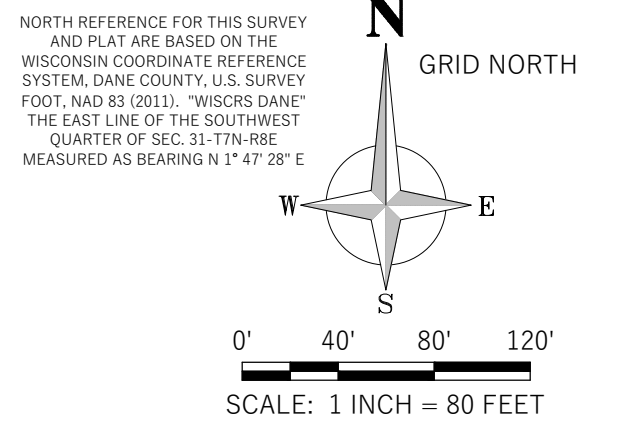


# TIMBER LANE PRESERVE A TOWN PLAT

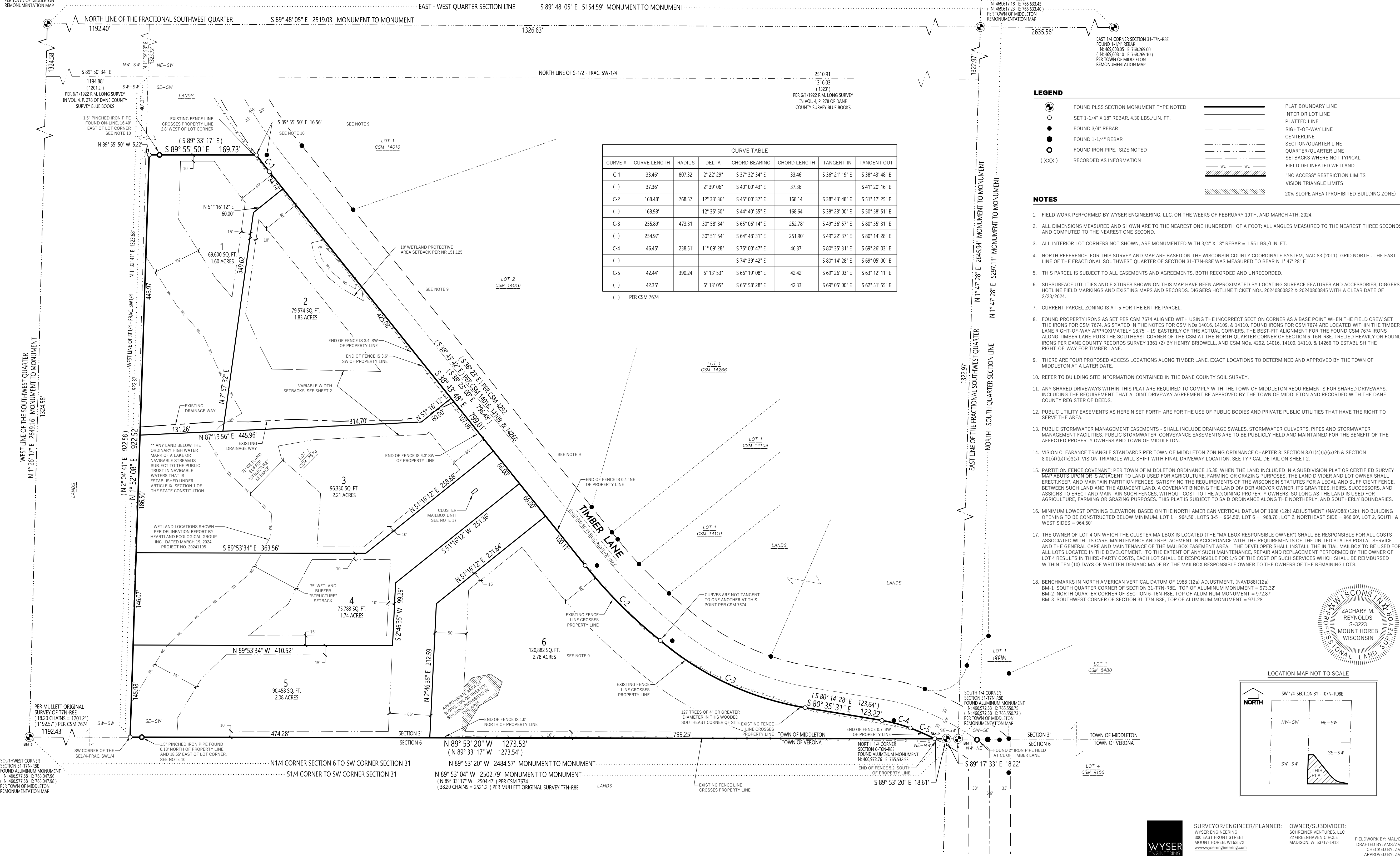
LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



