

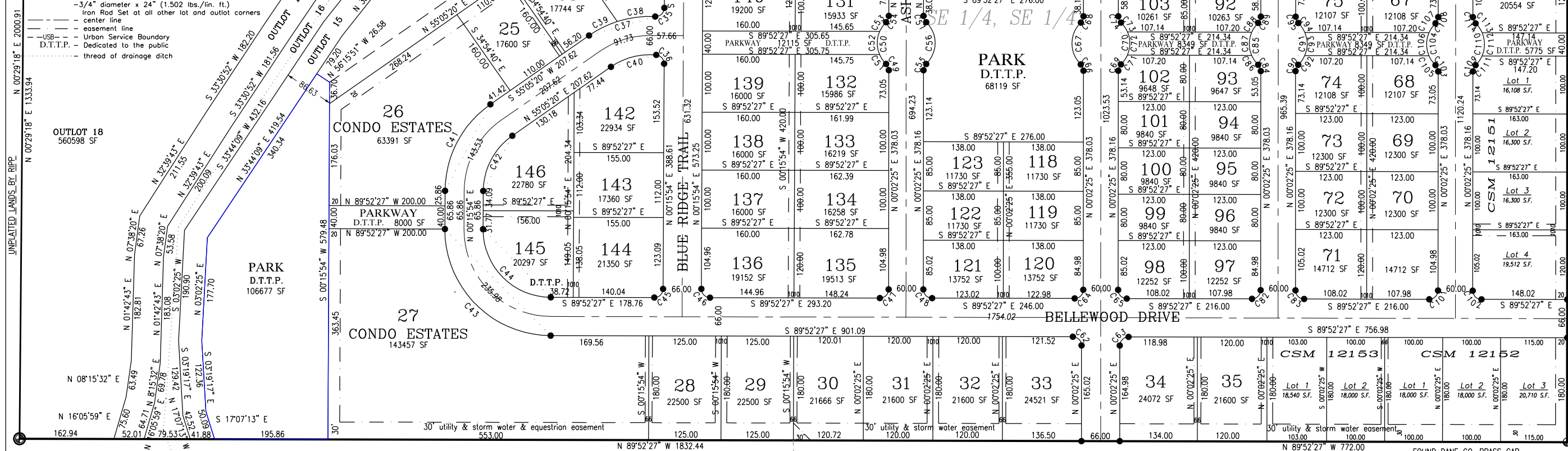


(Unless otherwise shown)

Scale: 1"=100 feet

### Legend

- Dane County or City of Madison Monument
- Vertical BM, Elevation as noted
- - - 1/4" diameter iron rod found
- - - 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

UNPLAINTED LANDS BY REIS

N 89°52'27" W 2670.44

TOWN OF WESTPORT

UNPLAINTED 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	Approved By: WFW	Drawn By: WFW
Scale: 1" = 100'	Approved: WFW	Revised: 12-28-04
Date: March 7, 2004	Drawing Number or Name:	

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

CSM 12153  
 Lot 1 18,540 S.F.  
 Lot 2 18,000 S.F.  
 CSM 12152  
 Lot 1 18,000 S.F.  
 Lot 2 18,000 S.F.  
 Lot 3 20,710 S.F.

TOWN OF WESTPORT