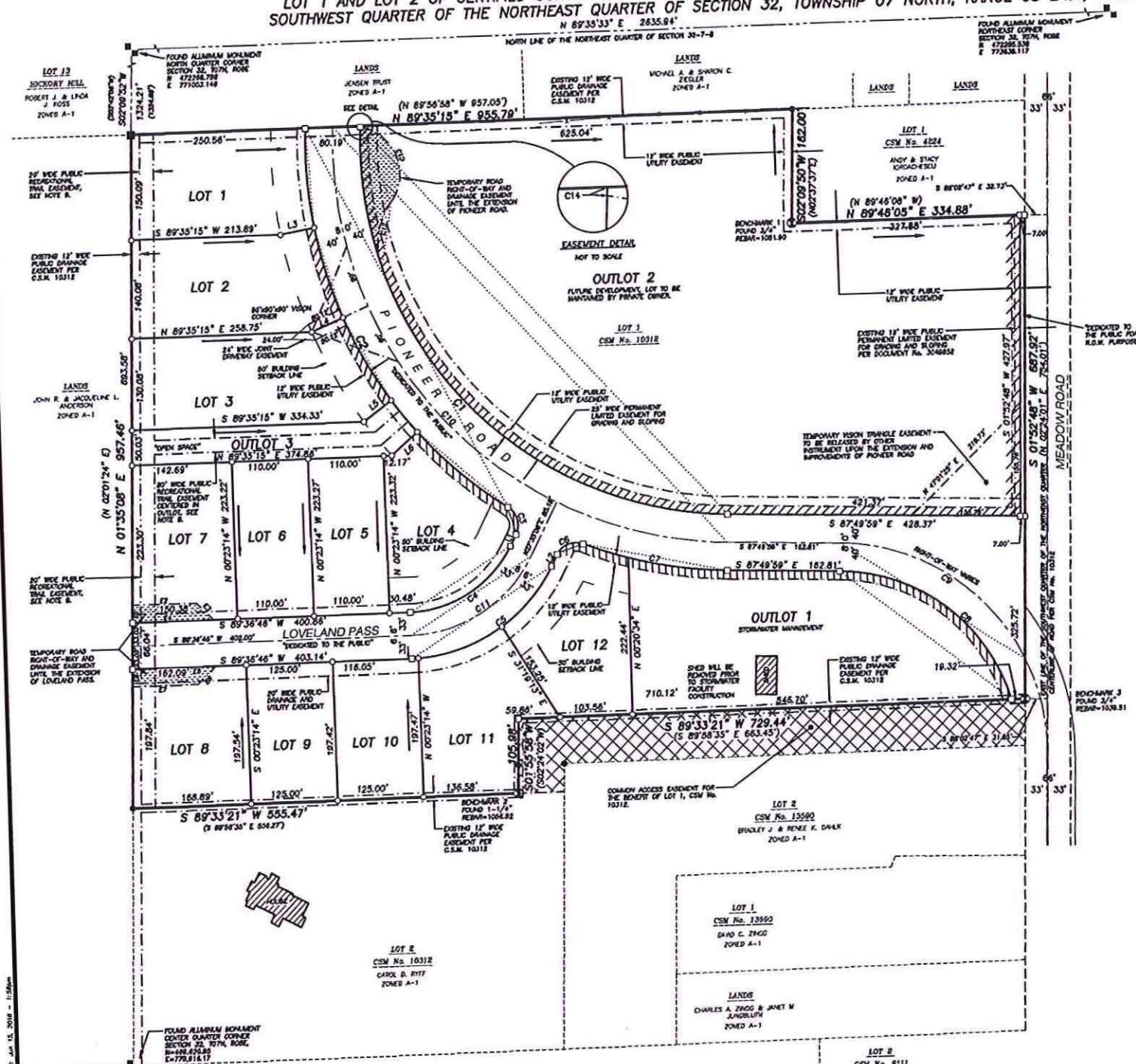


# ASPEN MEADOW ESTATES

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



- LEGEND**
- GOVERNMENT CORNER
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - 1-1/4"x30" REBAR SET (4.303 LBS/LF)
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - PLAT BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - CHORD LINE
  - SETBACK LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - DRAINAGE ARROWS (SEE NOTE 8)
  - INDICATES NO VEHICULAR ACCESS ALLOWED
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
  - UTILITY EASEMENT FRONT YARD (TYP.) (NOTES 8-11)
  - TEMPORARY ROAD RIGHT-OF-WAY AND DRAINAGE EASEMENT