WEST 1/4 CORNER SECTION 31-T7N-R8E  
FOUND BROKEN ALUMINUM MONUMENT  
N 469.625.91 E 763.114.44  
N 469.625.96 E 763.114.43  
PER TOWN OF MIDDLETON  
REMONUMENTATION MAP

NORTH 1/4 CORNER SECTION 31-T7N-R8E  
FOUND ALUMINUM MONUMENT  
N 472.267.05 E 765.716.32  
N 472.266.95 E 765.716.34  
PER TOWN OF MIDDLETON  
REMONUMENTATION MAP

EAST 1/4 CORNER SECTION 31-T7N-R8E  
FOUND 1-1/4" REBAR  
N 469.608.05 E 768.269.00  
N 469.608.10 E 768.269.10  
PER TOWN OF MIDDLETON  
REMONUMENTATION MAP



CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	33.46'	807.32'	2° 22' 29"	S 37° 32' 34" E	33.46'	S 36° 21' 19" E	S 38° 43' 48" E
( )	37.36'		2° 39' 06"	S 40° 00' 43" E	37.36'		S 41° 20' 16" E
C-2	168.48'	768.57'	12° 33' 36"	S 45° 00' 37" E	168.14'	S 38° 43' 48" E	S 51° 17' 25" E
( )	168.98'		12° 35' 50"	S 44° 40' 55" E	168.64'	S 38° 23' 00" E	S 50° 58' 51" E
C-3	255.89'	473.31'	30° 58' 34"	S 65° 06' 14" E	252.78'	S 49° 36' 57" E	S 80° 35' 31" E
( )	254.97'		30° 51' 54"	S 64° 48' 31" E	251.90'	S 49° 22' 37" E	S 80° 14' 28" E
C-4	46.45'	238.51'	11° 09' 28"	S 75° 00' 47" E	46.37'	S 80° 35' 31" E	S 69° 26' 03" E
( )	42.44'		6° 13' 53"	S 74° 39' 42" E	42.42'	S 80° 14' 28" E	S 69° 05' 00" E
C-5	42.44'	390.24'	6° 13' 53"	S 66° 19' 08" E	42.42'	S 69° 26' 03" E	S 63° 12' 11" E
( )	42.35'		6° 13' 05"	S 65° 58' 28" E	42.33'	S 69° 05' 00" E	S 62° 51' 55" E

