

# NATURE'S COVE

LOT 1 OF CERTIFIED SURVEY MAP NO. 391, LOT 1 OF CERTIFIED SURVEY MAP NO. 492, LOT 1 OF CERTIFIED SURVEY MAP NO. XXXXX AND LANDS LOCATED IN THE NW1/4 AND THE SW1/4 OF THE SE1/4 AND IN THE SE1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 18, 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.

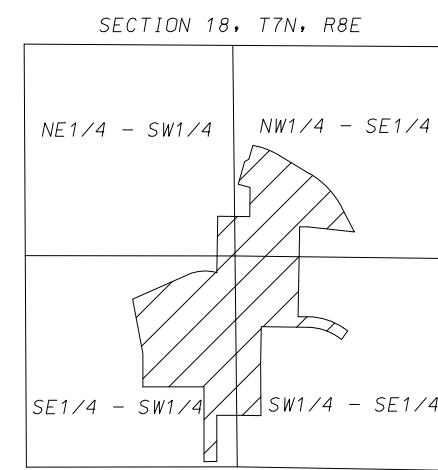
Certified \_\_\_\_\_, 20\_\_



Department of Administration

**NOTES**

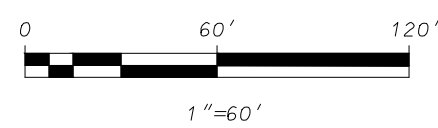
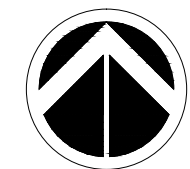
1. Refer to building site information contained in the Dane County Soil Survey.
2. Access to Lot 3 from Keewatin Trail shall be restricted to areas with slopes less than 20% slopes.
3. The building envelope for Lot 3 shall be restricted to areas with slopes less than 20%.
4. Stormwater Management facilities located within the Public Stormwater Management Easements shown on this plat are to be maintained by a private homeowner association.
5. Vehicular access between Moon Light Lane to Old Sauk Road shall be restricted to emergency access only.
6. Distances shown along curves are chord lengths.



