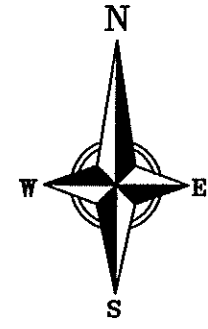
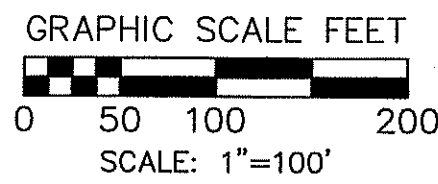


FOURTH ADDITION TO NINE SPRINGS

OUTLOT 7, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633 DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4-SE 1/4, NE 1/4-SE 1/4, SW 1/4-NE 1/4, AND THE SE 1/4-NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



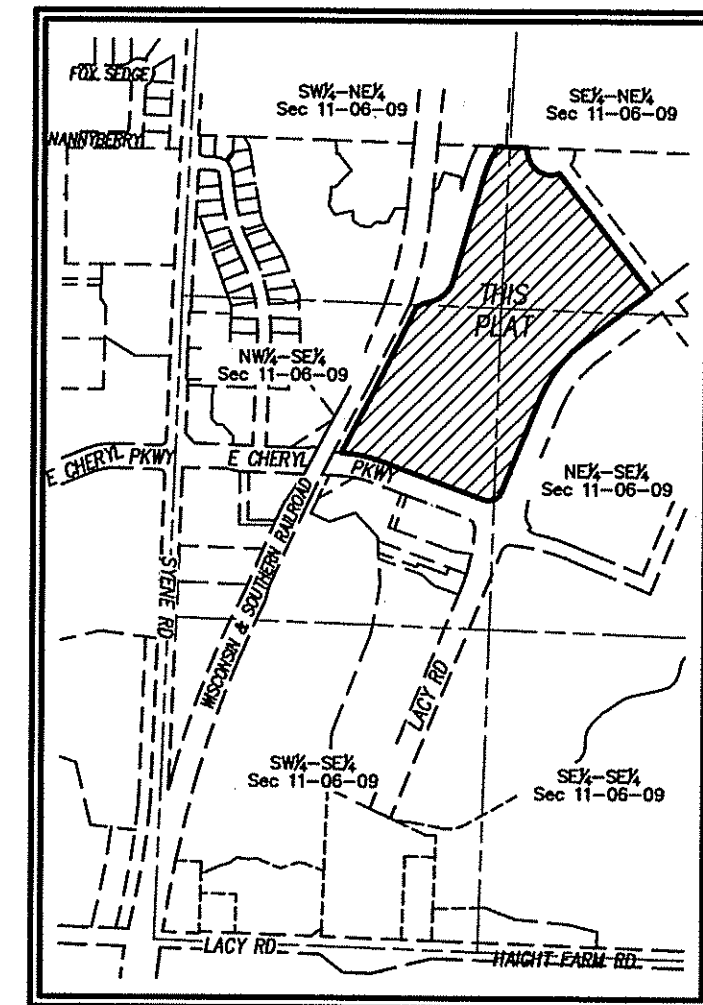
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N 88°01'48" W



SURVEY LEGEND

- FOUND 3/4" IRON ROD
 - △ SET 2-1/2" x 1/4" MAG NAIL
 - SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

LOCATION MAP
(Not to Scale)



LOT & OUTLOT AREA TABLE:

- LOT 55 = 43,847 SQ. FT. OR 1.01 ACRES
- LOT 56 = 56,672 SQ. FT. OR 1.30 ACRES
- OUTLOT 30 = 6,978 SQ. FT. OR 0.16 ACRES
- OUTLOT 31 = 4,608 SQ. FT. OR 0.11 ACRES
- OUTLOT 32 = 391,654 SQ. FT. OR 8.76 ACRES
- OUTLOT 33 = 306,695 SQ. FT. OR 6.42 ACRES
- OUTLOT 34 = 8,208 SQ. FT. OR 0.19 ACRES

OUTLOT 30: "RESERVED FOR LANDSCAPING & OPEN SPACE" FOR THE BENEFIT OF LOT 55.

