

KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C1	232.72'	266.00'	50°07'42"	S25°23'21"W	225.37'	S50°27'12"W	S00°19'30"W
C2	72.77'	266.00'	15°40'27"	S8°09'44"W	72.54'	S15°59'57"W	S00°19'30"W
C3	114.80'	266.00'	24°43'41"	S28°21'48"W	113.91'	S40°43'38"W	S15°59'57"W
C4	45.15'	266.00'	9°43'34"	S45°36'25"W	45.10'	S50°27'12"W	S40°43'38"W
C5	147.32'	167.00'	50°32'42"	S25°10'51"W	142.59'	S00°05'30"E	S50°27'12"W
C6	205.78'	233.00'	50°36'06"	N25°09'09"E	199.16'	N00°08'54"W	N50°27'12"E
C7	105.40'	233.00'	25°55'07"	N12°48'39"E	104.50'	N00°08'55"W	N25°46'12"E
C8	100.38'	233.00'	24°41'00"	N38°06'42"E	99.60'	N25°46'12"E	N50°27'12"E
C9	47.13'	30.00'	90°00'25"	N5°26'59"E	42.43'	N50°27'12"E	N39°33'13"W
C10	233.47'	267.00'	50°06'01"	N64°36'13"W	226.10'	N39°33'13"W	N89°39'14"W
C11	51.22'	267.00'	10°59'31"	N45°02'58"W	51.14'	N39°33'13"W	N50°32'44"W
C12	158.97'	267.00'	34°06'47"	N67°36'07"W	156.63'	N50°32'44"W	N84°39'31"W
C13	23.28'	267.00'	4°59'42"	N87°09'22"W	23.27'	N84°39'31"W	N89°39'14"W
C14	47.12'	30.00'	90°00'00"	S45°20'47"W	42.43'	N89°39'13"W	S00°20'47"W
C15	35.04'	265.00'	7°34'35"	S3°26'30"E	35.02'	S00°20'47"W	S07°13'48"E
C16	44.30'	335.00'	7°34'35"	N3°26'30"W	44.26'	N07°13'48"W	N00°20'47"E
C17	47.12'	30.00'	90°00'00"	S44°39'13"E	42.43'	S89°39'13"E	S00°20'47"W
C18	291.18'	333.00'	50°06'00"	S64°36'13"E	281.99'	S39°33'13"E	S89°39'13"E
C19	9.53'	333.00'	1°38'22"	S88°50'02"E	9.53'	S89°39'13"E	S88°00'51"E
C20	186.67'	333.00'	32°07'08"	S71°57'17"E	184.24'	S88°00'51"E	S55°53'43"E
C21	94.98'	333.00'	16°20'30"	S47°43'28"E	94.66'	S55°53'43"E	S39°33'13"E
C22	50.20'	30.00'	95°52'32"	S87°30'03"E	44.55'	N44°33'41"E	S39°33'47"E
C23	154.41'	200.00'	44°14'11"	N22°26'36"E	150.61'	N00°19'30"E	N44°33'41"E

- NOTES:
- OUTLOT 3 IS PLANNED FOR FUTURE PLATTING PHASES
 - 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.
 - ACCESS RESTRICTION: NO DIRECT VEHICULAR ACCESS TO LOTS 17-19 FROM KENNEDY RD.
 - 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.
 - 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:
 - 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.
 - THE EXISTING NATURAL WATERSHED DIRECTION REMAINS UNCHANGED.
 - ALL STREETS HAVE BEEN DESIGNED WITH AS MINIMUM GRADE AS POSSIBLE SO AS TO PREVENT EROSION.
 - 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.
 - TOPSOIL FROM ROAD CONSTRUCTION IS TO BE STOCKPILED IN AREAS WHERE IT WILL BE LEAST AFFECTED BY EROSION RUNOFF.

SYMBOL LEGEND

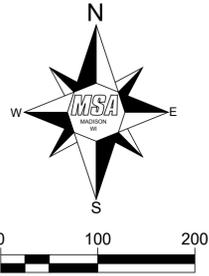
- SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING RIGHT-OF-WAY
 - CENTERLINE
 - UTILITY EASEMENT LINE
 - STORMWATER DRAINAGE EASEMENT LINE
 - EXISTING LOT LINE
 - ACCESS RESTRICTION
 - SECTION CORNER AS SHOWN
 - FOUND 1" IRON PIPE
 - FOUND 3/4" IRON REBAR
 - FOUND 1 1/4" IRON REBAR
 - SET 1 1/4"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

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

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified May 04, 2025

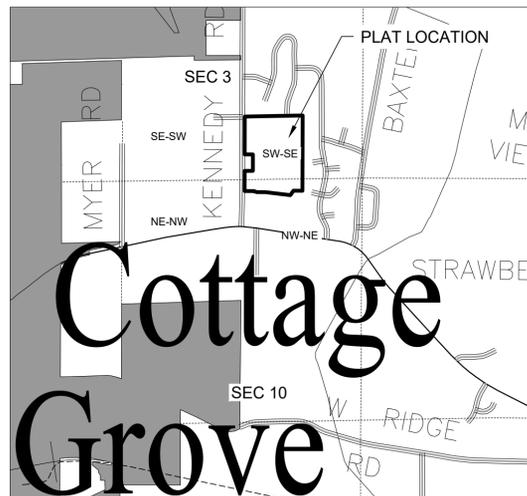
Don Dime
Department of Administration



BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY (2011). THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 BEARS N88°52'27"E.



