

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

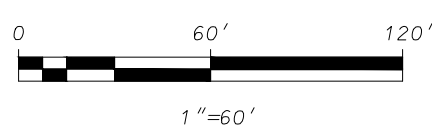
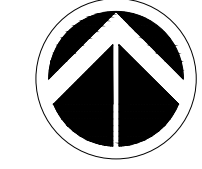
TUMBLEDOWN FARM

PART OF LOT 1 AND LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 9375
 LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 29, AND IN THE NE1/4 OF THE SE1/4 OF SECTION 30
 ALL IN T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



NOTES

1. Refer to building site information found in the Dane County Soil Survey.
2. Outlots 1, 2, 3, 4, 5 and 6 are to be owned and maintained by the Tumbledown Farm Neighborhood Association.
3. Outlots 1 and 2 are subject to Public Stormwater and Public Recreational Trail Easements over their entireties.
4. Outlots 4, 5 and 6 are subject to Public Recreational Trail Easements over their entireties.
5. No development will be allowed on Outlots 3, 4, 5 and 6.
6. Outlot 3 is private open space.
7. Public Stormwater Easements shall include drainage swales, stormwater culverts, pipes and stormwater management facilities and other elements of the stormwater management plan.
8. If a shared driveway is to be constructed on Lots 6, 7, and/or 8, a joint driveway agreement shall be approved by the Town of Middleton and recorded at that time.



BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S00°07'54"W

LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and quarter corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 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.
- MDE Minimum unprotected foundation opening elevation NAVD1988(2012) datum
- () Recorded as information

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:17-07-101

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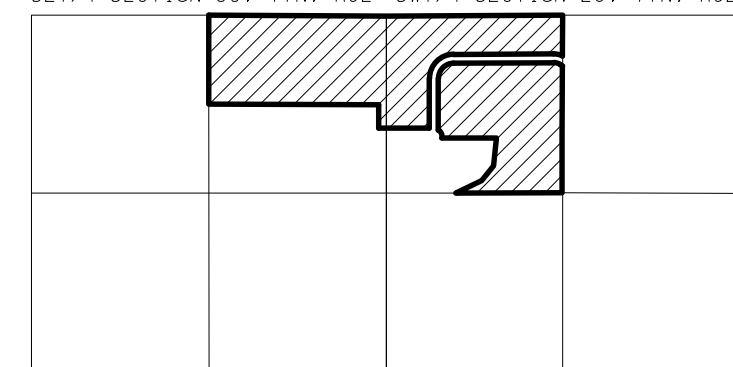


Department of Administration

TUMBLEDOWN FARM

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 ALL IN T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

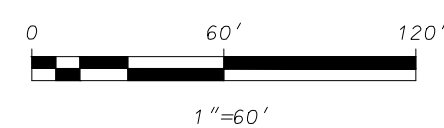
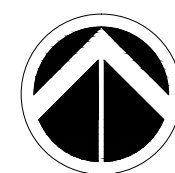
SE1/4 SECTION 30, T7N, R8E SW1/4 SECTION 29, T7N, R8E



