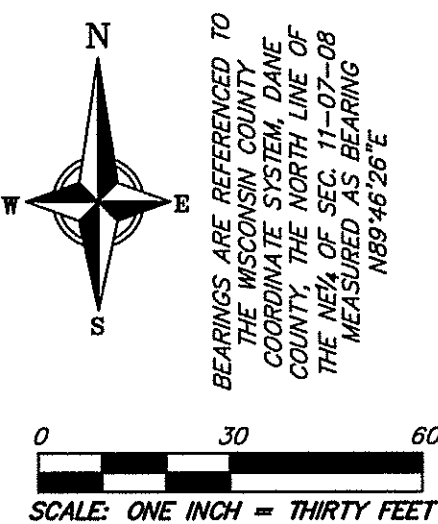
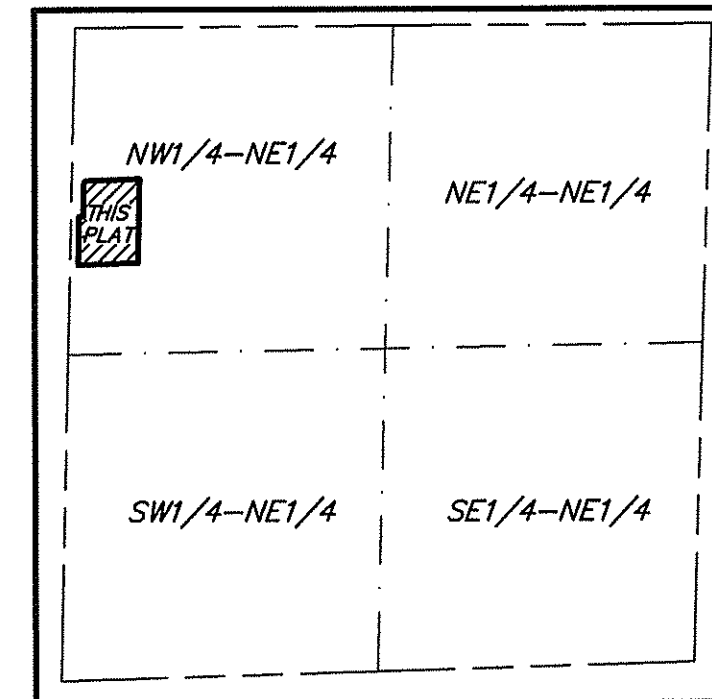


# CONSERVANCY BEND

LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NUMBER 3799, AS RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, ON PAGES 315-316, AS DOCUMENT NUMBER 1720501, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 - NE 1/4 OF SECTION 11, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

**LOCATION MAP**  
NE 1/4 OF SECTION 11  
T07N, R08E, CITY OF MIDDLETON  
DANE COUNTY, WISCONSIN  
(NOT TO SCALE)



### SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND SURVEY NAIL
- FOUND 3/4" Ø IRON ROD
- ALL OTHER CORNERS ARE A SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT. MIN.
- ( ) RECORDED AS INFORMATION

### SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Middleton and under the direction of Conservancy Bend Residences, LLC, and Conservancy Townhomes, LLC, owners of said land, I have surveyed, divided, and mapped CONSERVANCY BEND; that such plot correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is Lot One (1) and Lot Two (2), Certified Survey Map Number 3799, as recorded in Volume 15 of Certified Survey Maps, on Pages 315-316, as Document Number 1720501, Dane County Registry, located in the NW 1/4-NE 1/4 of Section 11, Township 07 North, Range 08 East, City of Middleton, Dane County, Wisconsin.

Said description contains 84,605 square feet or 1.942 acres more or less.

Veribicher Associates Inc.  
By: Michael S. Marty

Dated this 21<sup>st</sup> day of May, 2019.  
Revised this 1<sup>st</sup> day of September, 2019.

Signed: Michael S. Marty, P.L.S. No. S-2452

### LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Conservancy Bend Residences, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. Conservancy Bend Residences, LLC does further certify that this Plat is required by s.236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Conservancy Bend Residences, LLC, has caused these presents to be signed by Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, Manager of Conservancy Bend Residences, LLC, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Conservancy Bend Residences, LLC,  
a Wisconsin limited liability company

By: Terrence R. Wall, President of  
T. Wall Enterprises Manager, LLC, its Manager

STATE OF WISCONSIN )  
DANE COUNTY )ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Terrence R. Wall, to me known to be the President of T. Wall Enterprises Manager, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

Notary Public, Dane County, Wisconsin

My Commission Expires/is Permanent: \_\_\_\_\_

### LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Conservancy Townhomes, LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. Conservancy Townhomes, LLC does further certify that this Plat is required by s.236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Conservancy Townhomes, LLC, has caused these presents to be signed by Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, Manager of Conservancy Townhomes, LLC, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Conservancy Townhomes, LLC,  
a Wisconsin limited liability company

