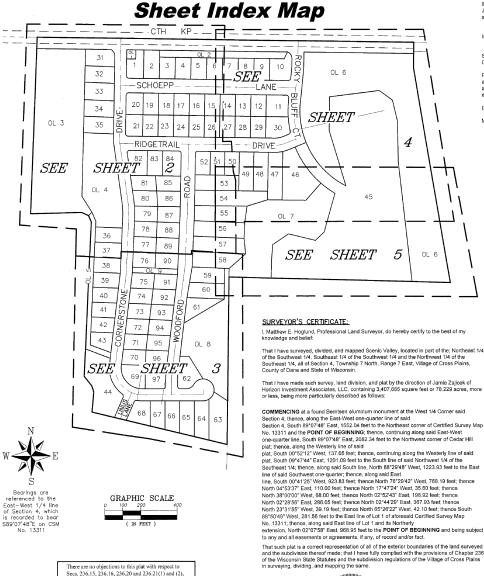
Scenic Valley

A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, all of Section 4, T.7N., R.7E., Village of Cross Plains, Dane County, Wisconsin



Dated this \$5th day of

Quam Engineering, LLC By: Matthew E. Hoglund

Certified March 3rd, 20 Zo

Renih. Dom

CORPORATE OWNERS CERTIFICATE:

Horizon Investment Associates, LLC, a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Horizon Investment Associates, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following

- 1) Village of Cross Plains
- Department of Administration
 Dane County Land Regulation and Land Regulation Committee

IN WITNESS WHEREOF, the said Horizon Investment Associates, LLC has caused these presents to be signed by Jamie Zajicek, Managing Member at <a href="https://discounter.org/lines/fi

STATE OF WISCONSIN) COUNTY DANE) SS

Personally came before me this 10 day of March , 2020 Jamie Zajicek, Managing Member of the above named Limited Liability Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said Limited Liability Corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation.

(Notary Seal) 6 ___ Notary Public, __ Da. My commission expires 1/31/2023

CONSENT OF CORPORATE MORTGAGEE:

Compeer Financial, ACA, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described aland, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this plant and does hereby consent to the above certificate of Horizon Investment Associates, LLC, owner

IN WITNESS WHEREOF, the said Comper Financial, ACA has caused these presents to be signed by Kyle Maring, its Financial Officer, at <u>Dark Compers.</u> Wisconsin, and its corporate seal to be hereunto affixed on this <u>URL</u>, day of <u>Hock-b</u>, 20

In the presence of:

Compeer Financial, ACA Compex Financial (Corporate Seal) By: Kyle Maring, its Finencial Office

Personally came before me this 17 day of March , 2026, Kyle Maring, Financial Officer of

Dane CE WYSO

My commission expires 05/15/2021

REGISTER OF DEEDS CERTIFICATE:

Received for recording this 26 day of MARCH , 2020, at 1:12 o'clock PM. and recorded in Volume 4-025A of Plats on

Pages 130-134 as Document No. <u>5572877</u>

Kristi Chlebowski BY DaumMc Couthy DEPLOTY Kristi Chlehowski. Dane County Register of Deeds

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved, that the plat of Scenic Valley in the Village of Cross Plains, Horizon Investment Associates, LLC, owner, is hereby approved and dedications accepted by the Village Board.

Date: 315 2:0 Approved Approve

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Cross Plains.

Date: 3/10/2026 Signed

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN) COUNTY DANE) SS

I, Bobbi Zauner, being the duly appointed, qualified and acting Village Treasurer of the Village of Cross Plains, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 3 4 1222 (date) on any of the land included in the plat of Scenic Valley.

Date: 3/4/2020

430Ch 2

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN) COUNTY DANE) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid taxes or unpaid taxes as $(2 - \frac{7}{2})^{\frac{7}{2}} \frac{\mathcal{H}_{ad}}{\mathcal{M}_{ad}}$ tate) affecting the lands included in the plat of Scenic Valley

THIS PLAT

1. Principal building setbacks for Lots 1 through 44 and Lots 46 through 97 of this plat (SR-4 District) are 10 foot sideyards, 25 foot front yard and 25 foot rear yard. Additional 75 foot wetland setbacks apply as shown hereon on Lots 36 through 44. For Lots 53 through 59, the most Westerly line of the utility easements shown will be the Easterly setback line for these lots and for Lots 46 through 49, modified rear yard setbacks are imposed, at the dimensions shown, Principal building setbacks for Lot 45 of this plat (L-1 District) are 25 feet sideyards, 25 feet front yard and 25 feet rear yard.

