

# SOUTHERN ADDITION TO BIRCHWOOD POINT

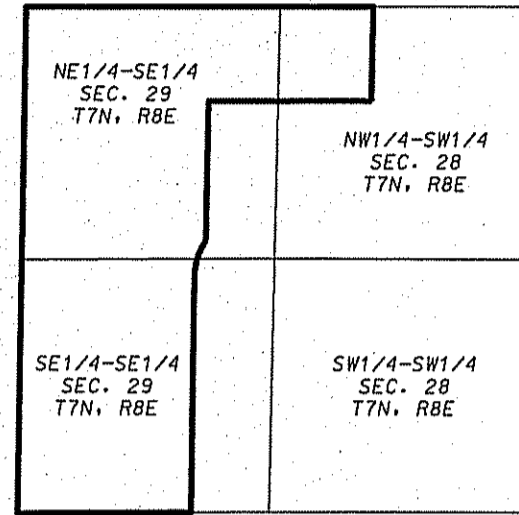
LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E, CITY OF MADISON, 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\_\_

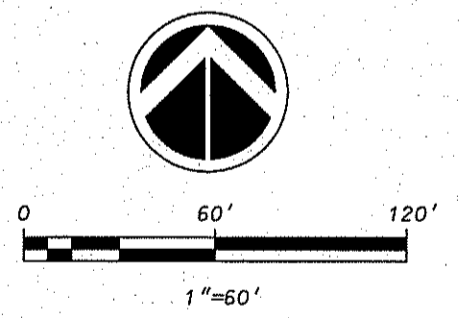
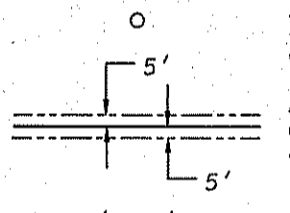
Department of Administration



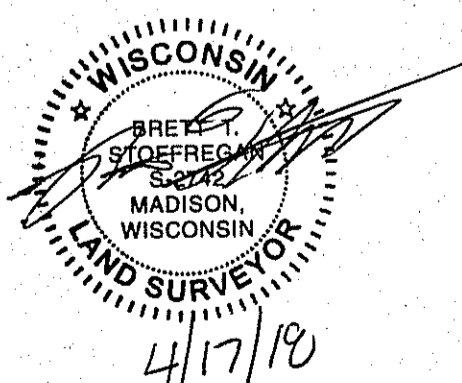
LOCATION MAP  
1"=1000'

**LEGEND**

- Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- 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.
- Public utility easement (5' 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



GRID NORTH  
WISCONSIN COUNTY COORDINATE SYSTEM  
DANE ZONE NAD83(1997)  
THE SOUTH LINE OF THE SE1/4 OF SECTION 29, T7N, R8E BEARS S89°35'53"W