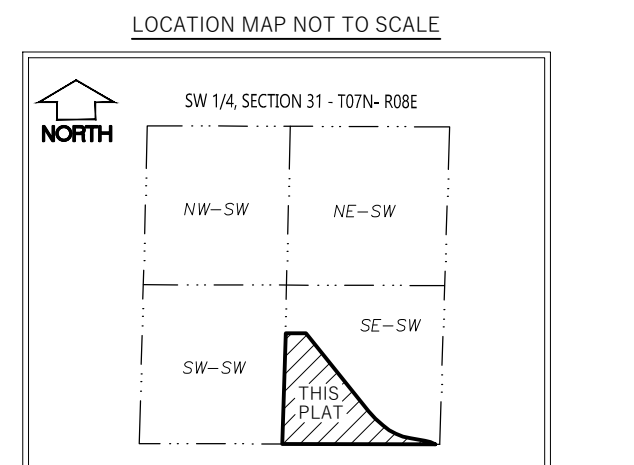
( ) PER CSM 7674

### LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
  - SET 1-1/4" X 18" REBAR, 4.30 LBS./LIN. FT.
  - FOUND 3/4" REBAR
  - FOUND 1-1/4" REBAR
  - FOUND IRON PIPE, SIZE NOTED
  - (XXX) RECORDED AS INFORMATION
- PLAT BOUNDARY LINE
  - INTERIOR LOT LINE
  - PLATTED LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - QUARTER/QUARTER LINE
  - SETBACKS WHERE NOT TYPICAL
  - FIELD DELINEATED WETLAND
  - "NO ACCESS" RESTRICTION LIMITS
  - VISION TRIANGLE LIMITS
  - 20% SLOPE AREA (PROHIBITED BUILDING ZONE)

### NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 19TH, AND MARCH 4TH, 2024.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR - 1.55 LBS./LIN. FT.
- NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31-T7N-R8E WAS MEASURED TO BEAR N 1° 47' 28" E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS, DIGGERS HOTLINE TICKET NOS. 2024080982 & 2024080985 WITH A CLEAR DATE OF 2/23/2024.
- CURRENT PARCEL ZONING IS AT-5 FOR THE ENTIRE PARCEL.
- FOUND PROPERTY IRONS AS SET PER CSM 7674 ALIGNED WITH USING THE INCORRECT SECTION CORNER AS A BASE POINT WHEN THE FIELD CREW SET THE IRONS FOR CSM 7674 AS STATED IN THE NOTES FOR CSM 7674 ARE LOCATED WITHIN THE TIMBER LANE RIGHT-OF-WAY APPROXIMATELY 18.75' - 19' EASTERLY OF THE ACTUAL CORNERS. THE BEST-FIT ALIGNMENT FOR THE FOUND CSM 7674 IRONS ALONG TIMBER LANE PUTS THE SOUTHEAST CORNER OF THE CSM AT THE NORTH QUARTER CORNER OF SECTION 6-T6N-R8E. I RELIED HEAVILY ON FOUND IRONS PER DANE COUNTY RECORDS SURVEY 1361 (2) BY HENRY BRIDWELL, AND CSM NOS. 4292, 14016, 14109, 14110, & 14266 TO ESTABLISH THE RIGHT-OF-WAY FOR TIMBER LANE.
- THERE ARE FOUR PROPOSED ACCESS LOCATIONS ALONG TIMBER LANE. EXACT LOCATIONS TO DETERMINED AND APPROVED BY THE TOWN OF MIDDLETON AT A LATER DATE.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- ANY SHARED DRIVEWAYS WITHIN THIS PLAT ARE REQUIRED TO COMPLY WITH THE TOWN OF MIDDLETON REQUIREMENTS FOR SHARED DRIVEWAYS, INCLUDING THE REQUIREMENT THAT A JOINT DRIVEWAY AGREEMENT BE APPROVED BY THE TOWN OF MIDDLETON AND RECORDED WITH THE DANE COUNTY REGISTER OF DEEDS.
- PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA.
- PUBLIC STORMWATER MANAGEMENT EASEMENTS - SHALL INCLUDE DRAINAGE SWALES, STORMWATER CULVERTS, PIPES AND STORMWATER MANAGEMENT FACILITIES. PUBLIC STORMWATER CONVEYANCE EASEMENTS ARE TO BE PUBLICLY HELD AND MAINTAINED FOR THE BENEFIT OF THE AFFECTED PROPERTY OWNERS AND TOWN OF MIDDLETON.
