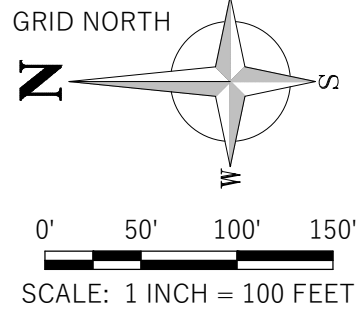


FIRST ADDITION TO STONER PRAIRIE

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-066B OF PLATS ON PAGES 355-356 AS DOCUMENT NO. 5288568, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, DANE COUNTY, U.S. SURVEY FOOT, NAD 83 (2011). "WISCONSIN DANE" THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 BEARS N 88°56'17"E



LINE #	LENGTH	BEARING
L1	3.64'	N1°34'11"E
L2	124.50'	S88°25'49"E
L3	124.94'	S88°25'49"E
L4	13.00'	S1°34'11"W
L5	43.23'	N88°25'49"W
L6	67.37'	N75°38'09"E
L7	50.15'	S88°25'49"E
L8	67.37'	N75°38'09"E
L9	47.35'	S88°25'49"E

CENTER LINE OF RIGHT-OF-WAY CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN / TANGENT OUT
C20	157.08'	100.00'	90°00'00"	S46°34'11"W	141.42'	S1°34'11"W / N88°25'49"W

EASEMENT CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN / TANGENT OUT
EC1	52.62'	67.00'	45°00'00"	N69°04'11"E	51.28'	S88°25'49"E / -END-

CL EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
E-1	66.65'	S1°34'42"W
E-2	68.29'	S48°41'37"W

PLAT CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	23.49'	15.00'	89°44'10"	N43°17'54"W	21.16'	N1°34'11"E	N88°09'59"W
C2	23.56'	15.00'	90°00'00"	N46°34'11"E	21.21'	N1°34'11"E	S88°25'49"E
C3	23.56'	15.00'	90°00'00"	S43°25'49"E	21.21'	S88°25'49"E	S1°34'11"W
C4	23.56'	15.00'	90°00'00"	S46°34'11"W	21.21'	N88°25'49"W	S1°34'11"W
C5	208.92'	133.00'	90°00'00"	S46°34'11"W	188.09'	S1°34'11"W	N88°25'49"W
C6	105.24'	67.00'	90°00'00"	S46°34'11"W	94.75'	S1°34'11"W	N88°25'49"W
C7	23.56'	15.00'	90°00'00"	N43°25'49"W	21.21'	N88°25'49"W	N1°34'11"E
C8	35.79'	50.00'	41°00'52"	N22°04'37"E	35.03'	N1°34'11"E	N42°35'03"E
C9	274.40'	60.00'	262°01'43"	S88°25'49"E	90.55'	N39°26'40"W	S42°35'03"W
C10	66.28'	60.00'	63°17'51"	N10°56'07"E	62.97'	N42°35'03"E	N20°42'48"W
C11	70.76'	60.00'	67°34'06"	N54°29'51"W	66.73'	N20°42'48"W	N88°16'54"W
C12	71.27'	60.00'	68°03'30"	S57°41'21"W	67.15'	N88°16'54"W	S23°39'36"W
C13	66.08'	60.00'	63°06'16"	S7°53'32"E	62.79'	S23°39'36"W	S39°26'40"E
C14	35.79'	50.00'	41°00'52"	S18°56'15"E	35.03'	S39°26'40"E	S1°34'11"W
C15	23.56'	15.00'	90°00'00"	S46°34'11"W	21.21'	S1°34'11"W	N88°25'49"W
C16	23.57'	15.00'	90°00'00"	N43°25'49"W	21.22'	N88°25'49"W	N1°34'11"E
C17	23.56'	15.00'	90°00'00"	S43°25'49"E	21.21'	S88°25'49"E	S1°34'11"W
C18	7.11'	133.00'	3°03'45"	S0°02'19"W	7.11'	S1°34'11"W	S1°29'34"E
C19	38.10'	25.00'	87°19'42"	S45°16'26"W	34.52'	S1°36'35"W	S88°56'17"W

