

THE RESERVE AT BERGAMONT

LOT 1, CERTIFIED SURVEY MAP NO. 14217, LOCATED IN THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 10 AND IN THE NW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 11, T5N, R9E, VILLAGE OF OREGON, 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

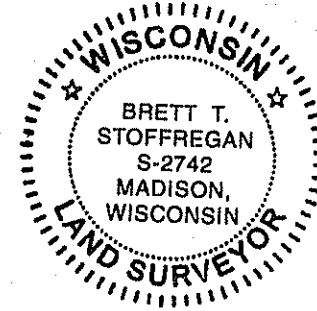
SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Oregon, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 1, Certified Survey Map 14217, recorded in Volume 96 of Certified Survey Maps on pages 206-210 as Document Number 226554, Dane County Registry, located in the SE1/4 and the NE1/4 of the SE1/4 of Section 10 and in the NW1/4 and the SW1/4 of the SW1/4 of Section 11, T5N, R9E, Village of Oregon, Dane County, Wisconsin, Containing 165.301 square feet (3.795 acres).

Dated this 6th day of September, 2016.

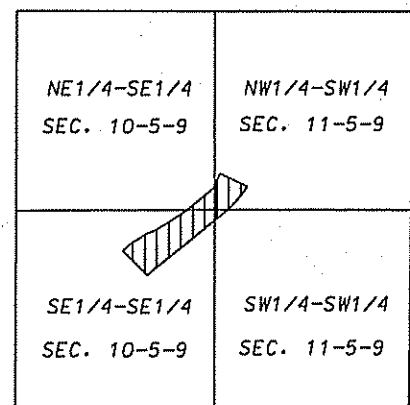
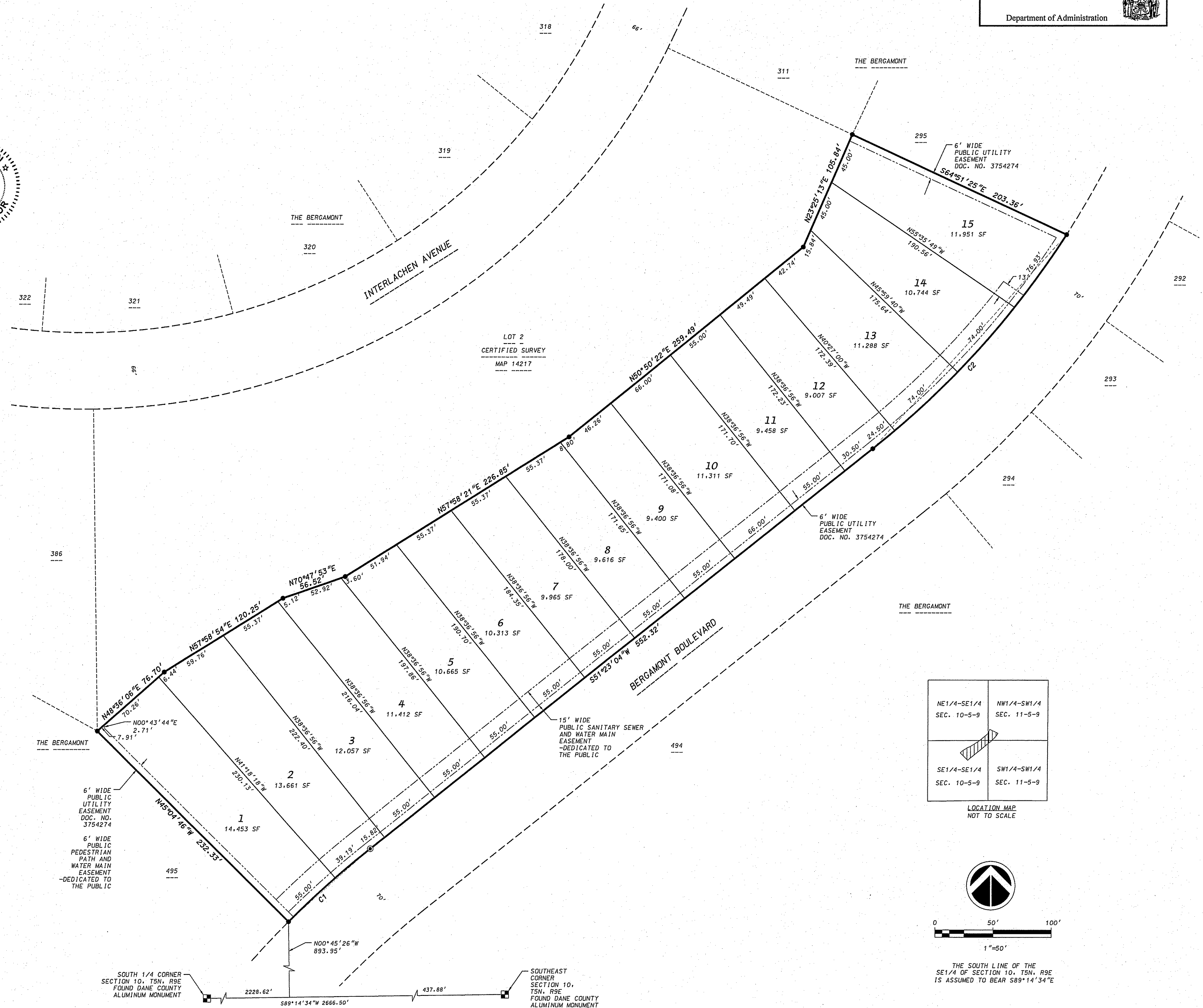
Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