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- 2. Lots of this plat are subject to Deed Restrictions, document(s) to be recorded separately
- 3. County Trunk Highway KP, Cornerstone Drive, Woodford Road, Schoepp Lane, Ridgetrail Drive, Linus Lane and Rocky Bluff Court, from its intersection with County Trunk Highway KP through its intersection with Ridgetrail Drive, are dedicated to the
- 4. The non-exclusive private easement street over Lot 45 shown as "Rocky Bluff Court" will be granted by separate instrument(s).
- 5. Outlots 1 through 9 are dedicated to the public.
- 6. Any drain tile found during exploration or construction shall be located and plugged with hydraulic cement.
- 7. Utility easements set forth herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision. Utility easements shown are 10' wide from the R/W of streets and 5' each side of side or rear lot lines unless otherwise noted. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin
- 8. Final grades established by the subdivider on the utility easements shall not be altered by more than 6 inches by the subdivider his agent(s), or by subsequent owners of lots upon which the easements are located, except with written consent of the utilities involved and the Village of Cross Plains.
- 9. All lots are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular access from or egress to County Trunk Highway KP
- 10. Hillside Preservation Protection Area everything above the "Base of Hillside" line (Hillside Preservation Line) shown and below the "Edge of Natural Hill Edge of Quarry Grading" is in the Hillside Protection Area and no building may occur in this area except for public buildings, and then only with prior written approval of the Plan Commission and Board of Trustees of the village of Cross Plains. Note that this porthally impacts Lots 54 through 57, however due to the increased rear satisfact noted in item #1 above it restricts building in this area and an additional buffer. Building on Lot 45 will require additional review at the
- 11. Retention Ponds in Outlot 3 are wet ponds which will retain water throughout the year

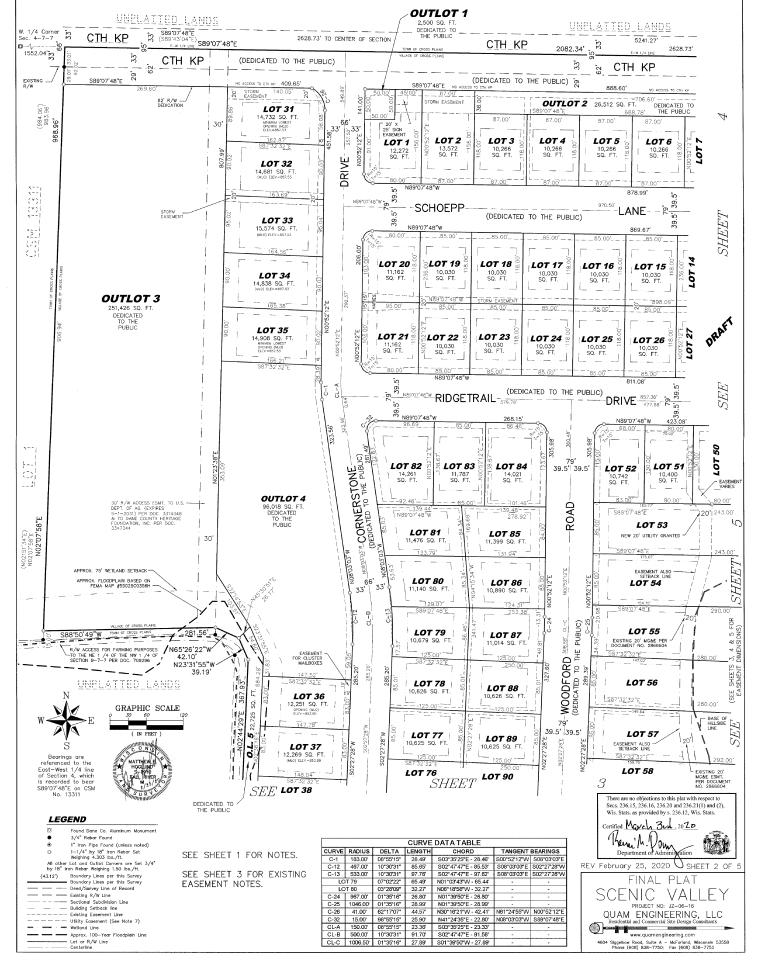


SECTION 4, T.7N., R.7E. Scale: 1" = 2000'