- Notes:**
1. Outlot 1 Stormwater Management Facilities are to be maintained by the private Homeowners Association. The Town of Middleton also has an easement over all stormwater easement areas. To be maintained by the Homeowners Association.
  2. Vision corner no structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights 2.5' and 10' above the curb level or its equivalent within the areas denoted as public vision corner easements, except for necessary highway and utility signs or approved public utility lines, shall be permitted within the vision corner. No plant material which obscures safe vision of the approaches to the intersection shall be permitted. Grasses and similar turf, however, would be considered acceptable.
  3. All lots within this survey are subject to a non-exclusive easement 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 easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property line shared with greenways or public streets. The Town of Middleton/Dane County are the bodies responsible for the enforcement of any storm water drainage plans that fit with the Town of Middleton and outside the City of Madison.
  4. The developer of Outlot 2 is required to pay for the future reconfiguration of the Pioneer Road storm water drainage system.
  5. The developer of Outlot 2 is required to pay for the future reconfiguration of the Pioneer Road storm water drainage system.
  6. Site is determined to be in "Zone X" on flood insurance rate map 5502500400F, effective date June 17, 2003. Zone X: areas determined to be outside 500-year floodplain.
  7. Easements as herein set forth are for the use of private public utilities having the right to serve this plot. The use of these easements is not to be extended to private or public utilities such as water, sanitary sewer and storm water utilities, except where specifically noted on the plat.
  8. Arrows indicate the direction of surface drainage flows at individual property lines. Said drainage flows shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the Town of Middleton engineer. The flood grade shall not be altered by more than 6 inches without prior written consent of the Town of Middleton engineer and the appropriate utility company or companies.
  9. Middleston engineer and the appropriate utility company or companies. The Town of Middleton engineer and the appropriate utility company or companies. The Town of Middleton engineer and the appropriate utility company or companies. The Town of Middleton engineer and the appropriate utility company or companies.
  10. As part of future developments, Pioneer Road will be extended north. Pioneer Road will be reconfigured on the east. Loveland Pass will be extended west.
  11. There is a (90' x 90' x 60') vision triangle for all driveways on Pioneer Road. A typical vision triangle is shown in a detail on this sheet. This vision triangle applies to lots 1, 2 and 3.

**CURVE TABLE**

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	852.35	91°37'28"	533.00	S 42°01'15" E	764.36	S 03°47'29" W	S 87°49'59" E
C2	442.30	60°02'02"	613.00	S 28°46'31" E	613.31	S 03°14'50" W	S 58°47'52" E
C3	142.14	12°58'05"	613.00	S 03°24'05" E	141.83	S 03°14'50" W	S 10°02'59" E
LOT 1	134.89	12°58'27"	613.00	S 16°20'53" E	134.82	S 10°02'59" E	S 22°39'07" E
LOT 2	137.26	12°49'45"	613.00	S 29°03'59" E	136.97	S 22°39'07" E	S 35°28'52" E
O.L. 3	58.53	09°28'15"	613.00	S 38°12'59" E	58.51	S 35°28'52" E	S 40°57'07" E
LOT 4	169.47	19°50'25"	30.00	N 14°35'13" W	40.29	S 40°57'07" E	S 58°47'52" E
C4	44.18	8°42'28"	167.00	S 58°35'56" W	172.09	S 27°35'06" W	S 27°35'06" W
C5	180.78	62°01'40"	233.00	N 88°30'56" E	240.10	N 89°38'48" E	N 87°24'58" E
C6	252.74	62°01'40"	233.00	N 88°30'42" E	8.96	N 89°38'48" E	N 87°24'58" E
LOT 10	6.96	02°12'09"	233.00	N 71°25'15" E	128.57	N 55°25'52" E	N 27°35'06" E
LOT 11	130.03	31°51'22"	233.00	N 41°30'29" E	115.13	N 27°35'06" E	S 68°02'16" E
C7	44.18	8°42'28"	30.00	S 69°48'23" W	40.29	S 68°02'16" E	S 87°49'59" E
C8	211.79	19°47'43"	613.00	S 72°58'07" E	210.73	S 68°02'16" E	S 74°21'24" E
LOT 12	67.81	06°19'08"	613.00	S 81°05'41" E	143.83	S 74°21'24" E	S 87°49'59" E
O.L. 1	144.18	15°28'35"	250.00	S 44°22'11" E	357.70	S 87°49'59" E	S 87°49'59" W
C9	394.48	88°55'55"	300.00	N 58°29'11" W	312.13	N 25°08'11" W	N 03°29'12" E
C10	328.28	62°41'58"	573.00	N 42°10'24" W	818.62	N 87°49'59" W	N 03°29'12" E
C11	216.52	62°01'40"	200.00	N 58°30'58" E	206.10	N 88°38'48" E	N 27°35'06" E
C12	97.77	56°01'15"	100.00	N 09°44'41" E	93.93	N 88°38'48" E	N 27°35'06" E
C13	130.46	117°30'22"	68.00	N 20°59'52" W	118.27	N 88°38'48" E	N 27°35'06" E
C14	1.17	00°07'34"	533.00	S 03°43'40" W	1.17	N 88°38'48" E	N 27°35'06" E