Received: 04/18/2018  
CPA  
27837

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

# SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,  
T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

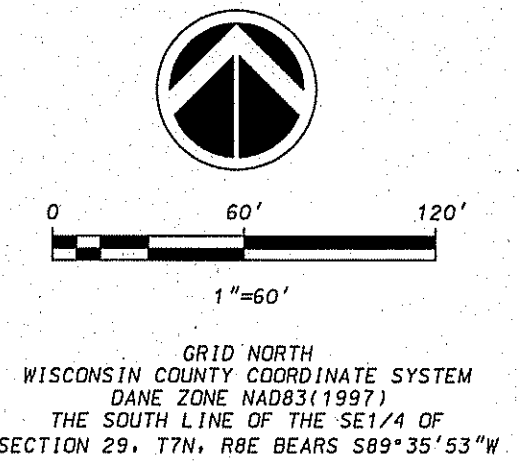
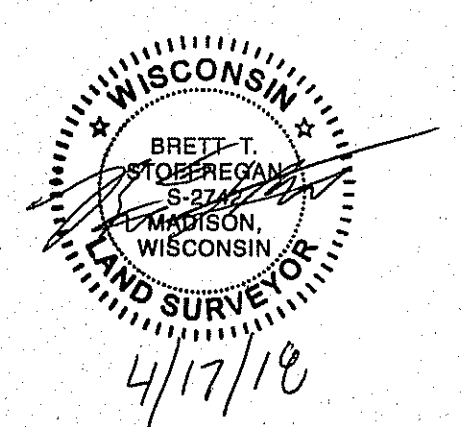
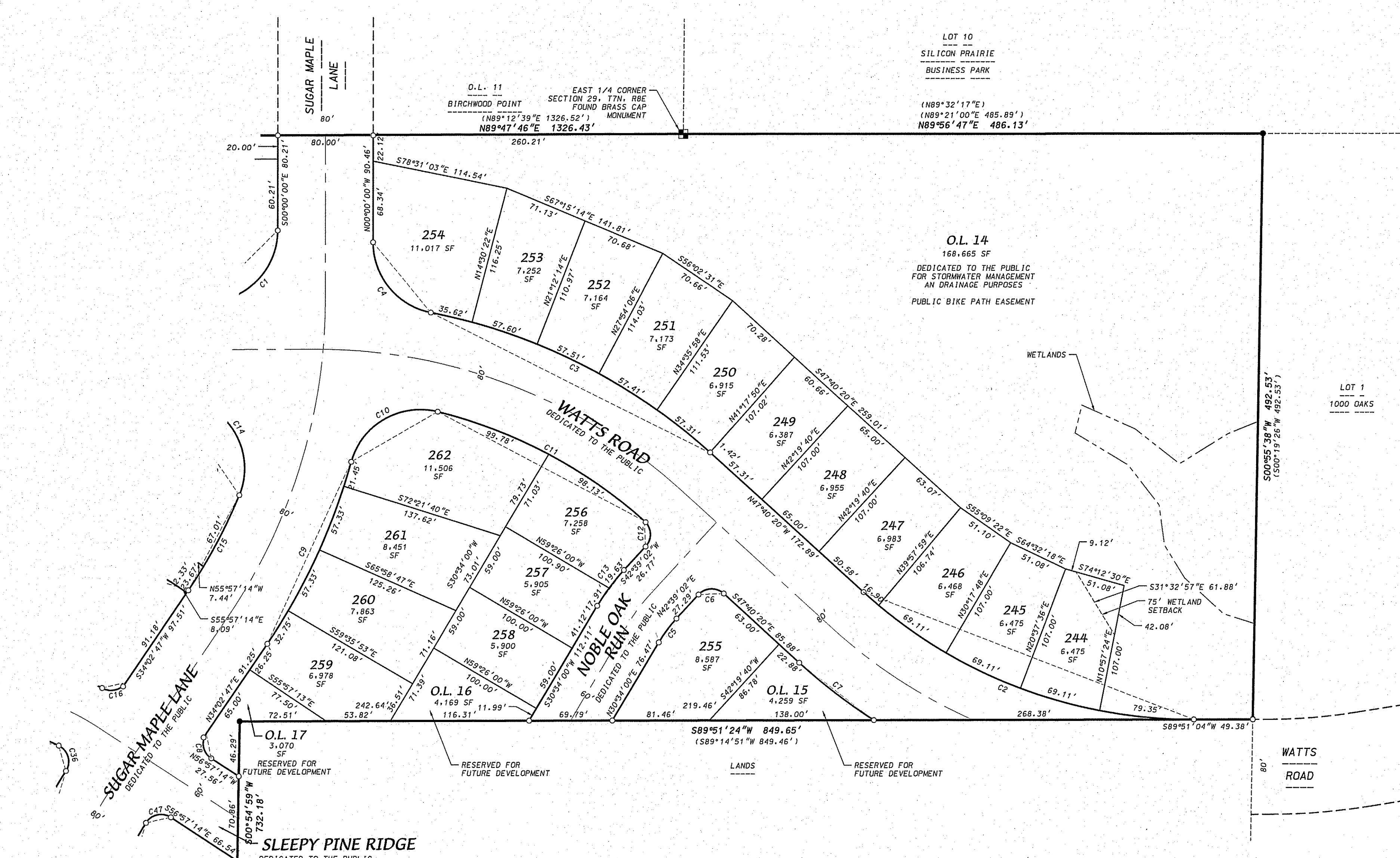
There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats. as provided by s. 236.12, Wis. Stats.

