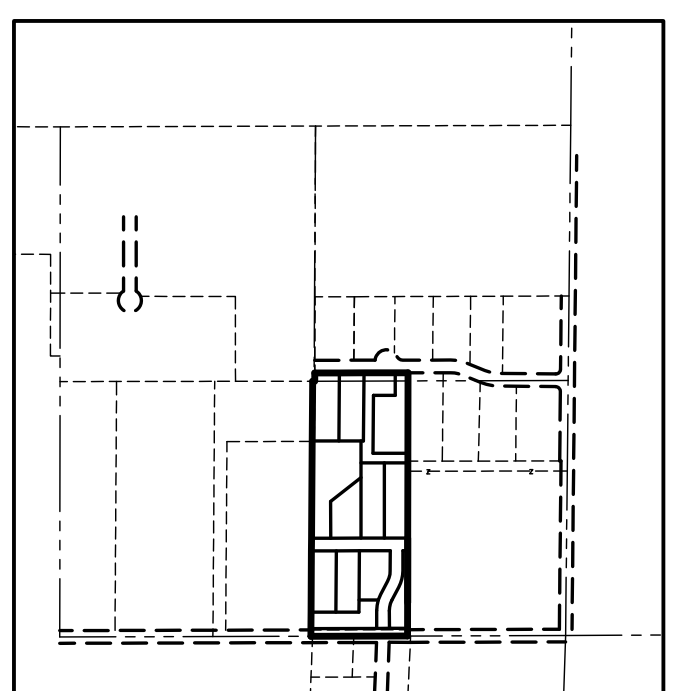
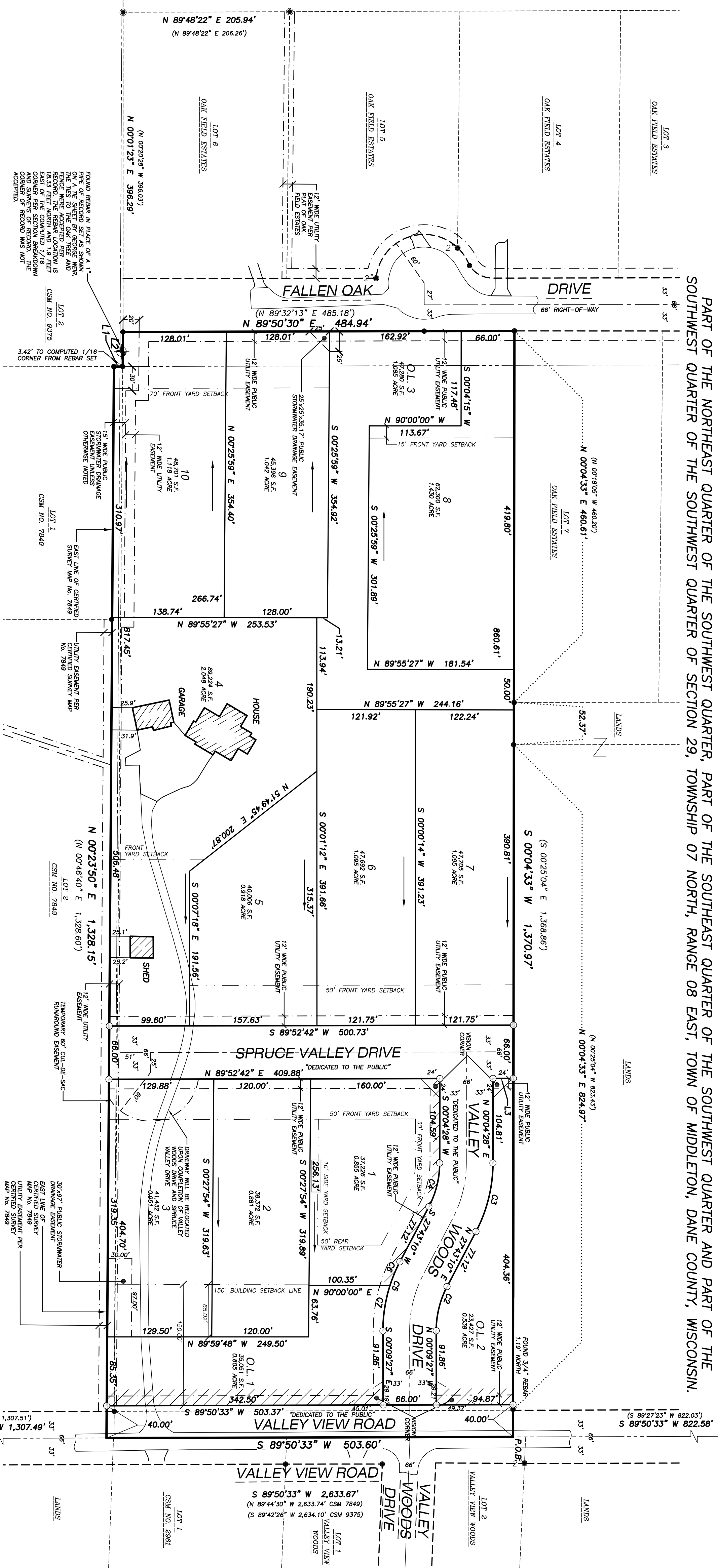