ENGINEERING | ARCHITECTURE | SURVEYING
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1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com



VICINITY MAP

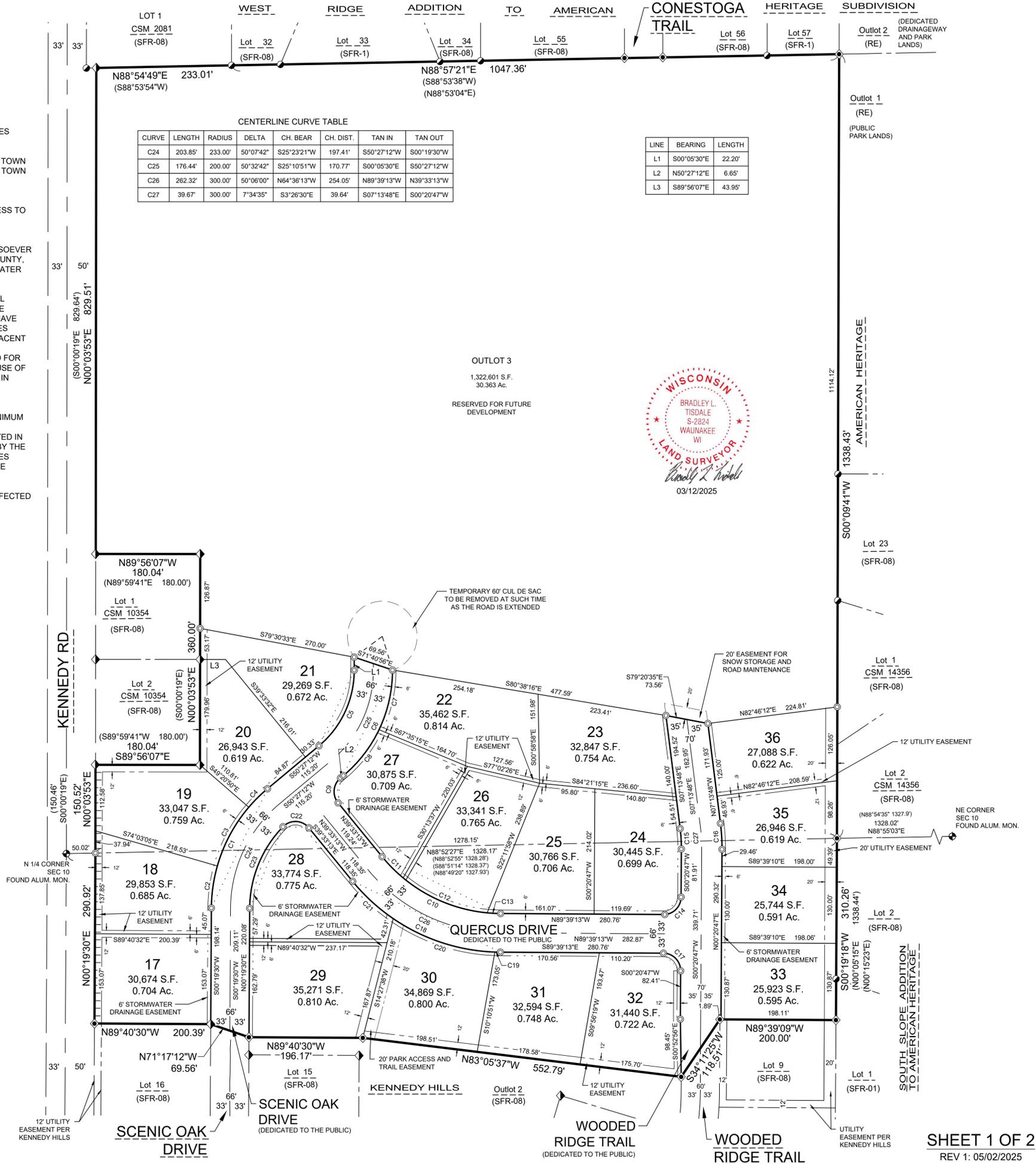
LOT	BEARING	LENGTH
Lot 32 (SFR-08)	N88°54'49"E	233.01'
Lot 33 (SFR-1)	S88°53'38"W	1047.36'
Lot 34 (SFR-08)	N88°53'04"E	
Lot 55 (SFR-08)		
Lot 56 (SFR-08)		
Lot 57 (SFR-1)		
Outlot 2 (RE)		