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



Department of Administration

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		60.00	84.70	94.03	S44°53'53"W	89°47'46"	
2		42.00	297.05	303.96	N60°54'38.5"W	42°28'57"	
OL 14		410.00	79.35	79.47	N84°35'47"W	11°06'20"	
244		410.00	69.11	69.20	N74°12'31"W	09°40'12"	
245		410.00	69.11	69.20	N64°32'19"W	09°40'12"	
246		410.00	69.11	69.20	N54°52'07"W	09°40'12"	
247		410.00	16.90	16.90	N40°51'10.5"W	02°21'41"	
249		490.00	263.73	267.02	N63°17'01"W	31°13'22"	OUT-N78°53'42"W
250		490.00	1.42	1.42	N47°45'19"W	00°09'58"	
251		490.00	57.31	57.34	N51°11'27"W	06°42'18"	
252		490.00	57.41	57.45	N57°54'07"W	06°43'02"	
253		490.00	57.51	57.55	N64°37'30"W	06°43'44"	
254		490.00	57.60	57.64	N71°21'33"W	06°44'22"	
4		60.00	76.24	82.62	N39°26'51"W	78°53'42"	
5		118.00	24.84	24.89	N35°36'31"E	12°05'02"	
6		15.00	21.15	23.48	N87°29'21"E	89°40'38"	
7		490.00	79.16	79.25	S52°18'20"E	09°16'00"	
8		15.00	21.40	23.82	N11°27'13.5"W	91°00'01"	
9		515.00	168.18	168.93	N24°38'57"E	18°47'40"	OUT-N15°15'07"E
259		515.00	32.75	32.76	N32°3'27"E	03°38'40"	
260		515.00	57.33	57.36	N27°12'40"E	06°22'54"	
261		515.00	57.33	57.36	N20°49'46"E	06°22'54"	
262		515.00	21.45	21.45	N16°26'43"E	02°23'12"	
10		60.00	84.05	93.12	N59°42'40"E	88°55'06"	OUT-S75°49'47"E
11		410.00	196.46	198.39	S61°58'04"E	27°43'26"	OUT-S48°06'21"E
262		410.00	99.78	100.03	S68°50'26"E	13°58'42"	
256		410.00	98.13	98.36	S54°58'43"E	13°44'44"	
12		15.00	21.35	23.76	S02°43'39.5"E	90°45'23"	
13		178.00	37.47	37.54	S36°36'31"W	12°05'02"	
256		178.00	19.63	19.63	S37°19'31"W	06°15'02"	
257		178.00	17.91	17.92	S33°27'00"W	05°46'00"	
14		60.00	99.66	117.60	S34°03'20"E	112°17'48"	OUT-S22°05'34"W
269		60.00	2.72	2.72	S88°54'20"E	02°35'48"	
270		60.00	98.12	114.88	S33°04'26"E	109°42'00"	
271		435.00	67.01	67.08	S28°04'40.5"W	11°57'13"	
15		15.00	20.39	22.41	S26°30'37"W	08°50'06"	
16		178.00	26.75	26.77	S32°29'13.5"W	03°07'07"	OUT-N60°20'16"W
17		178.00	35.92	35.98	S76°51'15.5"W	89°36'57"	
272		178.00	31.48	31.52	N75°16'15"W	29°51'58"	
273		178.00	0.60	0.60	N64°33'07"W	08°25'42"	
274		178.00	24.19	24.13	N74°25'45"W	11°19'34"	
18		350.00	106.17	106.58	N85°03'12"W	09°55'20"	OUT-N17°14'36"E
276		350.00	76.95	77.10	N85°03'12"W	09°55'20"	
OL 18		350.00	26.03	26.04	N10°55'56"E	12°37'20"	
263		350.00	3.44	3.44	N02°29'24"E	04°15'44"	
264		226.00	133.09	135.10	N00°04'39"E	00°33'46"	
270		226.00	19.44	19.44	N75°04'44"W	34°15'00"	
269		226.00	43.18	43.25	N58°25'06"W	04°55'44"	
268		226.00	40.58	40.63	N66°21'53"W	10°57'50"	
267		226.00	31.75	31.78	N76°59'49"W	10°18'02"	
273		200.00	117.78	119.56	N85°10'32"W	09°03'24"	
274		200.00	9.49	9.49	S73°04'44"E	34°15'00"	
275		200.00	56.30	56.49	S88°50'41"E	02°43'06"	
22		15.00	53.42	53.58	S79°23'38"E	16°11'10"	
23		15.00	117.12	117.82	S63°37'41"E	19°20'54"	OUT-S21°46'34"W
24		15.00	16.82	17.82	S10°41'03"W	21°46'34"	
25		15.00	21.39	23.82	S55°41'03"W	68°13'26"	
26		15.00	21.03	23.31	N44°43'04"E	90°58'20"	
27		15.00	24.87	29.32	N45°16'56"E	89°01'40"	OUT-S21°48'12"W
28		15.00	29.72	31.78	S34°12'01"E	112°00'26"	OUT-S15°03'20"W
29		15.00	9.92	14.46	S01°45'52"E	90°44'52"	
30		15.00	21.03	23.31	N82°05'17"W	165°42'46"	
31		15.00	21.39	23.82	N45°16'56"E	89°01'40"	
32		15.00	21.39	23.82	S44°43'04"E	90°58'20"	
33		15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
34		15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
35		15.00	21.21	23.56	N44°13'19.5"W	90°01'11"	
36		15.00	21.03	23.31	N45°16'56"E	89°01'40"	
37		15.00	21.39	23.82	S44°43'04"E	90°58'20"	
38		15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
39		15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
40		731.00	278.36	281.87	S11°21'32"E	31°21'32"	IN-S32°07'38"W
319		515.00	47.53	47.55	S29°28'56"W	05°17'24"	
320		515.00	38.36	38.37	S24°42'10"W	04°16'08"	
321		515.00	32.54	32.55	S20°45'28"W	03°37'16"	
322		515.00	32.55	32.55	S17°08'12"W	03°37'16"	
323		515.00	38.37	38.38	S13°11'28"W	04°16'12"	
324		515.00	38.37	38.38	S08°55'16"W	04°16'12"	
325		515.00	33.00	33.00	S04°57'01"W	03°40'18"	
326		515.00	21.09	21.09	S01°56'29"W	02°20'46"	
39		15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
41		15.00	21.21	23.56	N44°13'19.5"W	90°01'11"	
42		122.00	55.55	56.04	S77°02'38"E	26°19'12"	
43		610.00	310.84	314.31	N15°31'46"E	29°31'20"	OUT-N30°17'26"E
326		610.00	24.98	24.98	N01°56'29"E	02°20'46"	
325		610.00	38.09	39.10	N04°59'02"E	03°40'20"	
324		610.00	45.45	45.46	N08°55'18"E	04°16'12"	
323		610.00	45.45	45.46	N13°11'30"E	04°16'12"	
322		610.00	38.54	38.55	N17°08'13"E	03°37'14"	
321		610.00	38.54	38.55	N20°45'27"E	03°37'14"	
320		610.00	45.45	45.46	N24°42'10"E	04°16'12"	
319		610.00	36.75	36.76	N28°33'51"E	03°27'10"	
44		636.00	309.36	312.50	S14°50'40"W	28°09'08"	IN-S28°55'14"W
338		636.00	79.47	79.52	S25°20'19"W	07°09'50"	
337		636.00	38.22	38.23	S20°02'05"W	03°26'38"	
336		636.00	32.34	32.35	S16°51'21"W	02°54'50"	
335		636.00	32.34	32.35	S13°56'31"W	02°54'50"	
334		636.00	38.31	38.31	S10°45'33"W	03°27'06"	
333		636.00	38.31	38.31	S07°18'27"W	03°27'06"	
332		636.00	32.49	32.49	S04°07'05"W	02°58'38"	
331		636.00	20.94	20.94	S01°42'41"W	01°53'10"	
45		446.00	217.55	219.77	N13°20'53"W	28°13'58"	
348		446.00	48.22	48.24	N24°21'56"W	06°11'52"	
347		446.00	75.26	75.35	N16°25'37"W	09°40'46"	
346		446.00	68.25	68.31	N07°11'57"W	08°46'34"	
345		446.00	27.86	27.86	N01°01'17"W	03°34'46"	



