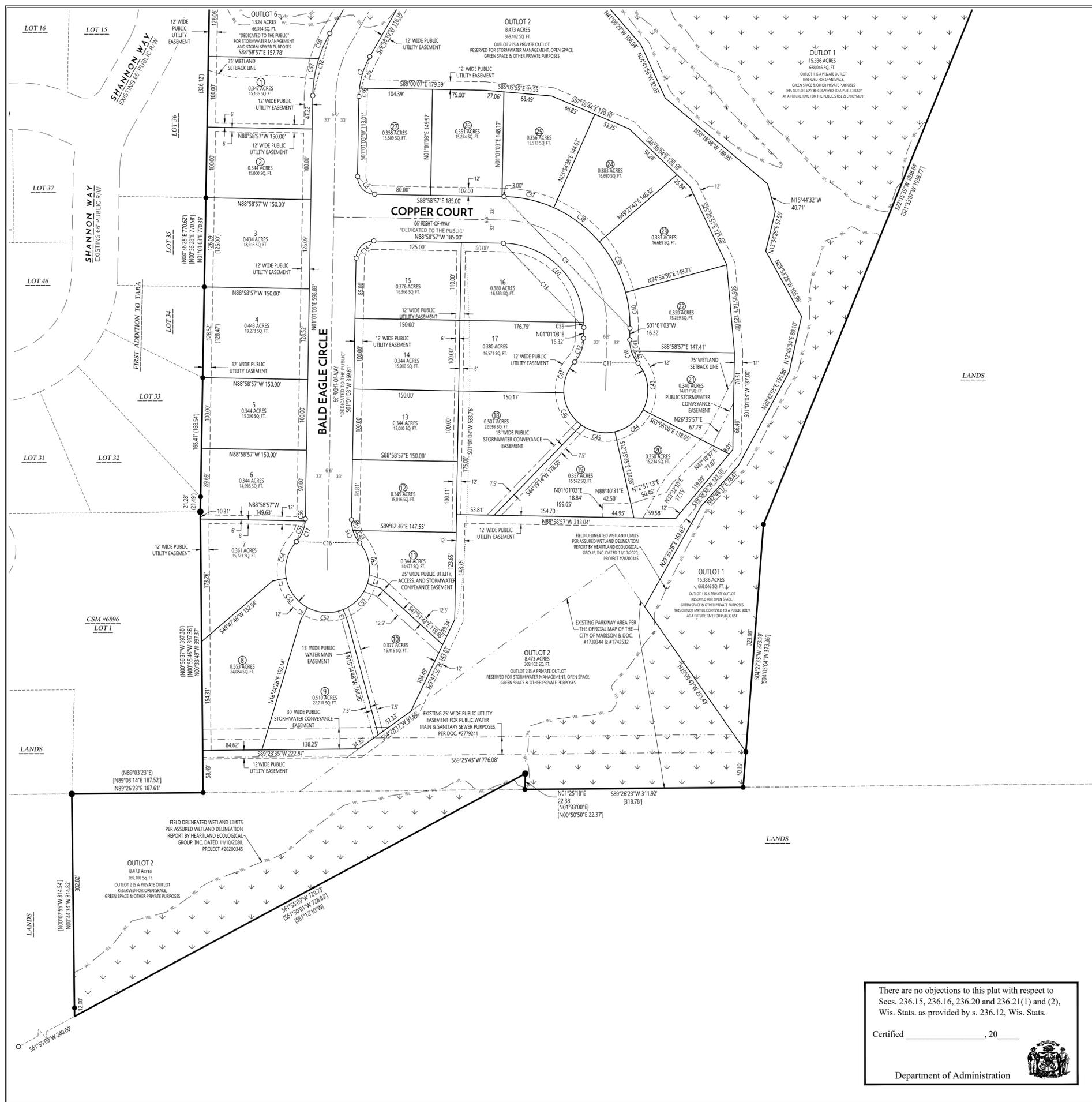


File: W:\210828_Ruedebusch - Town of Westport\dwg\210828_Final_Plat.dwg Layout: FPlat2 User: zreynolds Plotted: Aug 19, 2025 - 11:37am