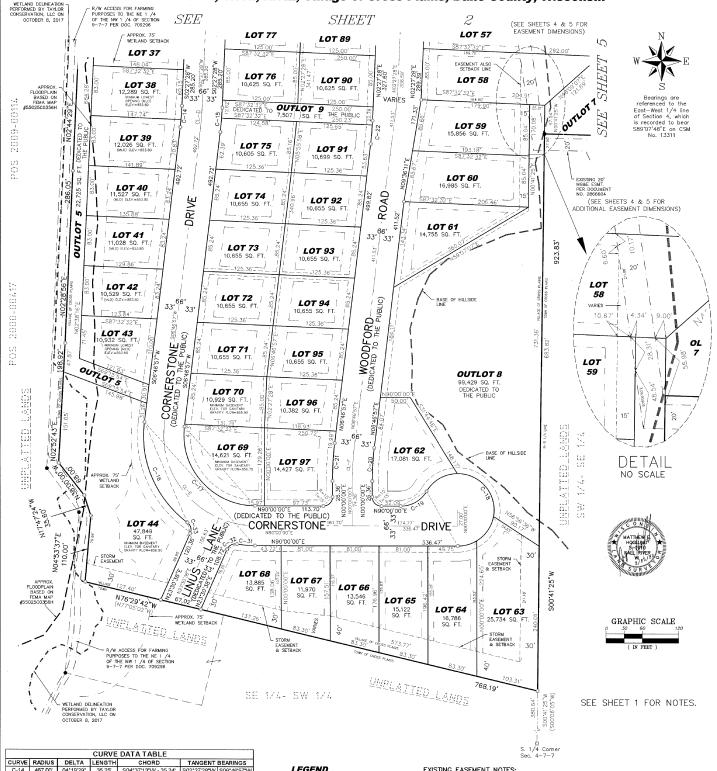
Scenic Valley

A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, all of Section 4, T.7N., R.7E., Village of Cross Plains, Dane County, Wisconsin



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CURVE DATA TABLE								
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS			
C-14	467.00'	04°19'29"	35.25	S04*37'13"W - 35.24'	S02°27'28"W	S06°46'57"W		
LOT 38		02°48'16"	22.86	S03°51'36"W - 22.86'	-	-		
LOT 39		01°31'13"	12.39	S06*01'21"W - 12.39'	-	-		
C-15	533.00'	04°19'29"	40.23	S04°37'13"W - 40.22"	S02°27'28"W	S06°46'57"W		
LOT 75		02°27'19"	22.84	N05°33'18"E - 22.84'	-	-		
OUTLOT 9		01°52'10"	17.39	N03°23'33"E - 17.39"		-		
C-16	183.00'	59°14'32"	189.22'	S22°50'19"E - 180.90'	S06°46'57"W	S52°27'35"E		
C-17	117.00'	96°46'57"	197.63	S41°36'31"E - 174.96'	S06°46'57"W	N90°00'00"E		
C-18	60.00'	239°23'48"	250,70'	S29°41'54"E - 104.24"	N30°36'12"E	N90°00'00"E		
LC	T 64	31°23'23"	32.87	N74°18'18"E - 32.46'	-	-		
LOT 63		48°13'37"	50.50	N34°29'48"E - 49.03'	-	-		
OUTLOT 8		100°58'07"	105.73'	N40°06'04"W - 92.57"	-	-		
LOT 62		58°48'41"	61.59'	S60°00'32"W - 58.92'	-	-		
C-19	50.00'	59°23'48"	51.83'	N60°18'06"E - 49.54"	N90°00'00"E	N30°36'12"E		
C-20	467.00'	06°46'57"	55.28'	N03°23'29"E - 55.25'	N90°00'00"E	N06°46'57"E		
C-21	533.00'	06°46'57"	63.10'	N03°23'29"E - 63.06"	N90°00'00"E	N06°46'57"E		
C-22	514.00'	04°19'29"	38.80'	N04°37'13"E - 38.79'	N06°46'57"E	N02°27'28"E		
OUTLOT 9		00°48'25"	7.24'	S02°51'41"W - 7,24"	-	-		
LOT 91		03°31'04"	31.56'	S05°01'25"W - 31.55'	-	-		
C-31	183.00'	09°28'51"	30.28'	S85°15'34"E - 30.25'	N80°31'09"W	N90°00'00"E		
C-32	15.00'	75°58'13"	19.89'	N61°29'45"E - 18.46"	N23°30'38"E	S80°31'09"E		
C-33	15.00'	75*58'13"	19.89	N14°28'29"W - 18.46'	N23°30'38"E	N52°27'35"W		
CL-D	500.00'	04°19'29"	37.74	S04°37'13"W - 37.73'				
CL-E	150.00'	96°46'57"	253.38'	S41°36'31"E - 224.31'	-	-		
01.5								