- LEGEND**
- Found 1" Iron Pipe (unless noted)
  - Found 3/4" Iron Rebar (unless noted)
  - 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.
  - Public utility easement (5' 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

GRID NORTH  
WISCONSIN COUNTY COORDINATE SYSTEM  
DANE ZONE NAD83(1997)  
THE SOUTH LINE OF THE SE1/4 OF  
SECTION 29, T7N, R8E BEARS S89°35'53"W

Received: 04/18/2018  
CPA  
27837

D'ONFRIO KOTTKE AND ASSOCIATES, INC.  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411  
 LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,  
 T7N, R8E, CITY OF MADISON, 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.

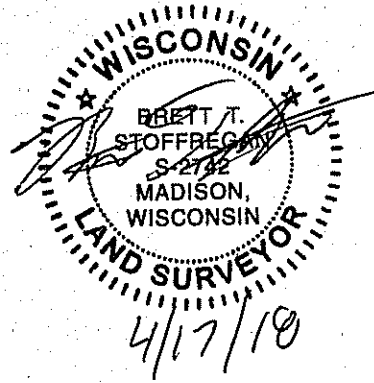
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



**LEGEND**  
 Found 1" Iron Pipe (unless noted)  
 Found 3/4" Iron Rebar (unless noted)  
 Placed 1-1/4" x 18" solid round iron rebar stake, weighing  
 4.30 lbs/ft. All other lot and outlier corners are marked  
 with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.  
 Public utility easement (5' wide unless otherwise dimensioned).  
 Utility easements are herein set forth for the use of PUBLIC  
 BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.  
 Recorded as information