YAHARA ESTATES

UNPLATTED LANDS LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, (NW ¼-NW ¼), NORTH-EAST QUARTER OF THE NORTHWEST QUARTER (NE ¼-NW ¼), SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, (SW ¼-NW ¼), SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE ¼-NW ¼), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼-SW ¼) OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	92.97	244.66	21°46'19"	S77°45'50"W	92.41
C2	39.00	25.00	89°22'51"	S43°58'40"W	35.16
C3	179.10	183.00	56°04'28"	S27°18'28"W	172.04
C4	115.29	183.00	36°05'49"	S73°23'37"W	113.39
C5	39.27	25.00	90°00'00"	S46°28'15"W	35.36
C6	91.02	183.00	28°29'55"	S15°43'12"W	90.09
C7	59.12	117.00	28°57'07"	S15°29'36"W	58.49
C8	39.27	25.00	90°00'00"	S43°58'57"W	35.36
C9	287.46	183.00	90°00'00"	S43°58'57"W	258.80
C10	35.79	50.00	41°00'52"	S19°29'23"E	35.03
C11	274.40	25.00	262°01'43"	N88°58'57"W	90.55
C12	36.69	50.00	42°02'40"	N21°00'35"E	35.87
C13	183.78	117.00	90°00'00"	N43°58'57"W	165.46
C14	39.27	25.00	90°00'00"	S46°01'03"W	35.36
C15	35.79	50.00	41°00'52"	S19°29'23"E	35.03
C16	274.40	60.00	262°01'43"	N88°58'57"W	90.55
C17	35.79	50.00	41°00'52"	N21°31'29"E	35.03
C18	92.47	183.00	28°57'07"	N15°29'36"E	91.49
C19	58.20	117.00	28°29'55"	N15°43'12"E	57.60
C20	40.23	25.00	92°12'02"	N44°37'47"W	36.03
C21	55.88	188.00	17°01'54"	S80°45'15"W	55.68
C22	23.01	15.00	87°52'49"	S45°19'48"W	20.82
C23	23.78	59.30	22°58'38"	N77°11'02"E	23.62
C24	39.52	25.00	90°35'11"	S46°01'39"E	35.53
C25	114.51	117.00	56°04'28"	S27°18'28"W	109.99
C26	73.78	117.00	36°07'49"	S73°24'37"W	72.56
C27	39.18	25.00	89°48'15"	N43°37'39"W	35.29
C28	80.10	183.00	25°04'41"	S11°48'35"W	79.46
C29	80.13	183.00	25°03'04"	S53°18'49"E	80.93
C30	188.7	183.00	5°54'25"	S52°23'30"W	18.86
C31	72.15	183.00	22°35'30"	S66°38'27"W	71.69
C32	43.14	183.00	13°30'19"	S84°41'22"W	43.04
C33	49.92	183.00	15°37'44"	S09°17'06"W	49.76
C34	41.10	183.00	12°52'11"	S23°32'04"W	41.02
C35	47.17	117.00	23°06'01"	S18°25'09"W	46.85
C36	11.95	117.00	5°51'05"	S03°56'36"W	11.94
C37	73.12	183.00	22°53'35"	S77°32'09"E	72.63
C38	81.61	183.00	25°33'04"	S53°18'49"E	80.93
C39	81.40	183.00	25°29'07"	S27°47'44"E	80.73
C40	51.33	183.00	16°04'13"	S07°01'03"E	51.16
C41	16.15	50.00	18°30'46"	S08°14'20"W	16.09
C42	19.64	50.00	22°30'05"	S28°44'46"E	19.51
C43	70.58	60.00	67°23'42"	S06°17'58"E	66.58
C44	52.37	60.00	50°00'31"	S52°24'09"W	50.72
C45	50.12	60.00	47°51'26"	N78°38'52"W	48.67
C46	53.88	60.00	51°27'20"	N29°00'29"W	52.09
C47	47.45	60.00	45°18'44"	N19°22'33"E	46.22
C48	15.71	50.00	18°00'28"	S07°59'11"E	15.65
C49	20.08	50.00	23°00'23"	S28°29'37"E	19.94
C50	61.03	60.00	58°16'31"	S10°51'33"E	58.43
C51	51.97	60.00	49°37'23"	S43°05'23"W	50.36
C52	53.08	60.00	50°41'08"	N86°45'21"W	51.36
C53	52.78	60.00	50°24'17"	N36°12'38"W	51.10
C54	55.54	60.00	53°02'24"	N15°30'43"E	53.58
C55	32.79	50.00	37°34'19"	N23°14'45"E	32.20
C56	3.00	50.00	3°26'32"	N02°44'19"E	3.00
C57	53.54	183.00	16°45'50"	N09°23'58"E	53.35
C58	38.93	183.00	12°11'17"	N23°52'31"E	38.85
C59	7.00	117.00	3°25'48"	N00°41'51"W	7.00
C60	176.78	117.00	86°34'12"	N45°41'51"W	165.46