- VISION CLEARANCE TRIANGLE STANDARDS PER TOWN OF MIDDLETON ZONING ORDINANCE CHAPTER 8 SECTION 8.01(4)(b)(i)(ii) & SECTION 8.01(4)(b)(iii)(c). VISION TRIANGLE WILL SHIFT WITH FINAL DRIVEWAY LOCATION. SEE TYPICAL DETAIL ON SHEET 2.
- PARTITION FENCE COVENANT: PER TOWN OF MIDDLETON ORDINANCE 15.35, WHEN THE LAND INCLUDED IN A SUBDIVISION PLAT OR CERTIFIED SURVEY MAP ADJACENTS TO LAND USED FOR AGRICULTURE, FARMING OR GRAZING PURPOSES, THE LAND DIVIDER AND LOT OWNER SHALL ERECT, KEEP, AND MAINTAIN PARTITION FENCES, SATISFYING THE REQUIREMENTS OF THE WISCONSIN STATUTES FOR A LEGAL AND SUFFICIENT FENCE BETWEEN SUCH LAND AND THE ADJACENT LAND, A COVENANT BINDING THE LAND DIVIDER AND/OR OWNER, ITS GRANTEEES, HEIRS, SUCCESSORS, AND ASSIGNS TO ERECT AND MAINTAIN SUCH FENCES, WITHOUT COST TO THE ADJOINING PROPERTY OWNERS, SO LONG AS THE LAND IS USED FOR AGRICULTURE, FARMING OR GRAZING PURPOSES. THIS PLAT IS SUBJECT TO SAID ORDINANCE ALONG THE NORTHERLY, AND SOUTHERLY BOUNDARIES.
- MINIMUM LOWEST OPENING ELEVATION, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAV88)(12b), NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM. LOT 1 = 964.50', LOTS 3-5 = 964.50', LOT 6 = 966.70', LOT 2, NORTHEAST SIDE = 966.60', LOT 2, SOUTH & WEST SIDES = 964.50'.
- THE OWNER OF LOT 4 ON WHICH THE CLUSTER MAILBOX IS LOCATED (THE "MAILBOX RESPONSIBLE OWNER") SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ITS CARE, MAINTENANCE AND REPLACEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE AND THE GENERAL CARE AND MAINTENANCE OF THE MAILBOX EASEMENT AREA. THE DEVELOPER SHALL INSTALL THE INITIAL MAILBOX TO BE USED FOR ALL LOTS LOCATED IN THE DEVELOPMENT. TO THE EXTENT OF ANY SUCH MAINTENANCE, REPAIR AND REPLACEMENT PERFORMED BY THE OWNER OF LOT 4 RESULTS IN THIRD-PARTY COSTS, EACH LOT SHALL BE RESPONSIBLE FOR 1/6 OF THE COST OF SUCH SERVICES WHICH SHALL BE REIMBURSED WITHIN TEN (10) DAYS OF WRITTEN DEMAND MADE BY THE MAILBOX RESPONSIBLE OWNER TO THE OWNERS OF THE REMAINING LOTS.
- BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT, (NAV88)(12b):  
BM-1 SOUTH QUARTER CORNER OF SECTION 31-T7N-R8E, TOP OF ALUMINUM MONUMENT = 973.32'  
BM-2 NORTH QUARTER CORNER OF SECTION 6-T6N-R8E, TOP OF ALUMINUM MONUMENT = 972.87'  
BM-3 SOUTHWEST CORNER OF SECTION 31-T7N-R8E, TOP OF ALUMINUM MONUMENT = 971.28'