PLAT OF SPRUCE VALLEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C2	56.93'	117.00'	27°52'37"	56.37'	N 13°46'51" E	N 00°09'27" W	N 27°43'10" E
C3	88.30'	183.00'	27°38'41"	87.44'	N 13°53'49" E	N 27°43'10" E	N 00°04'28" E
C4	56.45'	117.00'	27°38'41"	55.91'	S 13°53'49" W	N 00°04'28" E	N 27°43'10" E
C5	89.04'	183.00'	27°32'37"	88.16'	S 13°46'51" W	N 27°43'10" E	N 00°09'27" W
C6	31.86'	183.00'	9°58'27"	31.82'	S 22°43'56" W	N 27°43'10" E	N 17°44'43" E
C7	57.18'	183.00'	17°54'10"	56.95'	S 08°47'38" W	N 17°44'43" E	N 00°09'27" W

LINE	BEARING	DISTANCE
L1	N 89°55'19" E	10.91'
L2	S 89°45'31" E	42.88'
L3	N 89°52'42" E	25.22'

- LEGEND**
- GOVERNMENT CORNER
 - 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - 1-1/4" x 30" IRON REBAR SET (4.30 LBS/FT). ALL OTHER LOTS OUTLINED CORNERS MARKED BY 2" IRON REBAR (1.50 LBS/FT)
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE

- CENTERLINE
- PLAYED LOT LINE
- NO VEHICULAR ACCESS
- EASEMENT LINE
- EDGE OF PAVEMENT
- BUILDING
- DISCONTINUED MAPPED PIPE LINE
- () DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- NOTES:**
- FIELD WORK PERFORMED BY ISD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 28, 2016.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (NAD83) DANE COUNTY THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29-07-08 BEARS S 89°50'33" W.
 - ALL ROAD RIGHT-OF-WAYS WITHIN THIS PLAT ARE DEDICATED TO THE PUBLIC.
 - OUTLOTS 1, 2 AND 3 ARE FOR STORMWATER MANAGEMENT FACILITIES. THESE OUTLOTS WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
 - STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY EITHER LOT OWNERS OR A PRIVATE HOMEOWNERS ASSOCIATION. THE TOWN OF MIDDLETON ALSO HAS AN EASEMENT OVER ALL STORMWATER EASEMENT AREAS.
 - A PORTION OF THE EXISTING DRIVEWAY ALONG THE WEST SIDE OF THIS PLAT WILL BE REMOVED UPON COMPLETION OF VALLEY WOODS DRIVE AND SPRUCE VALLEY DRIVE AT THE EXPENSE OF THE DEVELOPER.
 - ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-ENCUMBRANCE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL NOT BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINE SHARED WITH GREENWAYS OR PUBLIC STREETS.
 - VISION TRIANGLE AT VALLEY WOODS DRIVE AND VALLEY VIEW ROAD IS 150 FEET FROM CENTERLINE OF VALLEY WOODS DRIVE AND THE SECTION LINE.

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 LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC UTILITIES SUCH AS WATER SUPPLY, SEWER AND STORM WATERS UTILITIES EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF VALLEY WOODS DRIVE AND SPRUCE VALLEY DRIVE AND SHALL BE MAINTAINED AND MODIFIED WITH THE APPROVAL OF THE TOWN OF MIDDLETON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MIDDLETON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

BUILDING SETBACKS REQUIREMENTS UNLESS OTHERWISE NOTED

SIDE YARD = 25' TOTAL - 10' MINIMUM

REAR YARD = 50'

TOTAL AREA OF PLAT = 684,688 SQUARE FEET OR 15,718 ACRES INCLUDING VALLEY VIEW ROAD, SPRUCE VALLEY DRIVE AND VALLEY WOODS DRIVE RIGHT-OF-WAY, AND 603,813 SQUARE FEET OR 13,862 ACRES EXCLUDING RIGHT-OF-WAY.

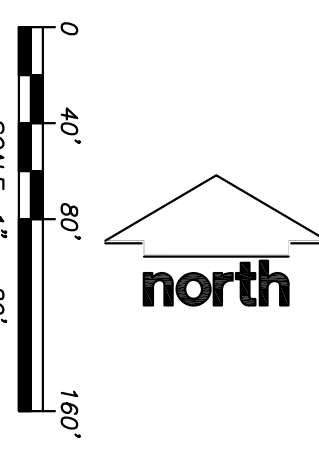
VALLEY WOODS DRIVE = 27,666 SQUARE FEET OR 0.633 ACRES

SPRUCE VALLEY DRIVE = 33,980 SQUARE FEET OR 0.773 ACRES

VALLEY VIEW ROAD = 20,159 SQUARE FEET OR 0.462 ACRES

CURRENT ZONING IS: A-1, AGRICULTURE DISTRICT, PROPOSED ZONING IS: A-1, AGRICULTURE DISTRICT

DATE: MAY 11, 2016
 REVISED: JULY 01, 2016
 REVISED: JULY 06, 2016
 REVISED: SEPTEMBER 01, 2016
 REVISED: SEPTEMBER 13, 2016
 REVISED: NOVEMBER 08, 2016
 REVISED: DECEMBER 12, 2016