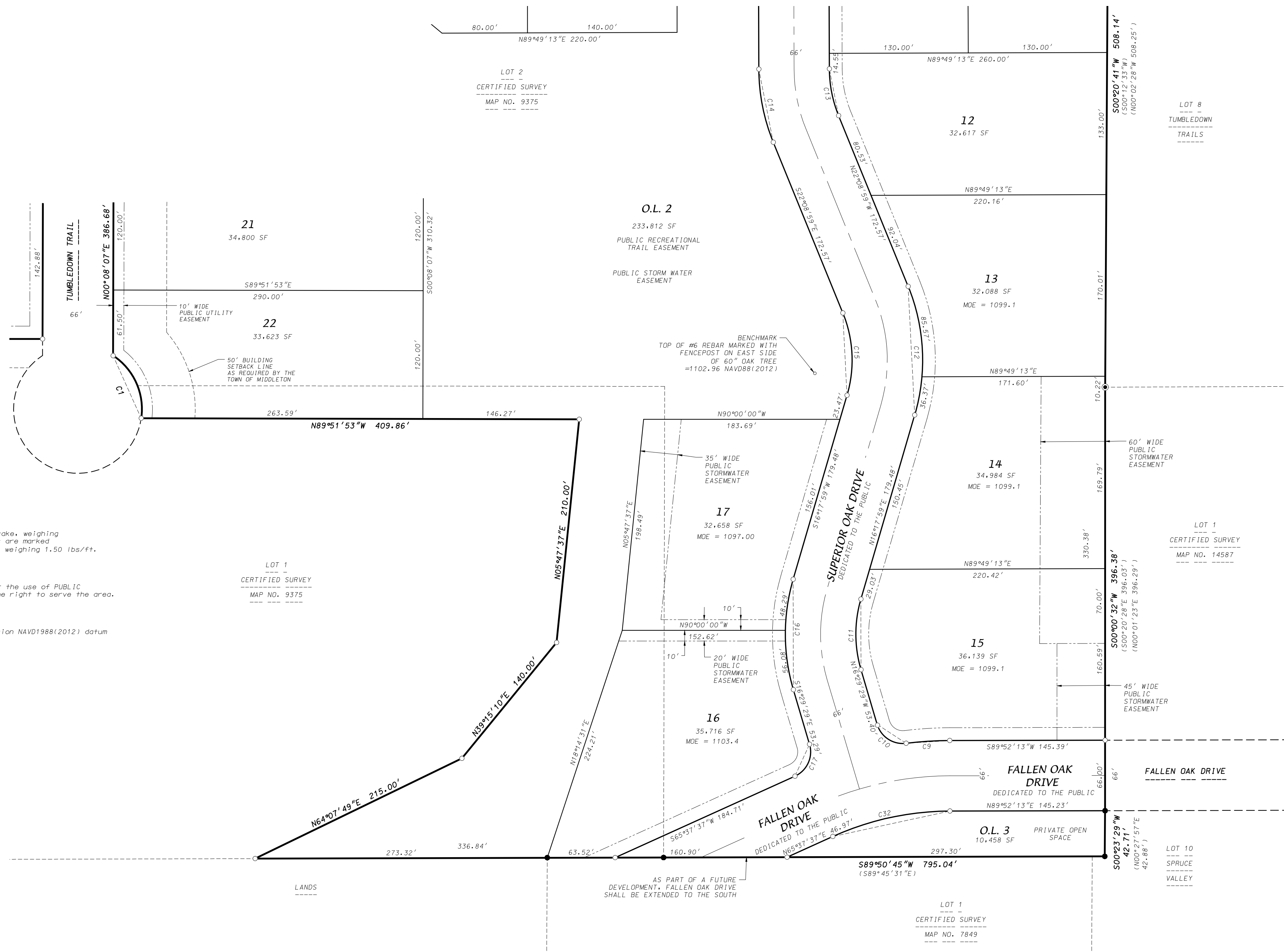
LOCATION MAP
 NOT TO SCALE

LEGEND

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BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S00°07'54"W



