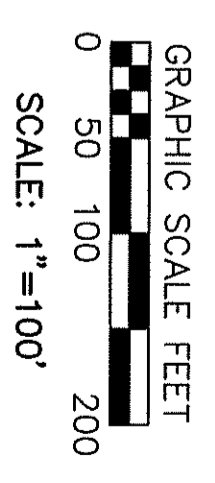


POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, OF THE SE 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 8 EAST, MEASURED AS BEARING S89°40'25"W



LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1 1/4" Ø REBAR
- FOUND 3/4" Ø REBAR
- FOUND 1" Ø IRON PIPE
- SET 1 1/4" Ø SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT
- NO VEHICULAR ACCESS
- NO RECORD AS INFORMATION

PLUMB UTILITY EASEMENTS UNLESS OTHERWISE NOTED. NO POLES OR BURNED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SERVICE BY ANYONE AS A RESULT OF SECTION 23.02 OF THE SET FORMS ARE FOR THE USE OF PUBLIC UTILITIES AND PRIVATE PUBLIC UTILITIES MAKING THE RIGHT TO SERVICE ESSENTIAL ONLY IF THEY DO NOT IMPERE THE ANTICIPATED FLOW OF WATER.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REVISION OF A PREVIOUSLY SUBMITTED PROPERTY, THE UNDERLYING PUBLIC UTILITIES EASEMENTS AND RECORDS SHALL BE REVISED BY THESE REVISIONS AND 9) THE NEAR-BLOCK DRAINAGE EASEMENTS SHALL BE GRANTED WITH THE CONSTRUCTION OF EACH RESIDENTIAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON THE MADISON GENERAL ORDINANCES. THE SANITARY EASEMENTS SHALL BE GRANTED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES. AS AMENDED IN ACCORDANCE WITH THE CITY OF MADISON. WITHIN THIS PLAT SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

7) ALL LANDS WITHIN THIS PLAT SUBJECT TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NUMBER 4233006.

8) SEE SHEET 2 FOR THE TERMS AND CONDITIONS OF THE PUBLIC SANITARY SEWER EASEMENT. PUBLIC UTILITY EASEMENTS AND PUBLIC DRAINAGE EASEMENTS.

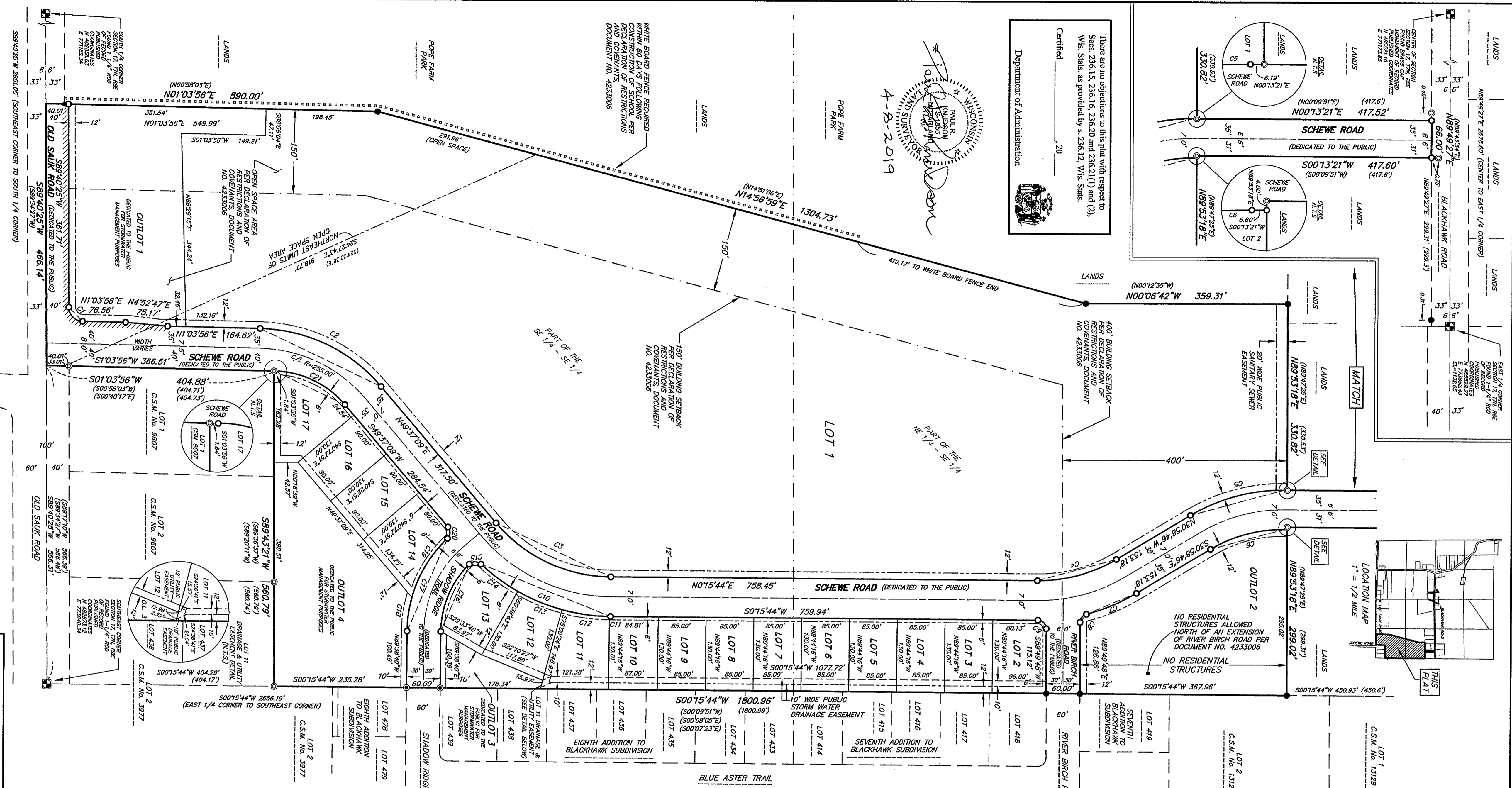
NOTES:

- 1) LOT 1 IS INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH STORMWATER REQUIREMENTS IN CHAPTER 23 OF MADISON GENERAL ORDINANCES AT THE TIME IT DEVELOPS.
- 2) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 3) OUTLOT 2 IS DESIGNATED AS OPEN SPACE AND IS PRIVATE PROPERTY AND SHALL BE STRIPPED WHEN PUBLIC UTILITIES EASEMENTS ARE REQUIRED FOR THE PUBLIC FOR PUBLIC PURPOSES.
- 4) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH REQUIRED FROM THE PROPERTY LINE TO THE CENTERLINE OF THE PLAT, EXCEPT WHERE SHOWN AND NOTED OTHERWISE. FOR PURPOSES OF THIS PLAT, THE CENTERLINE OF SCHEWE ROAD SHALL BE THE CENTERLINE OF THE PLAT. THE CENTERLINE OF SCHEWE ROAD SHALL BE THE CENTERLINE OF THE PLAT. THE CENTERLINE OF SCHEWE ROAD SHALL BE THE CENTERLINE OF THE PLAT. THE CENTERLINE OF SCHEWE ROAD SHALL BE THE CENTERLINE OF THE PLAT.
- 5) THE PUBLIC SPACE CONTAINED BY THE SUBDIVISION OR LOT SHALL NOT BE ALTERED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER AND THE CITY OF MADISON.
- 6) THE PUBLIC SPACE CONTAINED BY THE SUBDIVISION OR LOT SHALL NOT BE ALTERED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER AND THE CITY OF MADISON.

| LOT NUMBER (S#) | AREA (ACRES) | LOT NUMBER (S#) | AREA (ACRES) |
|-----------------|--------------|-----------------|--------------|
| LOT 1 | 108.998 | LOT 10 | 1131.0 |
| LOT 2 | 12.869 | LOT 11 | 1389.4 |
| LOT 3 | 11.050 | LOT 12 | 1298.0 |
| LOT 4 | 11.050 | LOT 13 | 1339.4 |
| LOT 5 | 11.050 | LOT 14 | 1389.6 |
| LOT 6 | 11.050 | LOT 15 | 1170.0 |
| LOT 7 | 11.050 | LOT 16 | 1170.0 |
| LOT 8 | 11.050 | LOT 17 | 1544.5 |
| LOT 9 | 11.050 | | 0.25 |

