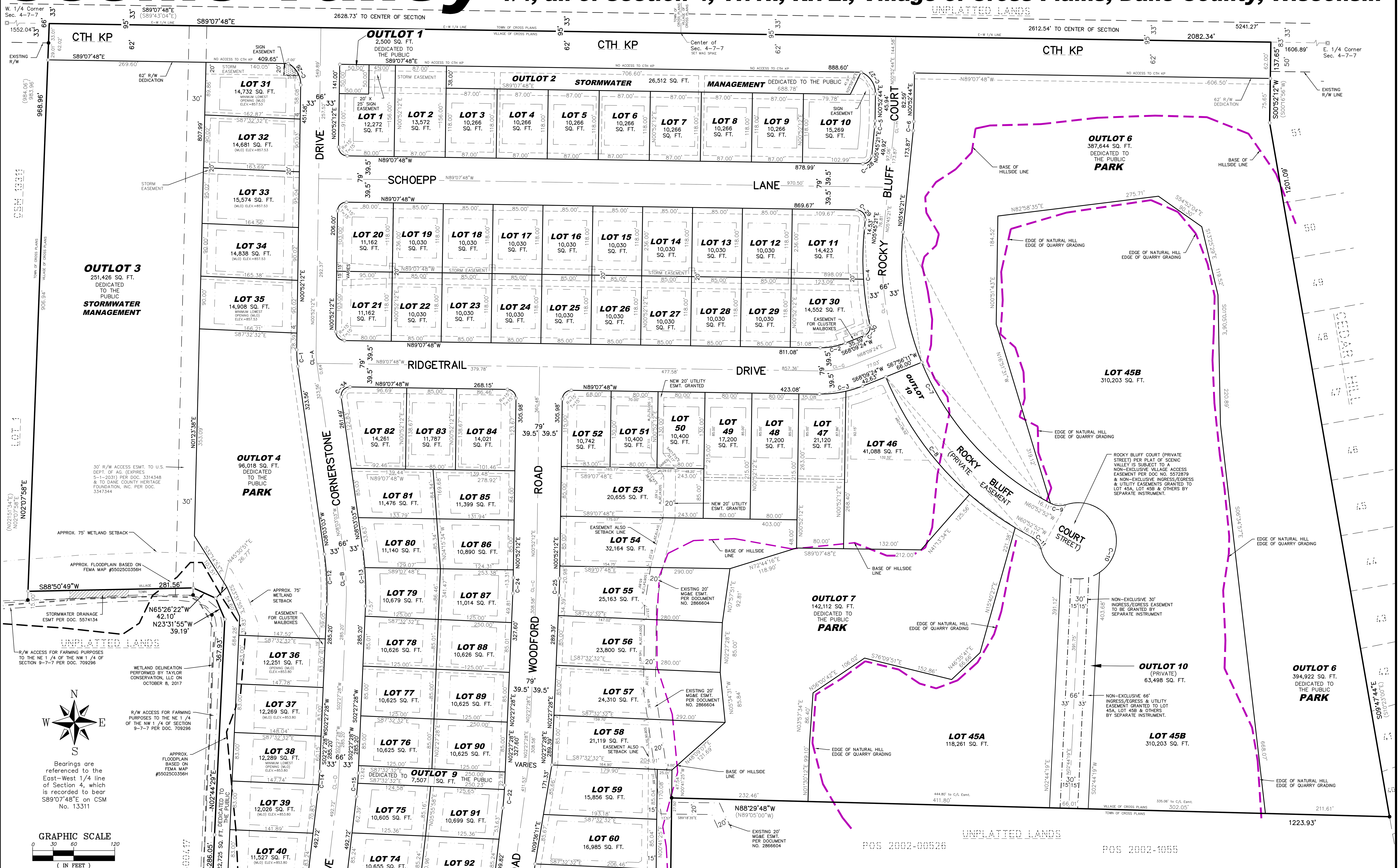
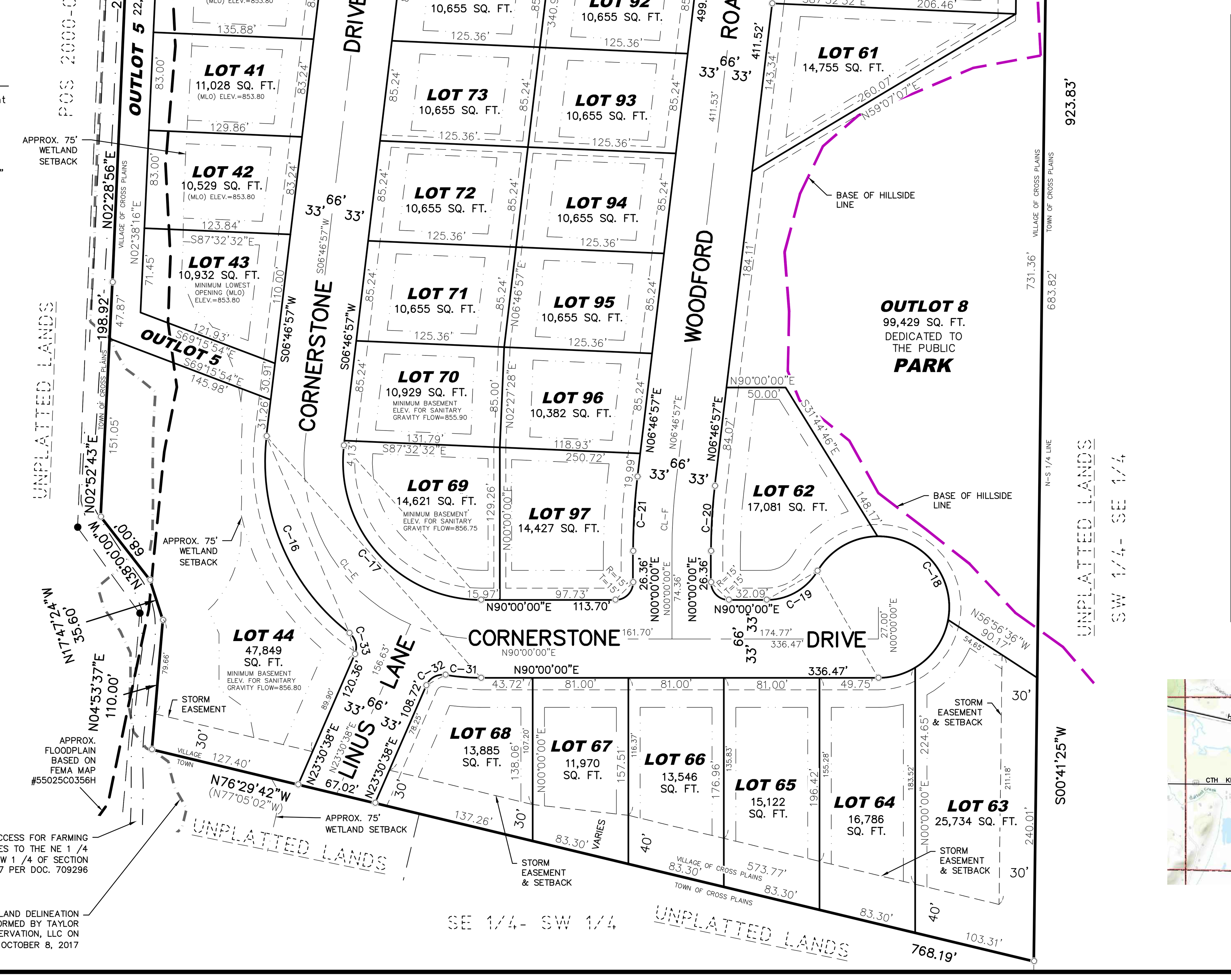
Scenic Valley