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

ISD Professional Services, Inc.
 Engineers • Surveyors • Planners

PREPARED FOR:
 SPEECHER CUSTOM HOMES
 2545 W. VALLEY VIEW ROAD
 VERONA, WI 53593

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (609) 848-5060

PROJECT NO.: 15-0241
 SHEET NO.: 027
 DRAWN BY: JAK/CD
 CHECKED BY: TAB
 APPROVED BY: TAB

PLAT OF SPRUCE VALLEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE LAND SURVEYING AND SUBDIVISION REGULATION OF THE DANE COUNTY CODE OF ORDINANCES, AND BY THE DIRECTION OF SPEICHER CUSTOM HOMES, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "SPRUCE VALLEY" IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, APPREASID, THENCE SOUTH 89 DEGREES 50 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, 822.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, 503.60 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NUMBER 7849, THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS WEST ALONG SAID NORTH LINE, 422.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 55 MINUTES 19 SECONDS EAST, 10.91 FEET TO THE SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 9375, THENCE NORTH 00 DEGREES 27 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF CERTIFIED SURVEY MAP No. 9375 A DISTANCE OF 42.88 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP No. 9375, THENCE SOUTH 89 DEGREES 50 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF OAK FIELD ESTATES, APPREASID 484.94 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF LOT 7, OAK FIELD ESTATES EXTENDED SOUTH, 1,370.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 684,689 SQUARE FEET OR 15,718 ACRES.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

OWNERS CERTIFICATE

MITCHELL C. SPEICHER AND SARAH K. SPEICHER, AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DO 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:

TOWN BOARD, TOWN OF MIDDLETON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

WITNESS, THE HAND AND SEAL OF SAID OWNERS THIS ____ DAY OF _____ 2016.

MITCHELL C. SPEICHER

SARAH K. SPEICHER

STATE OF WISCONSIN)ss

COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____ 2016, THE ABOVE NAMED MITCHELL C. SPEICHER AND SARAH K. SPEICHER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____ MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

BMO HARRIS BANK NA, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SPEICHER CUSTOM HOMES, AS AN OWNER.

WITNESS THE HAND AND SEAL OF BMO HARRIS BANK NA, MORTGAGEE, THIS ____ DAY OF _____ 2016.

IN THE PRESENCE OF:

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss

COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____ 2016, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED BMO HARRIS BANK NA, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____ MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

SETTLERS BANK, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SPEICHER CUSTOM HOMES, AS AN OWNER.

WITNESS THE HAND AND SEAL OF SETTLERS BANK, MORTGAGEE, THIS ____ DAY OF _____ 2016.

IN THE PRESENCE OF:

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss

COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____ 2016, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED SETTLERS BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____ MY COMMISSION EXPIRES _____

TOWN BOARD RESOLUTION TOWN OF MIDDLETON

"RESOLVED THAT THIS PLAT KNOWN AS "SPRUCE VALLEY", BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE TOWN BOARD, BE AND THE SAME IS HEREBY APPROVED AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "SPRUCE VALLEY" TO THE TOWN FOR PUBLIC USE.

I, DAVID SHAW, DO HEREBY CERTIFY THAT I AM THE DUTY APPOINTED, QUALIFIED AND ACTING TOWN CLERK OF THE TOWN OF MIDDLETON, AND THAT THIS PLAT WAS APPROVED BY THE TOWN BOARD OF MIDDLETON, DANE COUNTY, WISCONSIN AND FURTHERMORE CERTIFY THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE ____ DAY OF _____ 2016.

DAVID SHAW, CLERK,
TOWN OF MIDDLETON

DATE

CERTIFICATE OF TOWN TREASURER

I, DAVID SHAW, BEING DUTY ELECTED, 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 THE ____ DAY OF _____ 2016, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "SPRUCE VALLEY".

DAVID SHAW, TREASURER,
TOWN OF MIDDLETON

DATE

CERTIFICATE OF COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DUTY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE ____ DAY OF _____ 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SPRUCE VALLEY".

ADAM GALLAGHER,
TREASURER, DANE COUNTY

DATE

CERTIFICATE OF DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

THIS PLAT KNOWN AS "SPRUCE VALLEY" IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE THIS ____ DAY OF _____ 2016.

PATRICK WILES, CHAIRPERSON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS ____ DAY OF _____ 2016, AT _____ O'CLOCK, _____ M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

There are no objections to this plat with respect to
Sees: 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



PREPARED FOR:
SPEICHER CUSTOM HOMES
2548 HORIZON DRIVE
VERONA, WI 53593

PREPARED BY:
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(609) 848-5060

Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO. 15-6741	SUPERSED BY:	AMW
FILE NO. 0-27	DRAWN BY:	JAK/ED
FEDBACK/PIC	CHECKED BY:	TJB
SHEET 2 OF 2	APPROVED BY:	TJB