LEGEND

LEGEND

Found Dene Co. Aluminum Monument

3/4" Rebor Found

1" fron Pipe Found (unless noted)

0 I / 4" by 18" iron Rebor Set

All other Lot and Cuttlet Corners are set 3/4" by 18" from Rebor Set

All other Lot and Cuttlet Corners are set 3/4" by 18" from Rebor Weighing 1.50 lbs./ft.

Boundary Lines per this Survey

Deed/Survey Line of Record

Existing R/W Line

Sectional Subdivision Line

Building Setbook line

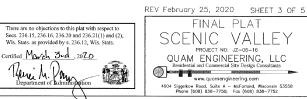
Existing Corner (See Note 7)

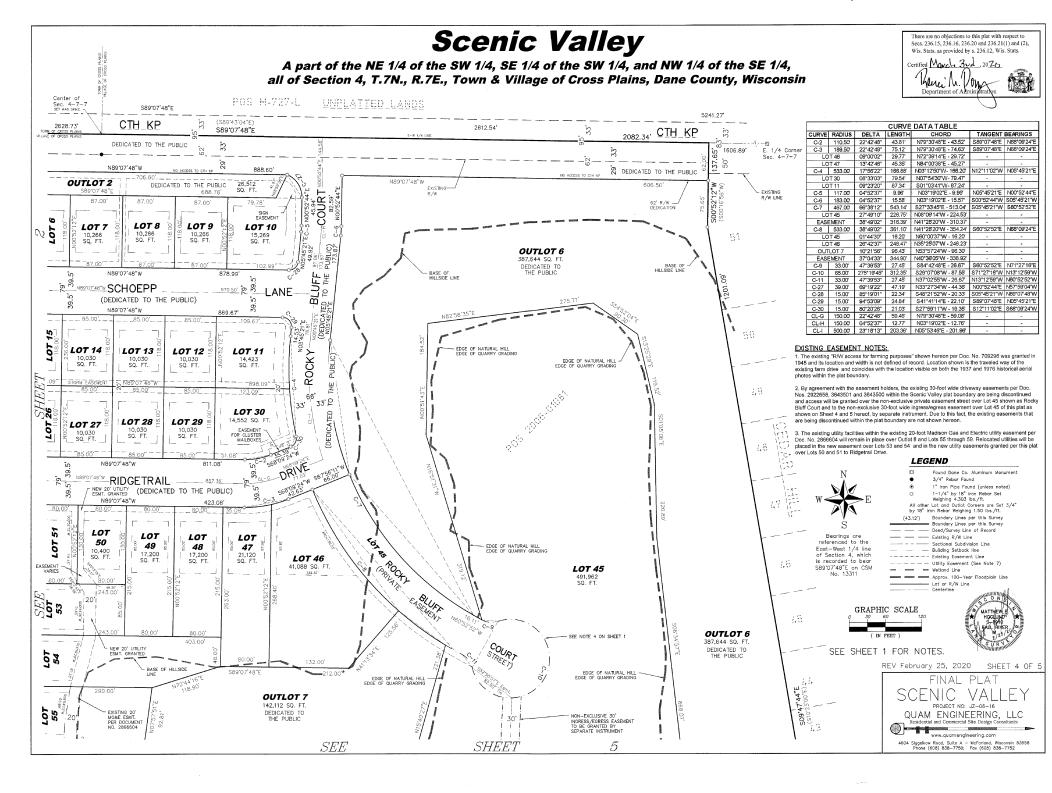
Utility Eosement (See Note 7)