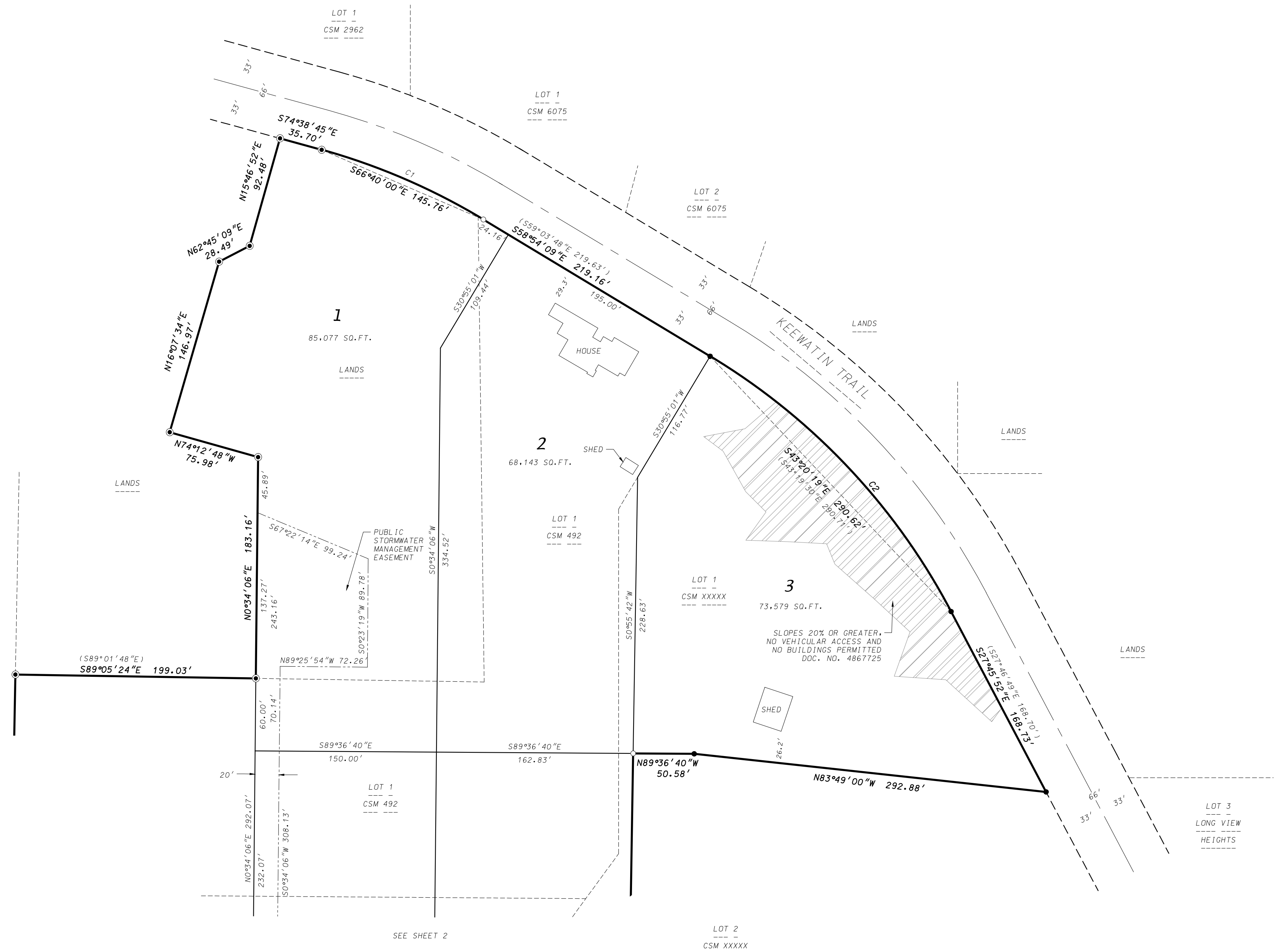
LOCATION MAP  
NOT TO SCALE

**LEGEND**

- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlet corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Found 3/4" Iron Rebar (unless noted)
- ⦿ Found 1-1/4" Iron Rebar
- ⦿ Found 1-1/4" Iron Pipe
- Public utility easement (10' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ( ) Recorded as Information



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°52'20"W



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: 14-07-107

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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\_\_\_\_

