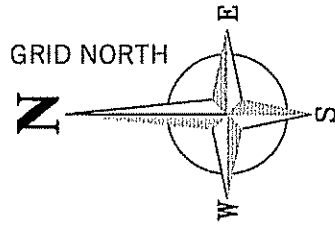


STONER PRAIRIE

ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING CERTIFIED SURVEY MAP NO. 3229, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 323 THROUGH 324, AS DOCUMENT NO. 1629586 AND RIGHT-OF-WAY OF LACY ROAD PER WARRANTY DEED TO THE CITY OF FITCHBURG RECORDED OCTOBER 28TH, 1998 AS DOCUMENT NO. 3036321



0' 50' 100' 150'
SCALE: 1 INCH = 100 FEET

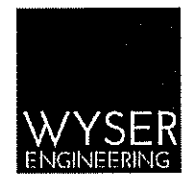
NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCONSIN DANE" THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8 BEARS N 89°56'17" E

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C25	196.42	125.00	90° 02' 11"	N43° 26' 54"W	176.83	N89° 28' 00"W	N1° 34' 11"E
C26	161.01	100.00	92° 15' 11"	N44° 33' 24"W	144.17	N1° 34' 11"E	S89° 19' 00"W
C27	153.15	100.00	87° 44' 49"	S45° 26' 35"W	138.61	S89° 19' 00"W	S1° 34' 11"W

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	144.57	92.00	90° 02' 11"	S43° 26' 54"E	130.15	S1° 34' 11"W	S89° 28' 00"W
C2	248.29	158.00	90° 02' 11"	N43° 26' 54"W	223.52	N89° 28' 00"W	N1° 34' 11"E
C3	115.19	158.00	41° 46' 23"	N67° 34' 48"W	112.66	N89° 28' 00"W	N46° 41' 36"W
C4	50.21	158.00	18° 12' 29"	N37° 52' 22"W	50.00	N46° 41' 36"W	N28° 22' 07"W
C5	74.99	158.00	27° 11' 35"	N14° 53' 20"W	74.29	N28° 22' 07"W	N1° 17' 32"W
C6	7.89	158.00	2° 51' 43"	N0° 08' 20"E	7.89	N1° 17' 32"W	N1° 34' 11"E
C7	23.41	15.00	89° 24' 40"	S46° 16' 31"W	21.10	N89° 01' 08"W	S1° 34' 11"W
C8	23.72	15.00	90° 35' 20"	S43° 43' 39"E	21.32	S1° 34' 11"W	S89° 01' 08"E
C9	107.88	67.00	92° 15' 11"	N44° 33' 24"W	96.60	N1° 34' 11"E	S89° 19' 00"W
C10	214.15	133.00	92° 15' 11"	S44° 33' 24"E	191.75	N89° 19' 00"E	S1° 34' 11"W
C11	51.46	133.00	22° 10' 03"	S79° 35' 58"E	51.14	N89° 19' 00"E	S68° 30' 57"E
C12	52.98	133.00	22° 49' 24"	S57° 06' 15"E	52.63	S68° 30' 57"E	S45° 41' 33"E
C13	50.49	133.00	21° 45' 00"	S34° 49' 02"E	50.19	S45° 41' 33"E	S23° 56' 32"E
C14	52.05	133.00	22° 25' 27"	S12° 43' 49"E	51.72	S23° 56' 32"E	S1° 31' 05"E
C15	7.17	133.00	3° 05' 16"	S0° 01' 33"W	7.17	S1° 31' 05"E	S1° 34' 11"W
C16	22.97	15.00	87° 44' 49"	S45° 26' 36"W	20.79	S89° 19' 00"W	S1° 34' 11"W
C17	24.15	15.00	92° 15' 11"	S44° 33' 24"E	21.63	N1° 34' 11"E	S89° 19' 00"W
C18	102.61	67.00	87° 44' 49"	S45° 26' 36"W	92.87	S89° 19' 00"W	S1° 34' 11"W
C19	203.69	133.00	87° 44' 49"	N45° 20' 36"E	184.36	N1° 34' 11"E	N89° 19' 00"E
C20	49.48	133.00	21° 18' 54"	N12° 13' 38"E	49.19	N1° 34' 11"E	N22° 53' 05"E
C21	54.54	133.00	23° 29' 39"	N34° 37' 54"E	54.16	N22° 53' 05"E	N46° 22' 44"E
C22	53.93	133.00	23° 13' 57"	N57° 59' 42"E	53.56	N46° 22' 44"E	N69° 36' 40"E
C23	45.74	133.00	19° 42' 20"	N79° 27' 50"E	45.52	N69° 36' 40"E	N89° 19' 00"E
C24	23.63	15.00	90° 15' 37"	N46° 42' 00"E	21.26	S89° 10' 12"E	N1° 34' 11"E

