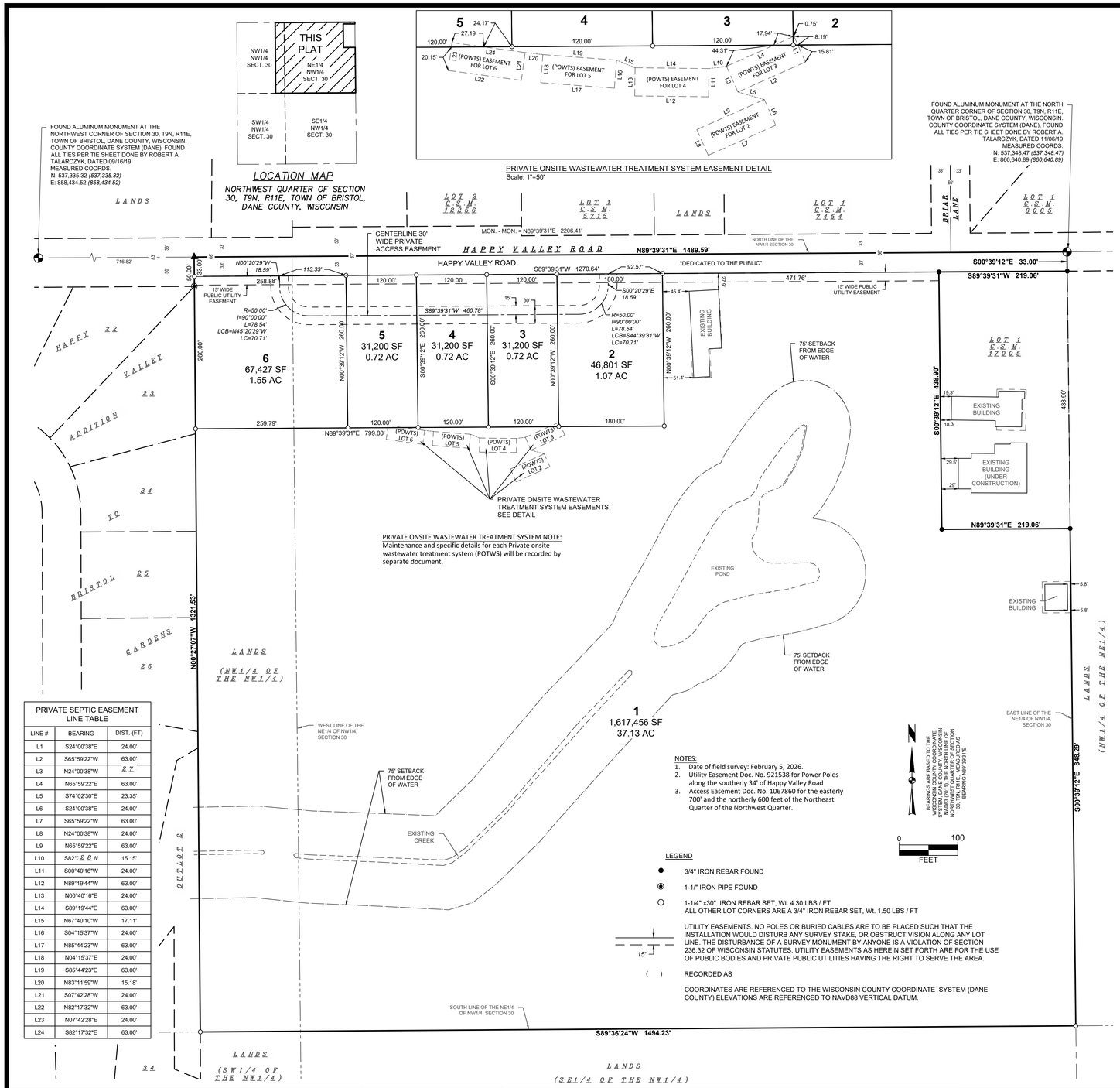

NOTES:
1. Date of field survey: February 5, 2026.
2. Utility Easement Doc. No. 921538 for Power Poles along the southerly 34' of Happy Valley Road
3. Access Easement Doc. No. 1067860 for the easterly 700' and the northerly 600 feet of the Northeast Quarter of the Northwest Quarter.

LEGEND

- ● 3/4" IRON REBAR FOUND
- ◉ 1-1/" IRON PIPE FOUND
- ○ 1-1/4" x30" IRON REBAR SET, Wt. 4.30 LBS / FT
  ALL OTHER LOT CORNERS ARE A 3/4" IRON REBAR SET, Wt. 1.50 LBS / FT

15' UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

( ) RECORDED AS

COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM.