OUTLOT 31: "RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS & OUTLOTS OF THIS PLAT."

OUTLOT 32: "RESERVED FOR FUTURE DEVELOPMENT."

OUTLOT 33: "RESERVED FOR FUTURE DEVELOPMENT."

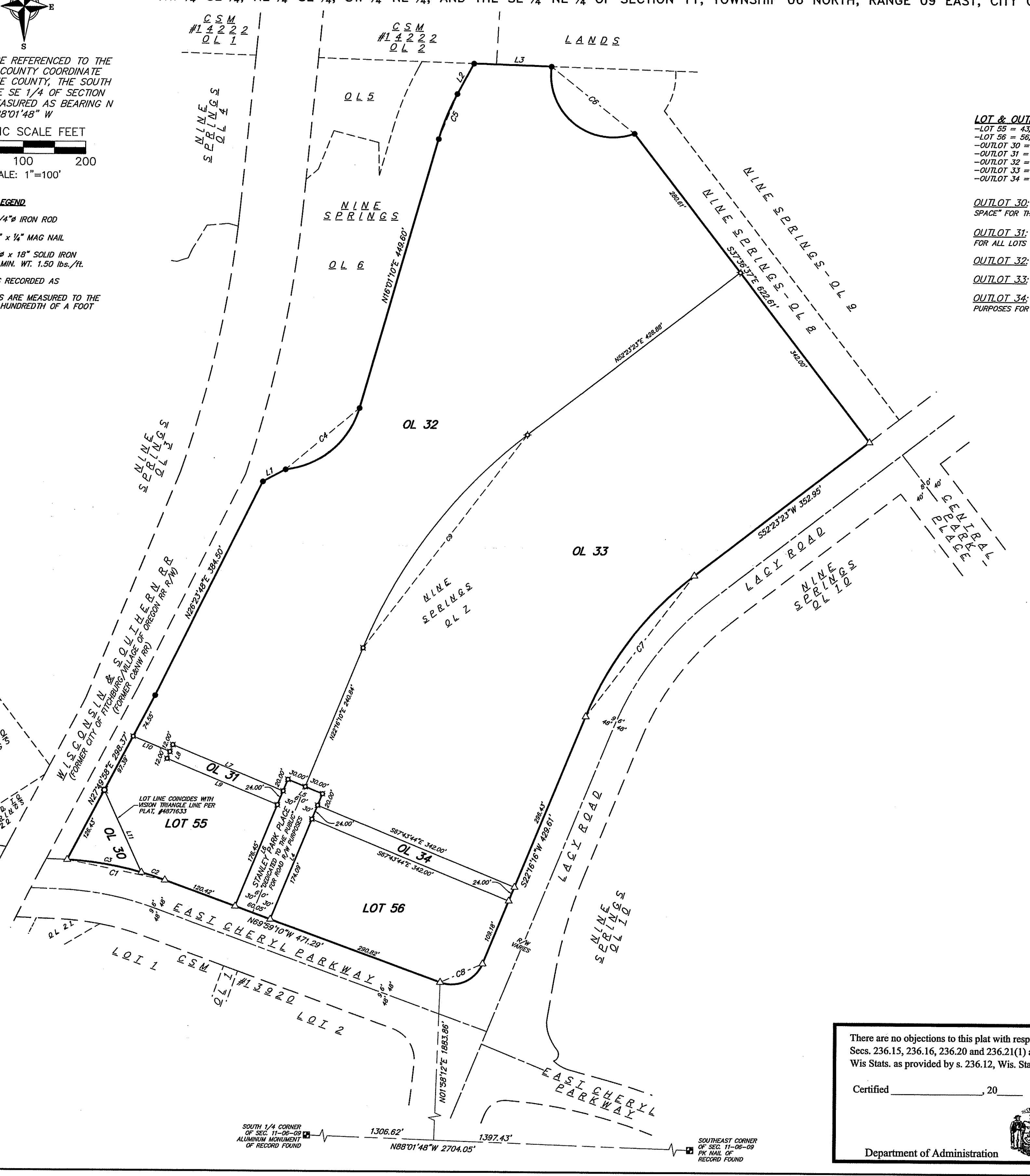
OUTLOT 34: "RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS & OUTLOTS OF THIS PLAT."