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C24	203.85'	233.00'	50°07'42"	S25°23'21"W	197.41'	S50°27'12"W	S00°19'30"W
C25	176.44'	200.00'	50°32'42"	S25°10'51"W	170.77'	S00°05'30"E	S50°27'12"W
C26	262.32'	300.00'	50°06'00"	N64°36'13"W	254.05'	N89°39'13"W	N39°33'13"W
C27	39.67'	300.00'	7°34'35"	S3°26'30"E	39.64'	S07°13'48"E	S00°20'47"W

LINE	BEARING	LENGTH
L1	S00°05'30"E	22.20'
L2	N50°27'12"E	6.65'
L3	S89°56'07"E	43.95'

OUTLOT 3
1,322,601 S.F.
30.363 Ac.
RESERVED FOR FUTURE DEVELOPMENT



KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 10, 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 FIRST 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 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N88°52'27"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, 50.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD AND THE POINT OF BEGINNING;

THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 150.52 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 10354, RECORDED IN V. 61, P. 62-65 AS DOCUMENT #3470661;

THENCE S89°56'07"E ALONG THE SOUTH LINE OF SAID LOT 2, 180.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°03'53"E ALONG THE EAST LINE OF SAID CSM 10354, 360.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CSM 10354;

THENCE N89°56'07"W ALONG THE NORTH LINE OF SAID LOT 1, 180.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY OF KENNEDY ROAD;

THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 829.51 FEET TO THE SOUTH LINE OF CSM 2081, RECORDED IN V. 8, P. 272-273 AS DOCUMENT #1476719;

THENCE N88°54'49"E ALONG THE SOUTH LINE OF SAID CSM 2081, 233.01 FEET TO THE SOUTHEAST CORNER OF SAID CSM 2081;

THENCE N88°57'21"E ALONG THE SOUTH LINE OF WEST RIDGE ADDITION TO AMERICAN HERITAGE SUBDIVISION, RECORDED IN V. 49, P. 50-51 AS DOCUMENT #1590878, 1047.36 FEET TO THE SOUTHEAST CORNER OF LOT 57 OF WEST RIDGE ADDITION TO AMERICAN HERITAGE SUBDIVISION;

THENCE S00°09'41"W ALONG THE WEST LINE OF AMERICAN HERITAGE, RECORDED IN V. 44, P. 46 AS DOCUMENT #1486759 AND THE WEST LINE OF CSM 14356, RECORDED IN V. 98, P. 115-117 AS DOCUMENT #5273836, 1338.43 FEET TO THE SOUTHWEST CORNER OF SAID CSM 14356, BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3;

THENCE S00°19'18"W ALONG THE WEST LINE OF SOUTH SLOPE ADDITION TO AMERICAN HERITAGE, RECORDED IN V. 55, P. 17-18 AS DOCUMENT #1866484, 310.26 FEET TO THE NORTHEAST CORNER OF LOT 9 OF KENNEDY HILLS, RECORDED IN V. 61-034A, P. 184-185 AS DOCUMENT #5640581;

THENCE N89°39'09"W ALONG THE NORTH LINE OF SAID LOT 9, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE S34°11'25"W ALONG THE NORTH LINE OF KENNEDY HILLS, 118.51 FEET TO THE NORTHEAST CORNER OF OUTLOT 2 OF KENNEDY HILLS;

THENCE N83°05'37"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 552.79 FEET;

THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 196.17 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2;

THENCE N71°17'12"W ALONG THE NORTH LINE OF KENNEDY HILLS, 69.56 FEET TO THE NORTHEAST CORNER OF LOT 16 OF KENNEDY HILLS;

THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID LOT 16, 200.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, BEING A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD;

THENCE N00°19'30"E ALONG THE EAST RIGHT-OF-WAY OF KENNEDY ROAD, 290.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,074,766 SQUARE FEET OR 47.630 ACRES MORE OR LESS TOTAL AND 1,941,810 SQUARE FEET OR 44.578 ACRES MORE OR LESS EXCLUDING DEDICATED RIGHT-OF-WAY.



BRADLEY L. TISDALE
PROFESSIONAL LAND SURVEYOR #S-2824

03/12/2025

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 STATUTES 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 _____, 2025.

REPRESENTATIVE

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, 2025.

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 FIRST 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

_____, 2025.

KIM BANIGAN, TOWN CLERK

DATE

VILLAGE OF COTTAGE GROVE CERTIFICATE (EXTRATERRITORIAL JURISDICTION)

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

_____, 2025.

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

_____, 2025
AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF KENNEDY HILLS FIRST 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

_____, 2025
AFFECTING ANY OF THE LANDS INCLUDED IN THE PLAT OF KENNEDY HILLS FIRST ADDITION.

ADAM GALLAGHER, COUNTY TREASURER

DANE COUNTY CERTIFICATE

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

_____, 2025.

MICHELE DOOLAN, CHAIR
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

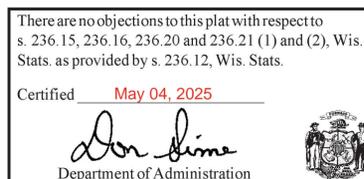
RECEIVED FOR RECORDING THIS ____ DAY OF _____, 2025 AT

_____, 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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