

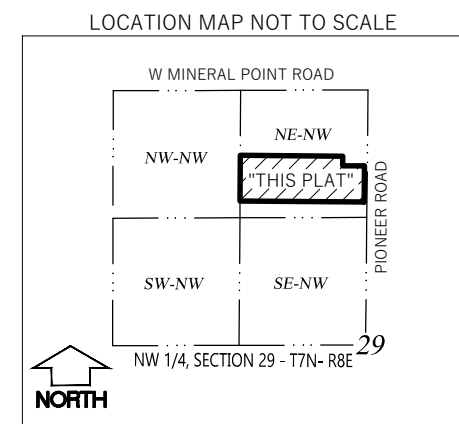
EVANS CROSSING

A CONSOLIDATION OF UNPLATTED LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED IN VOLUME 233 OF DANE COUNTY RECORDS ON PAGES 596-597, AS DOCUMENT NO. 1284871. UNPLATTED LANDS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 813 OF DANE COUNTY DEEDS ON PAGES 296-298, AS DOCUMENT NO. 1153678, AND UNPLATTED LANDS RECORDED IN A WARRANTY DEED RECORDED IN VOLUME 13137 ON PAGES 39-40 AS DOCUMENT NO. 2154163, ALL BEING LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

NORTH 1/4 CORNER SECTION 29-T7N-R8E FOUND SURVEY WITH WASHER
N: 477,585.72 (477,585.70) PER TOWN OF MIDDLETON REMONUMENTATION
E: 771,055.95 (771,055.94) MAP AND 2020 TIE SHEET BY BAKER

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND IRON PIPE, SIZE NOTED
- FOUND SURVEY NAIL
- SET 1-1/4" X 18" REBAR, 4.30 LBS./LIN. FT.
- (XXX) RECORDED AS
- PLAT BOUNDARY LINE
- - - PLATTED LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - SECTION/QUARTER LINE
- - - CHORD LINE
- - - EXISTING EASEMENT
- - - EASEMENT LINE
- - - EXISTING STRUCTURE
- - - EXISTING DRAINAGE FLOWLINE/SWALE
- - - EXISTING FENCE LINE
- - - SETBACK WHERE REQUIRED BY THE TOWN OF MIDDLETON
- - - VISION TRIANGLE RESTRICTION LINE



NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 25TH AND MAY 2ND, 2022.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 1.55 LBS./LIN. FT.
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED WITH EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT ACROSS THE ENTIRETY OF OUTLOTS 1 AND 2 FOR BENEFIT OF THE TOWN OF MIDDLETON.
- ALL PUBLIC STORMWATER EASEMENTS ACROSS PORTIONS OF THE LOTS AND OUTLOTS AS SHOWN HEREON ARE FOR THE BENEFIT OF THE DEVELOPMENT AND THE TOWN OF MIDDLETON.
- THE TOWN OF MIDDLETON AS BENEFICIARY OF THE PUBLIC RECREATIONAL TRAIL EASEMENTS, SHALL HAVE THE RIGHT TO IMPROVE, REPAIR, MAINTAIN, AND ALLOW PUBLIC USE OF THE PUBLIC RECREATIONAL TRAIL WITHIN THE PUBLIC RECREATIONAL TRAIL EASEMENTS AS SHOWN HEREON AS THE TOWN FROM TIME TO TIME DETERMINES.
- MONUMENT SIGN EASEMENT ACROSS THE PORTIONS OF LOTS 1 AND 15 AS SHOWN HEREON ARE FOR THE BENEFIT OF THE EVANS CROSSING HOMEOWNERS ASSOCIATION TO IDENTIFY THE SUBDIVISION, SEE RECORDED DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR EVANS CROSSING FOR MORE DETAILS.
- ALL OF THE LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA. UTILITY FACILITIES WHEN INSTALLED ON UTILITY EASEMENTS, WHETHER OVERHEAD OR UNDERGROUND, SHALL NOT BE CLOSER THAN ONE (1) FOOT TO A PROPERTY LINE OR THREE (3) FEET TO ANY MONUMENT. LAND DISTURBED BY SUCH INSTALLATION SHALL BE RESTORED, WHERE UTILITY FACILITIES ARE TO BE INSTALLED UNDERGROUND, THE UTILITY EASEMENTS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF THE FINAL GRADE BY THE SUBDIVIDER PRIOR TO THE INSTALLATION OF SUCH FACILITIES, AND EARTH FILL, PILES OR MOUNDS OF DIRT SHALL NOT BE STORED ON SUCH EASEMENT.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
- VISION CORNERS NO STRUCTURE, BERM OR VEGETATION OF ANY KIND, WHICH EXCEEDS A HEIGHT OF 2.5 FEET ABOVE THE AVERAGE ELEVATION OF THE ROADWAY AND DRIVEWAY WITHIN THE VISION CORNER, EXCEPT FOR NECESSARY HIGHWAY AND SAFETY 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 ARE CONSIDERED ACCEPTABLE.
- LOTS CONTAINING A CIRCLED LOT NUMBER DENOTE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12b) ADJUSTMENT (NAVD88) (12b), NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM. LOT 1 = 1063.50', LOT 2-4 = 1059.50', LOT 5 = 1061.05', LOTS 6 AND 7 = 1059.10', AND LOTS 9 AND 10 = 1063.85'.
- BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT, (NAVD88) (12a)
BM-1 NORTH QUARTER CORNER OF SECTION 29, TOP SURVEY NAIL = 1082.23'
BM-2 CENTER OF SECT. 29, TOP BRASS CAP = 1047.63'