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
46	435.00	234.14	237.07	237.07	N16°22'51"E	31°13'30"	OUT-N31°59'36"E
342	435.00	27.82	27.83	27.83	N02°36'03"E	03°39'54"	
341	435.00	75.40	75.50	75.50	N09°24'19"E	09°56'38"	
340	435.00	75.40	75.50	75.50	N19°20'57"E	09°56'38"	
339	435.00	58.21	58.25	58.25	N28°09'26"E	07°40'20"	
47	15.00	21.41	23.84	23.84	N73°11'11"E	91°03'10"	
48	15.00	21.21	23.56	23.56	S44°13'59.5"E	90°00'11"	
49	526.00	256.57	259.19	259.19	S13°20'53"E	28°13'58"	
349	526.00	11.24	11.24	11.24	S00°09'23"W	01°13'26"	
350	526.00	45.00	45.01	45.01	S02°54'26"E	04°54'12"	
351	526.00	45.00	45.01	45.01	S07°48'38"E	04°54'12"	
352	526.00	37.00	37.01	37.01	S12°16'40"E	04°01'52"	
353	526.00	37.00	37.01	37.01	S16°18'32"E	04°01'52"	
354	526.00	37.00	37.01	37.01	S20°20'24"E	04°01'52"	
355	526.00	37.00	37.01	37.01	S24°22'16"E	04°01'52"	
356	526.00	9.89	9.89	9.89	S25°55'32"E	01°04'40"	
50	15.00	20.33	22.34	22.34	S15°11'33"W	85°18'50"	
51	60.00	88.25	99.16	99.16	N74°48'27"W	94°41'10"	
52	742.00	361.91	365.62	365.62	N13°30'53"W	28°13'58"	
361	742.00	16.19	16.20	16.20	N26°50'21"W	01°15'02"	
362	742.00	44.82	44.82	44.82	N24°29'00"W	03°27'40"	
363	742.00	42.43	42.43	42.43	N21°06'52"W	03°16'36"	
364	742.00	42.43	42.43	42.43	N17°50'16"W	03°16'36"	
365	742.00	51.61	51.61	51.61	N14°12'23"W	03°59'10"	
366	742.00	51.61	51.62	51.62	N10°13'13"W	03°59'10"	
367	742.00	51.61	51.62	51.62	N06°14'03"W	03°59'10"	
368	742.00	51.61	51.62	51.62	N02°14'53"W	03°59'10"	
369	742.00	13.25	13.25	13.25	N00°15'24"E	01°01'24"	
53	621.00	15.00	15.00	15.00	N45°00'50"E	89°59'49"	
54	621.00	302.91	306.00	306.00	N13°20'53"W	28°13'58"	
356	621.00	11.68	11.68	11.68	N26°55'32"W	01°04'40"	
355	621.00	43.68	43.69	43.69	N24°22'16"W	04°01'52"	
354	621.00	43.68	43.69	43.69	N20°20'24"W	04°01'52"	
353	621.00	43.68	43.69	43.69	N16°18'32"W	04°01'52"	
352	621.00	43.68	43.69	43.69	N12°16'40"W	04°01'52"	
351	621.00	53.13	53.14	53.14	N07°48'38"W	04°54'12"	
350	621.00	53.13	53.14	53.14	N02°54'26"W	04°54'12"	
349	621.00	13.25	13.27	13.27	N00°09'23"W	01°13'26"	
369	647.00	11.56	11.56	11.56	S00°15'23"W	01°01'26"	
368	647.00	45.00	45.01	45.01	S02°14'55"W	03°59'10"	
367	647.00	45.00	45.01	45.01	S06°14'05"E	03°59'10"	
366	647.00	45.00	45.01	45.01	S10°13'15"E	03°59'10"	
365	647.00	45.00	45.01	45.01	S14°12'25"E	03°59'10"	
364	647.00	37.00	37.00	37.00	S17°50'18"E	03°16'36"	
363	647.00	37.00	37.00	37.00	S21°06'54"E	03°16'36"	
362	647.00	37.00	37.00	37.00	S24°23'30"E	03°16'36"	
361	647.00	16.20	16.20	16.20	S26°40'50"E	01°15'02"	
56	808.00	394.13	398.15	398.15	S13°20'53"E	28°13'58"	
370	808.00	61.61	61.63	61.63	S01°25'00"E	04°22'12"	
371	808.00	70.05	70.07	70.07	S06°05'10"E	04°58'08"	
372	808.00	65.00	65.00	65.00	S10°56'33"E	05°12'04"	
373	808.00	65.00	65.02	65.02	S15°29'11"E	04°36'38"	
374	808.00	65.00	65.02	65.02	S20°05'49"E	04°36'38"	