Wetland Line
Approx. 100—Year Floodplain Line
Lot or R/W Line
Centerline

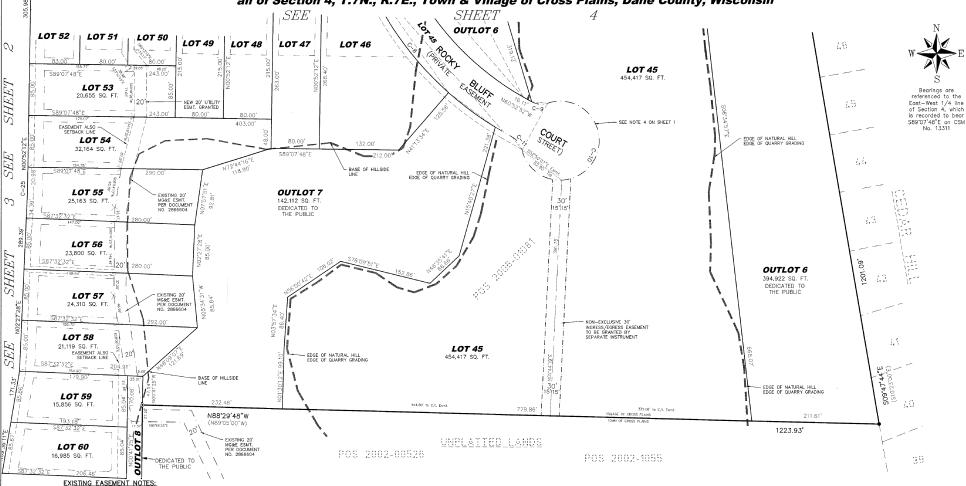
- EXISTING EASEMENT NOTES:

 1. The existing "RAW access for farming purposes" shown hereon per Doc. No. 709296 was granted in 1945 and its location and width is not defined of record. Location shown is the traveled way of the existing farm drive and coincides with the location visible on both the 1937 and 1976 historical aerial photos within the plat boundary.
- 2. By agreement with the easement holders, the existing 30-foot wide driveway easements per Doc. Nos. 2922658, 3643501 and 3843500 within the Scenic Valley plat boundary are being discontinued and access will be granted over the non-exclusive private easement street over Lot 45 shown as Rocky Bulf Court and to the non-exclusive 30-foot wide ingress/egress easement over Lot 45 of this plat as shown on Sheet 4 and 5 hereof, by separate instrument. Due to this fact, the existing easements that are being discontinued within the plat boundary are not shown hereon.
- 3. The existing utility facilities within the existing 20-foot Madison Gas and Electric utility easement per Doc. No. 2866604 will remain in place over Outlot 8 and Lots 55 through 59. Rolocated utilities will be placed in the new easement over Lots 53 and 54 and in the new utility easements granted per this plat over Lots 50 and 51 to Ridgetrail Drive.





Scenic Valley A part of the NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, all of Section 4, T.7N., R.7E., Town & Village of Cross Plains, Dane County, Wisconsin



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CURVE DATA TABLE									
CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS				
C-7	467.00'	66°38'12"	543.14'	S27°33'45"E - 513.04"	S05°45'21"W	S60°52'52"E			
C-8	533.00'	38°49'02"	361.10'	N41°28'20"W - 354.24'	S60°52'52"E	N68°09'24"E			
LOT 45		01°44'30"	16.20'	N60°00'37"W - 16.20'	-	-			
LOT 46		26°42'37"	248.47	N35°25'07"W - 246.23'	-	-			
OUTLOT 7		10°21'56"	96.43'	N53°57'24"W - 96.30'	-	-			
EASEMENT		37°04'33"	344.90'	N40°36'05"W - 338.92'	-	-			
C-9	33.00	47°39'53"	27.45'	S84°42'48"E - 26.67"	S60°52'52"E	N71°27'16"E			
C-10	65.00'	275°19'45"	312.35'	S29°07'08"W - 87.55"	S71°27'16"W	N13°12'59"W			
C-11	33.00'	47°39'53"	27.45'	N37°02'55"W - 26.67"	N13°12'59"W	N60°52'52"W			

LEGEND

Found Dane Co. Aluminum Monument 3/4" Rebar Found

1" Iron Pipe Found (unless noted)

O 1-1/4" by 18" Iron Rebar Set
Weighing 4.303 lbs./ft.

All other Lot and Outlot Corners are Set 3/4"
by 18" Iron Rebar Weighing 1.50 lbs./ft.

Boundary Lines per this Survey

Boundary Lines per this Survey (43.12') --- Deed/Survey Line of Record Existing R/W Line Sectional Subdivision Line

Building Setback line Existing Easement Line Utility Easement (See Note 7)

Approx. 100-Year Floodplain Line
Lot or R/W Line
Centerline







SEE SHEET 1 FOR NOTES.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2). Certified March 3rd , 20 20

REV February 25, 2020 SHEET 5 OF 5
FINAL PLAT
SCENIC VALLEY
PROJECT NO: JZ-06-16
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558