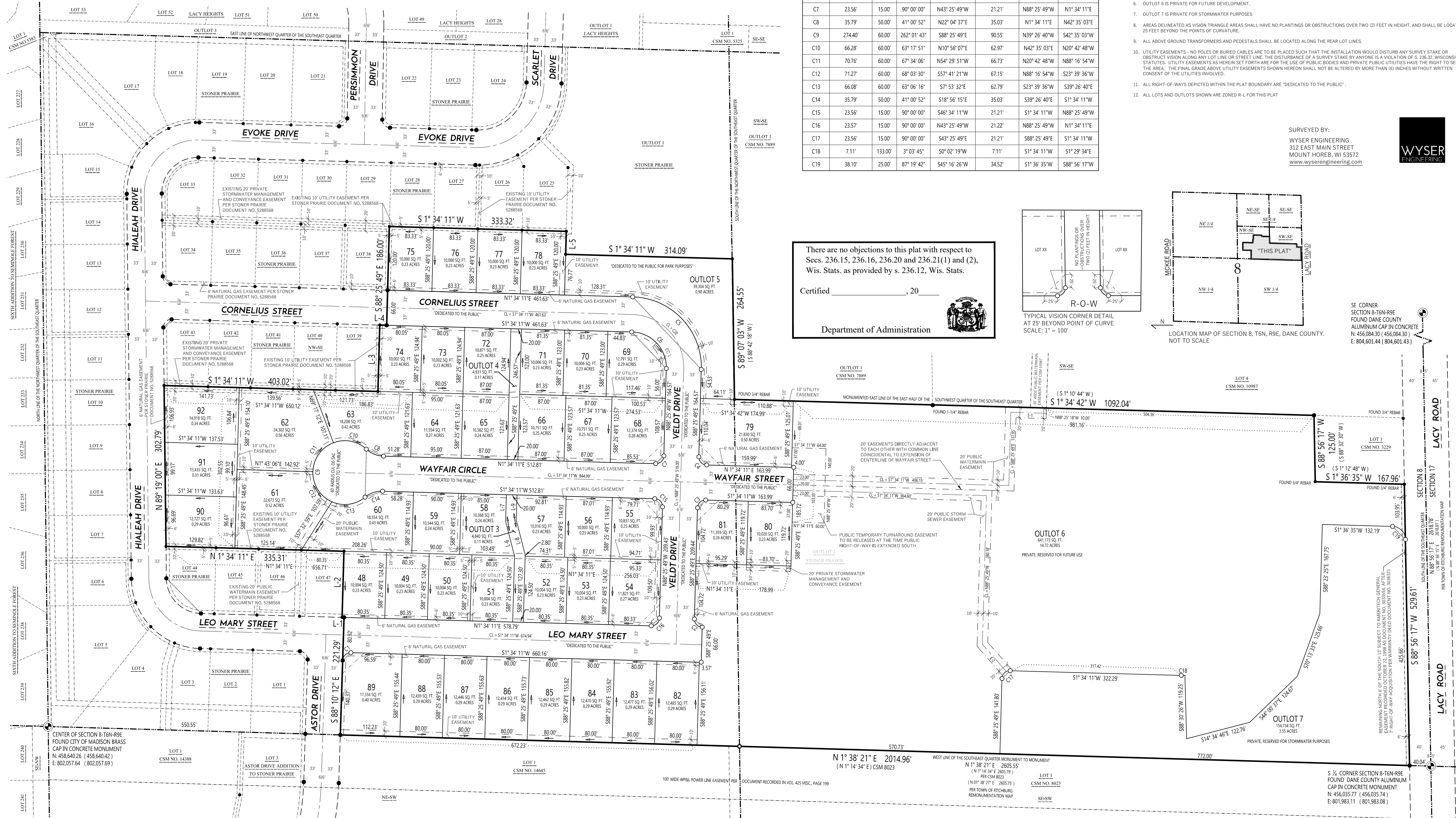
LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" REBAR UNLESS NOTED
- FOUND 2" REBAR UNLESS NOTED
- FOUND 2" IRON PIPE
- SET 1-1/4" X 18" REBAR 430 LBS./LIN. FT.
- DRAINAGE INDICATORS
- (XXX) RECORDED AS

--- PLAT BOUNDARY
--- PLATTED LINE
--- RIGHT-OF-WAY LINE
--- SECTION/QUARTER LINE
--- EXISTING EASEMENT LINE
--- EASEMENT LINE
--- VISION LINE

- NOTES**
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
 - ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR - 1.55 LBS./LIN. FT.
 - DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
 - OUTLOTS 3 AND 4 ARE "DEDICATED TO THE PUBLIC FOR PUBLIC PATHS"
 - OUTLOT 5 IS TO BE "DEDICATED TO THE PUBLIC FOR PARK PURPOSES".
 - OUTLOT 6 IS PRIVATE FOR FUTURE DEVELOPMENT.
 - OUTLOT 7 IS PRIVATE FOR STORMWATER PURPOSES
 - AREAS DELINEATED AS VISION TRIANGLE AREAS SHALL HAVE NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT, AND SHALL BE LOCATED 25 FEET BEYOND THE POINTS OF CURVATURE.
 - ALL ABOVE GROUND TRANSFORMERS AND PEDESTALS SHALL BE LOCATED ALONG THE REAR LOT LINES.
 - UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THE AREA. THE FINAL GRADE ABOVE UTILITY EASEMENTS SHOWN HEREON SHALL NOT BE ALTERED BY MORE THAN (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.
 - ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
 - ALL LOTS AND OUTLOTS SHOWN ARE ZONED R-L FOR THIS PLAT