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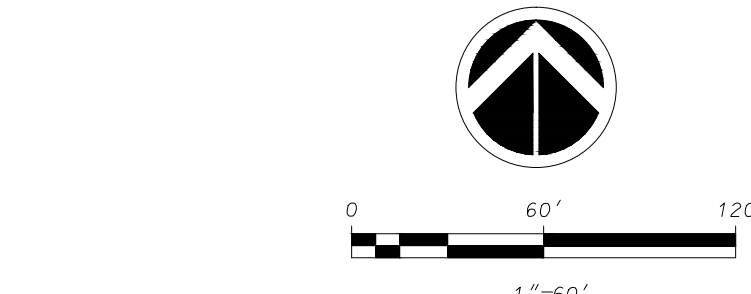
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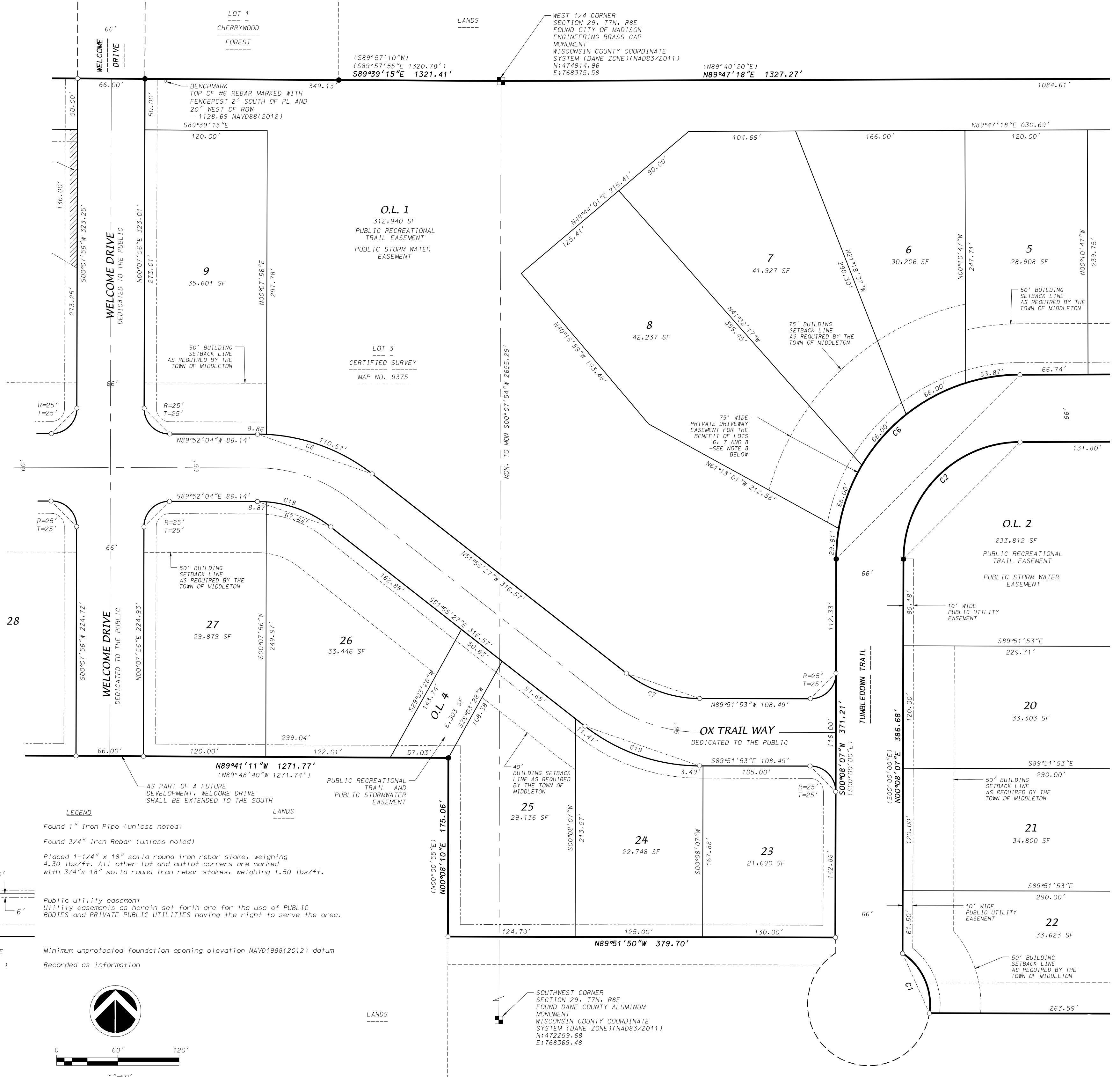
CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		60.00	64.18	67.72	N24°09'51"W	64°40'02"	IN-N08°10'10"E OUT-N56°29'52"W
2		114.81	161.92	179.71	N44°58'40"E (179.72) (N44°50'33"E)	89°41'06" (89°41'05")	
3		81.95	48.38	49.12	S73°00'35"E (48.36) (49.09) (S73°10'04"E)	34°20'24" (34°19'21")	OUT-S55°50'23"E
4		147.95	21.51	21.53	S60°00'29"E (21.12) (21.14) (S60°06'00"E)	08°20'12" (08°11'15")	OUT-S64°10'35"E
5		147.95	67.28	67.87	N77°02'15"W (66.90) (67.49) (N77°15'41"W)	26°17'04" (26°08'07")	IN-N63°53'43"W
6		180.81	255.00	283.02	S44°58'40"W (283.03) (S44°50'33"W)	89°41'06" (89°41'05")	
DL1		180.81	29.81	29.84	N04°51'47"E	09°27'20"	
8		180.81	66.00	66.37	N20°06'25"E	21°01'56"	
7		180.81	66.00	66.37	N41°08'21"E	21°01'56"	
6		180.81	66.00	66.00	N62°10'17"E	21°01'56"	
5		180.81	53.87	54.07	N81°15'14"E	17°07'58"	
7		117.00	76.07	77.48	N70°53'40"W	37°56'26"	
8		183.00	118.99	121.19	N70°53'45.5"W	37°56'37"	
DL1		183.00	110.57	112.33	N69°30'30.5"W	35°10'07"	
9		183.00	8.86	8.86	N88°28'49"W	02°46'30"	
9		333.00	40.88	40.91	S86°21'04"W	07°02'18"	OUT-S82°49'55"W
10		25.00	32.36	35.20	N56°49'47"W	80°40'36"	
11		117.00	66.05	66.96	N00°05'45"W	32°47'28"	
12		183.00	120.51	122.81	N02°55'30"W	38°26'58"	
14		183.00	36.37	36.43	N10°35'47"E	11°24'24"	
13		183.00	85.57	86.37	N08°37'42"W	27°02'34"	
13		117.00	44.59	44.86	N11°09'53"W	21°58'12"	
14		183.00	69.74	70.17	S11°09'53"E	21°58'12"	
15		117.00	77.05	78.52	S02°55'30"E	38°26'58"	
16		183.00	103.31	104.73	S00°05'45"E	32°47'28"	
17		183.00	48.29	48.43	S09°43'06"W	15°09'46"	
16		183.00	56.08	56.30	S07°40'38"E	17°37'42"	
17		25.00	32.84	35.83	S24°34'04"W	82°07'06"	
18		117.00	76.07	77.48	S70°53'45.5"E	37°56'37"	
