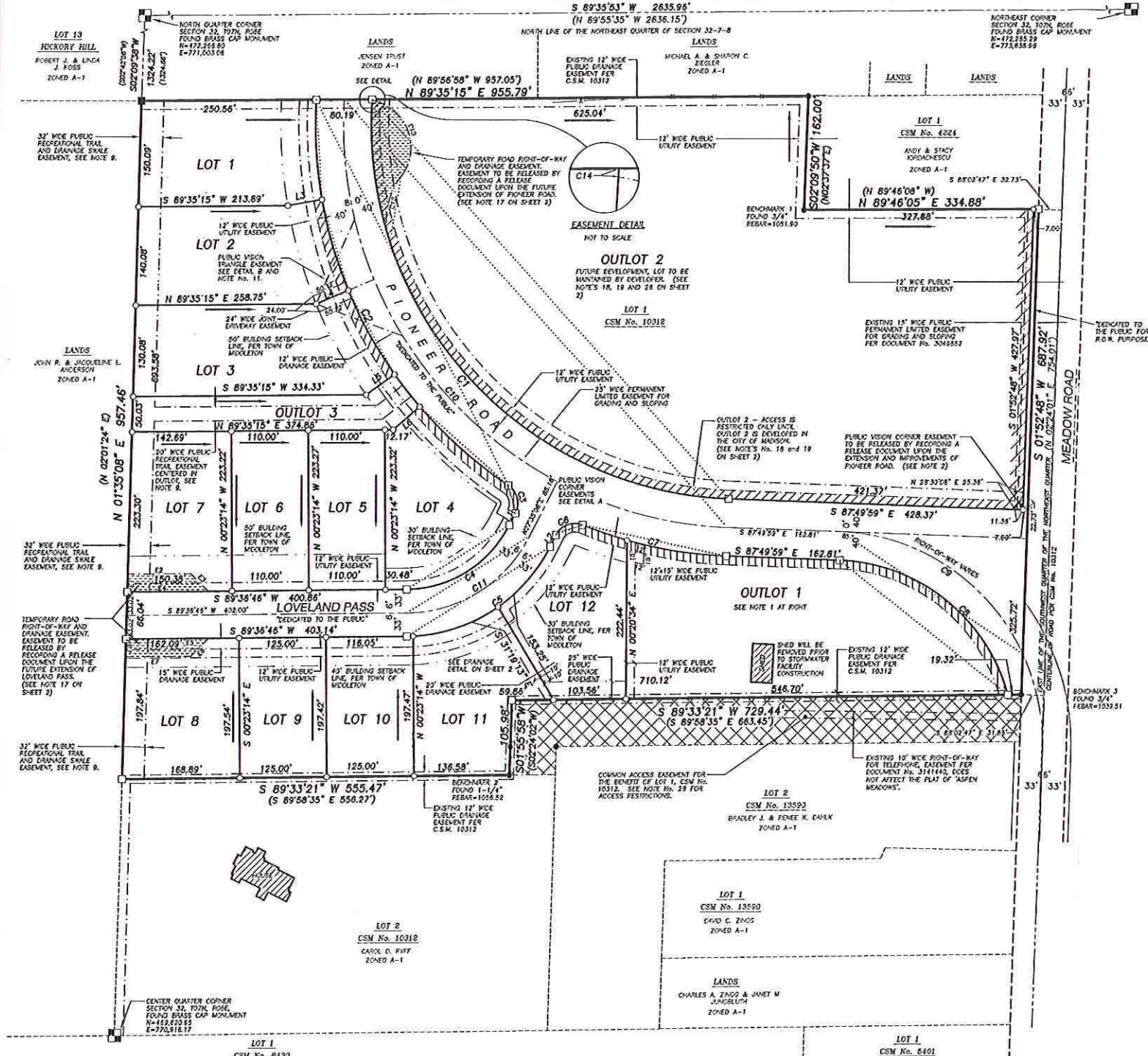


# ASPEN MEADOW ESTATES

LOT 1, CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



- ### LEGEND
- GOVERNMENT CORNER
  - 1" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - 1-1/4"x30" REBAR SET (4.303 LBS/LF)
  - 3/4" x 24" REBAR SET (1.50 LBS/LF)
  - PLAT BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - CHORD LINE
  - SETBACK LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - DRAINAGE ARROWS (SEE NOTE 8)
  - INDICATES NO VEHICULAR ACCESS ALLOWED (SEE NOTE 18 AND 19 ON SHEET 2)
  - ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
  - PUBLIC UTILITY EASEMENT FRONT YARD (TYP.) (SEE NOTE 7)
  - TEMPORARY ROAD RIGHT-OF-WAY AND DRAINAGE EASEMENT (SEE NOTE 17 ON SHEET 2)

- ### Notes:
1. Outlot 1 Stormwater Management Facilities are to be maintained by the private Homeowners Association. The Town of Middleton also has an easement over all stormwater easement areas.
  2. Public Vision Corner Easements: no structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights 2.5' and 10' above the curb level or its equivalent within the areas denoted as public vision corner easements, except for necessary highway and safety signs or approved public utility lines, shall be permitted within the vision corner. No plant material which obscures safe vision of the approaches to the intersection shall be permitted. Grasses and similar turf, however, would be considered acceptable.
  3. All lots within this survey are subject to a non-exclusive 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 be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets.
  4. The Town of Middleton/Dane County are the bodies responsible for the enforcement of any storm water drainage plans that it with the Town of Middleton and outside the City of Madison. The developer of Outlot 2 is required to pay for the future reconfiguration of the Pioneer Road - Meadow Road Intersection.
  5. Site is determined to be in "Zone X" on flood insurance rate map 55025C0400F, effective date June 17, 2003. Zone X: areas determined to be outside 500-year floodplain.