LEGEND

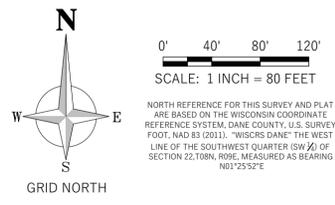
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TANGENT BEARING TABLE

CURVE NUMBER	TANGENT IN	TANGENT OUT
C1	S66°52'40"W	
C10		S39°59'49"E
C11	S39°59'49"E	N42°01'55"E
C12	N42°01'55"E	
C15		S39°59'49"E
C16	S39°59'49"E	N42°01'55"E
C17	N42°01'55"E	
C21		S72°14'18"W
C23	N65°41'43"E	
C28		S24°20'55"W
C29	S24°20'55"W	S49°26'18"W
C30	S49°26'18"W	
C31		S77°56'12"W
C32		S77°56'12"W
C33		S17°05'58"W
C34	S17°05'58"W	
C35		S06°52'09"W
C36	S06°52'09"W	
C37		S66°06'12"E
C38	S66°06'12"E	S40°32'09"E
C39	S40°32'09"E	S15°02'05"E
C40	S15°02'05"E	
C41		S17°29'43"E
C42	S17°29'43"E	S39°59'49"E
C43	S39°59'49"E	S27°23'53"W
C44	S27°23'53"W	S77°24'25"W
C45	S77°24'25"W	N54°44'09"W
C46	N54°44'09"W	N03°16'49"W
C47	N03°16'49"W	N42°01'55"E
C48		S16°59'25"E
C49	S16°59'25"E	S39°59'49"E
C50	S39°59'49"E	S18°16'42"W
C51	S18°16'42"W	S67°54'05"W
C52	S67°54'05"W	N61°24'47"W
C53	N61°24'47"W	N11°00'29"W
C54	N11°00'29"W	N42°01'55"E
C55	N42°01'55"E	N04°27'36"E
C56	N04°27'36"E	
C57		N17°46'53"E
C58	N17°46'53"E	
C59		N02°24'45"W
C60	N02°24'45"W	

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 78° 59' 31" W	20.00'
L2	N 28° 35' 13" E	20.00'
L3	N 19° 53' 31" W	20.01'
L4	S 71° 33' 26" E	20.00'



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

WYSER ENGINEERING
 DRAFTED BY: MSM
 CHECKED BY: ZMR
 PROJECT NO.: 210828
 DATE: OCTOBER 24, 2023
 REVISED: MARCH 26, 2024
 REVISED: AUGUST 20, 2024