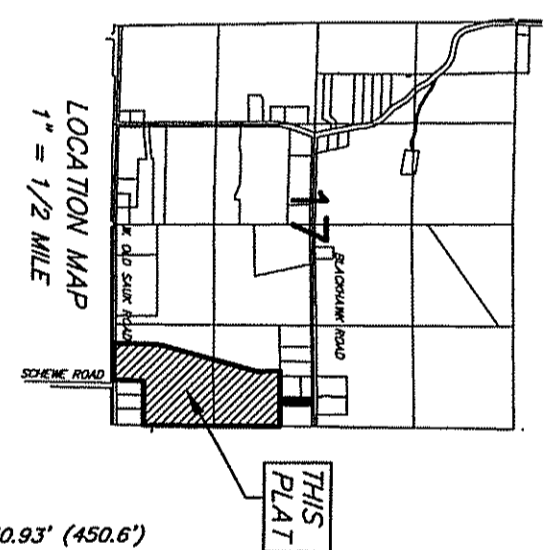
| OUTLOT AREA NUMBER | AREA (ACRES) | OUTLOT AREA NUMBER | AREA (ACRES) |
|--------------------|--------------|--------------------|--------------|
| OL 1 | 88.123 | OL 3 | 98.97 |
| OL 2 | 83.091 | OL 4 | 723.9 |
| | 1.91 | | 1.66 |

| Curve # | Radius | Length | Delta | Chord Bearing | Chord Length | Tangent Bearing |
|---------|--------|--------|-----------|---------------|--------------|-----------------|
| C1 | 25.00 | 38.66 | 0.683529° | N42°22'10"E | 3.46 | |
| C2 | 250.00 | 245.75 | 0.481313° | N49°20'32"E | 238.49 | |
| C3 | 270.00 | 232.89 | 0.462125° | N42°56'28"E | 225.46 | |
| C4 | 270.00 | 147.22 | 0.217431° | N15°21'31" | 145.41 | |
| C5 | 350.00 | 174.86 | 0.311207° | N15°22'43"W | 172.12 | |
| C6 | 280.00 | 136.14 | 0.311207° | S15°22'43"E | 134.47 | |
| C7 | 340.00 | 96.86 | 0.167919° | S22°49'07"E | 96.53 | S14°39'28"E |
| C8 | 15.00 | 19.27 | 0.753015° | S52°24'50"E | 18.37 | S14°39'28"E |
| C9 | 15.00 | 23.45 | 0.893403° | S45°02'46"W | 21.13 | S43°05'03"W |
| C10 | 340.00 | 254.21 | 0.425018° | S21°40'53"W | 248.33 | S43°05'03"W |
| C11 | 340.00 | 2.19 | 0.002210° | S02°26'49"W | 2.19 | |
| C12 | 340.00 | 85.22 | 0.142141° | S07°49'45"W | 85.00 | |
| C13 | 340.00 | 85.22 | 0.221027° | S22°10'27"W | 85.00 | |
| C14 | 340.00 | 61.57 | 0.131444° | S3°13'40"W | 61.37 | |
| C15 | 15.00 | 23.00 | 0.875108° | S00°49'32"E | 20.81 | S43°05'03"W |
| C16 | 170.00 | 133.20 | 0.444334° | S87°11'53"E | 129.82 | S44°45'06"E |
| C17 | 230.00 | 184.51 | 0.463745° | N68°39'47"W | 178.80 | N43°40'55"W |
| C18 | 230.00 | 60.68 | 0.150535° | N82°05'12"W | 60.50 | |
| C19 | 230.00 | 123.83 | 0.203050° | N59°08'20"W | 122.34 | |
| C20 | 150.00 | 22.70 | 0.864157° | N87°01'53"W | 20.59 | N43°40'55"W |
| C21 | 150.00 | 142.37 | 0.483317° | S25°20'32"W | 138.14 | |