**LOT AREA TABLE**

LOT	SQUARE FT.	ACRES
LOT 1	37,566	0.872
LOT 2	39,715	0.912
LOT 3	45,283	1.040
LOT 4	33,298	0.764
LOT 5	24,583	0.564
LOT 6	24,557	0.564
LOT 7	32,708	0.740
LOT 8	32,708	0.751
LOT 9	24,653	0.567
LOT 10	24,670	0.566
LOT 11	32,703	0.751
LOT 12	32,667	0.749
O.L. 1	84,935	2.179
O.L. 2	428,586	9.839
O.L. 3	20,744	0.478

**LINE TABLE**

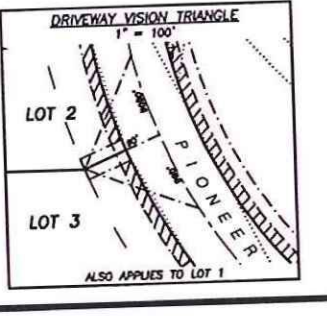
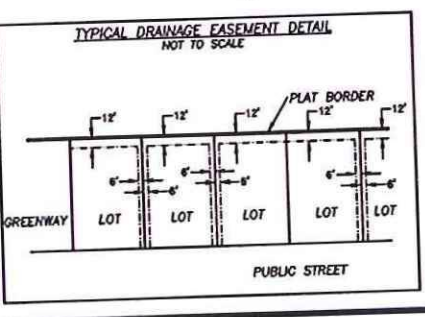
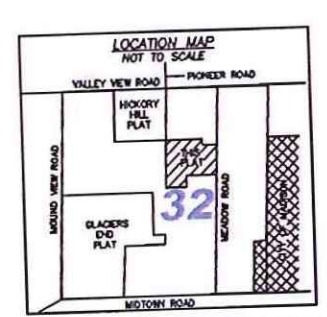
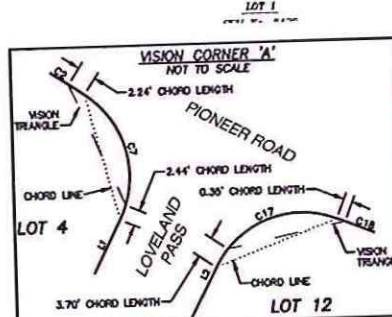
NUMBER	DISTANCE	BEARING
L1	18.27	N 27°35'06" E
L2	18.27	S 27°35'06" W
L3	30.00	S 79°07'21" W
L4	50.00	S 87°20'53" W
L5	50.00	S 54°31'08" W
L6	50.00	S 49°02'53" W

**EASEMENT LINE TABLE**

NUMBER	DISTANCE	BEARING
E1	25.01	N 01°35'12" E
E2	90.88	N 89°38'48" E
E3	35.12	S 45°00'00" E
E4	118.41	N 89°38'48" W
E5	118.68	N 89°38'48" E
E6	35.60	S 45°00'00" W
E7	94.20	N 89°38'48" W
E8	25.01	N 01°35'12" E

**MINIMUM LOW OPENING**

LOT	ELEVATION
8	1054
9	1053
10	1052
11	1042
12	1041



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

PREPARED FOR:  
ASPEN REALTY DEVELOPMENT, LLC  
7580 TUMBLEDOWN TRAIL  
VERONA, WI 53593

PREPARED BY:  
JSD PROFESSIONAL SERVICES, INC.  
181 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners

PROJECT NO. 15-0111 SUBMITTED BY: JSD  
FILE NO. 0-71 DRAWN BY: CS/KR  
REVISIONS/PAGE: 1 CHECKED BY: JSD  
SHEET 1 OF 2 APPROVED BY: JSD

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). THE REBAR AT THE SOUTHEASTERN CORNER OF LOT 11 = 1058.82.

