

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.

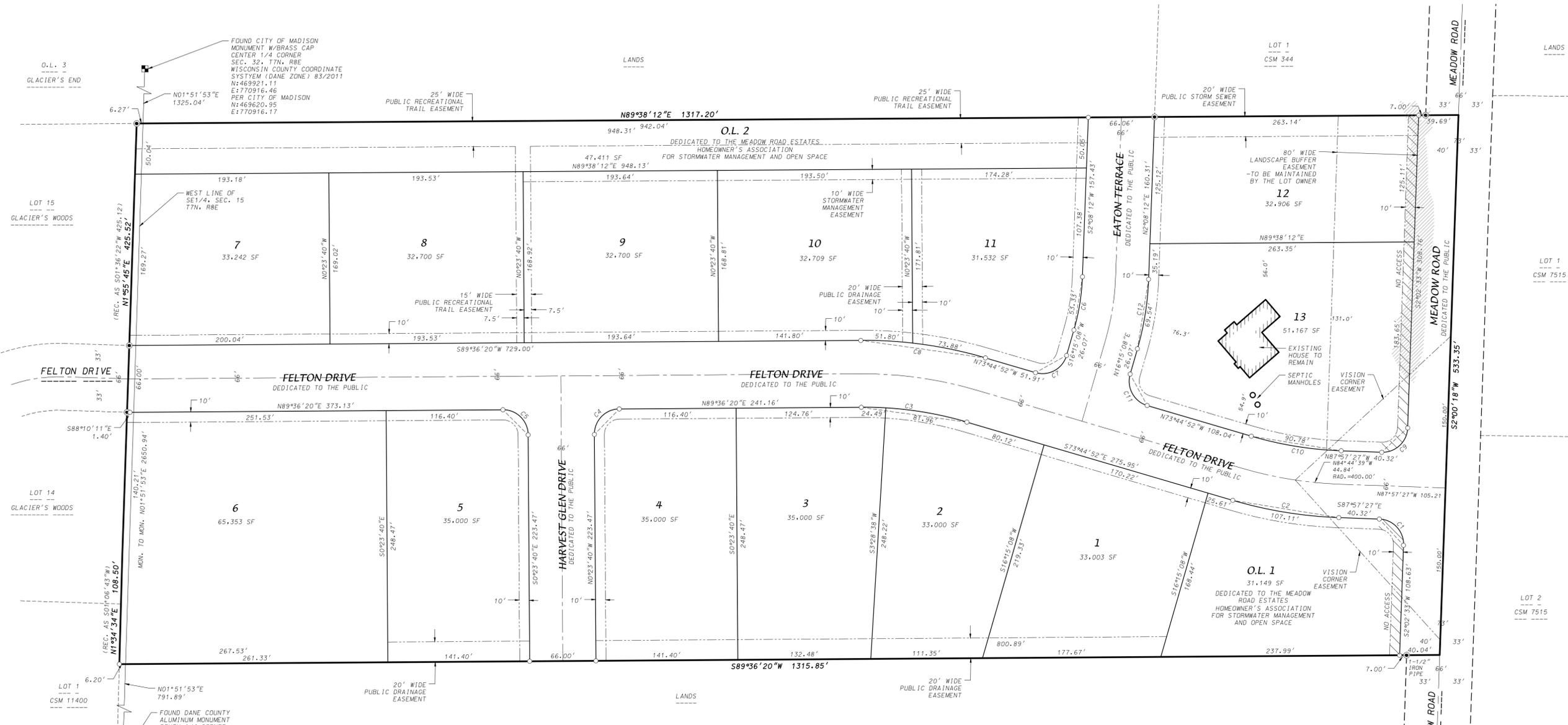
Certified \_\_\_\_\_, 20\_\_

Department of Administration



# MEADOW ROAD ESTATES

LOCATED IN THE SW1/4 OF THE SE1/4 THE SW1/4 OF THE NE1/4 AND IN THE SE1/4 OF THE SW1/4 OF SECTION 32, T7N, R8E  
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



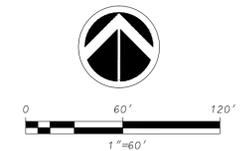
**NOTES**

- Outlots 1 and 2 shall remain open space and are subject to a public stormwater management and drainage easement over their entirety.
- Vision Corner Easements: No structure, berm or vegetation of any kind, which exceeds a height of 2.5 feet above the average elevation of the roadway and driveway within the vision corner, except for necessary highway and safety signs or approved public utility lines, shall be permitted within the vision corner. No plant material which obscures safe vision of the approaches to the intersection shall be permitted. Grasses and similar turf, however, would be considered acceptable.
- There shall be no direct vehicular access from Lot 12, Lot 13 and Outlot 1 to Meadow Road.
- Areas having 20% or greater slopes shall not be disturbed without the consent of the Town of Middleton.
- Outlot 2 and Lots 8 and 9 are subject to a Public Recreational Trail Easement to the Town of Middleton. The Town of Middleton, as owner of the Public Recreational Trail, shall generally have the right to improve, repair, maintain, and allow public use of the Public Recreational Trail easements as the Town determines from time to time.
- Variance granted by the Dane County Zoning & Land Regulation Committee on March 11, 2015 from Ch. 75.19(6)(b), Dane County Code of Ordinances to allow Outlot 2 to have less than the required 66' of frontage along a public street.
- Distances shown along curves are chord lengths.