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

PAUL R. KUNDSON
LAND SURVEYOR
WISCONSIN
4-B-2019



28031

POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SUBJECT'S CERTIFICATE

I, Paul R. Knudson, professional land surveyor, hereby certify. That in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the Middleton-Cross Plains Area School District, Owner, I have surveyed, divided and mapped POPE FARM ESTATES, that such plat correctly represents all exterior boundaries of the POPE FARM ESTATES, as shown on the attached plat, and that the corners of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 17, 4th in Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence S89°40'25"W, 566.31 feet along the south line of said SE 1/4 to the southwest corner of Certified Survey Map Number 9607 and the Point of Beginning; thence continuing S59°40'25"W, 465.14 feet along the south line of said SE 1/4; thence N65°53'02"E, 320.82 feet; thence N00°13'21"E, 412.52 feet; thence S00°15'44"W, 412.60 feet; thence N89°53'18"E, 299.02 feet to the east line of said SE 1/4; thence S00°15'44"W, 1800.96 feet along the east line of said SE 1/4 to a north line of Lot 2, Certified Survey Map Number 3977 and Lots 1 and 2, Certified Survey Map Number 9607 to the northwest corner of Certified Survey Map Number 9607; thence S01°03'55"W, 404.88 feet along the west line of said Certified Survey Map Number 9607 to the Point of Beginning. Containing 1,735,947 square feet or 39.6519 acres, more or less.

Witness my hand and the seal of my office this 20th day of April, 2019.

Paul R. Knudson, P.L.S. No. 1556



CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid assessments affecting any of the lands included in the plat of POPE FARM ESTATES as of this ___ day of ___ 20__.

Dore M. Gawenda, City of Madison Treasurer

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording by the secretary of the City of Madison Plan Commission. Dated this ___ day of ___ 20__.

Margie Erdman, Secretary of Plan Commission

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of POPE FARM ESTATES located in the NE 1/4-SE 1/4 and SE 1/4-SE 1/4 of Section 17, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number ___ File ID Number ___ adopted on this ___ day of ___ 20__ and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of POPE FARM ESTATES to the City of Madison for public use. Dated this ___ day of ___ 20__.

Morabeth Witzel-Behn, City Clerk City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallegos, being the duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of POPE FARM ESTATES as of this ___ day of ___ 20__.

Adam Gallegos, Dane County Treasurer

REGISTER OF DEEDS

Received for recording this ___ day of ___ 20__ at ___ O'clock ___ M. and recorded in Volume ___ of Plats of Dane County on Page(s) ___ as Document Number ___

Kristi Chabowski, Register of Deeds of Dane County, Wisconsin

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



OWNER'S CERTIFICATE

The Middleton-Cross Plains Area School District, a body politic, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused and caused to be recorded in the Public Records of the State of Wisconsin, the attached plat, which plat is a true and correct copy of the original plat as shown to me by the said Robert Green, its President, on this ___ day of ___ 20__.

Witness my hand and the seal of my office this ___ day of ___ 20__.

Robert Green, President

STATE OF WISCONSIN) DANE COUNTY) ss. Personally came before me this ___ day of ___ 20__ the above-named Robert Green, to me known to be the President of the Middleton-Cross Plains Area School District, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Dane County, Wisconsin My Commission Expires: ___

Public Storm Water Drainage Easements

Creation of Easement Rights. A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the use and purposes hereinafter set forth. The Easement Area may be used by City of Madison for the installation, maintenance, repair, replacement and reconstruction of the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Exactly Restoration. City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area and shall be responsible for the cost of such repair and replacement. The City of Madison shall be responsible for the cost of any and all grading, paving, concrete and turf located within the Easement Area and/or the Property as a result of the use of the Easement Area and shall be responsible for the cost of any and all grading, paving, concrete and turf located within the Easement Area and/or the Property as a result of the use of the Easement Area.

Limitations on Use of Easement Area. The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Release of Rights to Easements Created by Plat. Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with s.236.293.

Public Utility Easements

Creation of Easement Rights. A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the use and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the installation, maintenance, repair, replacement and reconstruction of the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

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Release of Rights to Easements Created by Plat. Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with s.236.293.

Public Sanitary Sewer Easements

Creation of Easement Rights. A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the use and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the installation, maintenance, repair, replacement and reconstruction of the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Exactly Restoration. City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area and shall be responsible for the cost of such repair and replacement. The City of Madison shall be responsible for the cost of any and all grading, paving, concrete and turf located within the Easement Area and/or the Property as a result of the use of the Easement Area.

Limitations on Use of Easement Area. The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Release of Rights to Easements Created by Plat. Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with s.236.293.

Prepared by: vierbicher ENGINEERS, INC. 705 South Avenue Madison, WI 53702. Includes a table with dates and a sheet number '2 OF 2'.