375	808.00	65.00	65.02	65.02	S24°42'27"E	04°36'38"	
376	808.00	6.37	6.37	6.37	S27°14'19"E	02°27'04"	
58	808.00	81.31	81.34	81.34	S15°11'33"W	85°18'50"	
59	262.00	149.69	151.80	151.80	S74°26'53"W	33°11'50"	
377	262.00	10.28	10.28	10.28	S58°58'24"W	02°14'52"	
378	262.00	77.33	77.61	77.61	S68°35'02"W	16°58'24"	
379	262.00	35.45	35.51	35.51	S84°03'31"W	63°75'	
380	405.00	188.69	190.44	190.44	N12°25'28"W	26°56'32"	
381	405.00	56.05	56.09	56.09	N06°17'22"W	07°56'58"	
382	405.00	56.89	56.94	56.94	N11°17'05"W	08°03'18"	
383	405.00	56.05	56.06	56.06	N22°06'14"W	07°56'58"	
384	250.00	115.30	116.34	116.34	N12°33'49"W	26°39'50"	
387	250.00	77.34	77.66	77.66	N16°59'49"W	17°47'50"	
388	250.00	38.65	38.69	38.69	N03°39'54"W	08°52'00"	
62	15.00	21.21	23.56	23.56	N45°46'00.5"E	89°59'49"	
63	15.00	21.21	23.56	23.56	S44°13'59.5"E	90°00'11"	
64	310.00	142.97	144.27	144.27	S12°33'49"E	26°39'50"	
391	310.00	3.08	3.08	3.08	S00°29'01"W	00°29'01"	
392	310.00	56.28	56.36	56.36	S05°00'33"E	10°24'58"	
393	310.00	56.28	56.36	56.36	S15°25'31"E	10°24'58"	
394	310.00	28.46	28.47	28.47	S23°15'52"E	05°15'44"	
65	178.00	82.93	83.70	83.70	N77°34'32"E	26°56'32"	
399	178.00	48.05	48.20	48.20	N83°17'24"E	15°30'48"	
400	178.00	35.45	35.51	35.51	N69°49'08"E	11°25'44"	
345	160.74	162.23	162.23	162.23	S12°25'28"E	26°56'32"	
400	345.00	39.97	40.00	40.00	S22°34'28"E	06°38'32"	
401	345.00	71.42	71.55	71.55	S13°18'43"E	11°52'58"	
402	345.00	50.64	50.68	50.68	S03°09'43"E	08°25'02"	
68	328.00	179.52	181.84	181.84	N75°09'52"E	31°45'52"	
69	60.00	91.97	104.79	104.79	S70°41'05"E	100°03'58"	
70	234.00	86.35	86.85	86.85	S10°01'07"E	21°15'58"	
71	15.00	21.02	23.30	23.30	S45°06'22.5"W	88°59'01"	
72	15.00	21.40	23.83	23.83	N44°53'37.5"W	91°00'59"	
73	300.00	141.17	142.51	142.51	N12°59'38"W	27°13'00"	
OL25	300.00	35.07	35.09	35.09	N02°44'12"W	06°42'08"	
418	300.00	60.76	60.86	60.86	N11°53'58"W	11°37'24"	
419	300.00	46.51	46.55	46.55	N22°09'24"W	08°53'28"	
74	60.00	80.65	88.44	88.44	N15°30'25"E	84°27'06"	
75	340.00	196.79	199.65	199.65	S17°26'11"W	33°38'58"	
OL22	340.00	83.71	83.92	83.92	S27°11'13"W	14°08'34"	
ROW	340.00	115.16	115.72	115.72	S10°21'54"W	19°30'04"	
76	15.00	21.16	23.49	23.49	S44°05'33"E	89°43'18"	
80.00	132.67	346.24	346.24	346.24	N56°46'50"E	24°58'32"	
428	80.00	18.87	18.91	18.91	S06°00'16"E	13°32'44"	
429	80.00	47.20	47.91	47.91	S29°56'05"E	34°18'54"	
430	80.00	49.50	50.33	50.33	S65°06'50"E	36°02'36"	
431	80.00	49.50	50.33	50.33	N78°50'34"E	36°02'36"	
432	80.00	49.50	50.33	50.33	N42°47'58"E	36°02'36"	
OL29	80.00	15.07	15.09	15.09	N19°22'29"E	10°48'22"	
433	80.00	49.50	50.33	50.33	N04°03'00"W	36°02'36"	
434	80.00	49.50	50.33	50.33	N40°05'36"W	36°02'36"	
435	80.00	12.69	12.70	12.70	N62°39'40"W	09°05'32"	
80.00	89.40	94.91	94.91	94.91	N53°13'10"W	67°58'32"	
79	15.00	21.26	23.63	23.63	N45°54'27"E	90°16'42"	



