

WELCOME HOME

LOT 2, CERTIFIED SURVEY MAP NO. 14062,
LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T7N, R8E,
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

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

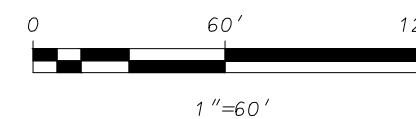
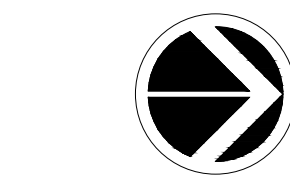
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1		25.00	35.79	39.89	N45°47'40"E	91°24'36"
2		383.00	254.73	259.67	N19°07'17"W	38°50'46"
6		383.00	8.42	8.42	N00°19'40"W	01°15'32"
5		383.00	125.00	125.56	N10°20'57"W	18°47'02"
4		383.00	125.13	125.69	N29°08'34"W	18°48'12"
3		317.00	209.72	213.75	N19°13'39"W	38°38'02"
3		317.00	85.32	85.58	N30°48'38"W	15°28'04"
2		317.00	127.30	128.17	N11°29'37"W	23°09'58"
4		25.00	35.29	39.18	S44°48'27"E	89°47'38"
5		383.00	253.39	256.25	S19°13'39"E	38°38'02"
13		383.00	93.32	99.60	S07°21'38"E	14°54'00"
12		383.00	157.52	158.65	S26°40'39"E	23°44'02"
6		317.00	210.83	214.92	S19°07'17"E	38°50'46"
11		317.00	84.74	84.99	S30°51'48"E	15°21'44"
10		317.00	129.02	129.93	S11°26'25"E	23°29'02"

NOTES

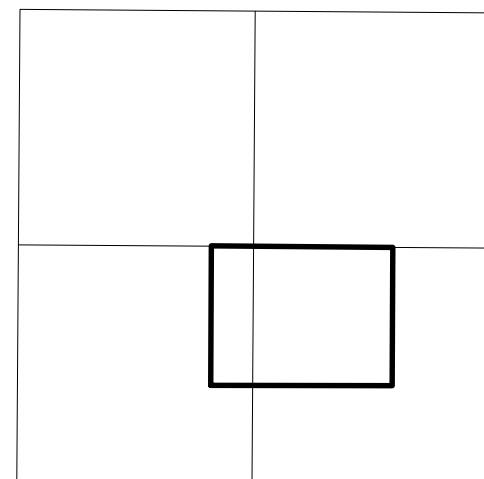
- Refer to building site information found in the Dane County Soil Survey.
- Outlots 1 and 2 are to be owned and maintained by the Welcome Homes Neighborhood Association.
- Outlots 1 and 2 are subject to Public Stormwater Easements over their entirety.
- Outlot 2 is subject to a Public Recreational Trail Easement over its entirety.
- Lots 1 and 14 shall have no vehicular access to Front Nine Drive.
- Setbacks shown on Lots 1-12 as required by the Town of Middleton.
- No development will be allowed on Outlot 2.

LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement
- Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- MDE Minimum unprotected foundation opening elevation NAVD1988(2012) datum
- () Recorded as information



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
(DANE ZONE)
THE NORTH LINE OF THE NE1/4 OF SECTION 30, T7N, R8E
BEARS N89°35'43"W



NE1/4 SECTION 30, T7N, R8E

LOCATION MAP
NOT TO SCALE



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:16-07-131

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

WELCOME HOME

LOT 2, CERTIFIED SURVEY MAP NO. 14062,
LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T7N, R8E,
TOWN OF MIDDLETON, 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 Middleton 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 "Welcome Home" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lot 2, Certified Survey Map No. 14062, recorded in Volume 94 of Certified Survey Maps on pages 180-182 as Document Number 5180509, Dane County Registry, located in the NE1/4 and the SE1/4 of the NE1/4 of Section 30, T7N, R8E, Town of Middleton, Dane County, Wisconsin. Containing 799,130 square feet (18.346 acres).

Dated this 16th day of June, 2017.
Revised this 24th day of July, 2017.

Brett T. Stoffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

Welcome Development, 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.

Welcome Development, 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 Middleton
Dane County Zoning and Land Regulation Committee

In witness whereof, Welcome Development, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2017.

Welcome Development, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2017, the above named officer(s) of the above named Welcome Development, 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

MORTGAGEE CERTIFICATE

Wisconsin River Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this plat.

In witness whereof, said Wisconsin River Bank has caused these presents to be signed by its corporate officer listed below this _____ day of _____, 2017.

Wisconsin River Bank

State of Wisconsin)
County Dane) S.S

Personally came before me this _____ day of _____, 2017, the above named corporate officer to me known to be the person 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 "Welcome Home" is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2017.

Patrick Miles, Chair, Dane County Zoning and Land Regulation Committee

TOWN BOARD RESOLUTION

Resolved that the plat of "Welcome Home" located in the Town of Middleton, is hereby approved by the Town Board, Town of Middleton and the lands and rights dedicated by said "Welcome Home" are hereby accepted.

Dated this _____ day of _____, 2017.

David Shaw, Clerk, Town of Middleton, Dane County, Wisconsin

TOWN OF MIDDLETON TREASURER'S CERTIFICATE

I, David D. Shaw, 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 special assessments as of this _____ day of _____, 2017 affecting the land included in "Welcome Home".

David D. Shaw, Treasurer, Town of Middleton, 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 _____, 2017 affecting the land included in "Welcome Home".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017 at

_____.M. and recorded in Volume _____ of Plats on Pages _____ as Document

Number _____.

Kristi Chlebowski, Dane County Register of Deeds