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 15: LAND DIVISION AND SUBDIVISION - TOWN OF MIDDLETON ORDINANCES, AND UNDER THE DIRECTION OF EVANS CROSSING LLC, I HAVE SURVEYED, DIVIDED AND MAPPED EVANS CROSSING; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NE-1/4 OF THE NW-1/4 OF SECTION 29, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, CONTAINING 17.73 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

A CONSOLIDATION OF UNPLATTED LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED IN VOLUME 233 OF DANE COUNTY RECORDS ON PAGES 596-597, AS DOCUMENT NO. 1284871. UNPLATTED LANDS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 813 OF DANE COUNTY DEEDS ON PAGES 296-298, AS DOCUMENT NO. 1153678, AND UNPLATTED LANDS RECORDED IN A WARRANTY DEED RECORDED IN VOLUME 13137 ON PAGES 39-40 AS DOCUMENT NO. 2154163, ALL BEING LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF AFORESAID SECTION 29; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 29, SOUTH 00 DEGREES 33 MINUTES EAST, 655.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, SOUTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, 506.07 FEET; THENCE ALONG AN EXTENSION OF THE NORTH LINE OF LOT 1, CERTIFIED SURVEY MAP NO. 1279, RECORDED IN VOLUME 5 ON PAGE 212 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AND CONTINUING ALONG SAID LINE, SOUTH 89 DEGREES 39 MINUTES 54 SECONDS WEST, 1327.60 FEET TO THE NORTHWEST CORNER OF PIONEER POINT LOT 21 RECORDED IN VOLUME 61-038A OF PLATS ON PAGES 211-217 AS DOCUMENT NUMBER 5655480, ALSO BEING A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 29; THENCE ALONG THE EAST LINE OF LOT 20 OF SAID PIONEER POINT AND SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, NORTH 00 DEGREES 32 MINUTES 47 SECONDS EAST, 606.12 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN QUIT CLAIM DEED NUMBER 1294871; THENCE SOUTH 89 DEGREES 39 MINUTES 18 SECONDS EAST, 628.40 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST, 439.74 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 02 SECONDS WEST, 83.98 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 259.45' BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 772,334 SQUARE FEET OR 17.73 ACRES INCLUDING RIGHT-OF-WAY

