

PRELIMINARY PLAT OF KENNEDY HILLS SECOND ADDITION

OUTLOT 3 KENNEDY HILLS FIRST ADDITION AND LOCATED WITHIN THE SW1/4 OF THE SE1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

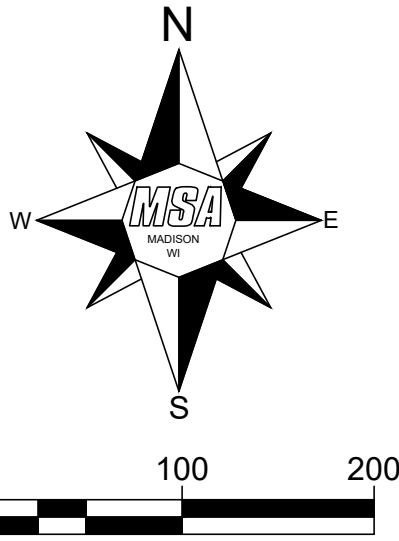
CURVE	LENGTH	RADIUS	DELTA	CH. BEAR.	CH. DIST.
C1	77.14'	865.00'	005°06'34"	S4°40'31"E	77.11'
C2	62.90'	865.00'	004°09'58"	S5°08'49"E	62.88'
C3	14.24'	865.00'	000°56'36"	S2°35'32"E	14.24'
C4	83.38'	935.00'	005°06'34"	S4°40'31"E	83.35'
C5	35.43'	665.00'	003°03'10"	S3°38'49"E	35.43'
C6	39.16'	735.00'	003°03'10"	S3°38'49"E	39.16'
C7	44.38'	30.00'	084°45'43"	S47°33'15"E	40.44'
C8	49.87'	30.00'	095°14'17"	N42°26'45"E	44.32'
C9	44.96'	30.00'	085°52'20"	N48°06'34"W	40.87'
C10	46.52'	30.00'	088°50'37"	N44°31'58"E	42.00'
C11	61.29'	664.99'	005°16'50"	S2°31'59"E	61.26'
C24	183.78'	117.00'	090°00'00"	S43°57'16"W	165.46'
C25	287.46'	183.00'	090°00'00"	N43°57'16"E	258.80'
C26	133.74'	183.00'	041°52'25"	N63°19'15"E	130.79'
C27	90.26'	183.00'	028°15'39"	N28°15'13"E	89.35'
C28	48.45'	183.00'	015°10'07"	N6°32'20"E	48.31'
C29	47.71'	30.00'	091°06'37"	N44°30'35"E	42.84'
C30	46.54'	30.00'	088°53'23"	S45°29'25"E	42.01'
C31	47.04'	30.00'	089°50'11"	N45°01'02"W	42.37'
C32	47.21'	30.00'	090°09'48"	N44°58'59"E	42.49'

- NOTES:
- 1) EACH LOT OWNER SHALL BE OBLIGATED TO PAY A RECREATIONAL IMPROVEMENT IMPACT FEE TO THE TOWN OF COTTAGE GROVE IN THE AMOUNT SPECIFIED BY TOWN ORDINANCE AT THE TIME OF APPLICATION FOR A RESIDENTIAL BUILDING PERMIT.
- 2) ACCESS RESTRICTION: NO DIRECT VEHICULAR ACCESS TO LOTS 47-50 FROM KENNEDY RD.
- 3) THE OWNERS OF LANDS IN THIS SUBDIVISION ARE ESTOPPED FROM COMMENCING ANY ACTION WHATSOEVER AGAINST THE TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN FOR DAMAGES CAUSED BY SURFACE WATER RUN-OFF OR DRAINAGE.
- 4) THESE LANDS HAVE BEEN SUBDIVIDED WITH SPECIAL ATTENTION BEING GIVEN TO DRAINAGE OF SURFACE WATER THEREFROM AND ADEQUATE PROVISIONS HAVE BEEN PROVIDED FOR THE LEAST POSSIBLE DAMAGES THEREFROM TO BOTH THE PLATTED LAND AND ADJACENT LANDS PROVIDING THE FOLLOWING:
- A) IN ALL CASES EASEMENTS HAVE BEEN PROVIDED FOR DRAINAGE FROM ADJACENT PLATS THROUGH THE USE OF STREET PATTERNS. ALL DITCHES WILL BE PLANTED IN GRASS WHICH WILL PROVIDE DENSE COVER.
- B) THE EXISTING NATURAL WATERSHED DIRECTION REMAINS UNCHANGED.
- C) ALL STREETS HAVE BEEN DESIGNED WITH AS MINIMUM GRADE AS POSSIBLE SO AS TO PREVENT EROSION.
- D) LAND NOW UNDER CULTIVATION SHALL BE PLANTED IN GRASS, AND BERMS CONSTRUCTED AS REQUIRED BY THE TOWNSHIP. OWNERS WILL SEED AND MULCH DITCHES AFTER ROAD CONSTRUCTION IS COMPLETED WHERE NEEDED TO CONTROL RUNOFF.
- E) TOPSOIL FROM ROAD CONSTRUCTION IS TO BE STOCKPILED IN AREAS WHERE IT WILL BE LEAST AFFECTED BY EROSION RUNOFF.