By: Terrence R. Wall, President of  
T. Wall Enterprises Manager, LLC, its Manager

STATE OF WISCONSIN )  
DANE COUNTY )ss.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Terrence R. Wall, to me known to be the President of T. Wall Enterprises Manager, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

Notary Public, Dane County, Wisconsin

My Commission Expires/is Permanent: \_\_\_\_\_

### CITY OF MIDDLETON COMMON COUNCIL APPROVAL

Resolved that the plat of CONSERVANCY BEND, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

Date: \_\_\_\_\_  
Gurdip Brar, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Date: \_\_\_\_\_  
Lorie J. Burns, City of Middleton Clerk

STATE OF WISCONSIN )  
DANE COUNTY )ss.

I, Lorie J. Burns, being the duly appointed, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that the Common Council of the City of Middleton authorized me on \_\_\_\_\_ to issue a certificate of approval of the final plat of CONSERVANCY BEND, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Lorie J. Burns, City of Middleton Clerk  
City of Middleton, Dane County, Wisconsin

### CITY OF MIDDLETON ACCESS THROUGH PRIVATE OUTLOT, MINIMUM LOT WIDTH & MINIMUM LOT AREA

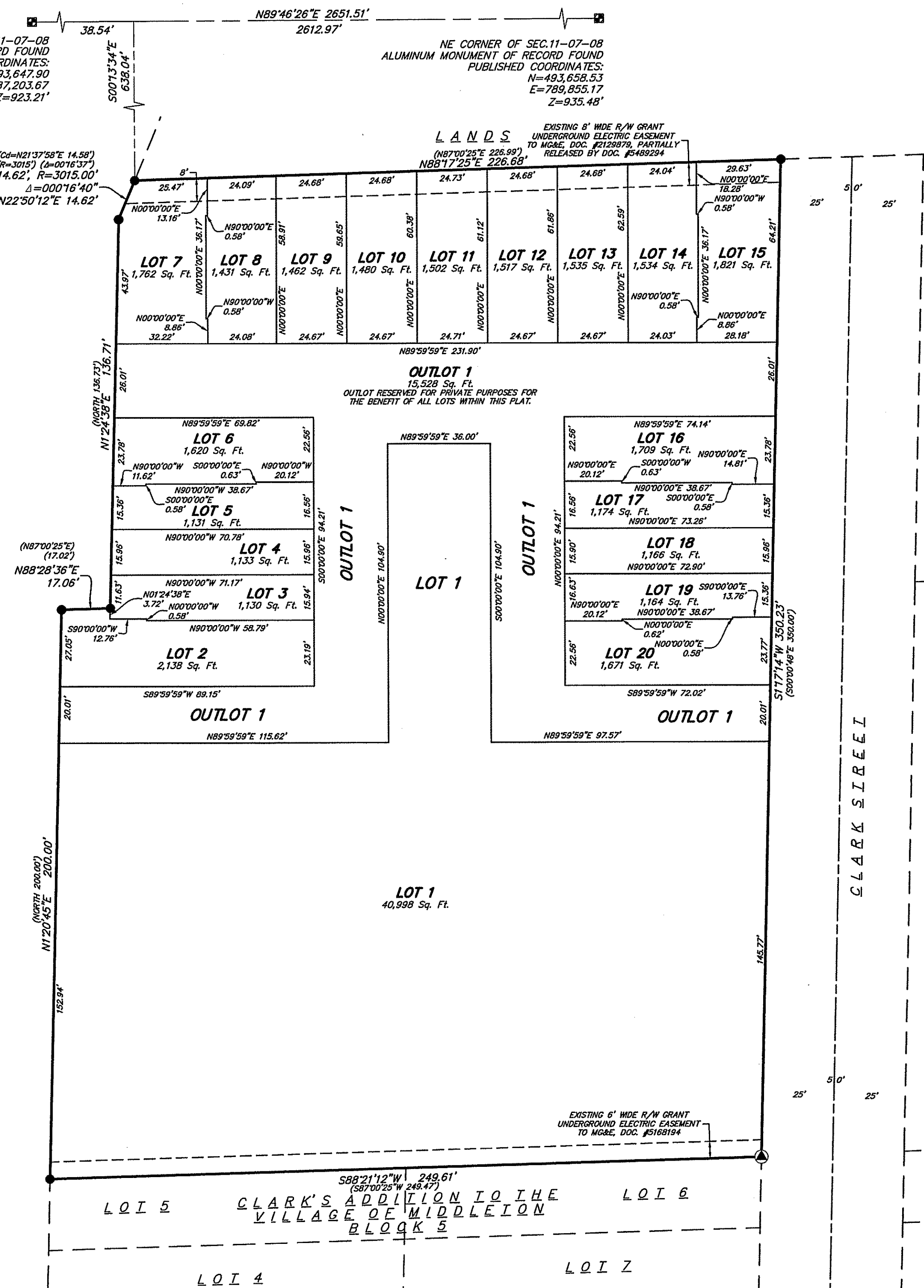
I, Lorie J. Burns, being the duly appointed, qualified and acting clerk of the City of Middleton, Dane County, Wisconsin, do hereby certify that the approved SIP, approved on \_\_\_\_\_ allows for access to parcels created by this Plat through private Outlot reserved for Ingress/Egress as provided for by s.236.16(2), Wis. Stats., as shown on the plat of CONSERVANCY BEND. I further certify that said SIP allows for minimum Lot widths of fifteen feet (15'), and minimum Lot areas of 1,000 sq. ft. The City of Middleton's approval of this plat will signify that this layout complies with all local ordinances.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Lorie J. Burns, City of Middleton Clerk  
City of Middleton, Dane County, Wisconsin

