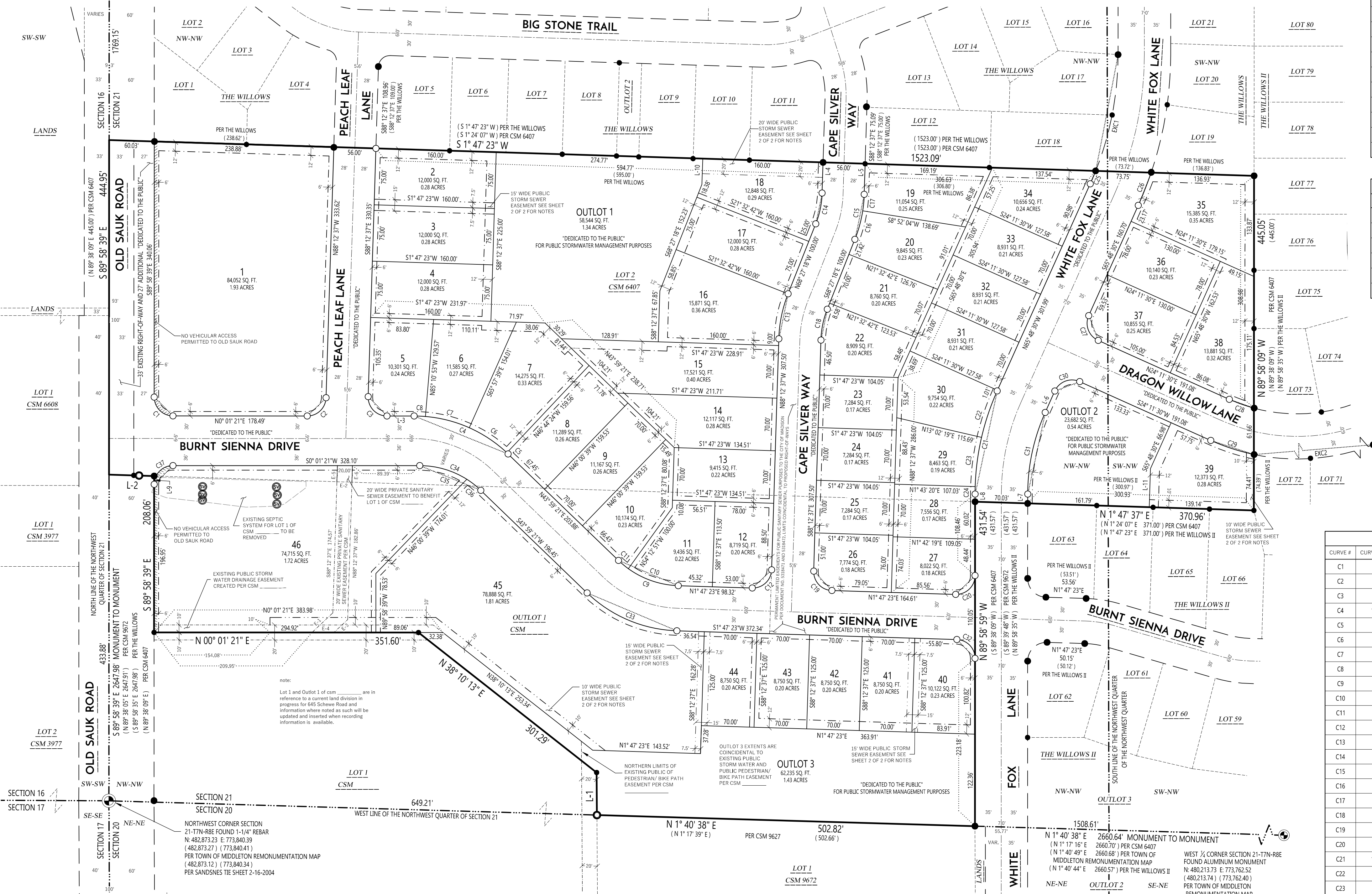


## CHAPEL VIEW

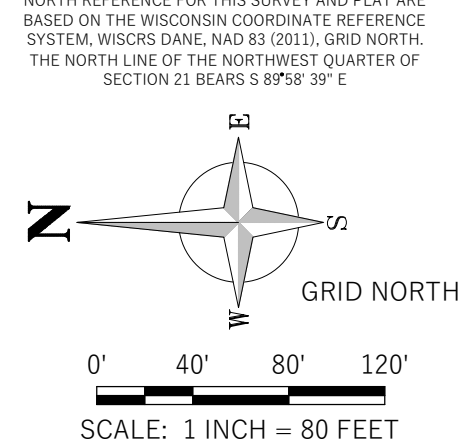
NORTH 1/4 CORNER SECTION 21-T7N-R8E FOUND  
4 TIES AND AN INACCESSIBLE MONUMENT  
BOX REPRESENTING THE NORTH 1/4 CORNER  
ON ONEIL TIE SHEET 12-16-2008  
N: 482,872.19 E: 776,488.37  
(482,872.03) (776,488.32)  
PER SANDNES TIE SHEET 2-16-2004

LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, RECORDED ON \_\_\_\_\_, 2018, IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS, ON PAGES \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	BEARING	LENGHT
L-1	N 89° 36' 45" E	56.61'
L-2	N 1° 47' 37" E	60.03'
(*)	(S 1° 24' 07" W)	
(**)	(S 1° 24' 42" W)	
L-3	N 0° 01' 21" E	36.13'
L-4	N 88° 12' 37" W	40.83'
L-5	S 88° 12' 37" E	40.83'
L-6	S 65° 48' 30" E	31.28'
L-7	S 89° 58' 59" E	12.33'
L-8	N 89° 58' 59" W	10.15'
L-9	S 89° 58' 39" E	11.11'
L-10	S 88° 12' 37" E	34.22'
L-11	N 88° 12' 37" W	51.29'
* PER CSM 6407 ** PER CSM 9672		

EASEMENT LINE TABLE		
LINE #	BEARING	LENGHT
E-1	S43° 12' 37" E	38.03
E-2	S1° 47' 37" W	20.00
E-3	N43° 12' 37" W	25.04
E-4	N0° 01' 21" E	29.20
E-5	S88° 12' 37" E	21.42
E-6	N88° 12' 37" W	22.04



LEGEND	
	FOUND PLSS SECTION MONUMENT TYPE NOTED
	FOUND 3/4\" REBAR