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC-1	40.03	58.00	32° 32' 22"	S10° 12' 00"E	39.24
EC-2	271.31	60.00	259° 04' 44"	N88° 25' 49"W	92.54
EC-3	40.03	58.00	32° 32' 22"	N21° 20' 22"E	39.24

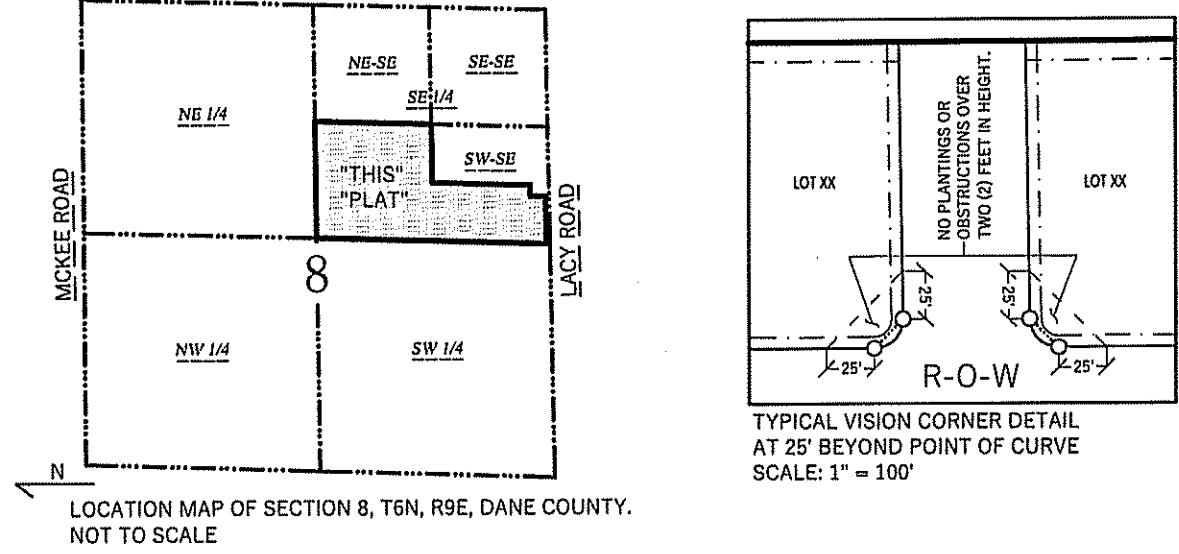
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	67.90	N88° 27' 60"W	L4	14.62	N20° 23' 20"W
L2	67.94	S88° 27' 60"E	L5	46.34	S73° 18' 29"E
L3	24.44	S61° 55' 28"W	L6	119.26	S88° 10' 12"E



SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

	FOUND PLSS SECTION MONUMENT TYPE NOTED		PLAT BOUNDARY
	FOUND 3/4" REBAR		PLATTED LINE
	FOUND 1-1/4" REBAR		RIGHT-OF-WAY LINE
	FOUND 2" IRON PIPE		CENTERLINE
	SET 2" X 1/8" REBAR 4.18 LBS./LIN. FT.		SECTION QUARTER LINE
	DRAINAGE INDICATORS		EXISTING EASEMENT LINE
	RECORDED AS		EASEMENT LINE
			VISION LINE
			BUILD RESTRICTION BUFFER LINE

- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDRETH 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 1" X 1/8" REBAR = 2.55 LBS./LIN. FT.
- DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. FOR LOTS THAT HAVE NO SLOPE ALONG THE LOT LINE AND HAVE A PRIVATE STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT WITHIN THEIR RESPECTIVE BOUNDARIES, AN * HAS BEEN SHOWN.
- OUTLOT 1 IS TO BE DEDICATED TO THE PUBLIC FOR PARK LANDS AND PEDESTRIAN/BIKE PATH.
- OUTLOT 2 IS PRIVATE FOR FUTURE DEVELOPMENT.
- AREAS DELINEATED AS VISION TRIANGLE AREAS SHALL HAVE NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT, AND SHALL BE LOCATED 25 FEET BEYOND THE POINTS OF CURVATURE.
- ALL ABOVE GROUND TRANSFORMERS AND PEDESTALS SHALL BE LOCATED ALONG THE REAR LOT LINES.
- 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. 256.36, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO SEIZE THE AREA.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC.
- LOTS CONTAINING A CIRCLED LOT NUMBER DENOTE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION = 1028.90' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAVD83)(12a). NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM.

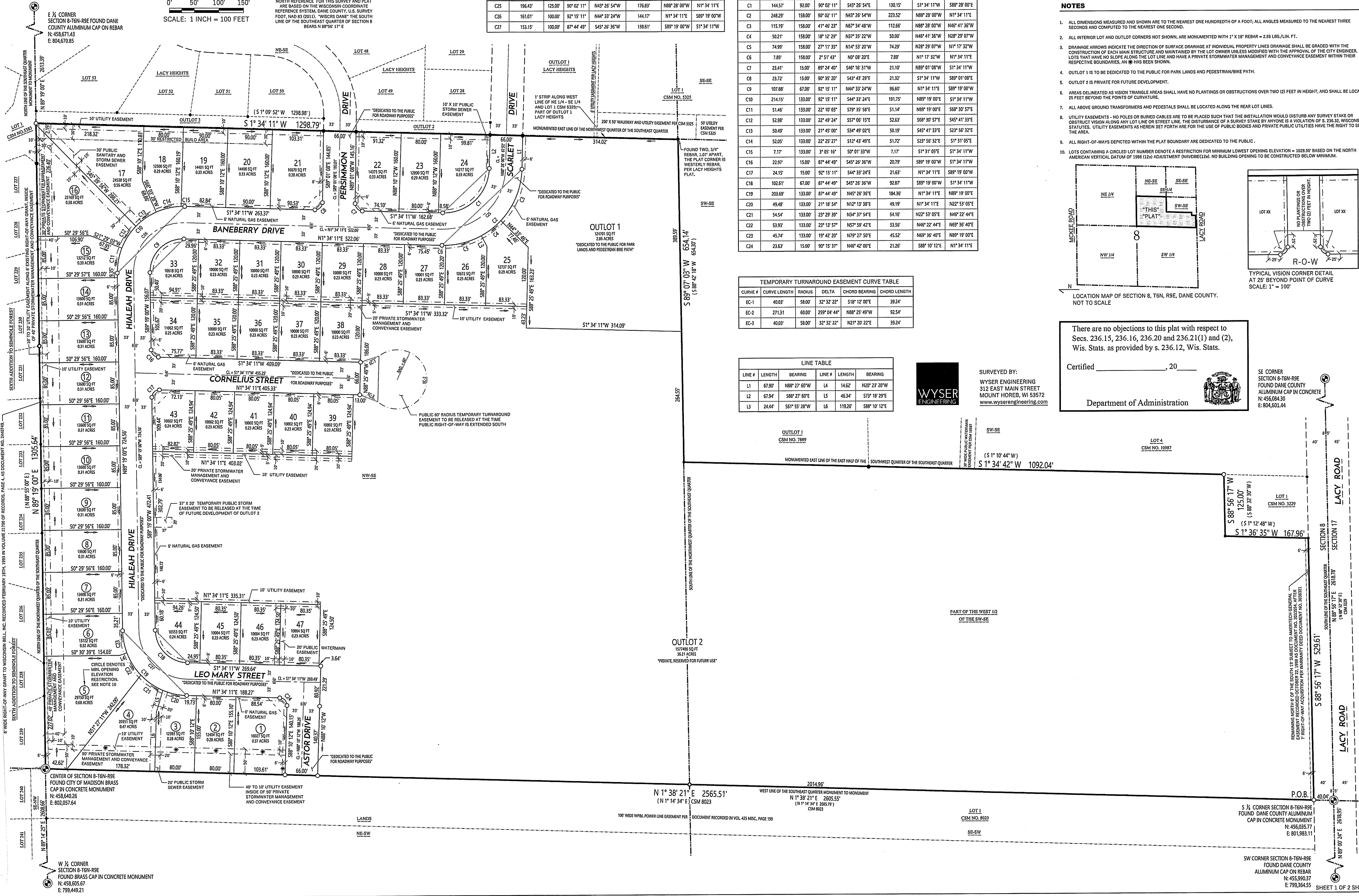


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

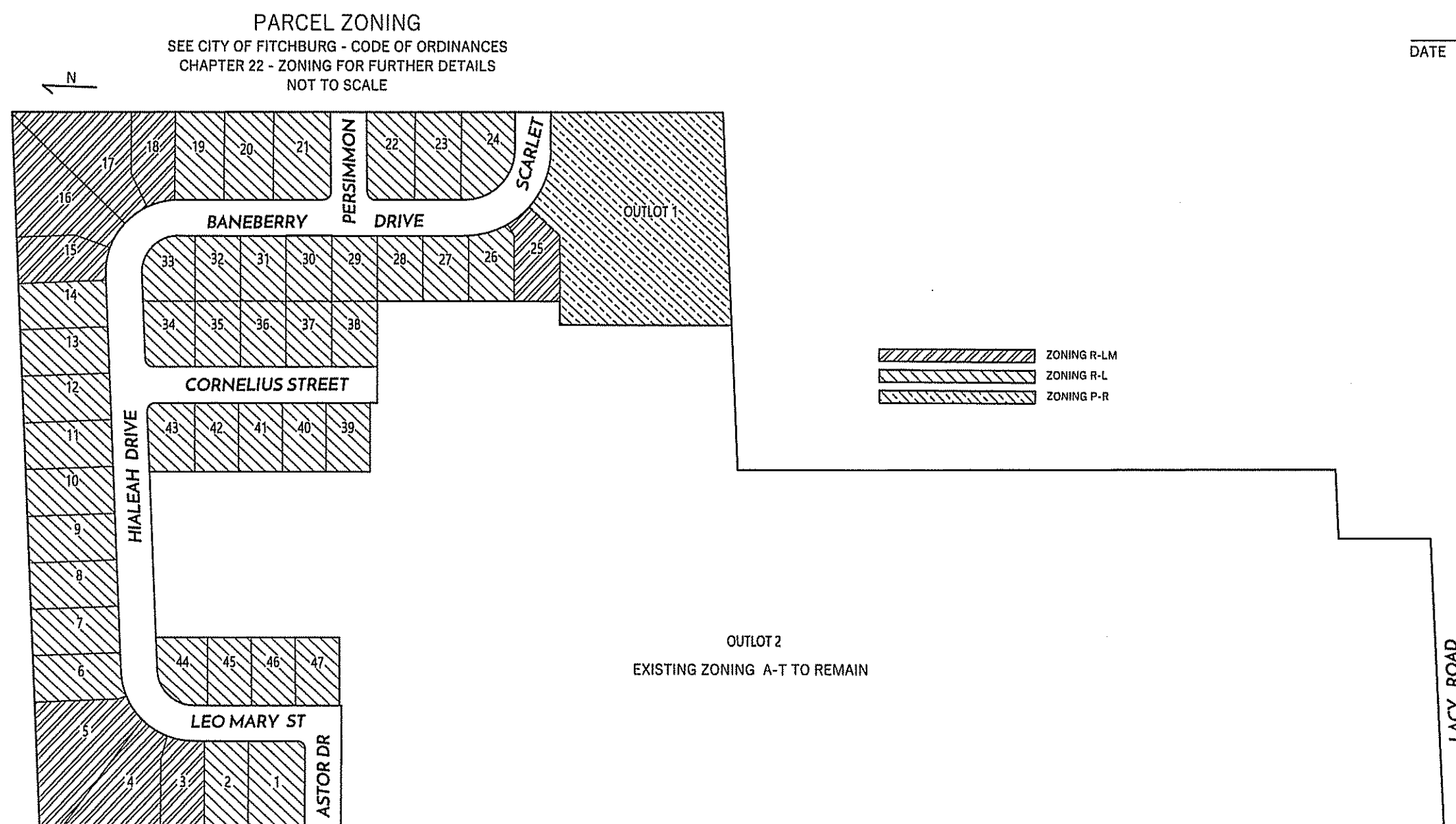
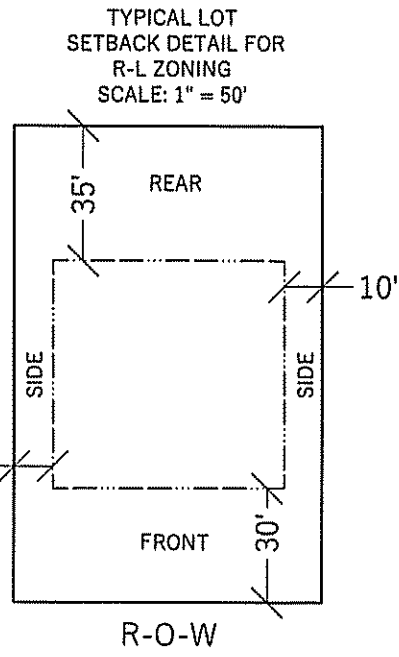
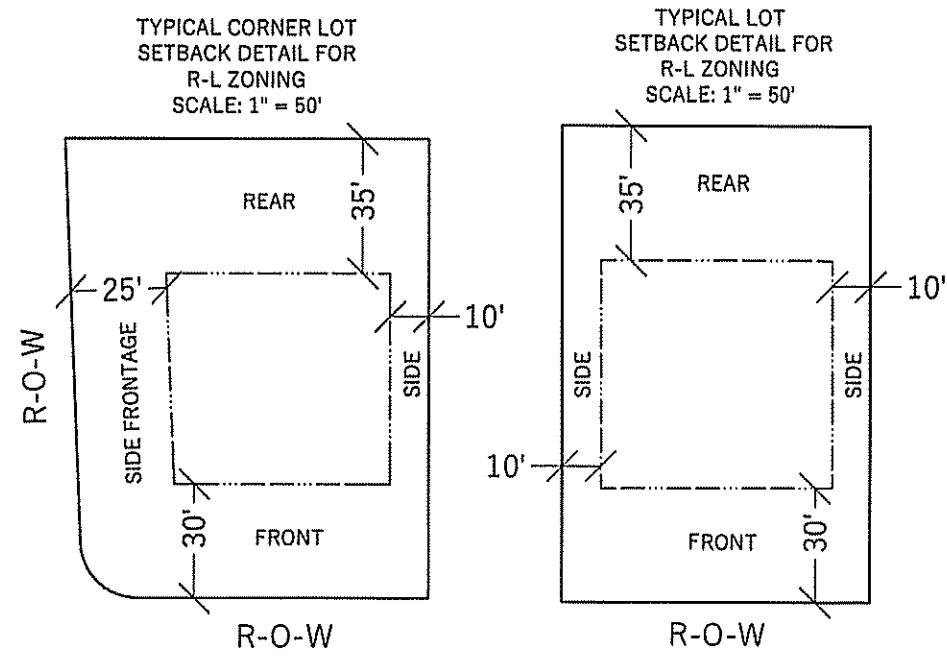
