



# 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 place and use on the property shown 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 underground utility facilities or any trees, brush or weeds which may be removed at any time pursuant to the rights herein granted; Buildings, structures, obstructions or encroachments on the easement shall be removed at the expense of the owner. 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 | 57.00  | 09°58'31"   | N87°42'23.5"E, 57.00  | N87°13'08"E, N88°13'08"E   |
| 9-10  | 570.00 | 57.00  | 09°58'31"   | N88°56'08.8"E, 57.09  | N88°13'08"E, N89°03'55"E   |
| 11-12 | 630.00 | 41.23  | 03°44'57"   | S87°56'23.5"E, 41.27  | S89°48'52"E, S90°53'38"E   |
| 13-14 | 630.00 | 47.34  | 04°29'50"   | S44°36'37.6"E, 47.38  | S89°48'52"E, S90°53'38"E   |
| 15-16 | 630.00 | 45.19  | 04°19'48"   | S88°44'55.9"E, 45.19  | S89°48'52"E, S90°53'38"E   |
| 17-19 | 570.00 | 37.30  | 03°44'57"   | N87°56'23.5"E, 37.29  | N89°48'52"E, N90°03'55"E   |
| 18-19 | 570.00 | 16.11  | 01°37'09"   | N87°56'23.5"E, 16.11  | N87°41'04"E, N88°03'55"E   |
| 20-21 | 630.00 | 73.85  | 06°42'57"   | N85°23'57.0"E, 73.86  | N88°13'08"E, N89°03'55"E   |
| 22-23 | 630.00 | 48.36  | 04°19'48"   | N87°56'23.5"E, 48.36  | N88°13'08"E, N89°03'55"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 | 126.88 | 16°58'50"   | N05°51'51.5"E, 126.87 | N07°16'08"E, N08°22'42"E   |
| 31-32 | 30.00  | 48.36  | 04°19'48"   | S87°56'23.5"E, 48.36  | N08°22'42"E, N08°57'47"E   |
| 33-34 | 30.00  | 36.59  | 03°23'55"   | S89°26'10.5"E, 36.57  | N08°57'47"E, S00°16'08"E   |
| 35-36 | 30.00  | 126.88 | 16°58'50"   | S09°33'17.7"E, 126.87 | S00°16'08"E, S01°12'42"E   |
| 37-38 | 30.00  | 36.59  | 03°23'55"   | S89°26'10.5"E, 36.57  | S01°12'42"E, S01°47'45"E   |
| 38-39 | 330.00 | 35.14  | 06°08'06"   | S10°19'59"W, 35.13    | S13°22'42"E, S02°46'52"E   |
| 39-40 | 330.00 | 93.07  | 16°09'34"   | S05°17'55"W, 92.76    | S07°16'36"E, S02°46'52"E   |
| 41-42 | 330.00 | 57.95  | 10°09'34"   | S02°14'52"W, 57.89    | S07°16'36"E, S02°46'52"E   |
| 43-44 | 630.00 | 48.36  | 04°19'48"   | S87°56'23.5"E, 48.36  | S07°16'36"E, S02°46'52"E   |
| 45-46 | 570.00 | 71.41  | 07°10'42"   | S86°24'39"W, 71.37    | S87°18'18"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, 173.79 | N00°25'09"E, N08°22'42"E   |
| 48-49 | 670.00 | 158.08 | 13°42'57"   | N13°20'36.1"E, 158.00 | N08°22'42"E, N12°14'04"E   |
| 49-50 | 670.00 | 95.08  | 08°07'51"   | N17°28'27.7"E, 95.00  | N15°16'08"E, N13°22'42"E   |
| 50-51 | 670.00 | 95.08  | 08°07'51"   | N35°36'19.7"E, 95.00  | N13°22'42"E, N39°49'12"E   |
| 51-52 | 670.00 | 95.08  | 08°07'51"   | N51°52'03.7"E, 95.00  | N39°49'12"E, N47°48'06"E   |
| 52-53 | 670.00 | 95.08  | 08°07'51"   | N67°48'06.7"E, 95.00  | N47°48'06"E, N55°55'57"E   |