	FOUND 1-1/4\" REBAR
	FOUND 1-1/4\" IRON PIPE
	EXISTING SEPTIC VENT
	SET 1/4\" x 18\" REBAR 4.30 LBS./LIN. FT.
	RECORDED AS
	PLAT BOUNDARY LINE
	PLATTED LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	CHORD LINE
	EXISTING EASEMENT
	PUBLIC UTILITY EASEMENT
	STRAIN SEWER EASEMENT
	PRIVATE SANITARY EASEMENT

## NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 27TH, 2017 AND \_\_\_\_\_, 2018 date to be filled in upon irons being set for proposed csm.
- 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 1/8" REBAR - 1.55 LBS./LIN. FT.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
- SEE THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FURTHER DETAILS ON THE EASEMENT CREATED FOR PRIVATE SANITARY SEWER EASEMENT FOR LOT 1 OF CSM \_\_\_\_\_ TO SERVE THE EXISTING CHURCH ON SAID LOT 1 OF CSM \_\_\_\_\_.
- PUBLIC UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION, NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF s.236.32 OF WISCONSIN STATUTES. ADDITIONALLY SEE SHEET 2 OF 2 FOR CREATION OF RIGHTS.
- ALL LOTS ON THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES PER MADISON GENERAL ORDINANCE 16.23(9)(d)2.a
- SEE SHEET 2 OF 2 FOR ADDITION NOTES AND DETAILS