17 Oct 2016 - 12:39p M:\Avante Properties\160146 Vista, Fitchburg\CADD\160146_Plat.dwg by: mmar

Received: 10/20/2016
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Line Table		
LINE NO.	DIRECTION	LENGTH
L1	N61°41'23"E	41.15'
L2	N28°24'40"E	55.61'
L3	S88°10'08"E	124.29'
L4	N22°16'10"E	218.09'
L5	S67°43'44"E	60.00'
L6	N22°16'10"E	220.45'
L7	S67°43'44"E	192.00'
L8	S22°16'10"W	24.00'
L9	S67°43'44"E	192.00'
L10	S67°43'44"E	63.85'
L11	S24°28'47"E	144.86'

CURVE NUMBER	TANGENT BEARING	
	BACK	AHEAD
C1		N86°46'20"W
C4	N84°07'07"E	
C6	S07°34'10"W	N69°50'50"E

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	160.55'	548.00'	016°47'10"	N78°22'45"W	159.98'
C2	39.58'	548.00'	004°08'17"	N72°03'18"W	39.57'
C3	120.97'	548.00'	012°38'53"	N80°26'53"W	120.73'
C4	163.42'	137.50'	068°05'51"	N50°04'12"E	153.97'
C5	78.40'	362.50'	012°23'30"	S22°12'55"W	78.25'
C6	205.46'	100.00'	117°43'20"	S51°17'30"E	171.18'
C7	288.07'	548.00'	030°07'07"	S37°19'49"W	284.76'
C8	81.93'	53.50'	087°44'34"	N66°08'33"E	74.16'
C9	436.33'	830.00'	030°07'12"	S37°19'46"W	431.32'

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



vierbicher
planners | engineers | advisors



DRAFTED BY: MMAR
DATE: August 23, 2016
REV: October 17, 2016
CHECKED BY: PKNU

SURVEYED FOR:
Green-Tech Land Company, LLC
120 E. Lakeside Street
Madison, WI 53715
ph: (608) 294-4086

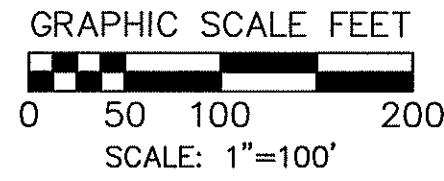
SHEET
1 OF 2

FOURTH ADDITION TO NINE SPRINGS

OUTLOT 7, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633 DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4-SE 1/4, NE 1/4-SE 1/4, SW 1/4-NE 1/4, AND THE SE 1/4-NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N 88°01'48" W



SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of Green-Tech Land Company, LLC, owner of said land, I have surveyed, divided and mapped FOURTH ADDITION TO NINE SPRINGS; that such Plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Outlot 7, NINE SPRINGS, as recorded in Volume 60-003A of Plats, on Pages 8-16, as Document Number 4871633, Dane County Registry, located in the NW 1/4, the NE 1/4, of the SE 1/4, the SW 1/4 of the NE 1/4, and the SE 1/4 of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 881,817 square feet or 20.244 acres more or less.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this _____ day of _____, 201__.

Signed:
Vierbicher Associates, Inc.
Michael S. Marty, P.L.S. No. 2452

NOTES (from Nine Spring Plat, Doc. #4871633):

- Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of the Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.
- All developable lots within the plat are hereby obligated to design and construct stormwater management facilities that infiltrate, evaporate/transpose, or reuse a minimum of 90 percent of predevelopment stormwater on a lot-by-lot basis unless a regional facility is designed and constructed to fulfill this requirement. Stormwater management facilities shall be in place and functioning properly prior to requesting building occupancy inspection.
- **"-In the event that Outlot 9 develops prior to the development of Outlot 7, Outlot 7 may be required to grant a sanitary sewer easement for connection of Lots within Outlot 9 to City Services. In the event that Outlot 7 develops prior to Outlot 9, an easement for future sanitary sewer to serve Outlot 9 may be required over Outlot 7.
- ***"-Additional right-of-way dedication may be obtained from Outlots 7, 9 and 10 to accommodate future intersection improvements of Lacy Road and Central Park Place to avoid conflicts with USH 14 or its interchange with Lacy Road, as outlined on Exhibit 5 of the Technical Memorandum titled "Nine Springs Neighborhood Planning Analysis" and dated April 16, 2012.
- Upon future development of Outlots 7, 9 and 10 developable lots abutting Central Park Place shall be deemed restricted such that all buildings constructed on these Lots shall be sprinklered.
- The Temporary 33' Private Access easements shall terminate upon development or upon dedication to the public of the respective Outlot.
- Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.