<p>planners   engineers   advisors</p> <p>Phone: (608) 261-8898</p>	<p>Drafted by: MMAR</p> <p>Checked by: PKNU</p> <p>FN: 190044</p> <p>Date: May 21, 2019</p> <p>Rev: September 19, 2019</p> <p>Rev:</p>	<p><b>SURVEYED BY:</b> Vierbicher Associates, Inc. By: Michael S. Marty 399 Fourth Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mmar@vierbicher.com</p>	<p><b>SURVEYED FOR:</b> Conservancy Bend Residences, LLC attn: Terrence R. Wall P.O. Box 620037 Middleton, WI 53562</p>	<p><b>SHEET</b> 1 OF 3</p>
	<p>RECORDING DATA</p> <p><b>CERTIFICATE OF REGISTER OF DEEDS</b></p> <p>Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____</p> <p>Kristi Chlebowski Dane County Register of Deeds</p>			
	<p>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.</p> <p>Certified _____, 20____</p> <p>Department of Administration</p>			
	<p><b>CERTIFICATE OF CITY FINANCE DIRECTOR:</b></p> <p>I, William M. Burns, being the duly appointed, qualified and acting finance director of the City of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included in the plat of CONSERVANCY BEND, as of this _____ day of _____, 201____.</p> <p>William M. Burns, Finance Director City of Middleton, Dane County, Wisconsin</p>			

- NOTES:**
- Notice of possible limitations of public services (per City ordinance, Chapter 19.04(2)(f)) this plat contains private road(s), and, as a result, certain City services may be limited. The extent of these limitations is spelled out in a document called a City/Developer agreement; which is directly related to this plat and is filed as a public document in the offices of both the Middleton City Clerk and the Director of Public Works for the City of Middleton.
  - See sheet 2 for additional easements and notes.
  - See sheet 3 for location of existing buildings and underlying parcel information.