PLAT CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	39.27	25.00'	90°00'00"	N45°01'21"E	35.36'	N0°01'21"E	S89°58'39"E
C2	38.50	25.00'	88°13'58"	N44°05'38"W	34.81'	N88°12'37"W	N0°01'21"E
C3	40.04	25.00'	91°46'02"	N45°54'22"E	35.90'	N0°01'21"E	S88°12'37"E
C4	138.13	180.00'	43°58'00"	N22°00'21"E	134.76'	N43°59'21"E	N0°01'21"E
C5	2.29'	180.00'	0°43'46"	N43°37'28"E	2.29'	N43°59'21"E	N43°15'36"E
C6	60.38	180.00'	19°13'14"	N33°38'59"E	60.10'	N43°15'36"E	N24°02'21"E
C7	60.38	180.00'	19°13'14"	N14°25'44"E	60.10'	N24°02'21"E	N4°49'07"E
C8	15.07	180.00'	4°47'46"	N2°25'14"E	15.06'	N4°49'07"E	N0°01'21"E
C9	88.38	120.00'	42°11'58"	N22°53'22"E	86.40'	N1°47'23"E	N43°59'21"E
C10	71.20	120.00'	33°59'46"	N18°47'16"E	70.16'	N1°47'23"E	N35°47'09"E
C11	17.18	120.00'	8°12'12"	N39°53'15"E	17.17'	N35°47'09"E	N43°59'21"E
C12	39.27	25.00'	90°00'00"	N43°12'37"W	35.36'	N88°12'37"W	N1°47'23"E
C13	61.37	178.00'	19°45'19"	N78°19'58"W	61.07'	N68°27'18"W	N88°12'37"W
C14	42.06	122.00'	19°45'19"	N78°19'58"W	41.86'	N88°12'37"W	N68°27'18"W
C15	61.37	178.00'	19°45'19"	S78°19'58"E	61.07'	S68°27'18"E	S88°12'37"E
C16	39.38	178.00'	12°40'35"	S74°47'35"E	39.30'	S68°27'18"E	S81°07'53"E
C17	21.99'	178.00'	7°04'44"	S84°40'15"E	21.98'	S81°07'53"E	S88°12'37"E
C18	42.06	122.00'	19°45'19"	S78°19'58"E	41.86'	S88°12'37"E	S68°27'18"E
C19	39.27	25.00'	90°00'00"	N46°47'23"E	35.36'	N1°47'23"E	S88°12'37"E
C20	40.04	25.00'	91°46'22"	N44°05'48"W	35.90'	N89°58'59"W	N1°47'23"E
C21	141.35'	335.00'	24°10'29"	N77°53'45"W	140.30'	N65°48'30"W	N89°58'59"W
C22	65.21'	335.00'	11°09'11"	N71°32'06"W	65.11'	N65°48'30"W	N76°57'41"W
C23	66.16	335.00'	11°18'58"	N82°37'10"W	66.06'	N76°57'41"W	N88°16'40"W
C24	9.97'	335.00'	1°42'20"	N89°07'49"W	9.97'	N88°16'40"W	N89°58'59"W
C25	18.69'	421.00'	2°32'38"	N67°04'49"W	18.69'	N68°21'08"W	N65°48'30"W
C26	46.86'	491.00'	5°28'06"	S68°32'33"E	46.84'	S65°48'30"E	S71°16'36"E
C27	39.27	25.00'	90°00'00"	N69°11'30"E	35.36'	N24°11'30"E	S65°48'30"E
C28	34.90	220.00'	9°05'17"	N19°38'51"E	34.86'	N15°06'13"E	N24°11'30"E
C29	60.46	280.00'	12°22'16"	S18°00'22"W	60.34'	S24°11'30"W	S11°49'14"W
C30	39.27	25.00'	90°00'00"	S20°48'30"E	35.36'	S65°48'30"E	S24°11'30"W
C31	111.81	265.00'	24°10'29"	S77°53'45"E	110.98'	S89°58'59"E	S65°48'30"E
C32	38.50	25.00'	88°13'58"	S45°54'12"W	34.80'	S1°47'23"W	N89°58'59"W
C33	132.57	180.00'	42°11'58"	S22°53'22"W	129.60'	S43°59'21"W	S1°47'23"W
C34	89.78	117.00'	43°58'00"	S22°00'21"W	87.59'	S0°01'21"W	S43°59'21"W
C35	66.08	117.00'	32°21'29"	S16°12'06"W	65.20'	S0°01'21"W	S32°22'51"W
C36	23.70	117.00'	11°36'31"	S32°22'51"W	23.66'	S32°22'51"W	S43°59'21"W
C37	39.27	25.00'	90°00'00"	S44°58'39"E	35.36'	S89°58'39"E	S0°01'21"W

