

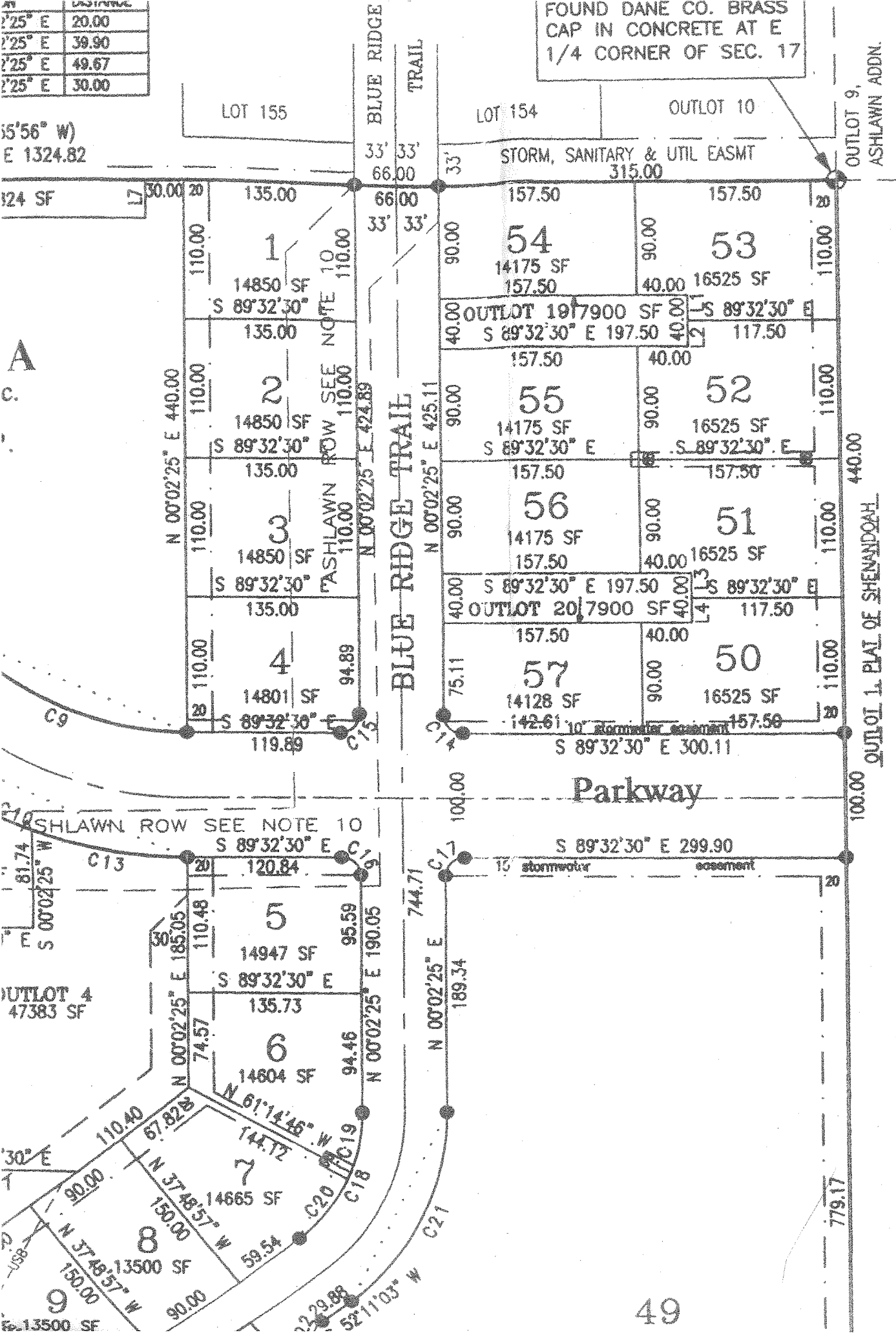
| | |
|-------|-------|
| 25° E | 20.00 |
| 25° E | 39.90 |
| 25° E | 49.67 |
| 25° E | 30.00 |

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

5'56" W)
E 1324.82

124 SF

A
C.



unless such parcel is dedicated to the Village of Waunakee with the Village's consent, and shall be used as a rain garden for the benefit of the lots within the Subdivision, unless so dedicated to the Village. In the event that the Association does not maintain the rain gardens in accordance with the approved maintenance and planting plan for the rain gardens, the Village of Waunakee may enter the rain gardens and the adjoining area within the adjoining outlots to maintain such rain gardens and assess the cost thereof as a special charge on all lots and condominium units in the Plat. Developer may place additional restrictions or requirements on the Association with respect to the rain garden easement area. Developer shall be required to maintain the rain garden easement for a period of 5 years after the acceptance of all public improvements in the Plat, and the Developer shall prepare a maintenance and planting plan for such area, which shall be approved by the Village Engineer.