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





LEGEND

- Found Dane Co. Aluminum Monument
- 3/4" Rebar Found
- 1" Iron Pipe Found (unless noted)
- 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.

- (43.12') Boundary Lines per this Survey
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Building Setback line
- Existing Easement Line
- Utility Easement (See Note 4)
- Wetland Line
- Approx. 100-Year Floodplain Line
- Lot or R/W Line
- Centerline
- Base of Hillside, Edge of Natural Hill/Edge of Quarry Grading Line

RESTRICTIONS:

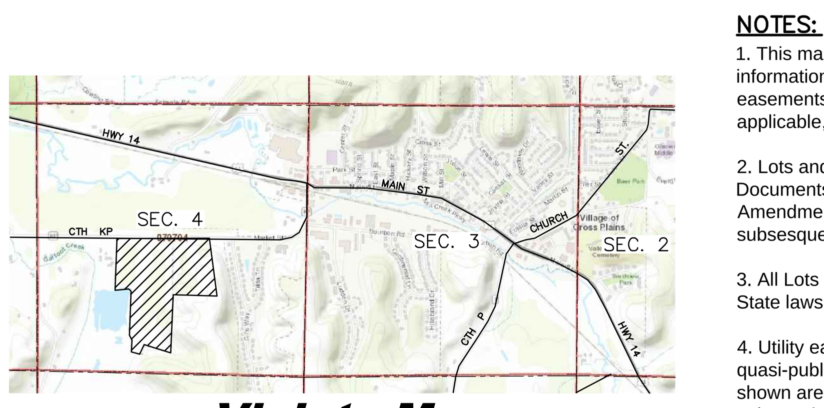
All lots are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular access from or egress to County Trunk Highway KP.