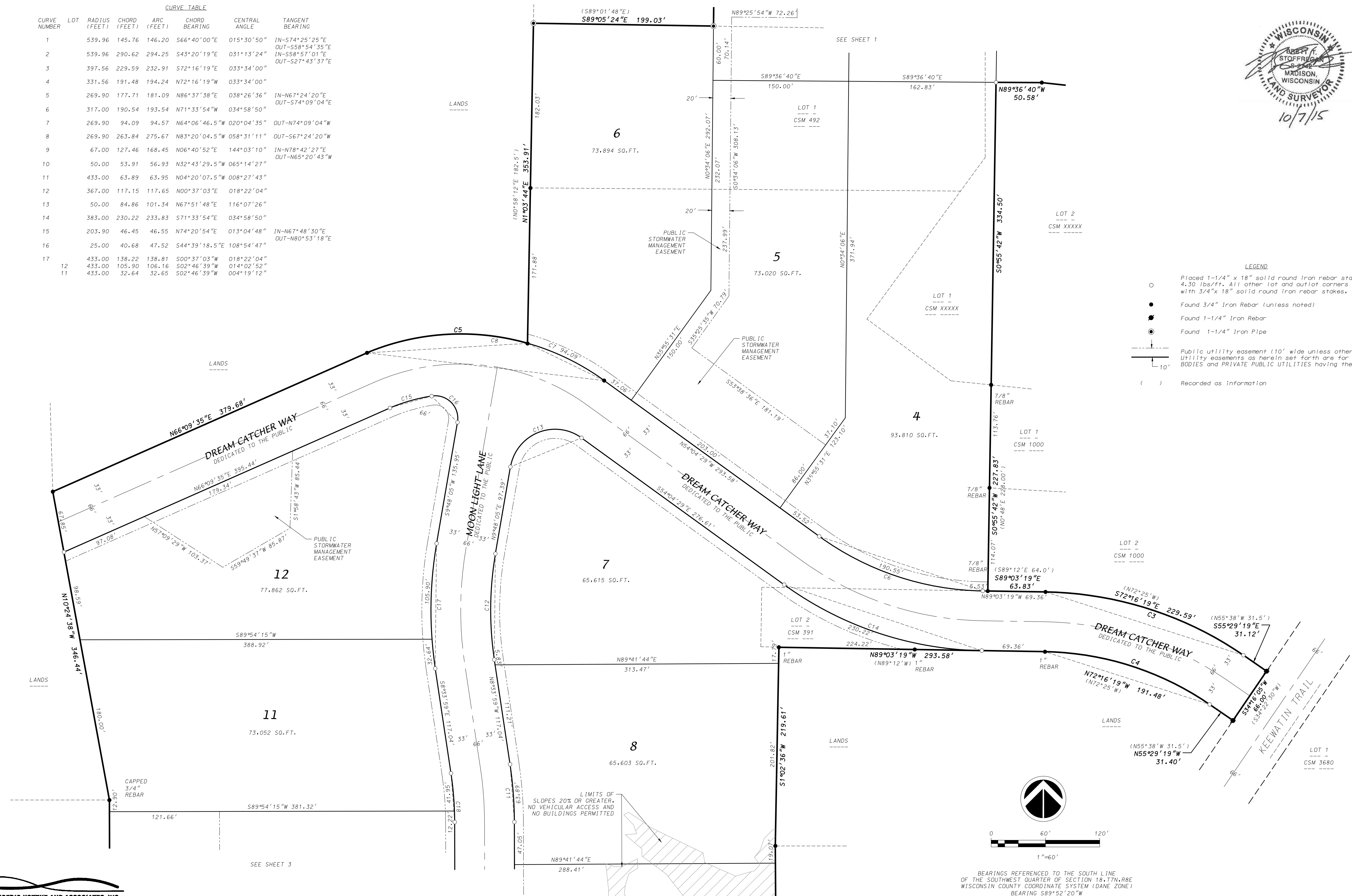
Department of Administration



CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	539.96	145.76	146.20	S66°40'00"E	015°30'50"	IN-S74°25'25"E OUT-S58°54'35"E
2	539.96	290.62	294.25	S43°20'19"E	031°13'24"	IN-S58°57'01"E OUT-S27°43'37"E
3	397.56	229.59	232.91	S72°16'19"E	033°34'00"	
4	331.56	191.48	194.24	N72°16'19"W	033°34'00"	
5	269.90	177.71	181.09	N86°37'38"E	038°26'36"	IN-N67°24'20"E OUT-S74°09'04"E
6	317.00	190.54	193.54	N71°33'54"W	034°58'50"	
7	269.90	94.09	94.57	N64°06'46.5"W	020°04'35"	OUT-N74°09'04"W
8	269.90	263.84	275.67	N83°20'04.5"W	058°31'11"	OUT-S67°24'20"W
9	67.00	127.46	168.45	N06°40'52"E	144°03'10"	IN-N78°42'27"E OUT-N65°20'43"W
10	50.00	53.91	56.93	N32°43'29.5"W	065°14'27"	
11	433.00	63.89	63.95	N04°20'07.5"W	008°27'43"	
12	367.00	117.15	117.65	N00°37'03"E	018°22'04"	
13	50.00	84.86	101.34	N67°51'48"E	116°07'26"	
14	383.00	230.22	233.83	S71°33'54"E	034°58'50"	
15	203.90	46.45	46.55	N74°20'54"E	013°04'48"	IN-N67°48'30"E OUT-N80°53'18"E
16	25.00	40.68	47.52	S44°39'18.5"E	108°54'47"	
17	433.00	138.22	138.81	S00°37'03"W	018°22'04"	
12	433.00	105.90	106.16	S02°46'39"W	014°02'52"	
11	433.00	32.64	32.65	S02°46'39"W	004°19'12"	



- LEGEND**
- 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.
  - Found 3/4" Iron Rebar (unless noted)
  - Found 1-1/4" Iron Rebar
  - Found 1-1/4" Iron Pipe
  - Public utility easement (10' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
  - ( ) Recorded as information