PREPARED FOR:  
ENCORE HOMES, INC.  
6840 SCHNEIDER ROAD  
MIDDLETON, WI 53562

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

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



EXISTING CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT IN
EXC1	158.40'	421.00'	21°33'29"	N79°07'52"W	N89°54'37"W
(*)				(N79°11'51"W)	(N89°58'35"W)
EXC2	191.26'	280.00'	39°08'11"	S7°44'52"E	S11°49'14"W
(**)				(39°08'10")	(S7°45'22"E)
* PER THE WILLOWS ** PER THE WILLOWS II					

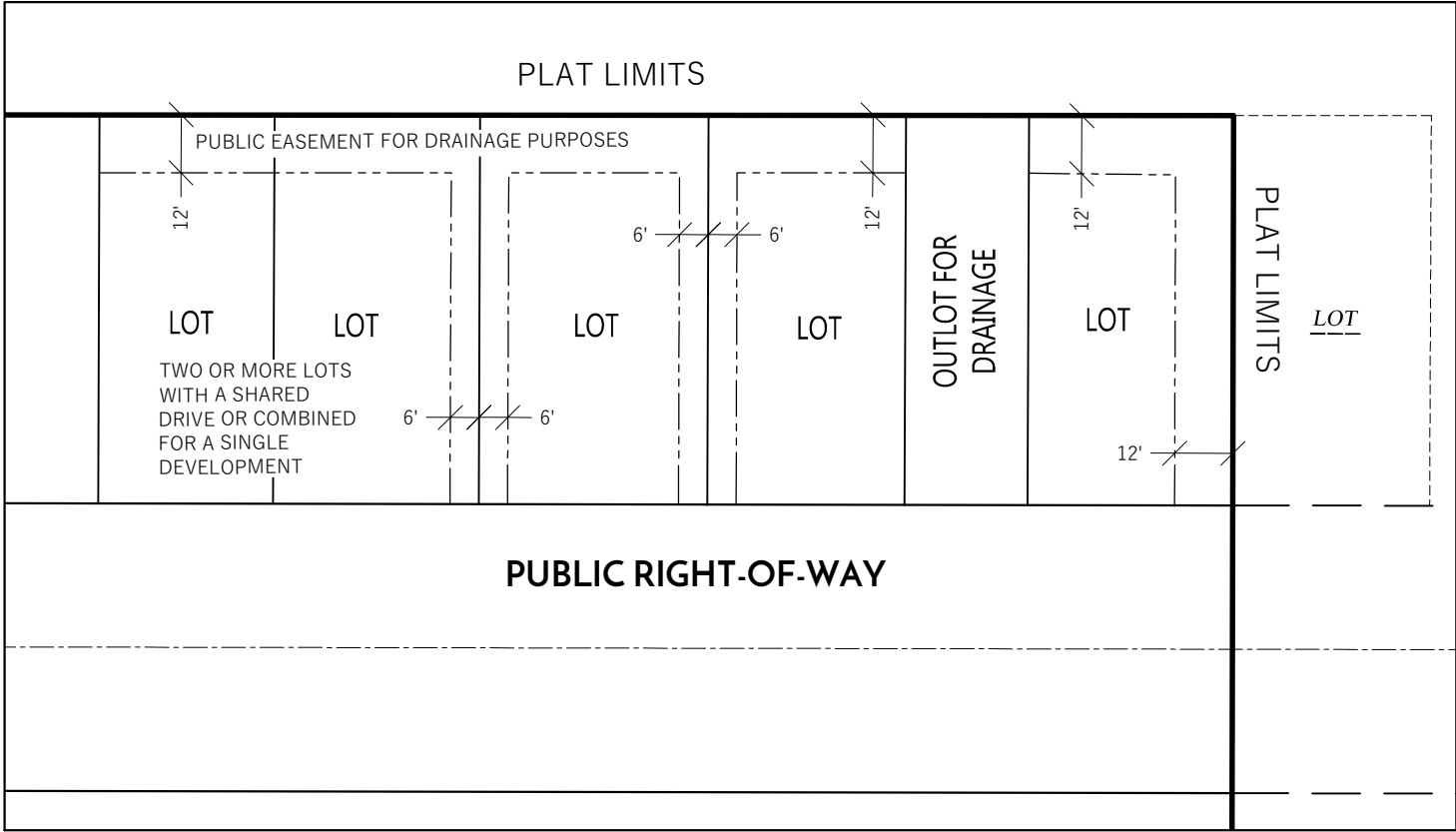


# CHAPEL VIEW

LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, RECORDED ON \_\_\_\_\_, 2018, IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS, ON PAGES \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## TYPICAL DETAIL OF PUBLIC EASEMENTS FOR DRAINAGE PURPOSES