ADDITIONAL NOTES:

- Outlot 30 shall be maintained by, and is hereby restricted to have identical common ownership with owner of Lot 55 of this Plat. Outlot 30 lies entirely within the "Vision Triangle" and is subject to the following: Vision Triangle - There shall be no improvements or plantings within the Vision Triangle over three and one-half feet (3.5') above existing ground. This is to provide vision lines between the railroad tracks and East Cheryl Parkway.
- Upon future development of Outlot 32 and/or 33 of this Plat, additional parkland dedication may be required. The ultimate location, size and configuration of said dedicated parkland shall be determined during the formal land division process and shall be subject to final approval by the City of Fitchburg.
- Improvements, including, but not limited to, pavement, sidewalk, and landscaping are allowed within the 24' wide public underground utility easements, the 12' wide public underground utility easements, and 6' wide public underground utility easements created by this Plat.
- Upon future development of Outlot 32 and/or 33 of this Plat, additional right of way dedication for Stanley Park Place north to Outlot 8, Nine Springs will be required.

WISDOT NOISE NOTE (from Nine Springs Plat, Doc. #4871633)

NOISE NOTE:
The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."

OWNER'S CERTIFICATE

Green-Tech Land Company, LLC, a Wisconsin 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 we caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented hereon, and do further certify that this Plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, Green-Tech Land Company, LLC, has caused these presents to be signed by Scott Kelly, its Manager, at Madison, Wisconsin, on this _____ day of _____, 20__.

Green-Tech Land Company, LLC

By: _____
Scott Kelly, Manager
Green-Tech Land Company, LLC

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 20__, the above-named Scott Kelly, its Manager, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

CONSENT OF MORTGAGEE

Park Bank, a banking association 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 dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Park Bank, has caused these presents to be signed by Michael J. Lawrence, its Vice President, at Madison, Wisconsin, on this _____ day of _____, 20__.

Park Bank
By: _____
Michael J. Lawrence, Vice President
Park Bank

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 20__, Michael J. Lawrence, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin
My Commission expires: _____

CITY OF FITCHBURG TREASURER'S CERTIFICATE:

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of FOURTH ADDITION TO NINE SPRINGS.

Date: _____

By: _____
Misty Dodge, City Treasurer

CITY OF FITCHBURG APPROVAL:

Resolved, that the plat of FOURTH ADDITION TO NINE SPRINGS, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number _____ adopted on this _____ day of _____, 201__, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of FOURTH ADDITION TO NINE SPRINGS to the City for Public Use.

Date: _____

By: _____
Patti Anderson, City Clerk

DANE COUNTY TREASURER'S CERTIFICATE:

I, David Worzala, 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 special assessments affecting any of the land included in the plat of FOURTH ADDITION TO NINE SPRINGS, as of this _____ day of _____, 201__.

By: _____
David Worzala, Dane County Treasurer

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



vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foster Drive, Suite 201, Madison, Wisconsin, 53717
Phone: (608) 833-6372 Fax: (608) 833-6350

DRAFTED BY: MMAR
DATE: August 23, 2016
REV: October 17, 2016
CHECKED BY: PKNU

FILE: 180146
DATE: August 23, 2016
REV: October 17, 2016
SURVEYED FOR:
Green-Tech Land Company, LLC
120 E. Lakeside Street
Madison, WI 53715
ph: (608) 294-4086

SHEET
2 OF 2

146_PFlat.dwg By: mmr

Received: 10/20/2016
CFA

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REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20__
at _____ o'clock _____ m. and recorded in Volume _____ of
Plats on pages _____ as Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds