

MOUNT VERNON HILLS

LANDS AND A PORTION OF BEN FRANKLIN STREET AND E. 3RD STREET VACATED BY THE TOWN OF SPRINGDALE BY ORDER RECORDED AS DOCUMENT NUMBER _____, LOCATED IN THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4, NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 34, T6N, R7E, TOWN OF SPRINGDALE, 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 Springdale 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 "Mount Vernon Hills" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed and is described as follows:

Lands and a portion of Ben Franklin Street and E. 3rd Street vacated by the Town of Springdale by Order recorded as Document Number _____ located in the NW1/4 of the NE1/4, SW1/4 of the NE1/4, NE1/4 of the NW1/4, SE1/4 of the NW1/4, NE1/4 of the SW1/4, SE1/4 of the SW1/4, NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1033.98 feet along the North-South line of said Section 34 to the point of beginning; thence N82°32'32"W, 53.12 feet to a point on the East line of Lot 3, Certified Survey Map No. 8730; thence N07°27'29"E, 220.57 feet along said line; thence N29°01'23"W, 145.93 feet along said East line to a point of curve on the Southeast right-of-way line of Davis Street; thence North along said Southeast right-of-way line along a curve to the left which has a radius of 70.00 feet and a chord which bears N07°12'43"W, 124.46 feet to the Southeast corner of Lot 4, Certified Survey Map No. 9094; thence N16°12'08"W, 199.91 feet along the East line of said Lot 4; thence N33°37'28"W, 196.26 feet along the East line of said Lot 4 to the Northeast corner of said Lot 4; thence N47°10'21"W, 758.16 feet; thence S11°34'46"W, 791.97 feet to a point of curve on the Northeast right-of-way line of Ben Franklin Street; thence Northwest along a curve to the left which has a radius of 70.00 feet and a chord which bears N58°39'04"W, 71.06 feet to a point on the centerline of vacated Ben Franklin Street; thence N30°58'32"W, 365.54 feet along said centerline to the centerline of vacated E. 3rd Street; thence S58°45'42"W, 199.29 feet along the centerline of vacated E. 3rd Street; thence N31°42'51"W, 33.00 feet to a point on the Southeast right-of-way line of County Highway "G"; thence N31°22'19"E, 18.21 feet along said Southeast right-of-way line to a point of curve; thence Northeast along said Southeast right-of-way line along a curve to the left which has a radius of 1000.00 feet and a chord which bears N22°06'21"E, 322.05 feet; thence N12°50'21"E, 172.50 feet along said Southeast right-of-way line to a point of curve; thence Northeast along said Southeast right-of-way line along a curve to the left which has a radius of 11,505.00 feet and a chord which bears N12°34'50"E, 103.89 feet; thence S78°25'14"E, 412.30 feet; thence S47°10'21"E, 758.16 feet to the Northeast corner of said Lot 4, Certified Survey Map No. 9094; thence N21°34'06"E, 160.00 feet; thence N88°45'51"E, 235.25 feet to a point on the North-South line of said Section 34; thence N01°06'33"E, 1647.99 feet along said North-South line; thence N61°05'13"W, 519.98 feet; thence N36°06'25"E, 727.24 feet to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304; thence S26°40'35"E, 426.62 feet along the Southwest line of Lots 1 and 2, Certified Survey Map No. 6304 and the Southwest line of Lot 2, Certified Survey Map No. 5725 to the Southwest corner of Lot 2, Certified Survey Map No. 5725, also being the Northwest corner of Lot 3, Certified Survey Map No. 5725; thence S30°10'49"E, 269.59 feet along the Southwest line of and to the Southwest corner of Lot 3, Certified Survey Map No. 5725; thence S89°14'47"E, 413.68 feet along the South line of said Lot 3 to the West right-of-way line of Sand Ridge Court; thence S00°44'06"W, 66.00 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 2296; thence N89°14'47"W, 428.31 feet along the North line of and to the Northwest corner of said Lot 1; thence S13°17'49"W, 287.48 feet along the West line of and to the Southwest corner of said Lot 1; thence N61°05'13"W, 250.02 feet to the North-South line of said Section 34; thence S01°06'33"W, 1647.99 feet along said North-South line; thence N88°45'51"E, 9.75 feet; thence S17°07'17"E, 800.00 feet; thence S43°17'21"W, 315.00 feet; thence N82°32'31"W, 51.88 feet to the point of beginning. Containing 930,437 square feet (21.360 acres).

Dated this 3rd day of June, 2024

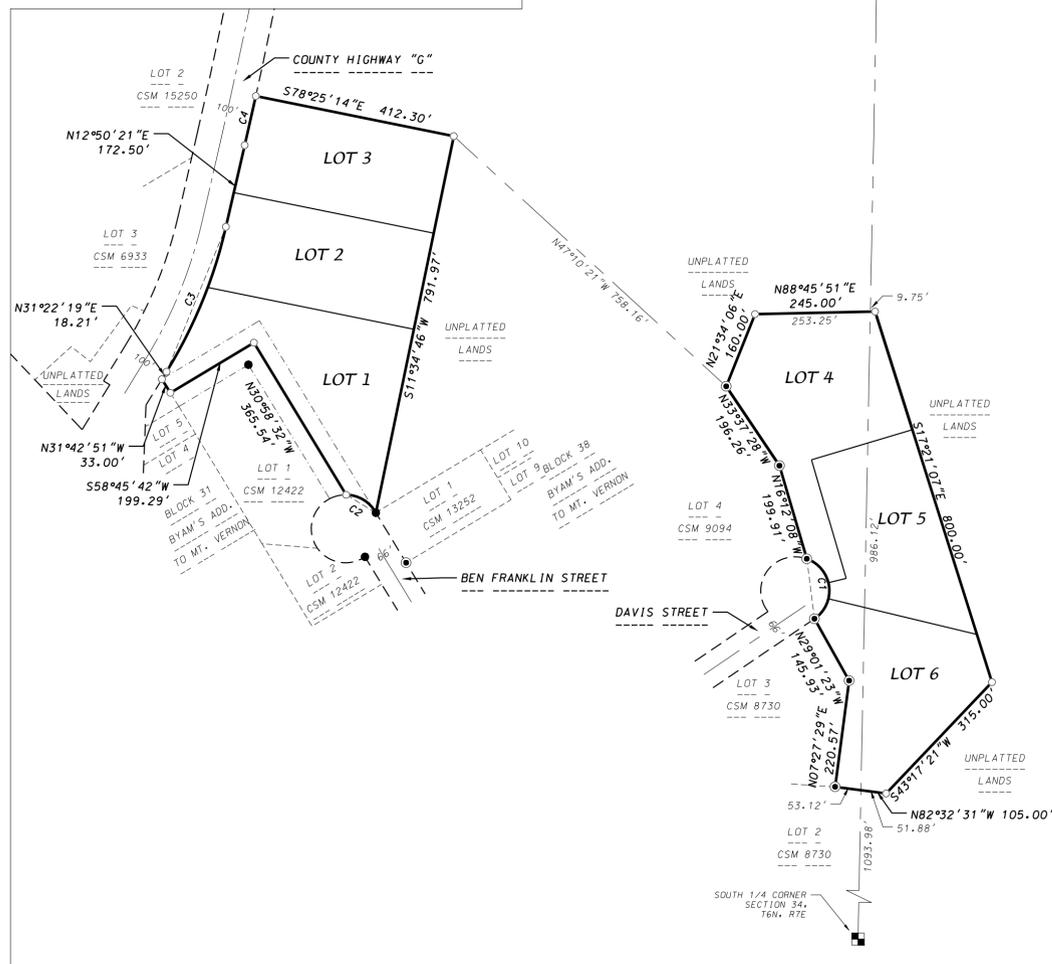
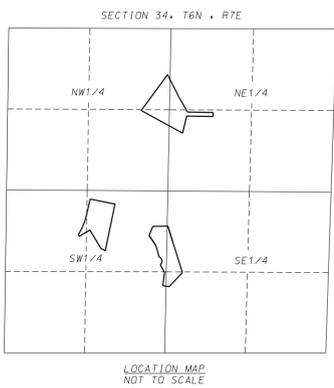
Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

- Public Utility Easements as herein set forth are for the benefit of Public Bodies and Private Public Utilities having the right to serve the area.
- Lots 1, 2 and 3 shall have no vehicular access to County Highway "G".
- Distances shown along curves are chord lengths.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	6	70.00	124.46	153.32	N07°12'43"W	125°29'38"	IN-N55°32'06"E
	5	70.00	49.98	51.10	N34°37'14"E	41°49'44"	OUT-N69°57'32"W
	4	70.00	33.17	33.49	N00°00'02"E	27°24'40"	
	4	70.00	66.00	68.73	N41°49'55"W	56°15'14"	
2		70.00	71.06	74.53	N58°39'04"W	61°00'16"	IN-N28°08'56"
							OUT-N89°09'12"W
3	1	1000.00	322.05	323.46	N22°06'20"E	18°31'58"	
	2	1000.00	192.93	193.23	N25°50'11"E	11°04'16"	
	2	1000.00	130.14	130.23	N16°34'12"E	07°27'42"	
4		11505.00	103.89	103.89	N12°34'50"E	00°31'02"	OUT-N12°19'19"E



0 200' 400'

1"=200'

THE NORTH - SOUTH LINE OF SECTION 34, T6N, R7E IS ASSUMED TO BEAR N01°06'33"E

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: 23-07-105

LEGEND

- Found 1" Pipe
- Found 3/4" Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Recorded as information

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.

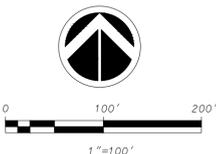
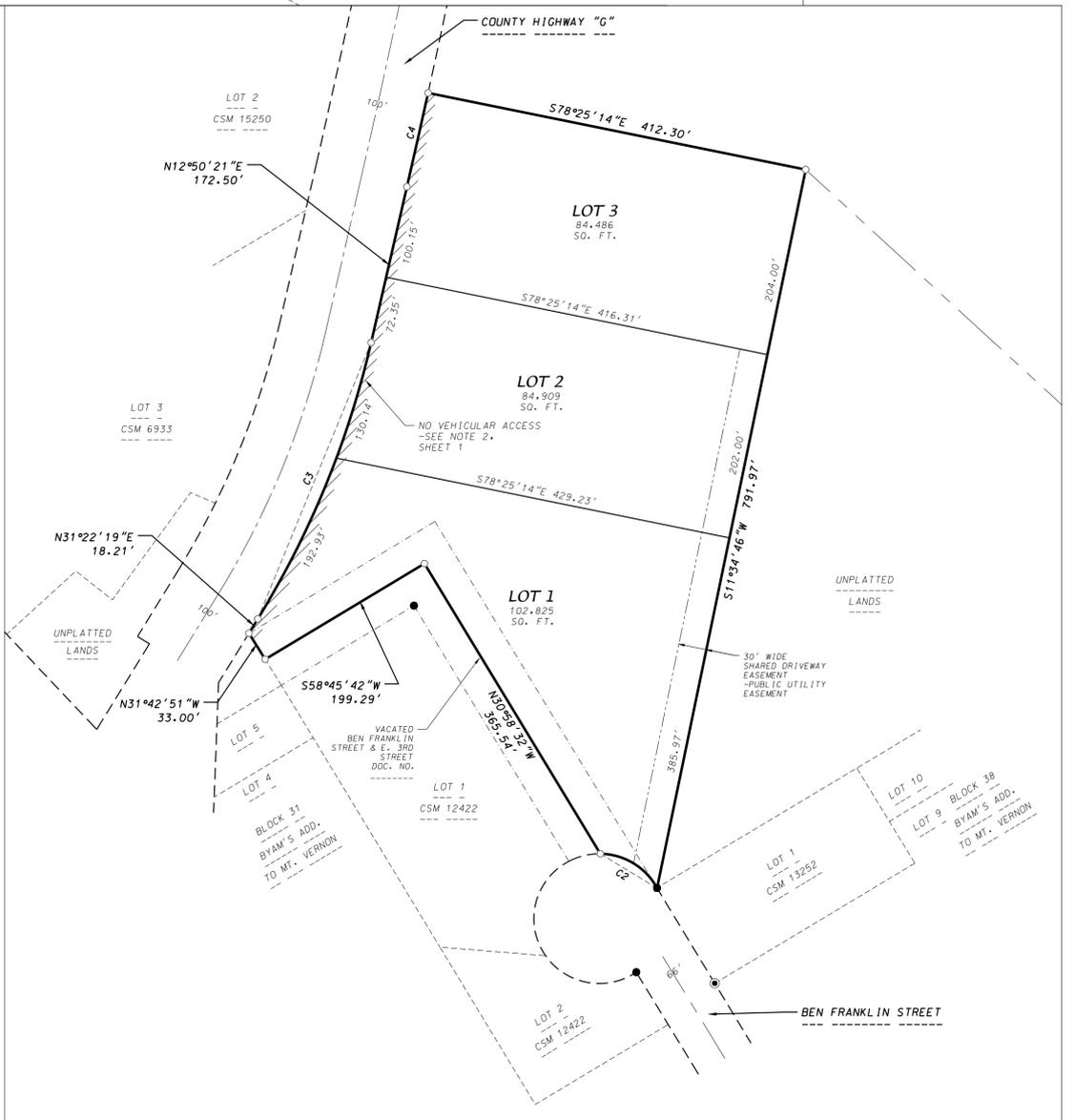
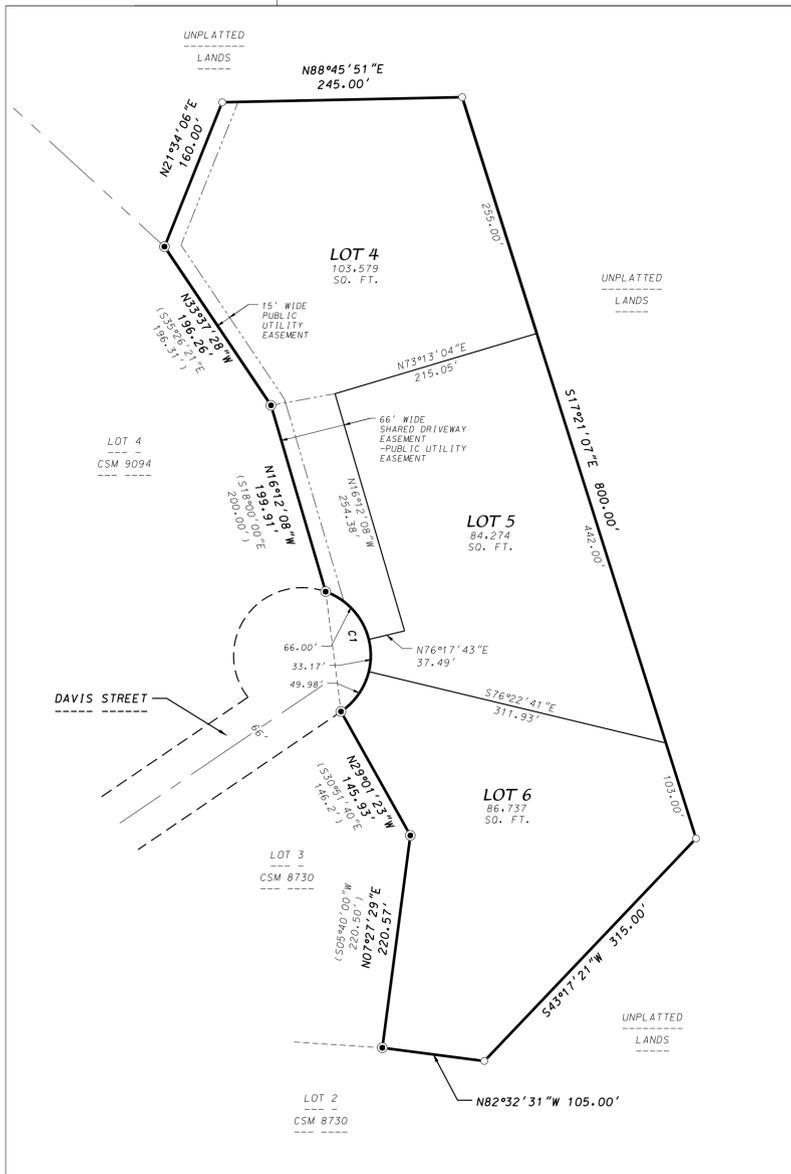
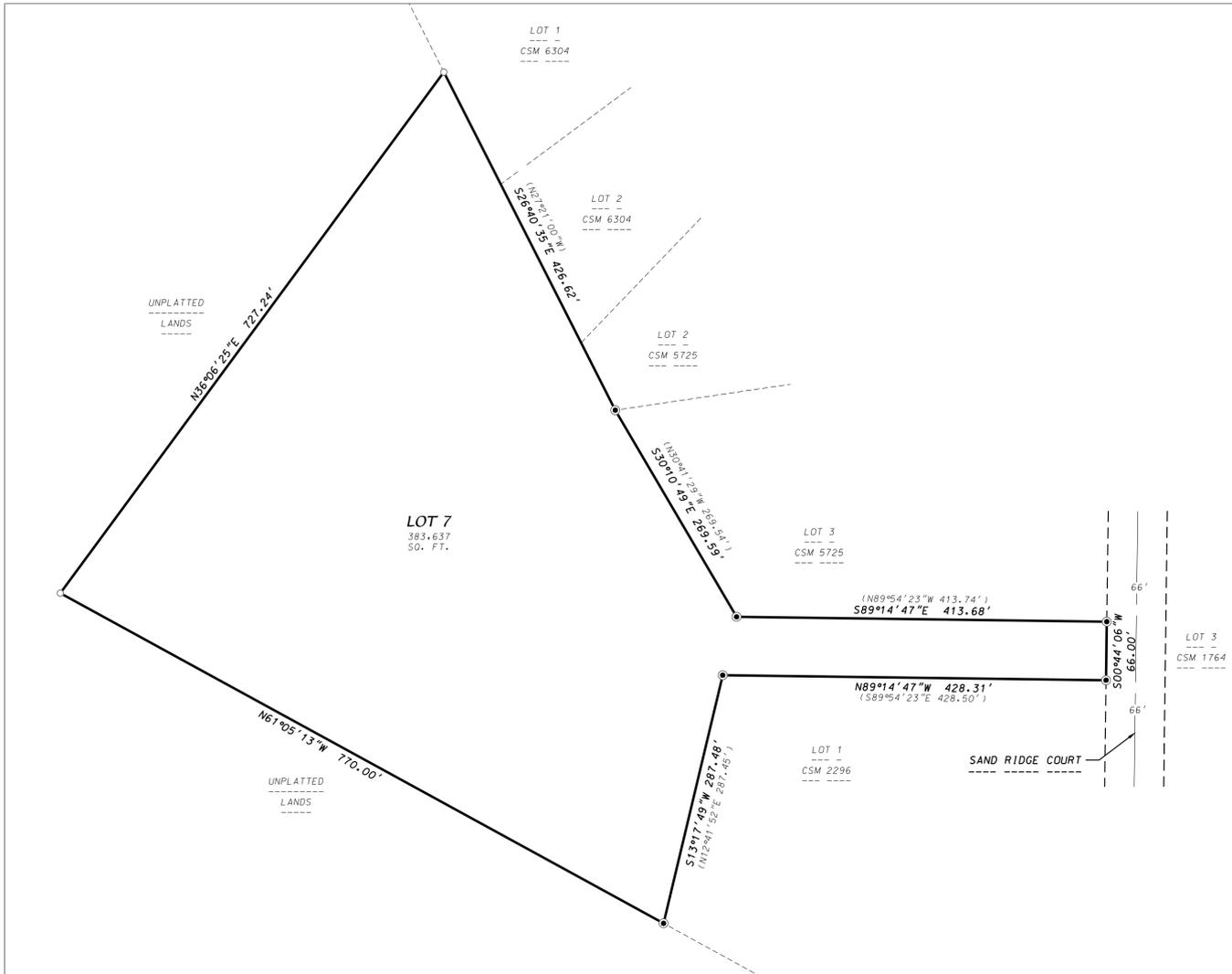
Certified _____, 20__

Department of Administration



MOUNT VERNON HILLS

LANDS AND A PORTION OF BEN FRANKLIN STREET AND E. 3RD STREET VACATED BY THE TOWN OF SPRINGDALE BY ORDER RECORDED AS DOCUMENT NUMBER _____, LOCATED IN THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4, NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 34, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN



THE NORTH - SOUTH LINE OF SECTION 34, T6N, R7E IS ASSUMED TO BEAR N01°06'33\"/>

- LEGEND**
- Found 1" Pipe
 - Found 3/4" Rebar
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - () Recorded as information

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



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: 23-07-105

MOUNT VERNON HILLS

LANDS AND A PORTION OF BEN FRANKLIN STREET AND E. 3RD STREET VACATED BY THE TOWN OF SPRINGDALE BY ORDER RECORDED AS DOCUMENT NUMBER _____,
LOCATED IN THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4, NW1/4 OF THE SE1/4
AND THE SW1/4 OF THE SE1/4 OF SECTION 34, T6N ,R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Mount Vernon Hills II, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Mount Vernon Hills II, LLC 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 Springdale
Dane County Zoning and Land Regulation Committee

In witness whereof, Mount Vernon Hills II, LLC has caused these presents to be signed this day of _____, 2024.

Mount Vernon Hills II, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2024, the above named authorized signatory of the above named Mount Vernon Hills II, LLC 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 "Mount Vernon Hills" is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2024.

Authorized Representative, Dane County Zoning and Land Regulation Committee

TOWN BOARD RESOLUTION

Resolved that the plat of "Mount Vernon Hills" located in the Town of Springdale, is hereby approved and accepted by the Town Board, Town of Springdale.

Dated this _____ day of _____, 2024.

Jackie Arthur, Clerk, Town of Springdale, 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 _____, 2024 affecting the land included in "Mount Vernon Hills".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024 at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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



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: 23-07-105