LOWEST OPENING IN THE FOUNDATION OR STRUCTURE.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32-07-06, BEARS N 89°35'33" E.

SCALE: 1" = 100'

PRINTED ON FEBRUARY 10, 2016: TOWN SUBMITTAL  
PRINTED ON APRIL 15, 2016: D.O.A. SUBMITTAL  
REVISED ON MAY 27, 2016  
REVISED ON JUNE 15, 2016

# ASPEN MEADOW ESTATES

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

## NOTES (cont)

12. Date of survey August 08, 2015, February 9, 2016 and March 11, 2016.
13. Distances are ground and measured to the nearest hundredth of a foot and angles are measured to the nearest five seconds.
14. Utility easements. No poles or buried cables are to be placed such that the installation would disturb any survey stakes, or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 238.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area. Final grade established by the subdivider on utility easements shall not be altered by more than 6 inches by the subdivider, his agent or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
15. All lots within this plot 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 plot. 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 plot. 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. (see detail on sheet 2) in the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.
16. 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.
17. Lots within this plot are subject to restrictions recorded as Document Number 2278234.
18. Lots within this plot are subject to restrictive covenants recorded as Document Number 3048853.
19. Lots within this plot are subject to restrictive covenants recorded as Document Number 3441613.
20. Lots within this plot are subject to an access agreement recorded as Document Number 3443958.
21. Temporary road right-of-way easement specifically for the benefit of the Town of Middleton for the purpose of construction and maintenance of a temporary cut-de-sac and is to terminate at such time that the respective road right-of-way extends beyond the boundary of this plot.
22. The location of any vehicular access to Outlot 2 shall be subject to government approval, and any parcels created as part of a future subdivision of Outlot 2 may be restricted from any direct access to Pioneer Road.
23. Outlot 2 shall be reserved for future residential development in the City of Madison. This outlot cannot be built upon with any structures until the outlot has been attached to the City of Madison and a subdivision has been recorded upon approval by the common council of the City of Madison.  
Outlot 2 shall be allowed one access point to Pioneer Road to be approved by the Town of Middleton. This access shall be used for maintenance of Outlot 2 and/or for agricultural purposes only. This access shall be subject to removal by the City of Madison upon Outlot 2 being subdivided within the corporate limits of the City of Madison.  
A drainage way of approximately 120 acres drains through Lots 1 and 2 of C.S.M. Number 10312, as indicated on the Dane County Soil Survey Map the forest soils located in the drainage ways are subject to frequent flooding. This restriction is released by Document No. \_\_\_\_\_
24. Based on Town of Middleton and City of Madison extrajurisdictional approvals of this subdivision plot, the following notes created by C.S.M. Number 10312 are hereby approved:  
27a. No further subdivision or development shall occur on Lot 1 of C.S.M. Number 10312 until public greenway and drainage easement rights are conveyed to the City of Madison.  
27b. Lots included in this plot may be subject to drainage errors and grading restrictions listed on Certified Survey Map Number 10312.
26. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
27. The Homeowners Association will own and maintain the outlots on an interim and permanent basis as further defined in the Declaration of Covenants.
28. Lots 2 & 3 are subject to the Joint Driveway Ownership and Maintenance Agreement as recorded in Document # \_\_\_\_\_
29. Outlot 2 is located in the Lower Badger Hill Creek Storm and Sanitary Impact Fee District.
30. Outlot 2 requires a separate Stormwater Management Plan than the plan prepared for this plot.
31. Lots 8, 9, 10, 11 and 12 are restricted to a minimum low opening of the structure or foundation as shown on the table on Sheet 1.
32. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
33. The common Access Easement per CSM No. 10312 shall be released by separate document.

## SURVEYOR'S CERTIFICATE

I, John Krebs, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the Town of Middleton and Dane County and under the direction of Aspen Realty Development, LLC, owner of said land, I have surveyed, divided and mapped the plot of "ASPEN MEADOW ESTATES"; that each plot correctly represents all exterior boundaries and the subdivision of the lands surveyed, the boundary of which is described as follows:

Lot 1, Certified Survey Map 10312, as recorded in Volume 60, Pages 268-272, as Document Number 3441612 in the Dane County Registry, located in the Southwest Quarter of Section 32, Township 07 North, Range 08 East, Town of Middleton, Dane County, Wisconsin.