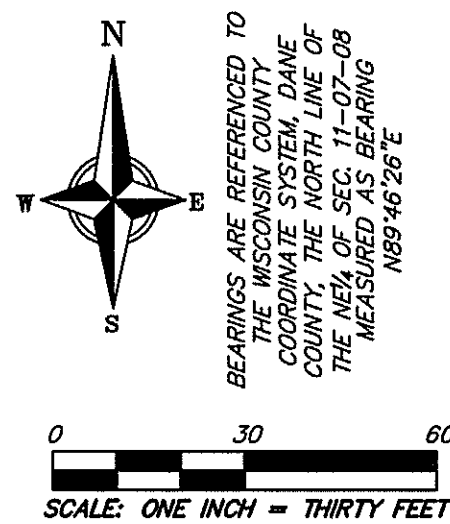




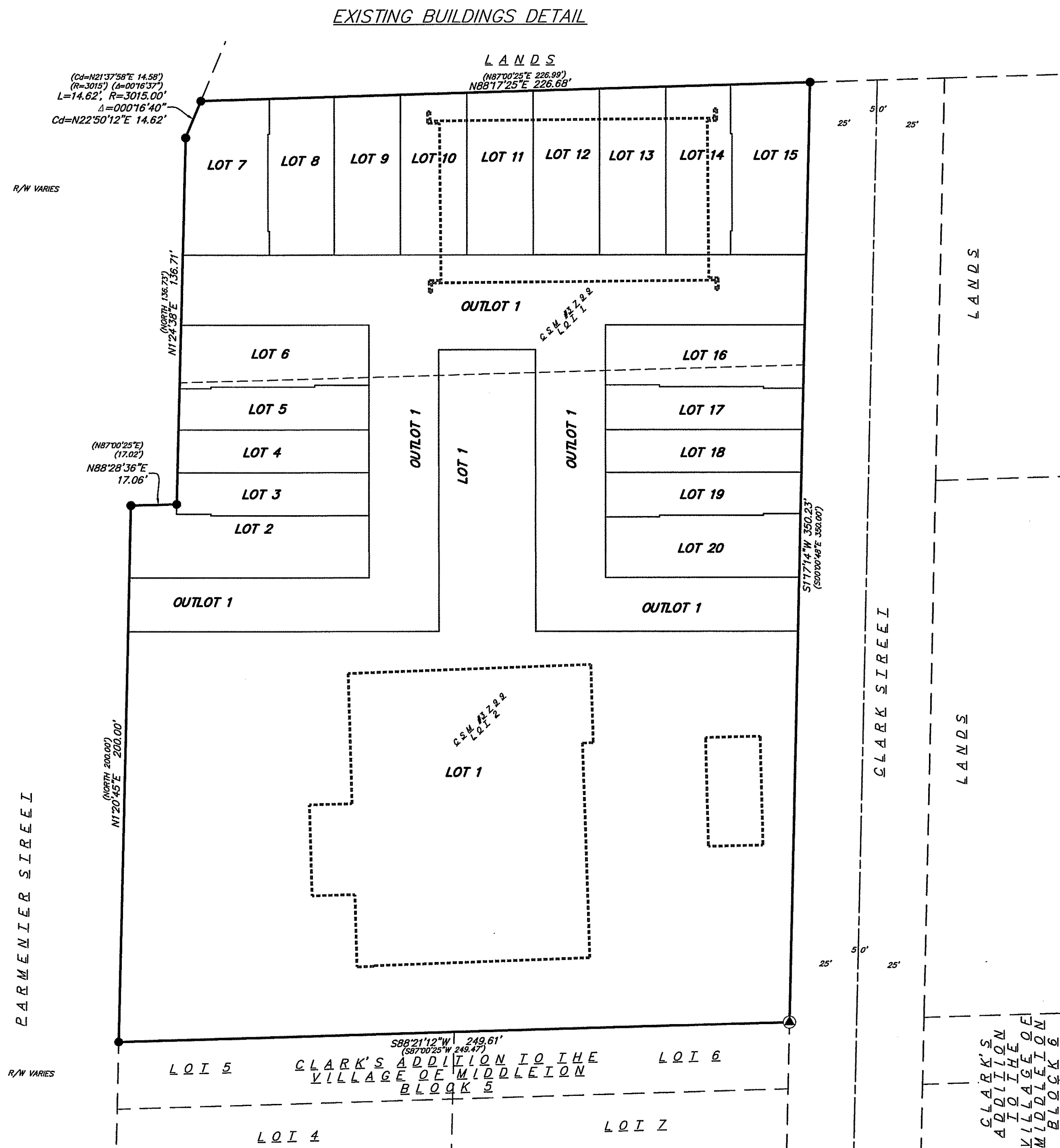
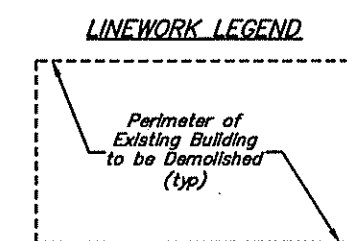


# CONSERVANCY BEND

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  - ALL OTHER CORNERS ARE A SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs/ft. MIN.
  - ( ) RECORDED AS INFORMATION




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



 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>Drafted by: MMAR</p> <p>Checked by: PKNJ</p> <p>FN: 190044</p> <p>Date: May 21, 2019</p> <p>Rev: September 19, 2019</p>	<p><b>SURVEYED BY:</b></p> <p>Vierbicher Associates, Inc.</p> <p>By: Michael S. Marty</p> <p>999 Fourier Drive,</p> <p>Suite 201</p> <p>Madison, WI 53717</p> <p>(608) 821-3962</p> <p>mmar@vierbicher.com</p>	<p><b>SURVEYED FOR:</b></p> <p>Conservancy Bend Residences, LLC</p> <p>attn: Terrence R. Wall</p> <p>P.O. Box 620037</p> <p>Middleton, WI 53562</p>
	<p>Rev:</p>	<p>Rev:</p>	<p>Rev:</p>
	<p>Rev:</p>	<p>Rev:</p>	<p>Rev:</p>
	<p>Rev:</p>	<p>Rev:</p>	<p>Rev:</p>

M:\T Wall Enterprises LLC\190044\_Conservancy Residences\CADD\190044\_PFlat.dwg by: mmar