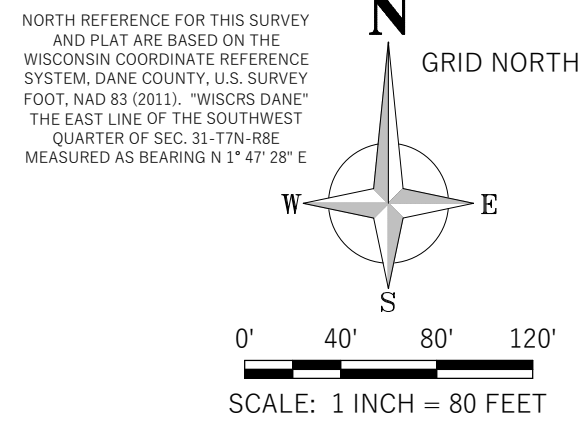
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

OWNER/SUBDIVIDER:  
SCHREINER VENTURES, LLC  
22 GREENHAVEN CIRCLE  
MADISON, WI 53717-1413

FIELDWORK BY: MAL/DZ  
DRAFTED BY: AMS/ZMR  
CHECKED BY: ZMR  
APPROVED BY: ZMR  
JULY 3, 2024  
SHEET 1 OF 3

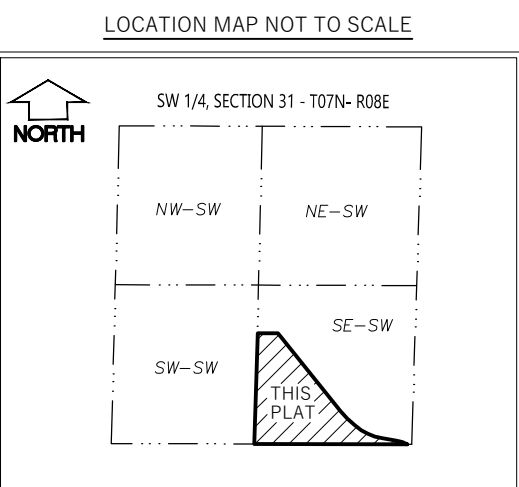