## NOT TO SCALE



### ADDITIONAL NOTES

- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. THIS WILL REQUIRE ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM DRIVEWAY ENTRANCES; A CURB-HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES. THIS IS ESPECIALLY IMPORTANT AT 'T' INTERSECTIONS WHERE LOT AND BUILDING LAYOUT BECOME CRITICAL; TO PREVENT INTERFERENCE WITH THE PEDESTRIAN RAMP, LOTS INTERSECTING OR ADJACENT 'T' INTERSECTION MAY REQUIRE A SHARED DRIVEWAY AND ACCESS.

## CITY OF MADISON TREASURER CERTIFICATE

STATE OF WISCONSIN)  
DANE COUNTY) ss.

I, DAVID GAWENDA, 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 CHAPEL VIEW.

DAVID GAWENDA, CITY TREASURER  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY 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 CHAPEL VIEW.

DATE \_\_\_\_\_ ADAM GALLAGHER, DANE COUNTY TREASURER

## MADISON COMMON COUNCIL CERTIFICATE

STATE OF WISCONSIN)  
DANE COUNTY) ss.

RESOLVED THAT THIS PLAT KNOWN AS CHAPEL VIEW LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY

ENACTMENT NO. \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_ ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MARIBETH L. WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE OF DEDICATION

CHAPEL VIEW LAND COMPANY, 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  
COMMON COUNCIL, CITY OF MADISON  
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN PRESENCE OF:

CHAPEL VIEW LAND COMPANY, LLC  
BY: MANAGING MEMBER

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE ABOVE NAMED \_\_\_\_\_ MANAGING MEMBER FOR CHAPEL VIEW LAND COMPANY, LLC TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## CONSENT OF MORTGAGEE

OAK BANK, 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 OAK BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
LINDA ZIMDARS  
AUTHORIZED OFFICER

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE ABOVE NAMED BANKING ASSOCIATION, OAK BANK.

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

NOTARY PUBLIC, STATE OF 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 16.23 - LAND SUBDIVISION REGULATIONS, CITY OF MADISON - CODE OF ORDINANCES AND UNDER THE DIRECTION OF ENCORE HOMES, INC., I HAVE SURVEYED, DIVIDED AND MAPPED CHAPEL VIEW; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NW-1/4 OF THE NW-1/4 AND SW-1/4 OF THE NW-1/4 OF SECTION 21, T7N, R8E, CITY OF MADISON, DANE, COUNTY, WISCONSIN, CONTAINING 23.73 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_ RECORDED ON \_\_\_\_\_, 2018 IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS ON PAGES \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LOT 2 OF CERIFIED SURVEY MAP NO. 6407 SUBJECT TO EXISTING 33 FOOT RIGHT-OF-WAY OF OLD SAUK ROAD

SAID PARCEL CONTAINS 1,033,883 SQUARE FEET OR 23.73 ACRES INCLUDING EXISTING 33 FOOT RIGHT-OF-WAY OF OLD SAUK ROAD, OR 1,019,200 SQUARE FEET OR 23.40 ACRES EXCLUDING 33 FOOT RIGHT-OF-WAY.

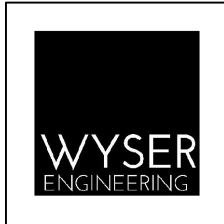
DATED THIS 19TH DAY OF JUNE, 2018.

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

REVISED THIS 17TH DAY OF SEPTEMBER, 2018.

PREPARED FOR:  
ENCORE HOMES, INC.  
6840 SCHNEIDER ROAD  
MIDDLETON, WI 53562

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



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



## 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