Received: 04/18/2018  
 CPA  
**27837**  
 0061

**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

# SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

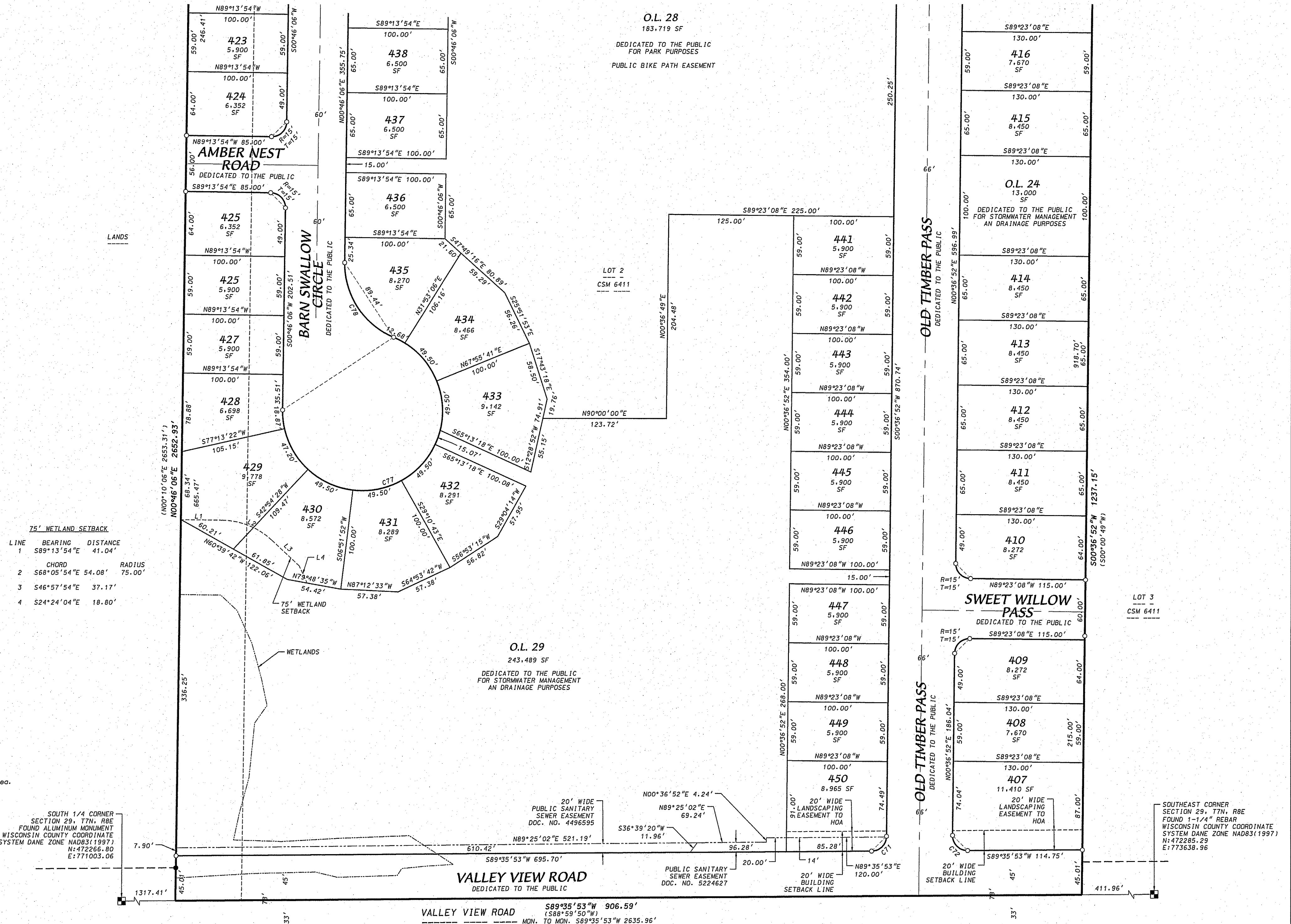
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

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



Received: 04/18/2018  
CPA  
27837

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

# SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,  
T7N, R8E, CITY OF MADISON, 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. This Plat is subject to the following recorded instruments:

- Public Sanitary Sewer Easement recorded as Doc. No. 4496595; modified by Doc. No. 5224625.
- Public Sanitary Sewer Easement recorded as Doc. No. 5224627; partially released by Doc. No. \_\_\_\_\_.
- Underground Electric Easement recorded as Doc. No. 2609646; released by Doc. No. \_\_\_\_\_.
- Underground Electric Easement recorded as Doc. No. 2609647; released by Doc. No. \_\_\_\_\_.
- Ingress Egress Easement recorded as Doc. No. 2263876; released by Doc. No. \_\_\_\_\_.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3. Public Easement terms and conditions:

### Public Sanitary Sewer Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

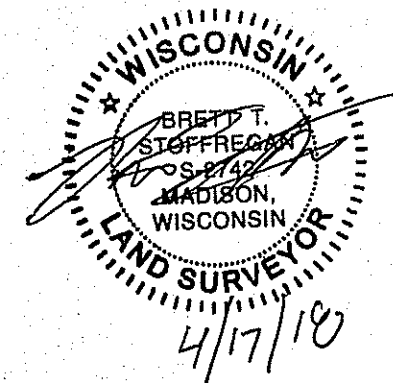
**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

## NOTES (CONT'D)

4. Outlot designation
- 12 - Dedicated to the public for park purposes. Public bike path easement.
  - 13 - Dedicated to the public for bike path purposes.
  - 14 - Dedicated to the public for stormwater management and drainage purposes. Public bike path easement.
  - 15 - Reserved for future development.
  - 16 - Reserved for future development.
  - 17 - Reserved for future development.
  - 18 - Dedicated to the public for alley purposes.
  - 19 - Private open space.
  - 20 - Private open space.
  - 21 - Dedicated to the public for alley purposes.
  - 22 - Reserved for future development.
  - 23 - Dedicated to the public for alley purposes.
  - 24 - Dedicated to the public for stormwater management and drainage purposes.
  - 25 - Dedicated to the public for stormwater management and drainage purposes. Public Sanitary Sewer Easement.
  - 26 - Reserved for future development.
  - 27 - Reserved for future development.
  - 28 - Dedicated to the public for park purposes. Public bike path easement.
  - 29 - Dedicated to the public for stormwater management and drainage purposes.
5. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
6. Distances, lengths and widths are measured to the nearest hundredth of a foot.
7. Distances shown along curves are chord lengths.



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:17-07-116

SHEET 5 OF 6

Received: 04/18/2018

CPA

27837

0061

# SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,  
T7N, R8E, CITY OF MADISON, 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\_\_



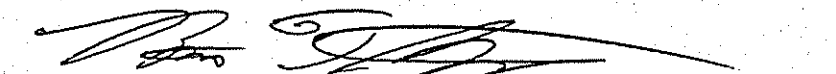
Department of Administration

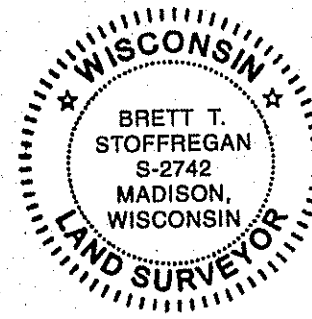
#### LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered 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 City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Southern Addition to Birchwood Point" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1 and 2, Certified Survey Map No. 6411, recorded in Volume 31 of Certified Survey Maps on pages 130-132 as Document Number 2263876, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 28 and in the NE1/4 and the SE1/4 of the SE1/4 of Section 29, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 2,889,727 square feet (66.339 acres).

Dated this 17th day of April, 2018.

  
Brett T. Stoffregan, Professional Land Surveyor S-2742



#### OWNER'S CERTIFICATE

VH Acquisitions, 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.

VH Acquisitions, 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  
Common Council, City of Madison  
Dane County Zoning and Land Regulation Committee

In witness whereof, VH Acquisitions, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

VH Acquisitions, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above named officer(s) of the above named VH Acquisitions, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

#### MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Birchwood Point" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Maribeth Witzel-Behl, City Clerk, City of Madison, 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 \_\_\_\_\_, 2018 affecting the land included in "Southern Addition to Birchwood Point".

Adam Gallagher, Treasurer, Dane County, Wisconsin

#### CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, 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 \_\_\_\_\_, 2018 on any of the lands included in the plat of "Southern Addition to Birchwood Point".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

#### REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018 at \_\_\_\_\_  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

Received: 04/18/2018  
CPA

27837

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:17-07-116