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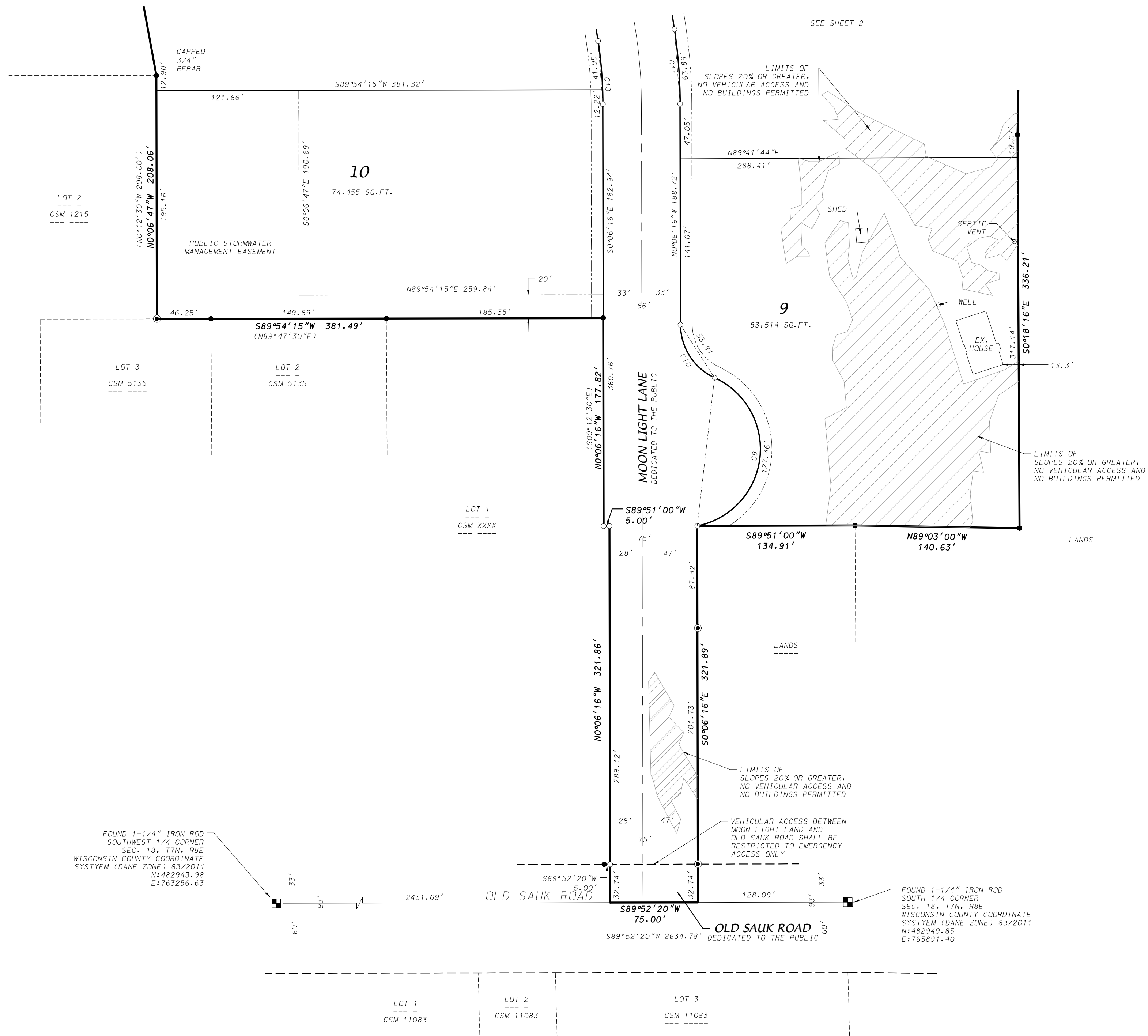
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Department of Administration

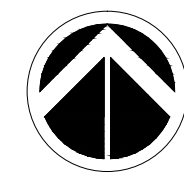
SEE SHEET 2

SEE SHEET 2



### LEGEND

- 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.
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0 60' 120'  
1"=60'