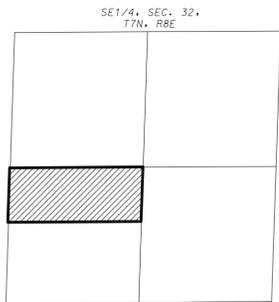
**LEGEND**

- Found 1-1/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 10' Public utility easement
- Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ▨ Approximate area of 20% or greater slope

CURVE TABLE					
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CENTRAL ANGLE
1	25.00	35.36	39.27	S42°57'27"E	090°00'00"
2	433.00	107.11	107.39	S80°51'09.5"E	014°12'35"
3	367.00	106.63	106.63	S82°04'16"E	016°38'48"
3	367.00	24.49	24.50	S88°28'56"E	003°49'28"
2	367.00	81.96	82.13	S80°09'52"E	012°49'20"
4	25.00	35.36	39.27	N44°36'20"E	090°00'00"
5	25.00	35.36	39.27	S45°23'40"E	090°00'00"
6	217.00	53.33	53.46	S09°11'40"W	014°06'56"
7	25.00	35.36	39.27	S61°15'08"W	090°00'00"
8	433.00	125.36	125.80	N82°04'16"W	016°38'48"
11	433.00	24.49	24.50	N78°33'21"W	009°36'58"
10	433.00	53.10	53.13	N86°52'45"W	007°01'50"
9	25.00	35.36	39.27	S47°02'33"W	090°00'00"
10	367.00	90.79	91.02	N80°51'09.5"W	014°12'35"
11	25.00	35.36	39.27	N28°44'52"W	090°00'00"
12	283.00	69.54	69.72	N09°11'40"E	014°06'56"



BEARINGS REFERENCED TO THE WEST LINE OF THE SE1/4 OF SECTION 32, T7N, R8E, BEARING N01°51'53"E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) 83/2011



LOCATION MAP NOT TO SCALE

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

OWNER: SUDJILINDER  
Haven Real Estate  
8201 Mayo Drive, Suite 111  
Madison, WI 53719

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

# MEADOW ROAD ESTATES

LOCATED IN THE SW1/4 OF THE SE1/4 THE SW1/4 OF THE NE1/4 AND IN THE SE1/4 OF THE SW1/4 OF SECTION 32, T7N, R8E  
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Town of Middleton and Chapter 75 of the Dane County Land Division and Subdivision Regulations, Dane County, Wisconsin and under the direction of the owners listed below, I have surveyed, divided and mapped "Meadow Road Estates" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the SE1/4 the SW1/4 of the NE1/4 and in the NE1/4 of the SW1/4 of Section 32, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 32; thence N01°51'53"E, 791.89 feet along the West line of said SE1/4 to the point of beginning; thence S89°36'20"W, 6.20 feet to the East line of Lot 1, Certified Survey Map No. 11400; thence N01°34'34"E, 108.50 feet along said East line also being on the East line of Glacier's Woods; thence N01°55'45"E, 425.52 feet along the East line of Glacier's Woods to the Northeast corner of Lot 15, Glacier's Woods; thence N89°38'12"E, 1317.20 feet; thence S02°00'18"W, 533.36 feet; thence S89°36'20"W, 1309.65 feet to the point of beginning. Containing 702,187 square feet (16.12 acres).

Dated this 16th day of March, 2015.

Brett T. Stoffregan, Professional Land Surveyor S-2742



### OWNER'S CERTIFICATE

Meadow Road, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Meadow Road, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Town Board, Town of Middleton  
Dane County Zoning and Land Regulation Committee

In witness whereof, Meadow Road, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Meadow Road, LLC

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named officer(s) of the above named Meadow Road, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin

### OWNER'S CERTIFICATE

Joesphine W. Musser, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Joesphine W. Musser further certifies that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Town Board, Town of Middleton  
Dane County Zoning and Land Regulation Committee

In witness whereof, Joesphine W. Musser has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Joesphine W. Musser

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above Joesphine W. Musser to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin

### CONSENT OF CORPORATE MORTGAGEE

BMO Harris Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BMO Harris Bank

STATE OF WISCONSIN)  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

### TOWN BOARD RESOLUTION

Resolved that the plat of "Meadow Road Estates" located in the Town of Middleton, is hereby approved by the Town Board, Town of Middleton and the lands and rights dedicated by said "Meadow Road Estates" are hereby accepted.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

David Shaw, Clerk, Town of Middleton, Dane County, Wisconsin

### DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

This plat know as "Meadow Road Estates" is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Patrick Miles, Chair, Dane County Zoning and Land Regulation Committee

### COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2015 affecting the land included in "Meadow Road Estates".

Adam Gallagher, Treasurer, Dane County, Wisconsin

### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:14-07-115