27		117.00	8.87	8.87	S87°41'47"E	04°20'34"	
26		117.00	67.64	68.61	S68°43'28.5"E	33°36'03"	
19		183.00	118.98	121.18	S70°53'40"E	37°56'26"	
20		117.00	63.45	64.26	S55°56'49"E	31°28'06"	OUT-S40°12'46"E
21		584.00	343.07	348.21	S57°17'38"E	34°09'44"	OUT-S74°22'30"E
34		584.00	154.80	155.25	S47°49'43"E	15°13'54"	
33		584.00	110.33	110.49	S60°51'53"E	10°50'26"	
32		584.00	82.39	82.46	S70°19'48"E	08°05'24"	
22		60.00	28.74	29.02	S60°31'07"E	27°42'46"	OUT-S46°39'44"E
23		125.00	154.83	166.97	S84°55'47"E	76°32'06"	OUT-N56°48'10"E
DL5		125.00	50.00	50.34	S58°11'55"E	23°04'22"	
31		125.00	103.87	107.12	N85°42'54"E	49°06'00"	
30		125.00	9.51	9.52	N58°59'02"E	04°21'44"	
24		60.00	46.48	47.73	N79°35'25"E	45°34'30"	OUT-S77°37'20"E
25		1018.00	217.16	217.57	S83°44'42"E	12°14'44"	
30		1018.00	77.35	77.37	S79°47'58"E	04°21'16"	
29		1018.00	130.35	130.44	S85°38'51"E	07°32'50"	
28		1018.00	9.76	9.76	S89°35'35"E	00°32'58"	
26		952.00	202.08	202.46	N83°46'31"W	12°11'06"	
41		952.00	4.76	4.76	N89°43'28"W	00°17'12"	
40		952.00	125.31	125.40	N85°48'27"W	07°32'50"	
39		952.00	72.28	72.30	N79°51'30"W	04°21'04"	
27		60.00	25.58	25.77	N65°22'35"W	24°36'46"	OUT-N53°04'12"W
28		125.00	135.35	143.02	N85°50'56"W	65°33'28"	OUT-S61°22'20"W
39		125.00	25.65	25.70	N58°57'33"W	11°46'42"	
38		125.00	113.07	117.33	S88°15'43"W	53°46'46"	
29		60.00	46.52	47.78	S84°11'00"W	45°37'20"	OUT-N73°00'20"W
38		60.00	12.96	12.99	S67°34'23"W	12°24'06"	
37		60.00	34.30	34.79	N89°36'57"W	33°13'14"	
30		518.00	292.44	296.47	N56°36'33"W	32°47'34"	OUT-N40°12'46"W
37		518.00	111.63	111.84	N66°49'12"W	12°22'16"	
36		518.00	113.35	113.57	N54°21'12"W	12°33'44"	
35		518.00	71.00	71.06	N44°08'33"W	07°51'34"	
31		183.00	99.25	100.51	N55°56'49"W	31°28'06"	
32		267.00	112.13	112.97	N77°44'55"E	24°14'36"	
33		117.00	38.65	38.83	S80°40'17"E	19°01'00"	

LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 3/4" 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.
- 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.
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BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) (NAD83/2011) BEARING S00°07'54"W



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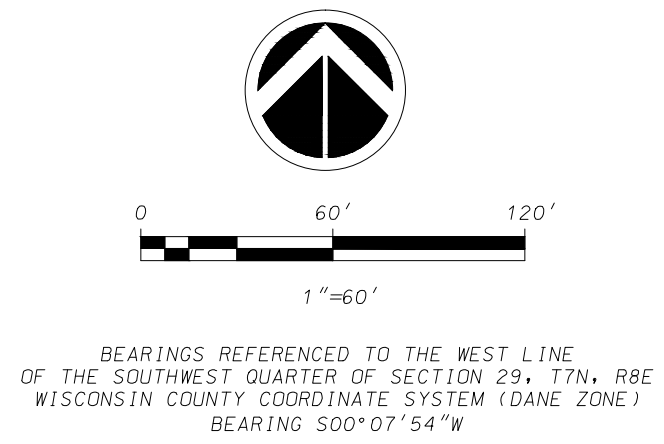
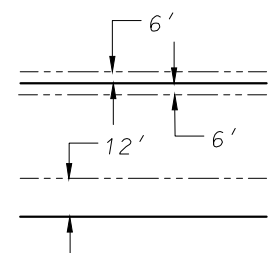


TUMBLEDOWN FARM

PART OF LOT 1 AND LOTS 2 AND 3, CERTIFIED SURVEY MAP NO. 9375
 LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 29, AND IN THE NE1/4 OF THE SE1/4 OF SECTION 30
 ALL IN T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

LEGEND

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AS PART OF A FUTURE DEVELOPMENT, WELCOME DRIVE SHALL BE EXTENDED TO THE SOUTH

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ALL IN T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