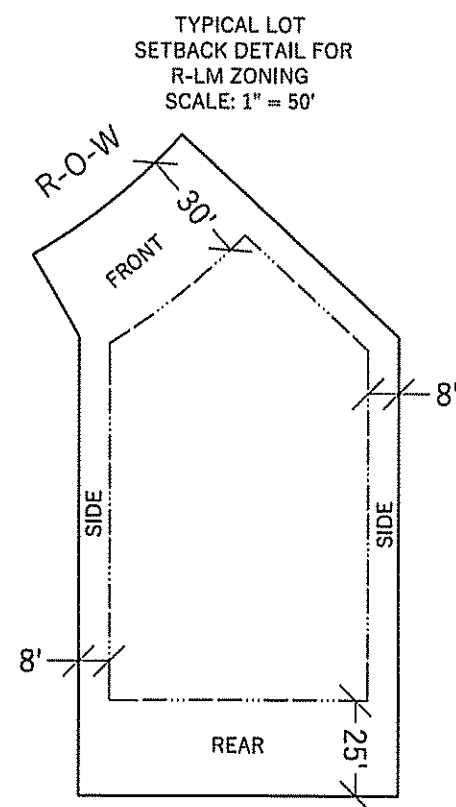
SE CORNER SECTION 8-T6N-R9E FOUND DANE COUNTY ALUMINUM CAP IN CONCRETE N: 455,084.20 E: 801,604.44



Received: 09/07/2016
CPA
27556

STONER PRAIRIE

ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING CERTIFIED SURVEY MAP NO. 3229, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 323 THROUGH 324, AS DOCUMENT NO. 1629586 AND RIGHT-OF-WAY OF LACY ROAD PER WARRANTY DEED TO THE CITY OF FITCHBURG RECORDED OCTOBER 28TH, 1998 AS DOCUMENT NO. 3036321



CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, MISTY DODGE, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FITCHBURG, 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 STONER PRAIRIE.