DATED THIS 17TH DAY OF AUGUST, 2022

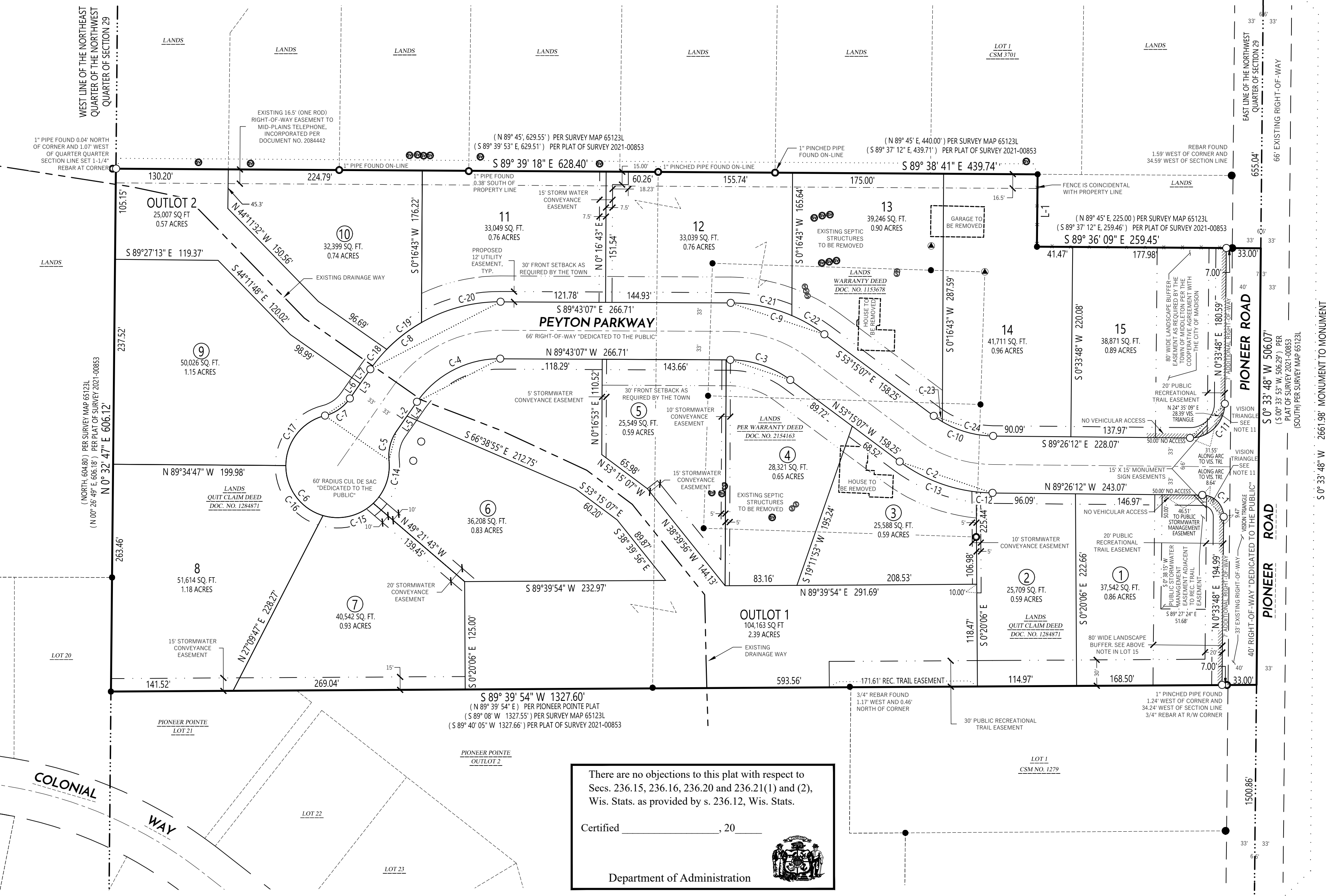
ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



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

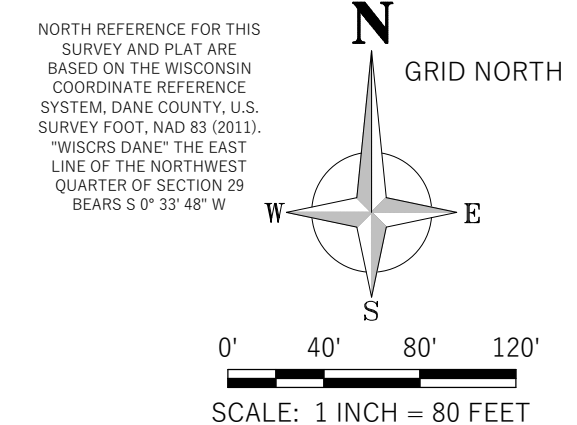


CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN / TANGENT OUT
C-1	39.27'	25.00'	90° 00' 00"	N 44° 26' 12" W	35.36'	N 0° 33' 48" E / N 89° 26' 12" W
C-2	115.57'	183.00'	36° 11' 05"	N 71° 20' 39" W	113.66'	N 89° 26' 12" W / N 53° 15' 07" W
C-3	74.47'	117.00'	36° 28' 00"	N 71° 29' 07" W	73.22'	N 53° 15' 07" W / N 89° 43' 07" W
C-4	113.02'	117.00'	55° 20' 47"	S 62° 36' 30" W	108.68'	N 89° 43' 07" W / S 34° 56' 06" W
C-5	35.79'	50.00'	41° 00' 52"	N 14° 25' 40" E	35.03'	S 34° 56' 06" W / S 6° 04' 46" E
C-6	274.40'	60.00'	262° 01' 43"	N 55° 03' 54" W	90.55'	S 6° 04' 46" W / N 75° 56' 58" E
C-7	35.79'	50.00'	41° 00' 52"	N 55° 26' 32" E	35.03'	N 75° 56' 58" E / N 34° 56' 06" E
C-8	176.77'	183.00'	55° 20' 47"	N 62° 36' 30" E	169.98'	N 34° 56' 06" E / S 89° 43' 07" E
C-9	116.47'	183.00'	36° 28' 00"	S 71° 29' 07" E	114.52'	S 89° 43' 07" E / S 53° 15' 07" E
C-10	73.89'	117.00'	36° 11' 05"	S 71° 20' 39" E	72.67'	S 53° 15' 07" E / S 89° 26' 12" E
C-11	62.83'	40.00'	90° 00' 00"	N 45° 33' 48" E	56.57'	S 89° 26' 12" E / N 0° 33' 48" E
C-12	18.94'	183.00'	5° 55' 48"	N 86° 28' 17" W	18.93'	N 89° 26' 12" W / N 83° 30' 23" W

CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN / TANGENT OUT
C-13	96.63'	183.00'	30° 15' 17"	N 68° 22' 45" W	95.51'	N 83° 30' 23" W / N 53° 15' 07" W
C-14	54.77'	60.00'	52° 17' 54"	S 20° 04' 11" W	52.89'	S 6° 04' 46" E / S 46° 13' 08" W
C-15	62.83'	60.00'	60° 00' 00"	S 76° 13' 08" W	60.00'	S 46° 13' 08" W / N 73° 46' 52" W
C-16	77.70'	60.00'	74° 12' 05"	N 36° 40' 49" W	72.39'	N 73° 46' 52" W / N 0° 25' 13" E
C-17	79.09'	60.00'	75° 31' 44"	S 38° 11' 05" W	73.49'	N 0° 25' 13" E / N 75° 56' 58" E
C-18	30.05'	183.00'	9° 24' 35"	N 39° 38' 23" E	30.02'	N 34° 56' 06" E / N 44° 20' 41" E
C-19	51.05'	183.00'	15° 59' 04"	N 52° 20' 13" E	50.89'	N 44° 20' 41" E / N 60° 19' 45" E
C-20	95.67'	183.00'	29° 57' 08"	N 75° 18' 19" E	94.58'	N 60° 19' 45" E / S 89° 43' 07" E
C-21	72.99'	183.00'	22° 51' 13"	S 78° 17' 30" E	72.51'	S 89° 43' 07" E / S 66° 51' 53" E
C-22	43.48'	183.00'	13° 36' 47"	S 60° 03' 30" E	43.38'	S 66° 51' 53" E / S 53° 15' 07" E
C-23	12.06'	117.00'	5° 54' 20"	S 56° 12' 17" E	12.05'	S 53° 15' 07" E / S 59° 09' 27" E
C-24	61.83'	117.00'	30° 16' 45"	S 74° 17' 49" E	61.11'	S 59° 09' 27" E / S 89° 26' 12" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	83.98'	S 0° 32' 02" W
L-2	41.38'	S 34° 56' 06" W
L-3	21.30'	N 34° 56' 06" E
L-4	20.08'	S 34° 56' 06" W
L-5	21.30'	S 34° 56' 06" W
L-6	21.30'	N 34° 56' 06" E
L-7	20.08'	N 34° 56' 06" E

CENTER OF SECTION 29-T7N-R8E FOUND BRASS CAP MONUMENT
N: 474,923.87 (474,923.90) PER TOWN OF MIDDLETON
E: 771,029.77 (771,029.71) REMONUMENTATION MAP



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT KISCO, WI 53122
www.wyserengineering.com

SUBDIVIDER/OWNER:
JASON THOMAS HOMES LLC
7521 HUBBARD AVENUE
MIDDLETON, WI 53662

EVANS CROSSING

A CONSOLIDATION OF UNPLATTED LANDS DESCRIBED IN A QUIT CLAIM DEED RECORDED IN VOLUME 233 OF DANE COUNTY RECORDS ON PAGES 596-597, AS DOCUMENT NO. 1284871, UNPLATTED LANDS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 813 OF DANE COUNTY DEEDS ON PAGES 296-298, AS DOCUMENT NO. 1153678, AND UNPLATTED LANDS RECORDED IN A WARRANTY DEED RECORDED IN VOLUME 13137 ON PAGES 39-40 AS DOCUMENT NO. 2154163, ALL BEING LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, MEGAN HUGHES, 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 UNPAID SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF EVANS CROSSING.

DATE _____ MEGAN HUGHES, TREASURER, TOWN OF MIDDLETON

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF EVANS CROSSING.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

OWNER'S CERTIFICATE OF DEDICATION

EVANS CROSSING LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE 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:

DEPARTMENT OF ADMINISTRATION
TOWN OF MIDDLETON
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:

EVANS CROSSING LLC
BY: MANAGING MEMBER

CERTIFICATE OF TOWN BOARD APPROVAL

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS EVANS CROSSING WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BE, AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, OF WISCONSIN STATUTES."

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MIDDLETON, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID EVANS CROSSING FOR PUBLIC USE.

ON THIS _____ DAY OF _____, 20____.

DATE _____ BARBARA ROESSLEIN, CLERK, TOWN OF MIDDLETON

CERTIFICATE OF DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

RESOLVED, THAT THE PLAT OF EVANS CROSSING IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE.

ON THIS _____ DAY OF _____, 20____.

CHAIR DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

CONSENT OF MORTGAGEE

_____, 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 SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS _____ DAY OF _____, 20____.

BY: _____ AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED BANKING ASSOCIATION, _____

AUTHORIZED OFFICER _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____ MY COMMISSION EXPIRES _____