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°52'20"W

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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 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 "Nature's Cove" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lot 1, Certified Survey Map No. 391; Lot 1, Certified Survey Map No. 492; Lot 1, Certified Survey Map No. XXXXX and lands all located in the NW1/4 and the SW1/4 of the SE1/4 and in the SE1/4 and the NE1/4 of the SW1/4 of Section 18, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 18; thence S89°52'20"W, 128.09 feet along the South line of said SW1/4 to the point of beginning; thence continuing S89°52'20"W, 75.00 feet; thence N00°06'16"W, 321.86 feet; thence S89°51'00"W, 5.00 feet to a point on the east line of Lot 1, Certified Survey Map No. 5135; thence N00°06'16"W, 177.82 feet along the East line and on to the Northeast corner of said Lot 1; thence S89°54'15"W, 381.49 feet along the North line of Certified Survey Map No. 5135 to the Southeast corner of Lot 2, Certified Survey Map No. 1215; thence N00°06'47"W, 208.06 feet along the East line of and to the Northeast Corner of said Lot 2; thence N10°24'38"W, 346.44 feet; thence N66°09'35"E, 379.68 feet to a point of non-tangential curve; thence Easterly along a curve to the right which has a radius of 269.90 feet and a chord which bears N86°37'38"E, 177.71 feet; thence N01°03'44"E, 353.91 feet; thence S89°05'24"E, 199.03 feet; thence N00°34'06"E, 183.16 feet; thence N74°12'48"W, 75.98 feet; thence N16°07'34"E, 146.97 feet; thence N62°45'09"E, 28.49 feet; thence N15°46'52"E, 92.48 feet to the Southwesterly right-of-way line of Keewatin Trail; thence S74°38'45"E, 35.70 feet along said Southwesterly right-of-way line to a point of curve; thence continuing along said Southwesterly right-of-way line Southeasterly on a curve to the right which has a radius of 539.96 feet and a chord which bears S66°40'00"E, 145.76 feet; thence continuing along said Southwesterly right-of-way S58°54'09"E, 219.15 feet to a point of curve; thence continuing along said Southwesterly right-of-way Southeasterly on a curve to the right which has a radius of 539.96 feet and a chord which bears S43°20'19"E, 290.62 feet; thence continuing along said Southwesterly right-of-way line S27°45'52"E, 168.73 feet to the Northeastly corner of Lot 2, Certified Survey Map No. 13282; thence N83°49'00"W, 292.88 feet along the North line and to the Northwest corner of said Lot 2; thence N89°36'40"W, 50.58 feet; thence S00°55'42"W, 562.33 feet along the West line of Certified Survey Map No. 1000 and the Northerly extension thereof to the Southwest corner of Lot 1, Certified Survey Map No. 1000; thence S89°03'19"E, 63.83 feet along the South line of said Lot 1 to a point of curve; thence continuing along said South line Southeasterly along a curve to the right which has a radius of 398.56 feet and a chord which bears S72°16'19"E, 229.59 feet; thence continuing along said South line S55°29'19"E, 31.12 feet to the Northwesterly right-of-way line of Keewatin Trail; thence S34°16'05"W, 66.00 feet along said Northwesterly right-of-way line; thence N55°29'19"W, 31.40 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 331.56 feet and chord which bears N72°16'19"W, 191.48 feet; thence N89°03'19"W, 293.58 feet; thence S01°02'36"W, 219.61 feet; thence S00°18'16"E, 336.21 feet; thence N89°03'00"W, 140.63 feet; thence S89°51'00"W, 134.91 feet; thence S00°06'16"E, 321.89 feet to the point of beginning. Containing 1,091,526 square feet (25.058 acres).

Dated this 7th day of October, 2015.

  
Brett T. Stoffregan, Professional Land Surveyor S-2742



## OWNER'S CERTIFICATE

As Owners, 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 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

Witness the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Richard J. Karls

Carol A. Karls

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named officer(s) of the above named Meadow Road, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

## OWNER'S CERTIFICATE

Karls Investment Company No. 1, 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.

Karls Investment Company No. 1, 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, Karls Investment Company No. 1, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named officer(s) of the above named Karls Investment Company No. 1, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

## OWNER'S CERTIFICATE

Karls Investment Company No. 2, 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.

Karls Investment Company No. 2, 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, Karls Investment Company No. 2, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named officer(s) of the above named Karls Investment Company No. 2, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_

## 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 certified survey, 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 \_\_\_\_\_, 2015.

BMO Harris Bank

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 \_\_\_\_\_

## DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

This plat know as "Nature's Cove" is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

## TOWN BOARD RESOLUTION

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

David Shaw, Clerk, 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 \_\_\_\_\_, 2015 affecting the land included in "Nature's Cove".

Adam Gallagher, Treasurer, 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 \_\_\_\_\_, 2015 affecting the land included in "Meadow Road Estates".

David D. Shaw, Treasurer, Town of Middleton, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

KRISTI Chlebowski, Dane County Register of Deeds

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