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. Buildings on Lots 45A and 45B will require additional review at the time of Site Plan approval.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C-1	183.00'	08°55'15"	28.49'	S03°35'25"E - 28.46'	S00°52'12"W	S08°03'03"E
C-2	110.50'	22°42'48"	43.81'	N79°30'48"E - 43.52'	S89°07'48"E	N68°09'24"E
C-3	189.50'	22°42'48"	75.12'	N79°30'48"E - 74.63'	S89°07'48"E	N68°09'24"E
LOT 46		09°00'02"	29.77'	N72°39'14"E - 29.72'	-	-
LOT 47		13°42'46"	45.35'	N84°00'38"E - 45.27'	-	-
C-4	533.00'	17°56'22"	166.88'	N03°12'50"W- 166.20'	N12°11'02"W	N05°45'21"E
LOT 30		08°33'03"	79.54'	N07°54'30"W- 79.47'	-	-
LOT 11		09°23'20"	87.34'	S01°03'41"W- 87.24'	-	-
C-5	117.00'	04°52'37"	9.96'	N03°19'02"E - 9.96'	N05°45'21"E	N00°52'44"E
C-6	183.00'	04°52'37"	15.58'	N03°19'02"E - 15.57'	S00°52'44"W	S05°45'21"W
C-7	467.00'	66°38'12"	543.14'	S27°33'45"E - 513.04'	S05°45'21"W	S60°52'52"E
LOT 45B		27°49'10"	226.75'	N08°09'14"W - 224.53'	-	-
EASEMENT		38°49'02"	316.39'	N41°28'20"W - 310.37'	-	-
C-8	533.00'	38°49'02"	361.10'	N41°28'20"W - 354.24'	S60°52'52"E	N68°09'24"E
LOT 45A		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
LOT 45B		164°32'35"	186.67'	S26°16'27"E - 128.82'		
OUTLOT 10		61°23'53"	69.65'	N86°41'47"E - 66.37'		
LOT 45A		49°23'17"	56.03'	N37°54'37"W - 54.31'		
C-11	33.00'	47°39'53"	27.45'	N37°02'55"W - 26.67'	N13°12'59"W	N60°52'52"W
C-12	467.00'	10°30'31"	85.65'	S02°47'47"E - 85.53'	S08°03'03"E	S02°27'28"W
C-13	533.00'	10°30'31"	97.76'	S02°47'47"E - 97.62'	S08°03'03"E	S02°27'28"W
LOT 79		07°02'22"	65.49'	N01°03'43"W - 32.27'	-	-
LOT 80		03°28'09"	32.27'	N06°18'58"W - 65.44'	-	-
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'	-	-

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
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
LOT 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-24	967.00'	01°35'16"	26.80'	N01°39'50"E - 26.80'	-	-
C-25	1046.00'	01°35'16"	28.99'	N01°39'50"E - 28.99'	-	-
C-26	41.00'	62°17'07"	44.57'	N30°16'21"W - 42.41'	N61°24'55"W	N00°52'12"E
C-27	39.00'	69°19'22"	47.19'	N33°27'34"W - 44.36'	N00°52'44"E	N57°59'04"W
C-28	15.00'	85°19'01"	22.34'	S48°21'52"W - 20.33'	S05°45'21"W	N89°07'48"W
C-29	15.00'	94°53'09"	24.84'	S41°41'14"E - 22.10'	S89°07'48"E	S05°45'21"E
C-30	15.00'	80°20'26"	21.03'	S27°59'11"E - 19.35'	S12°11'02"E	S68°09'24"W
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
C-34	15.00'	98°55'15"	25.90'	N41°24'35"E - 22.80'	N08°03'03"W	S89°07'48"E
CL-A	150.00'	08°55'15"	23.36'	S03°35'25"E - 23.33'	-	-
CL-B	500.00'	10°30'31"	91.70'	S02°47'47"E - 91.58'	-	-
CL-C	1006.50'	01°35'16"	27.89'	S01°39'50"W - 27.89'	-	-
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'	-	-
CL-F	500.00'	06°46'57"	59.19'	N03°23'29"E - 59.15'	-	-
CL-G	150.00'	22°42'48"	59.46'	N79°30'48"E - 59.08'	-	-
CL-H	150.00'	04°52'37"	12.77'	N03°19'02"E - 12.76'	-	-
CL-I	500.00'	23°18'13"	203.36'	N05°53'46"E - 201.96'	-	-



Vicinity Map

Not to Scale

NOTES:

1. This map exhibit is for informational purposes only, based on known and provided information as of the date hereof and is not a legal document. Recorded plat, deeds, easements, agreements, restrictions, covenants and any other item of record, as applicable, control over data shown hereon.

2. Lots and Outlots shown hereon are subject to the the applicable provisions of Documents 5572878, 5572879, 5572880, 5572881 and 5572877, and any recorded Amendments thereto, and any other documents granted by separate instrument subsequent to the recording of the plat of Scenic Valley.

3. All Lots and Outlots shown hereon are subject to all applicable Village, County and State laws, ordinances, rules and regulations.

4. 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. 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.

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI LAND SURVEYOR

SHEET 1 OF 1

SCENIC VALLEY

OVERALL MAP EXHIBIT

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
Phone (608) 838-7750; Fax (608) 838-7752