

Received: 07/24/2015  
CFA

27395

0078

**Outlot 9**

501,748 S.F.  
Dedicated to the public for  
conservancy and  
environmental corridor.

Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components shall be maintained and preserved by the property owner. Modification(s) shall not be made without written approval by the Village of DeForest.

**Legend:**

- = Found 1-1/4" O.D. Iron Pipe
  - ⊙ = Found 3/4" Rebar
  - ⊖ = Found 1-1/4" Rebar
  - ⊕ = Found 1" Pinch Top Pipe
  - ⊗ = Found 2" Iron Pipe
  - ⊙ = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft
- All other Lot and Outlot corners are marked with a 1-1/4" O.D. x 24" Iron Pipe weighing 1.68 lbs./lin. ft.

941.5 Lowest foundation opening elevation

DELINEATED WETLANDS  
Delineated August 9, 2011,  
by Stantec

75' WETLAND BUFFER

15' Utility Easement to the Village of DeForest and its assigns.

60' Utility Easement to the Village of DeForest and its assigns.

- = Public Utility Easement to the Village of DeForest and Assigns (Widths except where indicated) (See Note 9)
- = Public stormwater easement
- = Public Bike Path/Pedestrian Path Easement (5' wide unless otherwise indicated)
- = No Vehicular Access
- = Corporate Boundary

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

**Outlot 4**

To be retained by the developer of Fox Hills or assign. No permits for building construction to be issued until the further division of Outlot 4 in accordance with the approved preliminary plat and applicable Village ordinances.

**Outlot 7**

107,156 S.F.  
Dedicated to the public for storm water management purposes and environmental corridor.

**Surveyor's Certificate:**

I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of DeForest, and under the direction of the owners listed herein, I have surveyed, divided and mapped FOX HILLS and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Part of the Southeast 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4, part of the Southeast 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southwest 1/4, Section 33, T9N, R10E, Village of DeForest, Dane County, Wisconsin, described as follows:  
Commencing at the South 1/2 Corner of said Section 33; thence N00°40'54"E, 161.80 feet to the North right of way line of State Trunk Highway 19; thence S89°58'44"W, 1322.62 feet (recorded as S89°58'31"W, 1322.47 feet) along said right of way line to the West line of said Southeast 1/4 of the Southwest 1/4; thence N00°39'11"E, 576.62 feet along said West line to the point of beginning; thence continuing along said West line N00°39'11"E (recorded as N00°39'19"E), 1901.83 feet to the Southeast right of way line of Pederson Crossing Boulevard; thence N36°53'21"E (recorded as N36°53'08"E), 130.51 feet along said right of way line to a point of curvature; thence continuing along said right of way line along a curve to the left having a radius of 800.00 feet and a long chord bearing and distance of N21°55'33"E (recorded as N21°55'20"E), 413.12 feet to a point of reverse curvature; thence continuing along said right of way line along a curve to the right having a radius of 100.00 feet and a long chord bearing and distance of N48°21'20"E (recorded as N48°21'08"E), 132.25 feet to the point of tangency; thence continuing along said right of way line N89°44'57"E (recorded as N89°44'44"E), 6.51 feet; thence N00°15'03"W (recorded as N00°15'16"W), 80.00 feet to the Northeast right of way line of Pederson Crossing Boulevard and a point on a curve; thence along said right of way line along a curve to the right having a radius of 100.00 feet and a long chord bearing and distance of N45°01'07"W (recorded as N45°01'20"W), 141.99 feet to the point of tangency; thence continuing along said right of way line N00°12'49"E (recorded as N00°12'36"E), 20.00 feet to a point of curvature; thence continuing along said right of way line along a curve to the left having a radius of 800.00 feet and a long chord bearing and distance of N89°17'37"E (recorded as N89°17'37"E), 251.31 feet to the point of tangency; thence continuing along said right of way line N00°15'38"E (recorded as N00°15'25"E), 20.42 feet to the North line of said Southeast 1/4 of the Northwest 1/4; thence N89°57'32"E, 994.66 feet along said North line to the East line of said Southeast 1/4 of the Northwest 1/4; thence S00°08'07"W, 252.04 feet (recorded as S00°09'01"W, 252.99 feet); thence N69°42'37"E, 154.41 feet (recorded as N89°43'15"E, 154.31 feet); thence S89°47'10"E (S89°46'45"E), 165.00 feet; thence S89°06'33"E, 91.09 feet (recorded as S89°03'45"E, 91.00 feet); thence N70°19'36"E (recorded as N70°17'15"E), 140.00 feet; thence S80°51'17"E, 58.91 feet (recorded as S80°48'45"E, 59.00 feet); thence S60°06'30"E, 219.86 feet (recorded as S60°05'45"E, 220.00 feet); thence N89°43'57"E, 523.75 feet (recorded as N89°43'15"E, 523.82 feet) to the West plot line of Revere Trails; thence S00°04'16"W, 926.00 feet (recorded as S00°04'13"W, 925.84 feet) along said West plot line to the Northeast corner of said Northwest 1/4 of the Southeast 1/4; thence continuing along said West plot line S04°55'55"W, 816.18 feet (recorded as S04°56'06"W, 816.49 feet) to the North line of Lot 2, Certified Survey Map No. 10286; thence N89°59'10"W (recorded as N89°58'31"W), 428.63 feet along said North line; thence N03°01'57"E, 165.98 feet; thence N89°58'03"W, 377.87 feet to the intersection with the Northern extension of the West line of Lot 1, Certified Survey Map No. 10286; thence S04°48'08"W (recorded as S04°48'24"W), 566.06 feet along said extension and West line; thence S89°57'40"W, 640.76 feet to the West right of line of Bear Tree Parkway; thence S01°11'26"W, 175.16 feet along said right of way line to a point of curvature; thence continuing along said right of way line along a curve to the left having a radius of 700.00 feet and a long chord bearing and distance of S03°33'59"E, 75.47 feet; thence continuing along said right of way line S04°59'24"E, 252.75 feet to a point of curvature; thence continuing along said right of way line along a curve to the right having a radius of 260.00 feet and a long chord bearing and distance of S42°30'29"W, 383.37 feet; thence continuing along said right of way line N89°59'38"W, 744.47 feet to a point of curvature; thence continuing along said right of way line along a curve to the right having a radius of 100.00 feet and a long chord bearing and distance of N66°47'04"W, 78.82 feet to a point of compound curvature; thence continuing along said right of way line along a curve to the right having a radius of 236.00 feet and a long chord bearing and distance of N39°09'28"W, 35.36 feet to a point of reverse curvature; thence continuing along said right of way line along a curve to the left having a radius of 119.00 feet and a long chord bearing and distance of N72°06'50"W, 144.47 feet to the said West line of the Southeast 1/4 of the Southwest 1/4 and the point of beginning; Containing 6,516,493 square feet, or 149.60 acres.

**County Treasurer's Certificate:**

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of \_\_\_\_\_, 20\_\_\_\_ affecting any of the lands included in the plat of FOX HILLS.

**Village Treasurer's (Finance Director) Certificate:**

I, Steve Fahlgren, being the duly elected, qualified and acting Finance Director for the Village of DeForest, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of \_\_\_\_\_, 20\_\_\_\_ affecting any of the lands included in the plat of FOX HILLS.

**Owner's Certificate:**

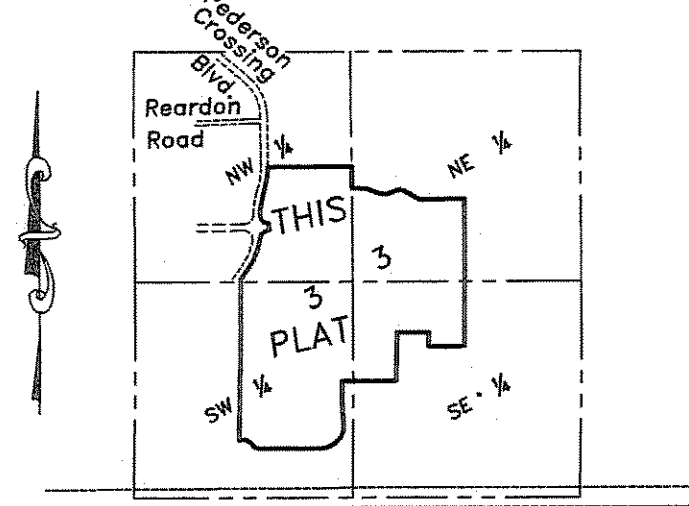
Norski Dane, Inc., as owner, hereby certifies that it has caused the land described on this plat of FOX HILLS to be surveyed, divided, mapped and dedicated as represented herein. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration  
Dane County Zoning and Land Regulation Committee  
Village of DeForest

In witness hereof, Steven A. Pederson, manager, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Norski Dane, Inc.

Steven A. Pederson, Manager



State Trunk Highway 19  
LOCATION SKETCH  
SECTION 33, T9N, R10E  
NOT TO SCALE

**Owner's Certificate:**

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Department of Administration  
Dane County Zoning and Land Regulation Committee  
Village of DeForest

In witness hereof, Steven A. Pederson, manager, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Norski Dane, Inc.

Steven A. Pederson, Manager

BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

FOX HILLS

Part of the Southeast 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4, part of the Northwest 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southwest 1/4, Section 33, T9N, R10E, Village of DeForest, Dane County, Wisconsin.

June 8, 2015