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 "Tumbledown Farm" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 1 and Lots 2 and 3, Certified Survey Map No. 9375, recorded in Volume 53 of Certified Survey Maps on pages 152-156 as Document Number 3131241, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 29 and in the NE1/4 of the SE1/4 of Section 30, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Beginning at the West 1/4 corner of said Section 29; thence N89°47'18", 1327.27 feet along the North line of said NW1/4 of the SW1/4; thence S00°20'41"W, 305.48 feet along the West line of Lot 9, Tumbledown Trails and the Northerly extension thereof to the North right-of-way line of Tumbledown Trail; thence S00°20'41"W, 78.78 feet to a point on the South right-of-way line of Tumbledown Trail; thence S00°20'41"W, 508.14 feet along the West line of and to the Southwest corner of Lot 8, Tumbledown Trails, also being the Northwest corner of Lot 1, Certified Survey Map No. 14587; thence S00°00'32"W, 396.38 feet along the West line of said Lot 1 and the Southerly extension thereof to the Northwest corner of Lot 10, Spruce Valley; thence S00°23'29"W, 42.71 feet along the West line of said Lot 10; thence S89°50'45"W, 795.04 feet along the North lines of said Lot 10 and Lot 1, Certified Survey Map No. 7849 and the Westerly extension thereof; thence N64°07'49"E, 215.00 feet; thence N39°15'10"E, 140.00 feet; thence N05°47'37"E, 210.00 feet; thence N89°51'53"W, 409.86 feet to a point of curve on the Easterly right-of-way line of Tumbledown Trail; thence Northerly along a curve to the left which has a radius of 60.00 feet and a chord which bears N24°09'51"W, 64.18 feet; thence N00°08'07"E, 386.68 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along said right-of-way on a curve to the right which has a radius of 114.81 feet and a chord which bears N44°58'40"E, 161.92 feet; thence N89°49'13"E, 751.08 feet along the Southerly right-of-way line of Tumbledown Trail to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 81.95 feet and chord which bears S73°00'35"E, 49.38 feet to a point of reverse curve; thence Easterly along said Southerly right-of-way line on a curve to the left which has a radius of 147.95 feet and a chord which bears S60°00'29"E, 21.51 feet to the Northwest corner of said Lot 8, Tumbledown Trails; thence N00°20'41"E, 75.78 feet to the Southeast corner of said Lot 9, Tumbledown Trails, also being a point of curve on the Northerly right-of-way line of Tumbledown Trail; thence Westerly along said Northerly right-of-way line on a curve to the left which has a radius of 147.95 feet and a chord which bears N77°02'15"W, 67.28 feet; thence S89°49'13"W, 751.08 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along said right-of-way on a curve to the left which has a radius of 180.81 feet and a chord which bears S44°58'40"W, 255.00 feet; thence S00°08'07"W, 371.21 feet along the Westerly right-of-way line of Tumbledown Trail; thence N89°51'53"W, 379.70 feet; thence N00°08'10"E, 175.06 feet; thence N89°41'11"W, 1271.77 feet to a point on the East line of Cherry Wood View; thence N00°10'16"E, 664.48 feet along said East line to the Southeast corner of Cherrywood Forest; thence S89°39'15"E, 1321.41 feet along the South line of Cherrywood Forest and the Easterly extension thereof to the point of beginning, Containing 50.666 acres.

Dated this 6th day of November, 2017.
Revised this 29th day of December, 2017.

Brett T. Stoffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

Tumbledown Development, Inc, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tumbledown Development, Inc 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, Tumbledown Development, Inc. has caused these presents to be signed by its official officer(s) of said corporation at Madison, Wisconsin this _____ day of _____, 2018.

Tumbledown Development, Inc

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2018, the above named officer(s) of the above named Tumbledown Development, Inc 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

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

This plat known as "Tumbledown Farm" is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2018.

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

TOWN BOARD RESOLUTION

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

Dated this _____ day of _____, 2018.

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

TOWN OF MIDDLETON TREASURER'S CERTIFICATE

I, David D. Shaw, being the duly appointed, qualified, and acting treasurer of the Town of Middleton, 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 _____, 2018 affecting the land included in "Tumbledown Farm".

David D. Shaw, Treasurer, Town of Middleton, Dane County, Wisconsin

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 _____, 2018 affecting the land included in "Tumbledown Farm".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2018 at _____ .M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Rusti Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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