| 53-54 | 670.00 | 95.08  | 08°07'51"   | N83°44'09.7"E, 95.00  | N55°55'57"E, N64°03'49"E   |
| 54-55 | 670.00 | 96.03  | 08°14'48"   | N68°11'12.7"E, 96.30  | N64°03'49"E, N72°18'35"E   |
| 55-56 | 670.00 | 70.67  | 06°20'36"   | N75°13'25.7"E, 70.67  | N72°18'35"E, N80°22'42"E   |
| 56-57 | 670.00 | 118.1  | 11°16'45"   | S65°10'04"E, 117.99   | S69°03'42"E, S61°48'27"E   |
| 57-58 | 60.00  | 279.27 | 26°44'02"   | N65°52'13"W, 87.27    | S61°48'27"E, S42°47'16"W   |
| 58-59 | 60.00  | 51.57  | 49°14'55"   | S85°25'45.5"E, 50.00  | S42°47'16"W, N89°56'38"E   |
| 60-61 | 60.00  | 51.57  | 49°14'55"   | S69°45'45.5"E, 50.00  | N89°56'38"E, N22°39'12"W   |
| 61-62 | 60.00  | 51.57  | 49°14'55"   | N64°10'39.5"E, 50.00  | N22°39'12"W, N78°48'07"W   |
| 62-63 | 60.00  | 51.57  | 49°14'55"   | S76°24'25.5"E, 50.00  | N78°48'07"W, S51°56'58"W   |
| 63-64 | 60.00  | 51.57  | 49°14'55"   | S76°24'25.5"E, 50.00  | S51°56'58"W, S22°39'12"W   |
| 64-65 | 60.00  | 51.57  | 49°14'55"   | S69°45'45.5"E, 50.00  | S22°39'12"W, S86°02'42"W   |
| 65-66 | 730.00 | 88.00  | 06°54'24"   | S82°40'35"W, 87.94    | S86°02'42"W, S79°13'23"W   |
| 66-67 | 730.00 | 548.39 | 49°02'29"   | S64°36'32.5"W, 535.59 | S86°02'42"W, S49°06'18"W   |
| 67-68 | 730.00 | 108.10 | 08°29'04"   | S74°58'51"W, 108.00   | S79°13'23"W, S70°44'19"W   |
| 68-69 | 730.00 | 108.10 | 08°29'04"   | S60°43'33"W, 108.00   | S70°44'19"W, S60°43'33"W   |
| 69-70 | 730.00 | 85.05  | 06°40'30"   | S60°43'33"W, 85.00    | S60°43'33"W, S57°23'18"W   |
| 70-71 | 730.00 | 84.82  | 06°39'28"   | S54°03'34"W, 84.78    | S57°23'18"W, S50°43'50"W   |
| 71-72 | 730.00 | 84.82  | 06°39'28"   | S46°54'34"W, 84.78    | S50°43'50"W, S48°02'35"W   |
| 72-73 | 25.00  | 37.88  | 86°13'15"   | N08°58'06.5"E, 37.88  | S48°02'35"W, S90°00'00"W   |
| 73-74 | 25.00  | 37.88  | 86°13'15"   | N08°58'06.5"E, 37.88  | S90°00'00"W, N88°22'00"W   |
| 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, N40°06'11"E   |
| 78-79 | 370.00 | 78.84  | 17°12'28"   | N22°50'21"E, 78.69    | N40°06'11"E, N47°48'06"E   |
| 81-82 | 230.00 | 86.19  | 11°28'20"   | S22°50'21"E, 86.69    | S12°06'11"E, S33°49'31"E   |
| 81-83 | 230.00 | 156.50 | 28°59'13"   | S31°35'47.5"E, 153.50 | S12°06'11"E, S51°05'24"E   |
| 82-83 | 230.00 | 70.31  | 17°30'53"   | S42°19'57"W, 70.03    | S33°49'31"E, S51°05'24"E   |
| 84-85 | 25.00  | 37.88  | 86°13'15"   | N08°58'06.5"E, 37.88  | S51°05'24"E, S90°00'00"W   |
| 85-86 | 730.00 | 102.12 | 08°00'54"   | S30°43'32"W, 102.03   | S34°43'59"W, S26°43'05"W   |
| 86-87 | 730.00 | 335.09 | 26°18'02"   | S13°24'04"W, 332.68   | S26°43'05"W, S00°25'09"W   |
| 88-89 | 25.00  | 37.88  | 86°48'17"   | S43°49'12"W, 37.36    | S00°25'09"W, S87°13'20"W   |