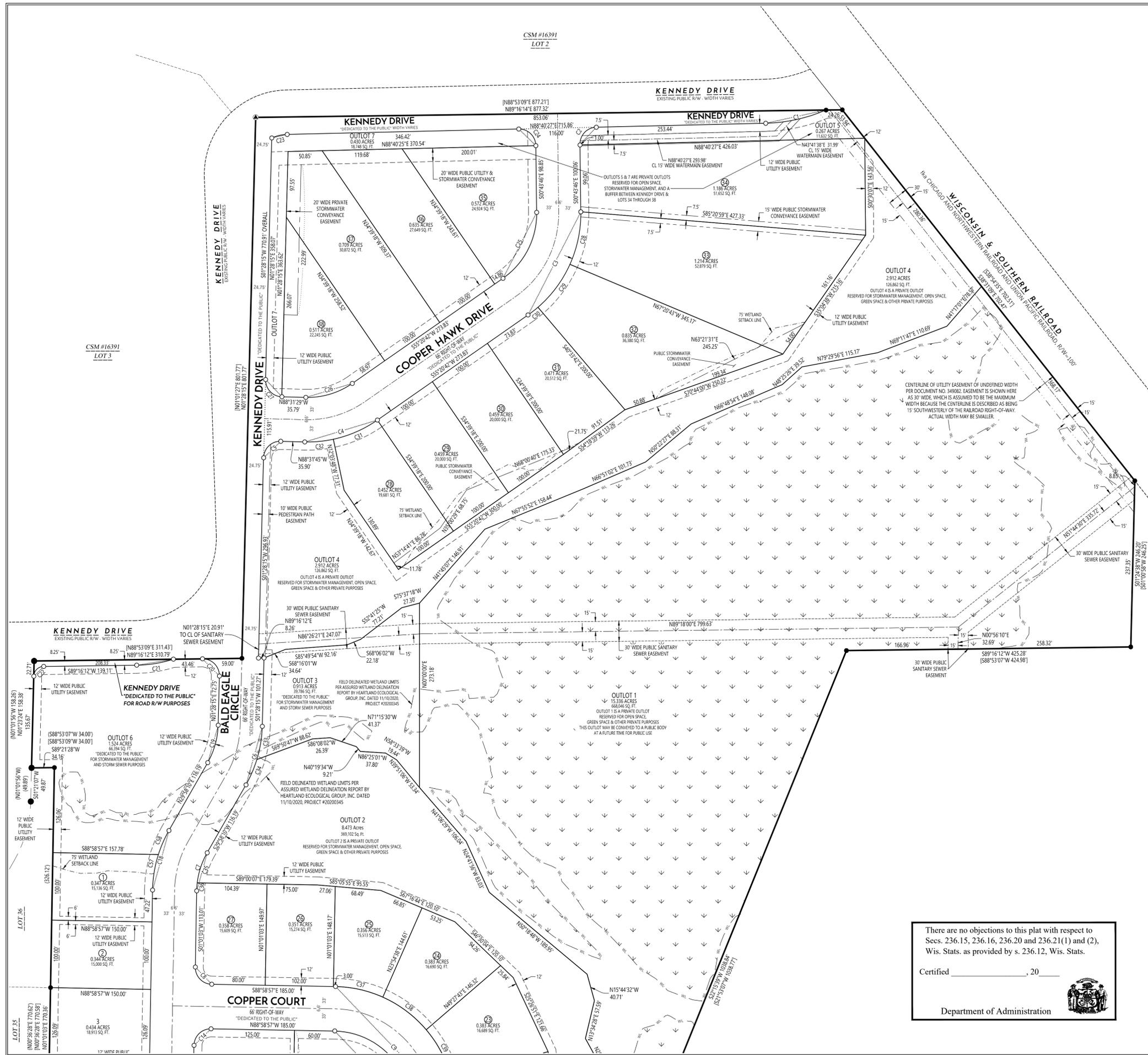
WYSER ENGINEERING
 87 ZACHARY M. REYNOLDS
 300 EAST FRONT STREET
 MOUNT HOREB, WI 53572
 (608) 437-1886 (OFFICE)
 (608) 437-1886 (DIRECT)
 (608) 696-8010 (MOBILE)
 ZACK REYNOLDS@WYSERENGINEERING.COM
 www.wyserengineering.com

SURVEYOR/ENGINEER/PLANNER: SUBDIVIDER/OWNER:
 WYSER ENGINEERING
 87 ZACHARY M. REYNOLDS
 300 EAST FRONT STREET
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 www.wyserengineering.com

ROD WESTPORT FARMS, LLC
 ATTN: CARL RUEDEBUSCH
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

YAHARA ESTATES

UNPLATTED LANDS LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, (NW 1/4-NW 1/4), NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4-NW 1/4), SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, (SW 1/4-NW 1/4), SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4-NW 1/4), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4-SW 1/4) OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.



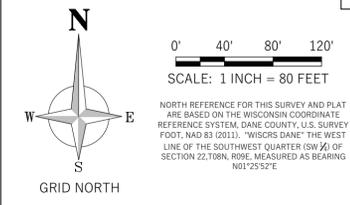
CURVE TABLE				
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION
C1	92.97	244.66	21°46'19"	S77°45'50"W
C2	39.00	25.00	89°22'51"	S43°58'40"W
C3	179.10	183.00	56°04'28"	S27°18'28"W
C4	115.29	183.00	36°05'49"	S73°23'37"W
C5	39.27	25.00	90°00'00"	S46°28'15"W
C6	91.02	183.00	28°29'55"	S15°43'12"W
C7	59.12	117.00	28°57'07"	S15°29'36"W
C8	39.27	25.00	90°00'00"	S43°58'57"E
C9	287.46	183.00	90°00'00"	S43°58'57"E
C10	35.79	50.00	41°00'52"	S19°29'23"E
C11	274.40	60.00	262°0'43"	N88°58'57"W
C12	36.69	50.00	42°02'40"	N21°00'35"E
C13	183.78	117.00	90°00'00"	N43°58'57"W
C14	39.27	25.00	90°00'00"	S46°01'03"W
C15	35.79	50.00	41°00'52"	S19°29'23"E
C16	274.40	60.00	262°0'43"	N88°58'57"W
C17	35.79	50.00	41°00'52"	N21°31'29"E
C18	92.47	183.00	28°57'07"	N15°29'36"E
C19	58.20	117.00	28°29'55"	N15°43'12"E
C20	40.23	25.00	92°12'02"	N44°37'47"W
C21	55.88	188.00	17°01'54"	S80°45'15"W
C22	23.01	15.00	87°52'49"	S45°19'48"W
C23	23.78	59.30	22°58'38"	N77°11'02"E
C24	39.52	25.00	90°35'11"	S46°01'39"E
C25	114.51	117.00	56°04'28"	S27°18'28"W
C26	73.78	117.00	36°07'49"	S73°24'37"W
C27	39.18	25.00	89°48'15"	N43°37'39"W
C28	80.10	183.00	25°04'41"	S11°48'35"W
C29	80.13	183.00	25°05'23"	S36°53'36"W
C30	18.87	183.00	5°54'25"	S52°23'30"W
C31	72.15	183.00	22°35'30"	S66°38'27"W
C32	43.14	183.00	13°30'19"	S84°41'22"W
C33	49.92	183.00	15°37'44"	S09°17'06"W
C34	41.10	183.00	12°52'11"	S23°32'04"W
C35	47.17	117.00	23°06'01"	S18°25'09"W
C36	11.95	117.00	5°51'05"	S03°56'36"W
C37	73.12	183.00	22°53'35"	S77°32'09"E
C38	81.61	183.00	25°33'04"	S53°18'49"E
C39	81.40	183.00	25°29'07"	S27°47'44"E
C40	51.33	183.00	16°04'13"	S07°01'03"E
C41	16.15	50.00	18°30'46"	S08°14'20"E
C42	19.64	50.00	22°30'05"	S28°44'46"E
C43	70.58	60.00	67°23'42"	S06°17'58"E
C44	52.37	60.00	50°00'31"	S52°24'09"W
C45	50.12	60.00	47°51'26"	N78°39'52"W
C46	53.88	60.00	51°27'20"	N29°00'29"W
C47	47.45	60.00	45°18'44"	N19°22'33"E
C48	15.71	50.00	18°00'28"	S07°59'11"E
C49	20.08	50.00	23°00'23"	S28°29'37"E
C50	61.03	60.00	58°16'31"	S10°51'33"E
C51	51.97	60.00	49°37'23"	S43°05'23"W
C52	53.08	60.00	50°41'08"	N86°45'21"W
C53	52.78	60.00	50°24'17"	N36°12'38"W
C54	55.54	60.00	53°02'24"	N15°30'43"E
C55	32.79	50.00	37°34'19"	N23°14'45"E
C56	3.00	50.00	3°26'32"	N02°44'19"E
C57	53.54	183.00	16°45'50"	N09°23'58"E
C58	38.93	183.00	12°11'17"	N23°52'31"E
C59	7.00	117.00	3°25'48"	N00°41'51"W
C60	176.78	117.00	86°34'12"	N45°41'51"W

TANGENT BEARING TABLE		
CURVE NUMBER	TANGENT IN	TANGENT OUT
C1	S66°52'40"W	
C10		S39°59'49"E
C11	S39°59'49"E	N42°01'55"E
C12	N42°01'55"E	
C15		S39°59'49"E
C16	S39°59'49"E	N42°01'55"E
C17	N42°01'55"E	
C21	S72°14'18"W	
C23	N65°41'43"E	
C28		S24°20'55"W
C29	S24°20'55"W	S49°26'18"W
C30	S49°26'18"W	
C31		S77°56'12"W
C32	S77°56'12"W	
C33		S17°05'58"W
C34	S17°05'58"W	
C35		S06°52'09"W
C36	S06°52'09"W	
C37		S66°06'12"E
C38	S66°06'12"E	S40°32'09"E
C39	S40°32'09"E	S15°02'05"E
C40	S15°02'05"E	
C41		S17°29'43"E
C42	S17°29'43"E	S39°59'49"E
C43	S39°59'49"E	S27°23'53"W
C44	S27°23'53"W	S77°24'25"W
C45	S77°24'25"W	N54°44'09"W
C46	N54°44'09"W	N03°16'49"W
C47	N03°16'49"W	N42°01'55"E
C48		S16°59'25"E
C49	S16°59'25"E	S39°59'49"E
C50	S39°59'49"E	S18°16'42"W
C51	S18°16'42"W	S67°54'05"W
C52	S67°54'05"W	N61°24'47"W
C53	N61°24'47"W	N11°00'29"W
C54	N11°00'29"W	N42°01'55"E
C55	N42°01'55"E	N04°27'36"E
C56	N04°27'36"E	
C57		N17°46'53"E
C58	N17°46'53"E	
C59		N02°24'45"W
C60	N02°24'45"W	

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



NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCONSIN" IS THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, T8N, R9E, MEASURED AS BEARING N01°25'52"E

SURVEYOR/ENGINEER/PLANNER: SUBDIVIDER/OWNER:

WYSER ENGINEERING
BY: ZACHARY M. REYNOLDS
CHECKED BY: TMM
PROJECT NO.: 210828
DATE: OCTOBER 24, 2023
REVISED: MARCH 26, 2024
REVISED: AUGUST 20, 2024

RD: WESTPORT FARMS, LLC
ATTN: CARL RUDERBUSCH
4605 DOVETAIL DRIVE
MADISON, WI 53704

SHEET 3 OF 3