

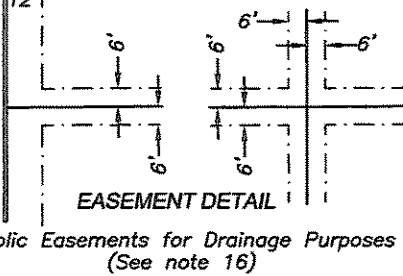
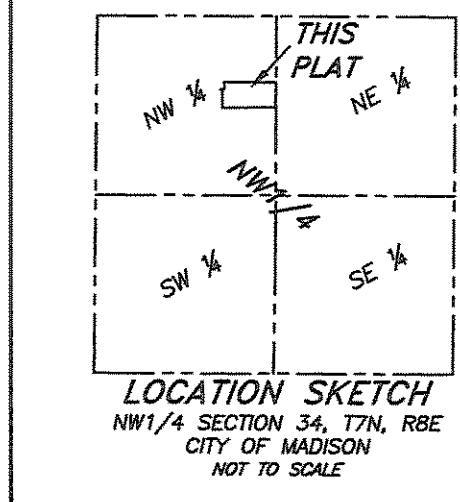
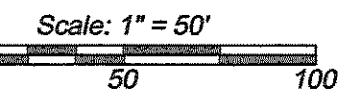
HAWK'S CROSSING

Lot 3, Certified Survey Map No. 12934 as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 192-196, located in the Northwest 1/4 of the Northwest 1/4, Section 34, T7N, R8E, City of Madison, 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



VISION TRIANGLE
No structure of any kind which exceeds 2.5 feet above the elevation of the intersection except for necessary highway and traffic signs, approved public utility lines and open fences through which there is clear vision shall be permitted within a vision corner. Nor shall any plant, except grasses or similar turf, which obscures safe vision of the approaches to the intersection be permitted.

Public Storm 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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm 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.

Property 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 by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

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 Storm 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.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

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 ss236.293.

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 uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct 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.

Property 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 by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

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 Storm Water Drainage 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.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

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 ss236.293.

LEGEND:

- = Found 1-1/4" O.D. Iron Pipe
- = Found 3/4" Rebar
- = Found 1-1/4" Rebar
- = 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.
- = Public Utility Easement sizes as shown
- = Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

Surveyor's Certificate

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the City of Madison, and under the direction of the owners listed hereon, I have surveyed, divided and mapped HAWK'S CROSSING, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, being Lot 3, Certified Survey Map No. 12934 as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 192-196, located in the Northwest 1/4 of the Northwest 1/4, Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 34; thence S89°11'42"W, 1319.84 feet (recorded as N88°48'19"E, 1320.20 feet) along the North line of said Northwest 1/4 to the East line of said Northwest 1/4 of the Northwest 1/4; thence S01°17'20"W, 974.12 feet; (recorded as S00°53'22"W, 973.77 feet) along said East line to the South right of way line of Ancient Oak Lane and the point of beginning; thence continuing S01°17'20"W (recorded as S00°53'22"W) 346.44 feet along said East line of the said Northwest 1/4 of the Northwest 1/4 and the East line of said Lot 3 to the Southeast corner of said Lot 3; thence S89°11'32"W, 743.39 feet; (recorded as S88°47'06"W, 743.52 feet) along the South line of said Lot 3 to the Southwest corner there of; thence N00°06'06"W, 233.97 feet (recorded as N00°27'27"W, 234.10 feet) along the West line of said Lot 3; thence N45°23'59"W (recorded as N45°01'18"W), 27.31 feet along said West line to the South line of Lot 1 of said Certified Survey Map No. 12934; thence N89°57'31"E (recorded as N89°32'33"E), 99.50 feet along said South line and the South line of Lot 2 of said Certified Survey Map No. 12934 to the Southeast corner of said Lot 2; thence N00°02'28"W, 103.15 feet (recorded as N00°27'27"W, 103.00 feet) along the East line of said Lot 2 to the South right of way line of Ancient Oak Lane; thence N89°57'32"E (recorded as N89°32'33"E), 671.57 feet along said right of way line to the point of beginning; Containing 254,527 square feet, or 5.84 acres.

Daniel V. Birrenkott
Registered Land Surveyor No. 1531

Owner's Certificate

As owners, B & B Ventures of Madison, LLC. We hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Madison, Department of Administration and Dane County Zoning and Land Regulation Committee.

Brandon J. Ripp, Owner
B & B Ventures of Madison, LLC

Bryan J. Sipple, Owner
B & B Ventures of Madison, LLC

State of Wisconsin)
County of Dane ss)

Personally came before me this _____ day of _____, 2014, the above-named Brandon J. Ripp and Bryan Sipple to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

Mortgagee Certificate:

Settlers Bank, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon and as recorded as Doc. No. _____ and does hereby consent to the certificate of Brandon J. Ripp and Bryan J. Sipple, owners.