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 a true and correct copy of the original plat on file in the Office of the Dane County Register, at the Village of Cambridge, Dane County, Wisconsin, being more fully described as follows:

Commencing at the West corner of Section 1, thence N87°12'21"E, 426.86 feet to a 1" diameter iron pipe found at the Northwest corner of Mat's Plat of the Village of Cambridge, thence N67°12'22"E, along the North line of said Mat's Plat, 460.07 feet to the Northwest corner of Daniel's Plat of the Village of Cambridge, thence N87°12'22"E, along the North line of said Daniel's Plat, 122.22 feet to the Northwest corner of Daniel's Plat, 191.77 feet to the Northwest corner of the plat of Woodhousen, thence N02°04'00"E, 10.02 feet, thence N87°13'56"E, 644.88 feet to the West line of State Trunk Highway 134, thence N00°25'38"E, along said West line, 368.75 feet to the South line of Dane County Certified Survey Map number 9883, thence N87°12'29"W, 285.64 feet to the Southwest corner of said survey; thence N00°16'43"E, 300.40 feet to the Northwest corner of said survey; thence S89°13'01"E, along the North line of said survey, 284.57 feet to the Northeast West line of the NW 1/4 of Section 1, thence S87°16'42"E, along the North line of said 1/4, 128.74 feet to the point of beginning; thence N67°13'20"E, 166.63 feet to the point of curvature of a curve to the left, said curve having a central angle of 86°48'17" and a radius of 25.00 feet, the long chord of which bears N43°49'12"E, 34.36 feet; thence Northwesterly along the arc of said curve, 37.88 feet to its point of tangency thereof; thence N67°12'29"E, 60.10 feet; thence S00°25'09"W, 314.41 feet to the point of beginning. The above described containing 35,240 acres, or 1,525,058 square feet.



Dated this 21st day of March, 2015  
Riesop PLS 1551

Owner's Certificate of Dedication  
The Vineyards at Cambridge, LLC, as owners, hereby certify that we have caused the land described on this plat, to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify 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 21st day of May, 2015  
The Vineyards at Cambridge, LLC, by William Fangente, Managing Member

STATE OF WISCONSIN  
COUNTY OF DANE, ss  
I, Lisa Moen, 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 executed by the Village of Cambridge, Wisconsin, on the 21st day of May, 2015, and the public street dedications designated herein are hereby acknowledged and accepted by the Village of Cambridge, and I further certify that the conditions of said approval were fulfilled on the 21st day of April, 2015.

Lisa Moen  
Notary Public, Dane County, Wisconsin

Village Approval  
I, 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 executed by the Village of Cambridge, Wisconsin, on the 21st day of May, 2015, and the public street dedications designated herein are hereby acknowledged and accepted by the Village of Cambridge, and I further certify that the conditions of said approval were fulfilled on the 21st day of April, 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 21st 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 include any unpaid taxes or unpaid special assessments as of this 21st 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  
I received record of this instrument on the 21st day of May, 2015, at 9:30 AM, and it is indexed in Volume 62-282A of Plats, Pages 173-179.

Krist Chlebowski  
Register of Deeds, Dane County

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 2015  
Renée M. Porey  
Department of Administration