SYMBOL LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- UTILITY EASEMENT LINE
- STORMWATER DRAINAGE EASEMENT LINE
- EXISTING LOT LINE
- ACCESS RESTRICTION
- EXISTING TREE LINE
- SECTION CORNER AS SHOWN
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- FOUND 1 1/4" IRON REBAR
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.

ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.

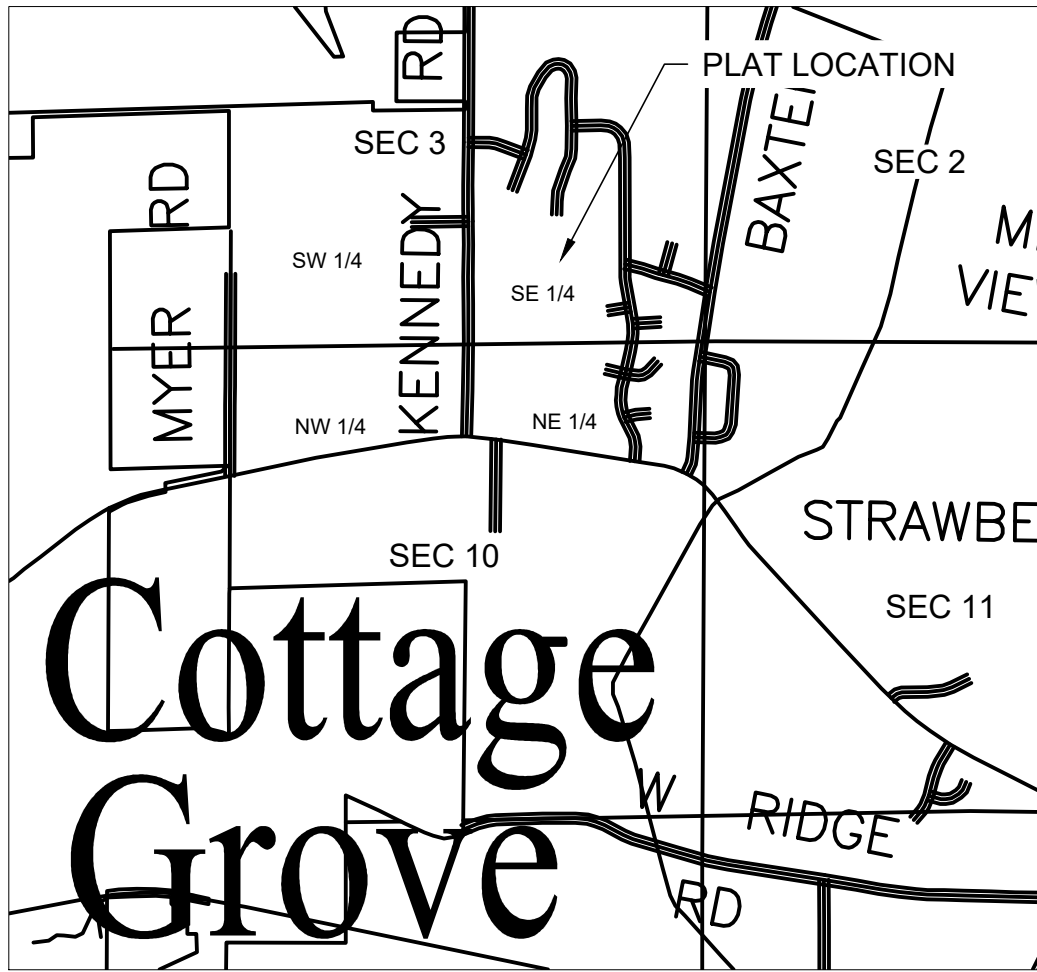


BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISORS), DANE COUNTY (2011). THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 BEARS N88°52'27"E.



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1702 Pankratz St Madison, WI 53704
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VICINITY MAP

S 1/4 CORNER
SEC 3
FOUND ALUM. MON.