Settlers Bank

Signed Name: _____

Printed Name: _____

Title: _____

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.27'	32.00'	90°00'00"	S44°57'32"W	45.25'
C2	84.25'	60.00'	90°00'00"	S44°57'32"W	84.85'
C3	30.38'	60.00'	29°00'24"	N75°27'21"E	30.05'
C4	32.80'	60.00'	52°30'55"	S35°41'40.5"W	51.20'
C5	10.97'	60.00'	10°28'41"	S05°11'52.5"W	10.96'

Register of Deeds Certificate

Received for recording this _____ day of _____, 2014, at _____ o'clock, _____ m., and recorded in Volume _____ of Plats on Pages _____ as Document No. _____.

Kristi Chlebowski, Register of Deeds
Dane County

City of Madison Treasurer Certificate:

I, _____, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of _____.

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

City of Madison Certificate

Resolved that this plat known as HAWK'S CROSSING, located in the City of Madison was approved by Resolution No. RES-14-00611, I.D. No. 35046, and adopted on this 5th day of August, 2014, and further resolve that the conditions of said approval were fulfilled on 8th day of August, 2014.

_____ 2014.

Dated this _____ day of _____, 2014.

Maribeth Witzel-Behl, Clerk
City of Madison

Notes:

- The number of lots is 25, the number of outlots is 1.
- Gross area in this final plat = 254,527 square feet or 5.84 acres.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- All lots within this subdivision to be served by public sewer and water.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands within this subdivision shall be served by underground utilities.
- The lands within this subdivision are located in "ZONE X UNSHADED (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 55025C02376, Revised January 2, 2009, as published by the Federal Emergency Management Agency).
- Per Note 2 of CSM 12934 as Doc. No. 4671680, Color Peak Road/Pine Hollow Place may be extended adjacent to Lot 2 at the time Lot 3 further develops. The cost of the entire street expansion shall be borne by the future developer of Lot 3.
- Per Note 4 of CSM 12934 as Doc. No. 4671680, all lots in this plat are subject to impact fees that are due and payable upon the issuance of a building permit.
- Per Note 5 of CSM 12934 as Doc. No. 4671680, all lots created by this plat are individually responsible for compliance with chapter 37 of the Madison general ordinance in regard to stormwater management at the time they developed.
- Per Note 6 of CSM 12934 as Doc. No. 4671680, this plat acknowledges and accepts drainage from Lots 1 and 2 of said CSM and shall address the drainage and storm water management requirements for said Lots 1 and 2.
- Per Note 7 of CSM 12934 as Doc. No. 4671680, subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (also as noted on the Linden Park plat).
- This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4176509 and 4176510.
- This plat is subject to Linden Park, CSM and Hawk's Crossing Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4478968 and First Amendment per Doc. No. 4733924.
- This plat is subject to Declaration of Conditions, Covenants and Restrictions CSM 12934 per Doc. No. 4690886.
- This plat is subject to Declaration of Conditions and Covenants for the Development of CSM 12934 per Doc. No. 4710072.
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. Exception to width: The required drainage easement adjacent to the west line of Lot 1 of this plat shall be 6 feet wide in width measured from the property line to the interior of Lot 1.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

19. Lot 14 will not be able to be served by gravity sanitary unless off site sewer is built on the plot development located East of the property. This lot will not be considered buildable and will not be allowed to be sold or transferred until sewer is available.

20. Note: Any future development or subdivision of Lot 21 shall be in accordance with the approved preliminary plat of Hawk's Crossing, including the dedication and construction of the extension of Color Peak Road. Any approval of development on Lot 21 that includes demolition or removal of the existing residence shall also require approval of a demolition permit by the Plan Commission pursuant to Section 28.185 of the Zoning Code. In the alternative, the applicant may present a revised preliminary plat for approval by the Plan Commission and Common Council that proposes a different subdivision layout for Lot 21 of this plat.

21. On the eastern half of the property there were no existing mature trees to preserve.

22. The existing well was abandoned in accordance with MGO Sec. 13.21

23. A variance to 100 foot minimum lot depth required in section 16.23(8)(d)3 of the subdivision regulations is hereby granted for Lots 1 -8. County Treasurer's Certificate

I, Adam Gallagher, being the duly elected, qualified and acting treasurer for 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 as of this _____ day of _____, 2014, affecting any of the lands included in this plat of HAWK'S CROSSING.

Adam Gallagher, Treasurer
Dane County

BIRRENKOTT SURVEYING

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

PREPARED FOR:
BRANDON RIPP, LLC
8839 ANCIENT OAK LANE
VERONA, WIS. 53593
850-4450

Office Map No. 130241-PP-V2--dwg
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Revised: August 18, 2014
DATED: March 11, 2014

Received: 08/22/2014
CPA

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