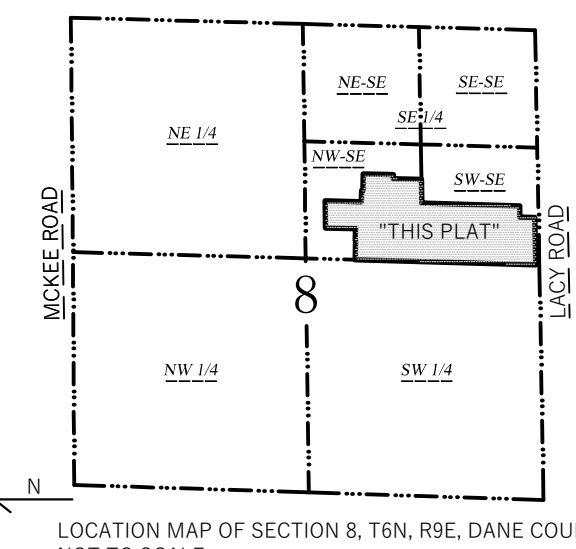
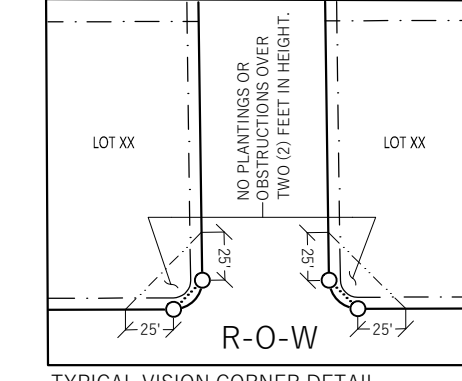
SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



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



SE CORNER SECTION 8-T6N-R9E
FOUND DANE COUNTY ALUMINUM CAP IN CONCRETE
N: 456.084.30 (456.084.30)
E: 804.601.44 (804.601.43)

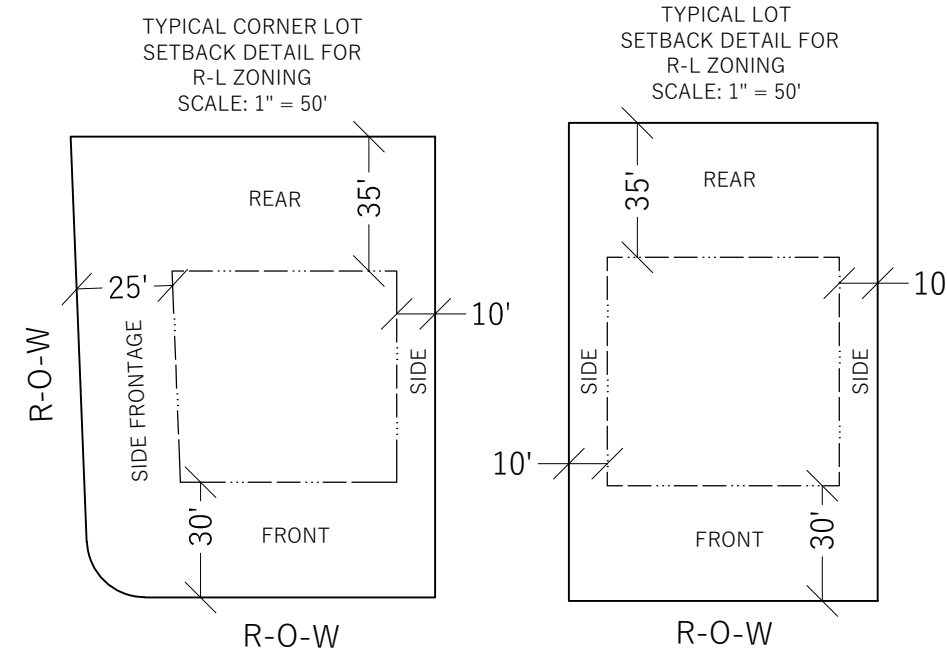
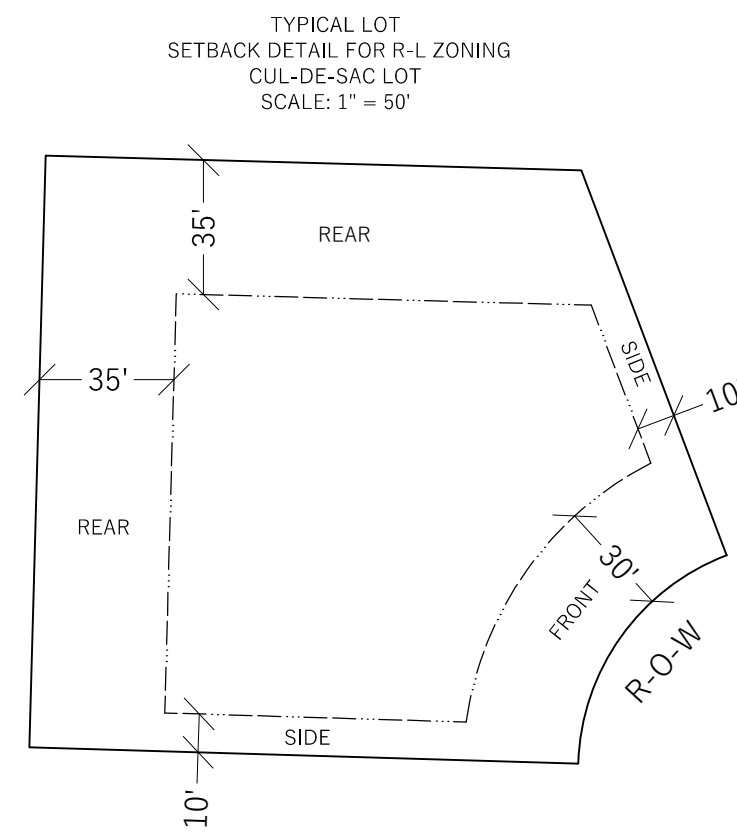
REMAINING NORTH E. OF THE SOUTH 1/4 SUBJECT TO AMBITCH GENERAL EASEMENT RECORDED OCTOBER 22, 1994 AS DOCUMENT NO. 30385A. AFTER EASEMENT RECORDED PER W/14/11/11 DEED DOCUMENT NO. 30385B. 7' RIGHT-OF-WAY ACQUISITION PER W/14/11/11 DEED DOCUMENT NO. 30385C.