PRIVATE SEPTIC EASEMENT LINE TABLE

LINE #	BEARING	DIST. (FT)
L1	S24°00'38"E	24.00'
L2	S65°59'22"W	63.00'
L3	N24°00'38"W	24.00'
L4	N65°59'22"E	63.00'
L5	S74°02'30"E	23.35'
L6	S24°00'38"E	24.00'
L7	S65°59'22"W	63.00'
L8	N24°00'38"W	24.00'
L9	N65°59'22"E	63.00'
L10	S82°17'32"W	15.15'
L11	S00°40'16"W	24.00'
L12	N89°19'44"W	63.00'
L13	N00°40'16"E	24.00'
L14	S89°19'44"E	63.00'
L15	N67°40'10"W	17.11'
L16	S04°15'37"W	24.00'
L17	N85°44'23"W	63.00'
L18	N04°15'37"E	24.00'
L19	S85°44'23"E	63.00'
L20	N83°11'59"W	15.18'
L21	S07°42'28"W	24.00'
L22	N82°17'32"W	63.00'
L23	N07°42'28"E	24.00'
L24	S82°17'32"E	63.00'

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor S-3017, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Bristol and under the direction of PAC Acquisitions LLC, owner of said land, I have surveyed, divided, mapped and dedicated VALLEY PINES and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; being part of the Northeast Quarter and the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

Beginning at the North Quarter corner of said Section 30, thence S00°39'12"E, 33.00' to the northeast corner of Lot 1, Certified Survey Map (C.S.M.) number 17005, Dane County Registry; thence S89°39'31"W along the North line of said C.S.M. 17005, 219.06' to the northwest corner of said C.S.M. 17005; thence S00°39'12"E along the westerly line of said Lot 1, C.S.M. 17005, 438.90' to the the southwest corner of said Lot 1, C.S.M. 17005; thence along the southerly line of said Lot 1, C.S.M. 17005, N89°39'31"E, 219.06' to the southeast corner of said Lot 1, C.S.M. 17005, point also being on the East line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said East line, S00°39'12"E, 848.29' to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the South line of said Northeast Quarter of the Northwest Quarter, S89°36'24"W, 1494.23' to the Easterly line of HAPPY VALLEY ADDITION TO BRISTOL GARDENS Plat, Dane County Registry; thence along said Easterly line N00°27'07"W, 1321.53' to the North line of the Northwest Quarter of said Section 30; thence along said North Line, N89°39'31"E, 1489.59 to the point of beginning. This description contains approximately 1,874,444 square feet or 43.031 acres.

Dated this _____ day of _____, 2026.

Signed:

_____
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

OWNER'S CERTIFICATE

PAC Acquisitions, LLC, as owner, do hereby certify that we caused the land described on this plat of VALLEY PINES to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this plat is required by s. 236.10 and 236.12 to be submitted to the Town of Bristol, Dane County and the Department of Administration for approval or objection. Witness the hand and seal of said owner this _____ day of _____, 2026.

By:_____ Dated:_____
Authorized Representative (owner)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2026, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires:_____
Notary Public, State of Wisconsin

_____
Printed Name Above

TOWN BOARD RESOLUTION

Be it resolved, that VALLEY PINES subdivision in the Town of Bristol, owned by PAC Acquisitions, LLC is hereby approved by the Town of Bristol Board and the public highway right-of-way dedication hereon is acknowledged and accepted.

_____ _____
Brian Willson, Town Chairman Date

CERTIFICATE OF TOWN TREASURER

I, Kim Grob, Town Clerk, do hereby certify that the foregooing is a copy of a resolution adopted by the Bristol Town Board on _____, 2026.

_____ _____
Kim Grob, Town of Bristol Clerk Date

CERTIFICATE OF DANE COUNTY TREASURER

I, Adam Gallagher, the duly elected, qualified and acting County Treasurer of Dane County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments due as of this day of _____, 2026, on any of the lands included in the plat of VALLEY PINES.

_____ _____
Adam Gallagher, County Treasurer of Dane County Date

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

RECORDED DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this_____day of_____, 20___, at_____o'clock M. and recorded in Volume_____of Condominium Plats, on pages_____, as Doc. No._____.

_____
Dane County Register of Deeds

SNYDER & ASSOCIATES

SURVEYED FOR:
PAC Acquisitions, LLC
3039 Happy Valley Road
Sun Prairie, WI 53590

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

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VALLEY PINES

LOCATED IN PARTS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

FN: 126.0225.30
DATE: 02-20-26
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 1