C. Unless another use is permitted by the Village of Waunakee, Outlots 13 and 18 may only be used as cropland, or for uses which are permitted uses in the conservancy zoning classification under the Village of Waunakee zoning ordinance at the time of recording of these covenants. No building may be constructed on Outlots 13 or 18 without the consent of the Village of Waunakee.

D. Outlots 19 and 20 shall be used solely in conjunction with Lots 50 to 57 in the Subdivision, will not be conveyed to the Association, and will be owned by the owners of the lots appurtenant thereto. The use and regulation of Outlots 19 and 20 shall be governed by specific easements, covenants and restrictions which shall be executed and recorded subsequent to the execution of this instrument.

E. Outlots 4, 5, 7, 9, 11, 14 and 16 will be limited to use for stormwater management and water infiltration/purification uses, and further development or division of such Outlots shall be prohibited without the consent of the Village of Waunakee, but any portion of Outlot 4 which is not needed for stormwater management purposes may be divided and/or used for neighborhood or community uses with the permission of the Village Engineer. In the case of Outlots 9 and 14, agricultural or open space use to enhance water quality or stormwater infiltration shall be permitted. Outlot 1 shall be dedicated to the public for park purposes. Outlots 6, 10 and 15 shall be used for pedestrian trail purposes only. Outlots 8, 12 and 17 shall be used for equestrian trail purposes only.

BLUE RIDGE

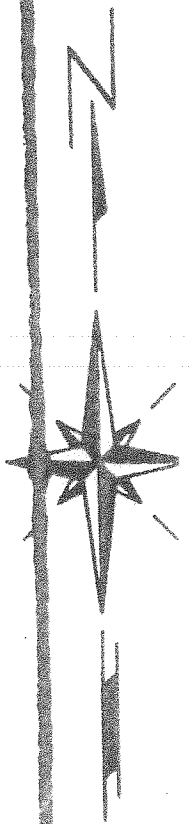
FOUND IRON RR SPIKE AT
N 1/4 CORNER OF SECTION 17.

Located in and being also the Southwest One-Quarter
the Southeast One-Quarter of the Southeast One-Quarter

GENERAL NOTES

1. All exterior boundary distances are to the nearest one-hundredth of a foot. All Bearings are measured to the nearest 01" of arc.
2. All curve measurements are found in the Curve Table. "L" designates a line measurement found in the Line Table.
3. All utility facilities in this plat are to be installed underground. All easements on this plat are for public utility purposes unless otherwise noted.
4. UTILITY EASEMENTS: No poles, pedestals, or buried cables are to be installed in such a manner that their placement would disturb a survey monument; nor obstruct visibility along lot lines.
5. Lot owners shall not alter drainage swales, roadside ditches, nor natural drainage ways on any lot without the written consent of the Village Board of Waunakee.
6. Vertical Datum refers to Mean Sea Level, 1929 NAVD.
7. All lots in this plat are to be served by public sanitary sewer and water services.
8. All lots in this plat are zoned Planned Unit Development (P.U.D.). Therefore setbacks and minimum yard requirements vary from lot to lot within this plat. Due to the special nature of P.U.D. zoning, such setbacks are not shown graphically but are addressed in several specific implementation plans to be submitted for various areas and phases within this plat.
9. Refer to the engineering plans for soil information.
10. This drainageway shown on the plat of Ashlawn Addition to Southbridge shall be vacated per that plat in favor of the configuration of streets and outlots shown hereon. See release on page three.
11. Outlots 19 & 20 are private streets to be co-owned by the owners of abutting lots, and said owners share ingress-egress easement rights over said outlots. Said owners shall be responsible for the maintenance and upkeep of said outlots.

FOUND DANIEL
AT W 1/4



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

UNPLATTED LANDS BY
KIPPLEY FAMILY LIMITED PARTNERSHIP