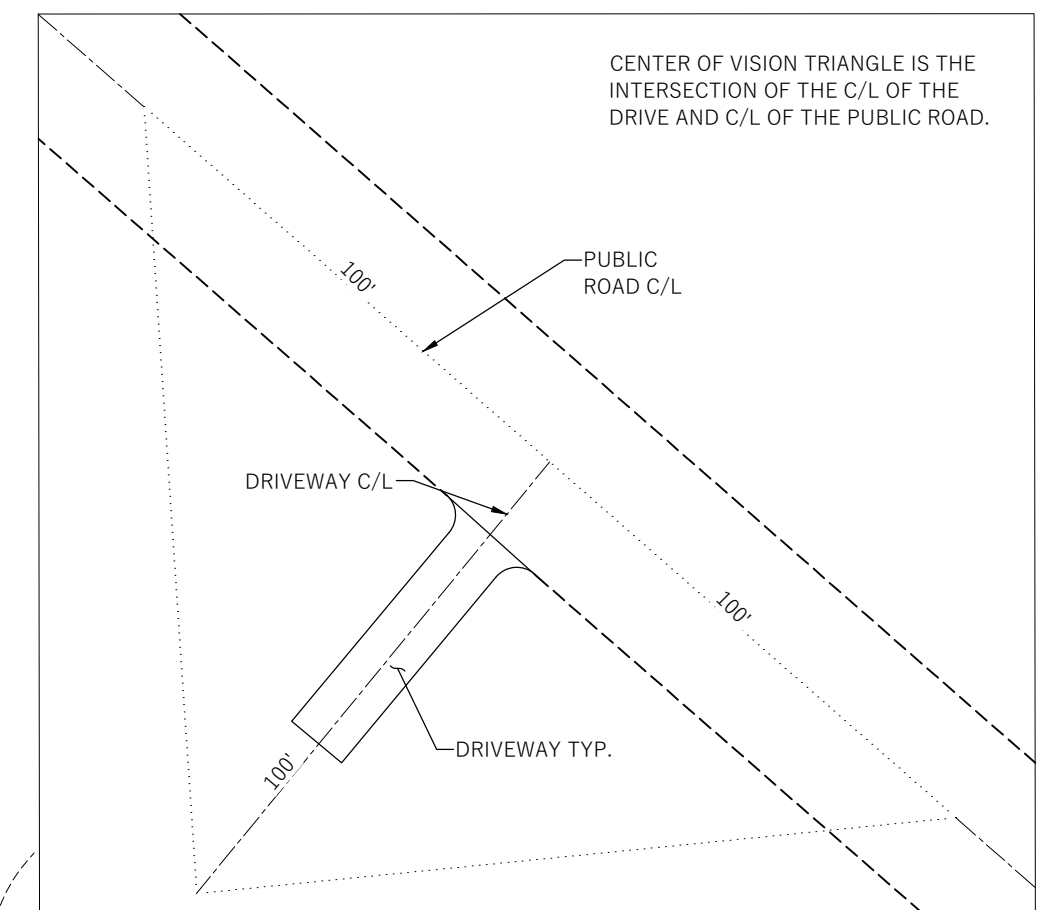
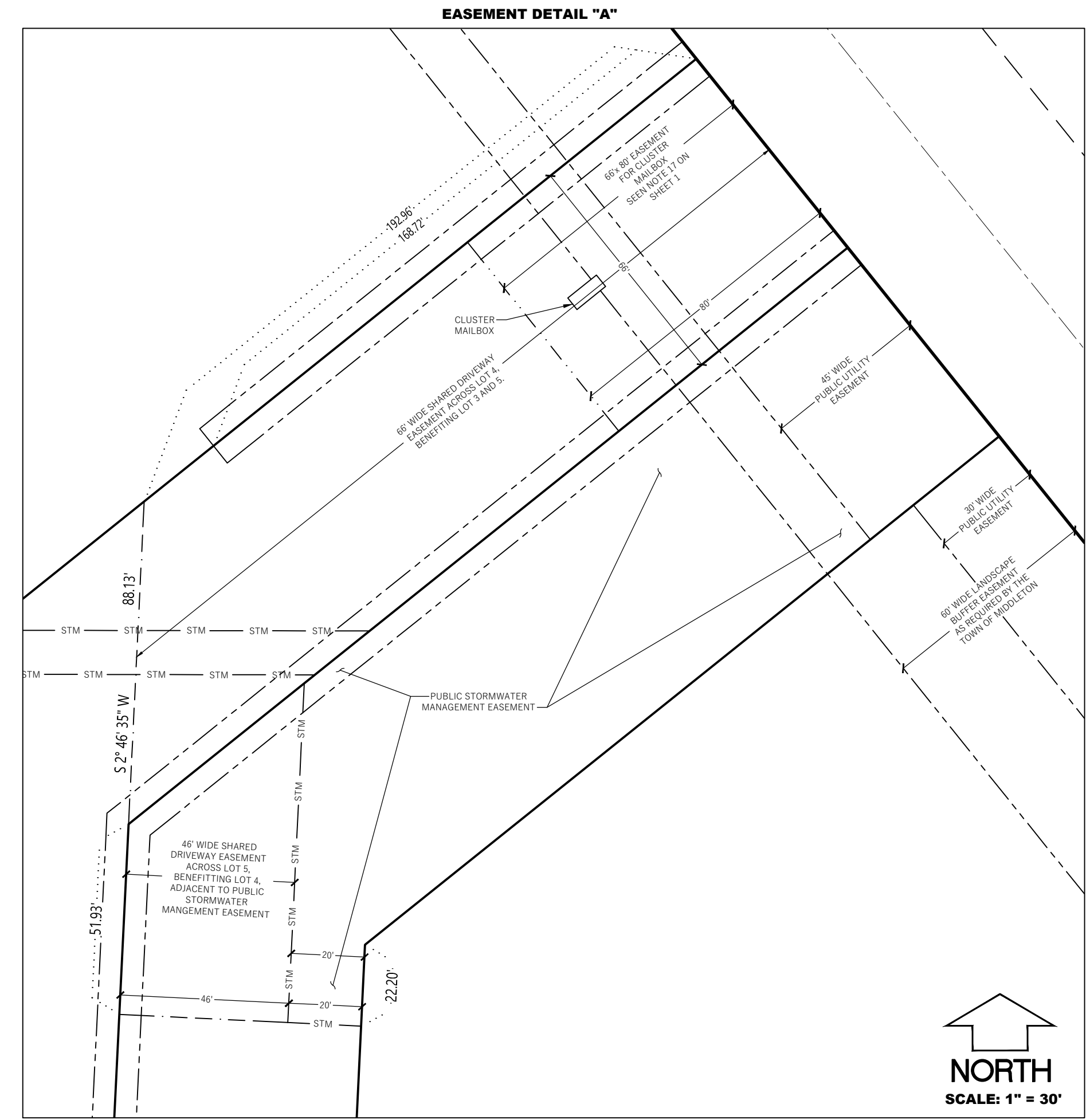
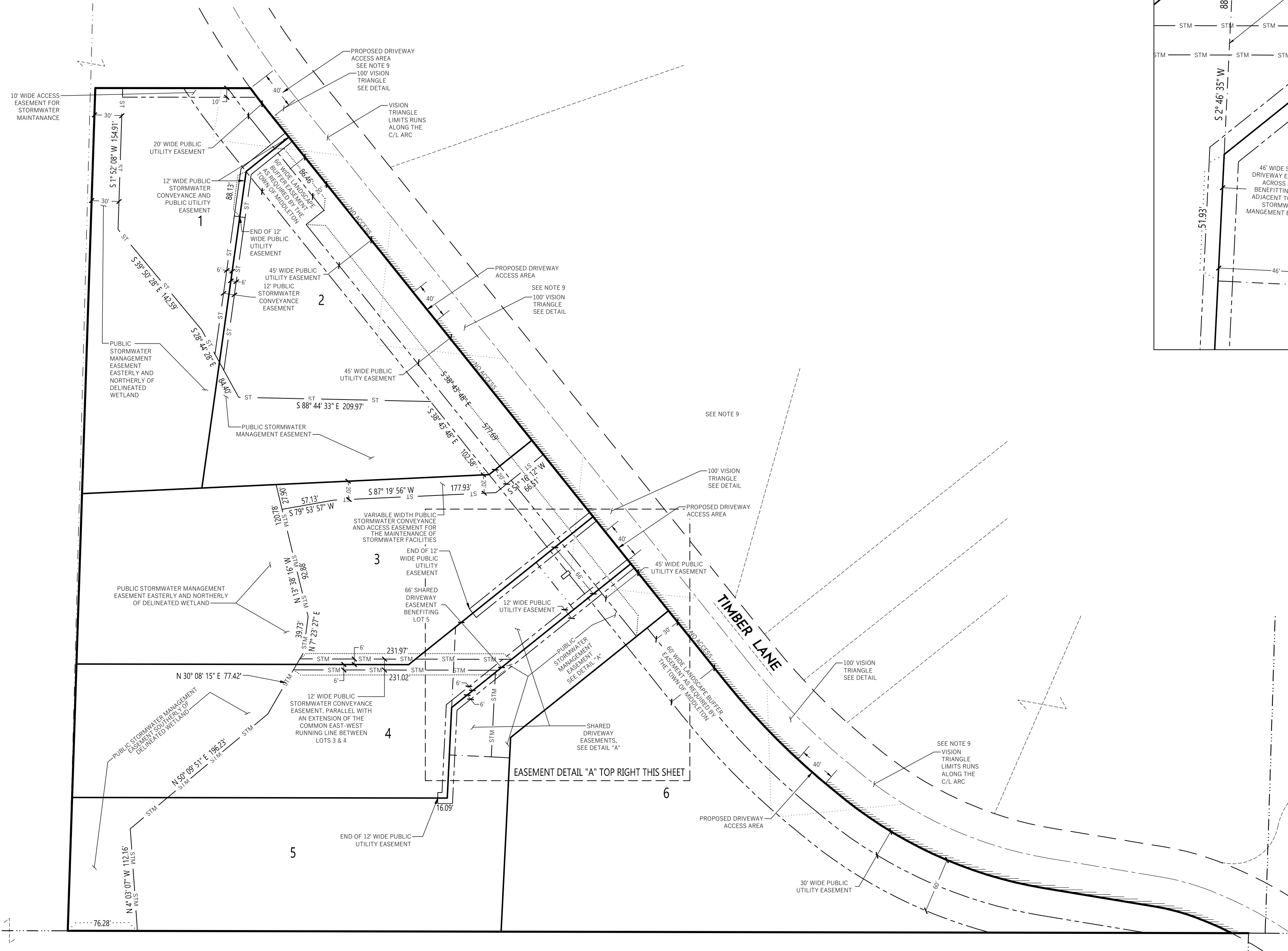
# TIMBER LANE PRESERVE A TOWN PLAT

LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



## LEGEND

	PLAT BOUNDARY LINE
	INTERIOR LOT LINE
	PLATTED LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	PUBLIC UTILITY EASEMENT ENACTED ON THIS PLAT
	SHARED DRIVEWAY EASEMENT ENACTED ON THIS PLAT
	STORMWATER MANAGEMENT OR CONVEYANCE EASEMENT ENACTED ON THIS PLAT
	MAILBOX CLUSTER EASEMENT ENACTED ON THIS PLAT
	SETBACKS WHERE NOT TYPICAL



# TIMBER LANE PRESERVE A TOWN PLAT

LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

**CERTIFICATE OF TOWN TREASURER**

STATE OF WISCONSIN)  
DANE COUNTY) ss.

I, MEGAN HUGHES, 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 UNPAID SPECIAL ASSESSMENTS AS OF,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF TIMBER LANE PRESERVE A TOWN PLAT.

DATE \_\_\_\_\_ MEGAN HUGHES, TREASURER, TOWN OF MIDDLETON

**CERTIFICATE OF COUNTY TREASURER**

STATE OF WISCONSIN)  
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THE PLAT OF TIMBER LANE PRESERVE A TOWN PLAT.

DATE \_\_\_\_\_ ADAM GALLAGHER, COUNTY TREASURER

**CERTIFICATE OF TOWN BOARD APPROVAL**

STATE OF WISCONSIN)  
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS TIMBER LANE PRESERVE A TOWN PLAT WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BE, AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, OF WISCONSIN STATUTES."

BY APPROVAL OF THIS PLAT AND PURSUANT TO WIS. STAT. § 236.293, THE TOWN BOARD OF THE TOWN OF MIDDLETON HEREBY RELEASES ANY RIGHT, TITLE, AND INTEREST IT MAY HAVE IN THE BUILDING SETBACK LINES AND VEHICULAR ACCESS RESTRICTIONS IMPOSED BY DANE COUNTY CERTIFIED SURVEY MAP NO. 7674, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGES 104-106, AS DOCUMENT NO. 2649933.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MIDDLETON, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID TIMBER LANE PRESERVE A TOWN PLAT FOR PUBLIC USE.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DATE \_\_\_\_\_ BARBARA ROESSLEIN, CLERK, TOWN OF MIDDLETON

**CONSENT OF MORTGAGEE**

LAKE RIDGE BANK, A BANKING ASSOCIATION 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 SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID LAKE RIDGE BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN)  
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE ABOVE NAMED BANKING ASSOCIATION, LAKE RIDGE BANK,

AUTHORIZED OFFICER \_\_\_\_\_  
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL**

RESOLVED, THAT THE PLAT OF TIMBER LANE PRESERVE A TOWN PLAT IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR DANE COUNTY ZONING AND LAND REGULATION COMMITTEE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 15; LAND DIVISION AND SUBDIVISION - TOWN OF MIDDLETON ORDINANCES AND UNDER THE DIRECTION OF SCHREINER VENTURES, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED TIMBER LANE PRESERVE A TOWN PLAT; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SE-1/4 OF THE FRACTIONAL SW-1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, CONTAINING 12.23 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

LOT 1, CERTIFIED SURVEY MAP NO. 7674, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, ON PAGES 104 - 106 AS DOCUMENT NO. 2649933, BEING A PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 532,628 SQUARE FEET OR 12.23 ACRES

DATED THIS 19TH DAY OF JUNE, 2024.

\_\_\_\_\_  
ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR



**OWNER'S CERTIFICATE**

SCHREINER VENTURES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, 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. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF MIDDLETON  
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:

OWNER:

\_\_\_\_\_  
MATTHEW SCHREINER  
SCHREINER VENTURES, LLC

STATE OF WISCONSIN)  
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_.

OFFICE OF THE REGISTER OF DEEDS  
\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF PLATS,  
ON PAGE(S) \_\_\_\_\_  
REGISTER OF DEEDS



SURVEYOR/ENGINEER/PLANNER:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wysereng.com

OWNER/SUBDIVIDER:  
SCHREINER VENTURES, LLC  
22 GREENHAVEN CIRCLE  
MADISON, WI 53717-1413