DATE _____ MISTY DODGE, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY 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 STONER PRAIRIE.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS STONER PRAIRIE, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY RESOLUTION NO. _____, FILE NUMBER _____ ADOPTED ON THIS _____ DAY OF _____, 20____,

AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THIS _____ DAY OF _____, 20____,

AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID STONER PRAIRIE FOR PUBLIC USE.

DATE _____ PATTI ANDERSON, CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

O'BRIEN FAMILY LIMITED PARTNERSHIP AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED 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
COMMON COUNCIL, CITY OF FITCHBURG
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____,
IN PRESENCE OF:

O'BRIEN FAMILY LIMITED PARTNERSHIP
BY: MANAGING MEMBER

STATE OF WISCONSIN)
_____ COUNTY) ss.

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

THE ABOVE NAMED _____ MANAGING MEMBER TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____
WISCONSIN

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, 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 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES AND UNDER THE DIRECTION OF WILLIAM RYAN HOMES WISCONSIN, INC., I HAVE SURVEYED, DIVIDED AND MAPPED STONER PRAIRIE; 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 SE-1/4 AND SE-1/4 OF THE SE-1/4 OF SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, CONTAINING 57.42 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION EIGHT (8), TOGETHER WITH THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION EIGHT (8), ALL IN TOWN SIX (6) NORTH, RANGE NINE (9) EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM ALL OF CERTIFIED SURVEY MAP NO. 3229 RECORDED AS DOCUMENT NO. 1629586 AND ALSO EXCEPTING THAT PORTION DEEDED TO THE CITY OF FITCHBURG IN WARRANTY DEED RECORDED OCTOBER 28, 1998 AS DOCUMENT NO. 3036321. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWN 6 NORTH, RANGE NINE EAST, THENCE NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 40.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LACY ROAD AND SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 8023, ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID WEST QUARTER LINE NORTH 01 DEGREES 38 MINUTES 21 SECONDS EAST, 2565.51 FEET TO THE MONUMENTED CENTER OF SAID SECTION 8 AND NORTH LINE OF AFORESAID SOUTHWEST QUARTER ALSO BEING THE SOUTH LINE OF SIXTH ADDITION TO SEMINOLE FOREST; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST ALONG SAID NORTH QUARTER LINE, 1305.64 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 01 DEGREE 34 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE, 1298.79 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE NORTH LINE OF CERTIFIED SURVEY MAP 7889; THENCE SOUTH 89 DEGREES 07 MINUTES 03 SECONDS WEST ALONG SAID SOUTH QUARTER-QUARTER LINE, 654.14 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 ALSO BEING THE WEST LINE OF CERTIFIED SURVEY MAP NOS. 7889 AND 10987; THENCE SOUTH 01 DEGREE 34 MINUTES 42 SECONDS WEST ALONG SAID EAST HALF QUARTER-QUARTER LINE, 1092.04 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3229; THENCE SOUTH 88 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID NORTH LINE, 125.00 FEET TO THE WEST LINE OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH 01 DEGREE 36 MINUTES 35 SECONDS WEST ALONG SAID WEST LINE, 167.96 FEET TO THE AFORESAID NORTHERN RIGHT-OF-WAY LINE OF LACY ROAD; THENCE SOUTH 88 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 529.51 FEET BACK TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 2,501,330 SQUARE FEET OR 57.42 ACRES

DATED THIS 31ST DAY OF AUGUST, 2016.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

REVISED THIS _____ DAY OF _____, 20____.

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20____ AT _____ O'CLOCK _____ M AS

DOCUMENT # _____

IN VOL. _____ OF PLATS,

ON PAGE(S) _____

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



PREPARED FOR:
WILLIAM RYAN HOMES WISCONSIN, INC.
5989 MONONA DRIVE
MONONA, WI 53716



SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com