NOTES

- Existing zoning - PD Planned Development
- Distances, lengths and widths measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.
- Owner/land divider: Fiduciary Real Estate Holding Company, LLC
789 N. Water Street, Suite 200
Milwaukee, WI 53202

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	1	835.00	94.15	94.20	S48°09'09"W	006°27'50"
	2	835.00	39.19	39.19	S50°02'23"W	002°41'22"
	1	835.00	55.00	55.01	S46°48'28"W	003°46'28"
2	15	765.00	248.41	249.51	S42°02'26"W	018°41'15"
	14	765.00	76.93	76.96	S35°34'44"W	005°45'50"
	14	765.00	74.00	74.03	S41°13'59"W	005°32'40"
	13	765.00	74.00	74.03	S46°46'39"W	005°32'40"
	12	765.00	24.50	24.50	S50°28'02"W	001°50'05"



LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- All other lot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

6' WIDE PUBLIC UTILITY EASEMENT DOC. NO. 3754274
6' WIDE PUBLIC PEDESTRIAN PATH AND WATER MAIN EASEMENT -DEDICATED TO THE PUBLIC

SOUTH 1/4 CORNER SECTION 10, T5N, R9E FOUND DANE COUNTY ALUMINUM MONUMENT

SOUTHEAST CORNER SECTION 10, T5N, R9E FOUND DANE COUNTY ALUMINUM MONUMENT

Received: 09/08/2016
CPA
0111

27558

D'ONFRIO 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:16-07-102

SHEET 1 OF 2

THE RESERVE AT BERGAMONT

LOT 1, CERTIFIED SURVEY MAP NO. 14217, LOCATED IN THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 10 AND IN THE NW1/4 AND THE SW1/4 OF THE SW1/4 OF SECTION 11, T5N, R9E, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Bergamont Real Estate Holding Company, 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.

Bergamont Real Estate Holding Company, 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
Village Board, Village of Oregon
Dane County Zoning and Land Regulation Committee

In witness whereof, Bergamont Real Estate Holding Company, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

Bergamont Real Estate Holding Company

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2016, the above named officer(s) of the above named Bergamont Real Estate Holding Company, 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

CONSENT OF CORPORATE MORTGAGEE

BMO Harris Bank, a corporation 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 surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2016.

BMO Harris Bank

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2016, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____

VILLAGE BOARD RESOLUTION

I, Peggy Haag, being duly appointed, qualified and acting Clerk of the Village of Oregon, Dane County, do hereby certify that the Village Board of the Village of Oregon has authorizing me to issue a certificate of approval of the final plat "The Reserve at Bergamont", upon satisfaction of certain conditions and I do hereby certify that all conditions were satisfied and the approval was granted and effective on the day of _____, 2016.

Peggy Haag, Clerk, Village of Oregon, Dane County

VILLAGE TREASURER'S CERTIFICATE

I, Lisa Novinska, being the duly appointed, qualified, and acting Treasurer of the Village of Oregon, Dane County, 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 _____, 2016 on any of the lands included in the plat of "The Reserve at Bergamont".

Lisa Novinska, Treasurer, Village of Oregon, Dane County

COUNTY TREASURER'S CERTIFICATE

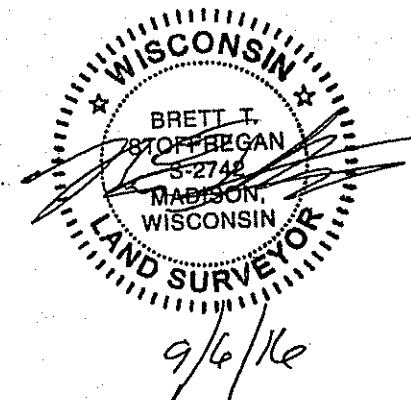
I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2016 affecting the land included in "The Reserve at Bergamont".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2016 at _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chelbowski, Dane County Register of Deeds



Received: 09/08/2016
CPA
27558
0111

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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