

TechLands

LOT 3, CERTIFIED SURVEY MAP NUMBER 12188, AS RECORDED IN VOLUME 75 OF CERTIFIED SURVEY MAPS, ON PAGES 168-170, AS DOCUMENT NUMBER 4328586, DANE COUNTY REGISTRY, ALSO LOT 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 13083, AS RECORDED IN VOLUME 83 OF CERTIFIED SURVEY MAPS, ON PAGES 350-352, AS DOCUMENT NUMBER 4758431, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ - NW ¼, THE SW ¼ - NW ¼ AND THE SW ¼ - NE ¼, ALL IN SECTION 15, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NOTES:

- The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, agent, or subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
- Utility easements, no poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along the lot line. The disturbance of a survey monument by anyone is a violation of section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- Subject to Development Agreement between Fitchburg Technology Campus, LLC and the City of Fitchburg, Wisconsin, recorded as Doc. #3957446.
- Minimum Open Space and Maximum Impervious Surface Ratios shall be as follows for Lots 1, 2, 3, 4, 22, 23, 24 & 25: Minimum Open Space-30.00%; Maximum Impervious Ratio-70.00%.
- Vision planes are required at all street intersections. Vision plane is bounded by two 45 foot legs along the curb intersecting at the intersection corner. Vision plane areas shall have no plantings or obstructions over two (2) feet in height
- Lots 1 & 2 will be required to share a median opening onto Nobel Drive. Lots 3 & 4 will be required to share a median opening onto Nobel Drive. The exact location of the median openings shall be determined at the time of the specific site plan review/approval process by the Public Works Department.
- Lots 1, 2, 3, 4, 22, 23, 24 & 25 are obligated to design and construct stormwater management facilities that infiltrate, evapotranspire or reuse a minimum of 100% of predevelopment stay-on volume on a lot-by-lot basis unless a regional facility is designed and constructed to fulfill this requirement. Stormwater management facilities shall be in place and functioning properly prior to requesting building occupancy inspection.
- Drainage Arrows: Arrows indicate the direction of surface drainage at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Lots with two arrows typically change direction 30 feet from the front property line.
- Outlot 2 of this plat is zoned R-H. Prior to any development of this Outlot, a Replat or Certified Survey Map will be required to be submitted to the City for review and approval. Park dedication, park improvement fee, or park street frontage have not been provided for this property and will be handled at the time of consideration of the Replat or Certified Survey Map for Outlot 2.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg and under the direction of Tech Lands, LLC, owner of said land, I have surveyed, divided, and mapped Tech Lands; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is Lot 3, Certified Survey Map (CSM) Number 12188, as recorded in Volume 75 of Certified Survey Maps, on Pages 168-170, as Document Number 4328586, Dane County Registry, also Lot 1 & Outlot 1, CSM Number 13083, as recorded in Volume 83 of Certified Survey Maps, on Pages 350-352, as Document Number 4758431, Dane County Registry, located in the SE ¼ - NW ¼ the SW ¼ - NW ¼ and the SW ¼ - NE ¼ all in Section 15, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 15; thence N87°05'21"E along the south line of the NW ¼ of said Section 15, 1072.66 feet to the southwest corner of said Lot 3 and the Point of Beginning; thence along the boundary of said Lot 3 for the next four (4) courses; 1-thence N00°00'30"W, 383.97 feet; 2-thence N18°55'58"W, 109.92 feet to a point of non-tangential curvature; 3-thence 77.90 feet along the arc of a curve to the left, through a central angle of 04°02'21", a radius of 1105.00 feet, and a chord bearing N59°33'01"E, 77.88 feet; 4-thence N57°31'51"E, 269.42 feet to the northerly boundary of said Certified Survey Map Number 13083; thence along the boundary of said CSM #13083 for the next ten (10) courses; 1-N00°06'12"E, 118.66 feet; 2-thence N57°31'51"E, 168.20 feet; 3-thence N33°11'35"W, 258.19 feet; 4-thence N00°06'12"E, 242.50 feet; 5-thence N86°59'36"E, 1322.17 feet; 6-thence S00°13'43"E, 398.97 feet; 7-thence N86°59'37"E, 631.84 feet; 8-thence S00°11'05"W, 935.06 feet; 9-thence S87°29'05"W, 624.85 feet; 10-thence S87°05'21"W along the south line of said CSM #13083 and its westerly extension thereof, 1587.62 feet to the Southwest corner of said CSM #12188 and the Point of Beginning. Said description contains 2,473,898 square feet or 56.79 acres more or less.

Vierbicher Associates Inc.
By Michael S. Marty, P.L.S. No. 2452

Dated this ____ day of _____, 201__.

Signed: _____
Michael S. Marty, P.L.S. No. 2452

Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3955
mmar@vierbicher.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

OWNER'S CERTIFICATE:

Tech Lands, LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Tech Lands, LLC, does further 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

IN WITNESS WHEREOF, Tech Lands, LLC, has caused these presents to be signed by Carl Ruedebusch, its Manager, at Madison, Wisconsin, on this ____ day of _____, 201__.

Tech Lands, LLC
by: Carl Ruedebusch, Manager

State of Wisconsin)
County of Dane)

Personally came before me this ____ day of _____, 201__, Carl Ruedebusch, its Manager to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: _____

MORTGAGEE CERTIFICATE:

The Park Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this plat, and does hereby consent to the above certificate of Tech Lands, LLC, owner.

IN WITNESS WHEREOF, The Park Bank, has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this ____ day of _____, 201__.

State of Wisconsin)
County of Dane)

Personally came before me this ____ day of _____, 201__, _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: _____

CITY OF FITCHBURG APPROVAL

Resolved, that the plat of TechLands, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number _____, adopted on this ____ day of _____, 201__, and further resolved that the conditions of said approval were fulfilled on this ____ day of _____, 201__, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of TechLands to the City of Fitchburg for public use.

Linda J. Cory, City Clerk
City of Fitchburg, Dane County, Wisconsin

CITY OF FITCHBURG TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TechLands as of this ____ day of _____, 201__.

Norma DeHaven, City of Fitchburg Treasurer

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TechLands, as of this ____ day of _____, 201__.

Adam Gallagher, Dane County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

RECORDING DATA
Received for recording this ____ day of _____, 20__ at _____ o'clock ____m. and recorded in Volume _____ of Plats, on Pages _____

Kristi Chlebowski, Dane County Register of Deeds

vierbicher planners engineers advisors BEESBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 821-3955 Fax: (608) 821-4500	DRAFTED BY: MMAR	33107490 DATE: March 18, 2014	SURVEYED FOR: Tech Lands, LLC 4605 Dovetail Drive Madison, WI 53704	SHEET 2 OF 2
	CHECKED BY: MZIE	REV: April 1, 2014	15 Apr 2014 - 10:19a M:\Ruedebusch\33107490_FIC Phase II\AutoCAD\FPlat_7490.dwg by: mmar	