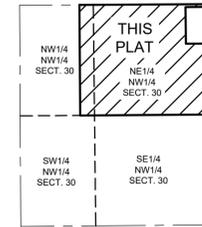
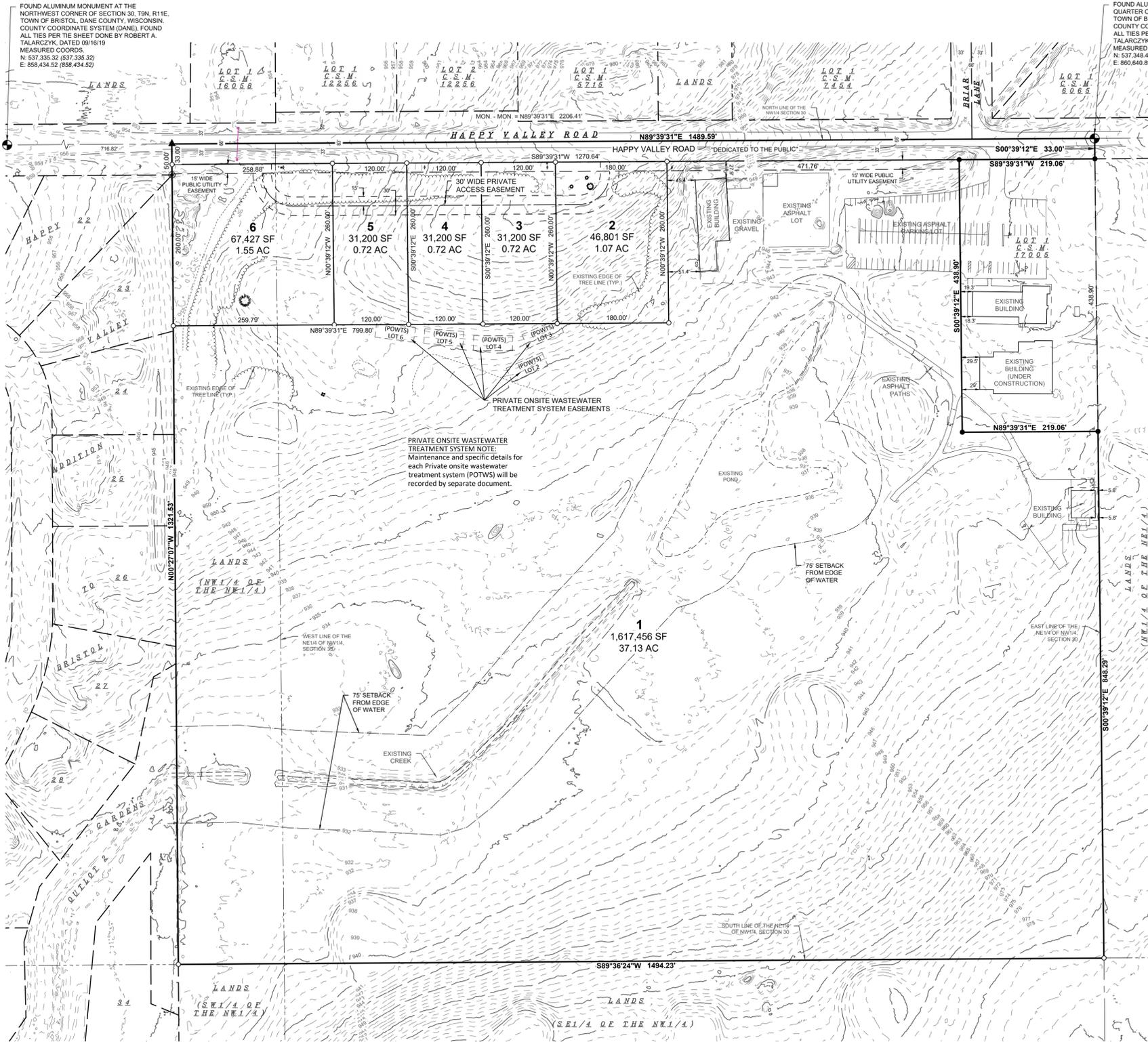


PRELIMINARY PLAT OF VALLEY PINES

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.

TOTAL AREA OF PLATTED LANDS: 1,874,444 SQUARE FEET OR 43.031 ACRES



LOCATION MAP
NORTHWEST QUARTER OF SECTION 30, T9N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN



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

CURRENT ZONING: GDP - GENERAL DEVELOPMENT PLAN

PROPOSED ZONING: GDP/SIP - GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN

- NOTES:**
- Date of field survey: February 5, 2026.
 - Utility Easement Doc. No. 921538 for Power Poles along the southerly 34' of Happy Valley Road.
 - 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, WL. 4.30 LBS / FT
 - ALL OTHER LOT CORNERS ARE A 3/4" IRON REBAR SET, WL. 1.50 LBS / FT

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.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, 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, Dane County, and under the direction of PAC Acquisitions, LLC, owner of said land, I have surveyed, divided and mapped VALLEY PINES; that such Preliminary 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 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

MARK	REVISION	DATE	BY
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

Checked By: ###
Date: 02-20-26
Technician: ###
Scale: 1" = 100'
T-R-S: #####

Project No: 126.0225.30
Sheet 1 OF 1

TOWN OF BRISTOL, DANE COUNTY, WI

VALLEY PINES
PRELIMINARY PLAT
SNYDER & ASSOCIATES, INC. I