S 1/2 CORNER SECTION 8-T6N-R9E
FOUND DANE COUNTY ALUMINUM CAP IN CONCRETE MONUMENT
N: 456.035.77 (456.035.74)
E: 801.983.11 (801.983.08)

FIRST ADDITION TO STONER PRAIRIE

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-066B OF PLATS ON PAGES 355-356 AS DOCUMENT NO. 5288568, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

PARCEL SETBACKS FOR R-L ZONING
PER CURRENT ZONING STANDARDS. SEE CITY OF FITCHBURG - CODE OF ORDINANCES CHAPTER 22 - ZONING FOR FURTHER DETAILS. MAY BE SUBJECT TO CHANGES NOT TO SCALE



CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, MISTY DODGE, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FITCHBURG, 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 FIRST ADDITION TO STONER PRAIRIE.

DATE _____ MISTY DODGE, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY 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 FIRST ADDITION TO STONER PRAIRIE.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS FIRST ADDITION TO STONER PRAIRIE, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY RESOLUTION NO. _____, FILE NUMBER _____ ADOPTED ON THIS _____ DAY OF _____, 20____, AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THIS _____ DAY OF _____, 20____, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID STONER PRAIRIE FOR PUBLIC USE.

DATE _____ PATTI ANDERSON, CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

O'BRIEN FAMILY LIMITED PARTNERSHIP AS OWNER, 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 S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF FITCHBURG
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____, IN PRESENCE OF:

O'BRIEN FAMILY LIMITED PARTNERSHIP
BY: MANAGING MEMBER

STATE OF WISCONSIN)
_____ COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____,

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

NOTARY PUBLIC, _____
WISCONSIN

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, 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 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES AND UNDER THE DIRECTION OF WILLIAM RYAN HOMES WISCONSIN, INC., I HAVE SURVEYED, DIVIDED AND MAPPED FIRST ADDITION TO STONER PRAIRIE, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NW-1/4 OF THE SE-1/4 AND SW-1/4 OF THE SE-1/4 OF SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, CONTAINING 36.21 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

OUTLOT 2 OF STONER PRAIRIE RECORDED ON DECEMBER 1, 2016 IN VOLUME 60-066B OF PLATS ON PAGES 355-356 AS DOCUMENT NO. 5288568, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 1,577,486 SQUARE FEET OR 36.21 ACRES

DATED THIS 20TH DAY OF MARCH, 2018.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

REVISED THIS 4TH DAY OF APRIL, 2018.
REVISED THIS 17TH DAY OF APRIL, 2018.


PREPARED FOR:
WILLIAM RYAN HOMES WISCONSIN, INC.
5989 MONONA DRIVE
MONONA, WI 53716



SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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 

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