This description contains 1,059,904 square feet or 23.250 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed: \_\_\_\_\_  
John Krebs, Professional Land Surveyor, S-1878

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that this plot located within the Extrajurisdictional Jurisdiction of the City of Madison, was hereby approved by Resolution No. \_\_\_\_\_ LD. No. \_\_\_\_\_ adopted on \_\_\_\_\_ 2016.

Date: \_\_\_\_\_  
Maribeth L. Witzel-Behn, City Clerk

## TOWN OF MIDDLETON APPROVAL CERTIFICATE

Resolved that this plot located in the Town of Middleton, was hereby approved by Resolution No. \_\_\_\_\_ LD. No. \_\_\_\_\_ adopted on \_\_\_\_\_ 2016, and further provided for the acceptance of those lands and rights dedicated by said plot to the Town for public use.

Date: \_\_\_\_\_  
Town Clerk

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Aspen Realty Development, LLC, a limited liability 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 plot to be surveyed, divided, mapped and dedicated as represented on this plot.

Aspen Realty Development, LLC, does further certify that this plot is required by s.238.10or s.238.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Dane County Zoning and Land Regulation Committee  
Town of Middleton  
City of Madison

IN WITNESS WHEREOF, the said Aspen Realty Development, LLC, has caused these presents to be signed by Thomas C. Van Ess, Authorized Representative, and countersigned by Kevin C. Acker, its Authorized Representative, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed: \_\_\_\_\_  
Thomas C. Van Ess,

Countersigned: \_\_\_\_\_  
Kevin C. Acker,

STATE OF WISCONSIN )  
DANE COUNTY )ss

Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the

Thomas C. Van Ess, Authorized Representative, and Kevin C. Acker, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Authorized Representatives of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

UW Credit Union, a corporation 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 dedication of the land described on this plot, and does hereby consent to the above certificate of Carl D. Ryff, owner.

IN WITNESS WHEREOF, the said UW Credit Union has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier), at Madison, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

In the presence of:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
President Secretary or Cashier Date

STATE OF WISCONSIN )  
DANE COUNTY )ss

Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named representative, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

State Bank of Cross Plains, a corporation 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 dedication of the land described on this plot, and does hereby consent to the above certificate of Aspen Realty Development, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier), at Madison, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

In the presence of:  
State Bank of Cross Plains

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
President Secretary or Cashier Date

STATE OF WISCONSIN )  
DANE COUNTY )ss

Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named representative, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_

## TOWN OF MIDDLETON TREASURER CERTIFICATE

STATE OF WISCONSIN )  
DANE COUNTY )ss

I, being the duly elected, 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 unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016, on any of the lands included in the plot of "ASPEN MEADOW ESTATES".

\_\_\_\_\_, \_\_\_\_\_  
Date Town Treasurer

## COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN )  
DANE COUNTY )ss

I, Dave Gowenda, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016, affecting the lands included in the plot of "ASPEN MEADOW ESTATES".

\_\_\_\_\_, \_\_\_\_\_  
Date Dave Gowenda, County Treasurer

## DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee.

Date: \_\_\_\_\_, 2016

Signed: \_\_\_\_\_  
Authorized Representative

## CERTIFICATE OF REGISTER OF DEEDS

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ O'CLOCK,

.M. and Recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ through \_\_\_\_\_

as Document Number \_\_\_\_\_.

Kristi Chlebowski  
Register of Deeds, Dane County

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

## PREPARED FOR:

ASPEN REALTY DEVELOPMENT, LLC  
7580 TUMBLEDOWN TRAIL  
VERONA, WI 53593

## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD** Professional Services, Inc.  
• Engineers • Surveyors • Planners

PROJECT NO.	15-011	SURVEYED BY	JW
FILE NO.	8-71	DRAWN BY	SL/K
REVISION/PO		CHECKED BY	SL
		APPROVED BY	JP

SHEET 2 OF 2

PRINTED ON FEBRUARY 10, 2016: TOWN SUBMITTAL  
PRINTED ON APRIL 13, 2016: D.O.A. SUBMITTAL  
REVISED ON MAY 27, 2016  
REVISED ON JUNE 16, 2016