12/03/2025



CURRENT ZONING = SFR-08

CURRENT OWNER AND SUBDIVIDER:
DUNROVEN RIDGE LLC
7857 DUNROVEN RD
DANE, WI 53529

SURVEYOR:
BRADLEY TISDALE, PLS
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

PRELIMINARY PLAT KENNEDY HILLS SECOND ADDITION

OUTLOT 3 KENNEDY HILLS FIRST ADDITION AND LOCATED WITHIN THE
SW1/4 OF THE SE1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 11 EAST,
TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, BRADLEY TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF COTTAGE GROVE, WISCONSIN, AND UNDER THE DIRECTION OF DUNROVEN RIDGE LLC, KENNEDY HILLS SECOND ADDITION HAS BEEN SURVEYED, DIVIDED, AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LAND SURVEYED; AND THAT THIS LAND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

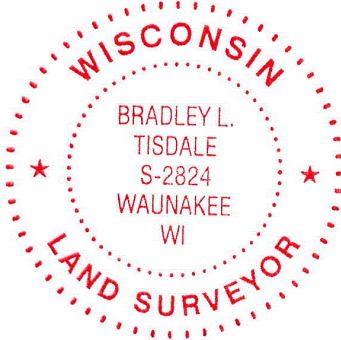
OUTLOT 3 KENNEDY HILLS FIRST ADDITION AS RECORDED IN THE DANE COUNTY REGISTER OF DEED OFFICE AS DOCUMENT NO. 6030286

SAID PARCEL CONTAINS 1,322,601 SQUARE FEET OR 30.363 ACRES MORE OR LESS TOTAL AND 1,089,097 SQUARE FEET OR 25.002 ACRES MORE OR LESS EXCLUDING DEDICATED RIGHT-OF-WAY.



BRADLEY L. TISDALE
PROFESSIONAL LAND SURVEYOR #S-2824

12/03/2025
DATE



CORPORATE OWNER'S CERTIFICATE

DUNROVEN RIDGE, LLC, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 WISCONSIN STATUES TO BE SUBMITTED TO THE DEPARTMENT OF ADMINISTRATION, DANE COUNTY ZONING AND LAND REGULATION COMMITTEE, THE TOWN OF COTTAGE GROVE, AND THE VILLAGE OF COTTAGE GROVE FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, DUNROVEN RIDGE, LLC HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY
THEIR REPRESENTATIVE THIS ____ DAY OF _____, 2026.

REPRESENTATIVE

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, 2026.

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

NOTARY PUBLIC, _____
COUNTY, STATE

MY COMMISSION EXPIRES

TOWN OF COTTAGE GROVE CERTIFICATE

THIS PLAT OF KENNEDY HILLS SECOND ADDITION HAS BEEN APPROVED BY THE TOWN BOARD OF THE TOWN OF COTTAGE GROVE AND ALL DEDICATIONS SHOWN HEREON HAVE BEEN ACCEPTED AS PER ACTION OF THE TOWN BOARD ON

_____, 2026.

KIM BANIGAN, TOWN CLERK

DATE

VILLAGE OF COTTAGE GROVE CERTIFICATE (EXTRATERRITORIAL JURISDICTION)

THIS PLAT OF KENNEDY HILLS SECOND ADDITION HAS BEEN APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF COTTAGE GROVE AS PER ACTION OF THE VILLAGE BOARD ON

_____, 2026.

LISA KALATA, VILLAGE CLERK

DATE

TOWN TREASURER CERTIFICATE

I, KIM BANIGAN, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE TOWN OF COTTAGE GROVE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES AND NO UNPAID SPECIAL ASSESSMENTS AS OF

_____, 2026

AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF KENNEDY HILLS SECOND ADDITION.

KIM BANIGAN, TOWN TREASURER

DANE COUNTY TREASURER 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 AND NO UNPAID SPECIAL ASSESSMENTS AS OF

_____, 2026

AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF KENNEDY HILLS SECOND ADDITION.

ADAM GALLAGHER, COUNTY TREASURER

DANE COUNTY CERTIFICATE

THIS PLAT KNOWN AS KENNEDY HILLS SECOND ADDITION IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE THIS

____ DAY OF _____, 2026.

MICHELE DOOLAN, CHAIR
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

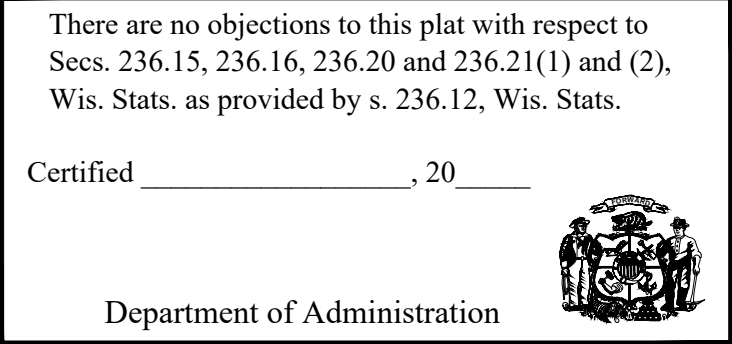
RECEIVED FOR RECORDING THIS ____ DAY OF _____, 2026

AT _____ O'CLOCK __.M.

AND RECORDED IN VOLUME ____ OF PLATS AT DANE COUNTY ON PAGES

____ AS DOCUMENT NO. _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN



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