  6. Utility easements as herein set forth are for the use of private public utilities having the right to excavate this plat. The use of these easements is not to be extended to private or public private utilities such as water, sanitary sewer and storm water utilities, except where specifically noted on the plat.
  7. No poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot lines. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin Statutes. Final grade established by the subdivider on utility easements shall not be altered by more than 6 inches by the subdivider, his agent or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
  8. Arrows indicate the direction of surface drainage swales at individual property lines. Said drainage swales shall be graded with the construction of each principal structure and maintained by the lot owner unless 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.
  9. Lots 1, 2, 3, 7, 8 and Outlot 3 are subject to a Public Recreational Trail easement to the Town of Middleton. The Town of Middleton, as owner of the Public Recreational Trail, shall generally have the right to improve, repair, maintain, and allow public use of the Public Recreational Trail easement as the town from time to time determines.
  10. As part of future developments, Pioneer Road will be extended north, Pioneer Road will be reconfigured on the east, Loveland Pass will be extended west.
  11. Vision Triangle Easement: 90' x 90' x 90' easement applies to driveways on Lot 1, 2 and 3, as shown in Detail B. A typical vision triangle is shown in a detail on this sheet.

### CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	852.35	91°37'28"	533.00	S 42°01'15" E	764.38	S 03°47'29" W	S 87°49'59" E
C2	642.30	60°02'02"	613.00	S 26°46'31" E	613.31	S 03°14'30" W	S 87°49'59" E
LOT 1	142.18	131°17'10"	613.00	S 03°24'05" E	141.83	S 03°14'30" W	S 10°02'40" E
LOT 2	134.69	12°35'27"	613.00	S 16°20'54" E	134.62	S 10°02'40" E	S 22°39'07" E
LOT 3	137.26	12°49'45"	613.00	S 29°04'00" E	136.97	S 22°39'07" E	S 35°28'52" E
O.L. 3	58.53	05°28'15"	613.00	S 38°13'00" E	58.51	S 35°28'52" E	S 40°57'07" E
LOT 4	169.48	15°50'25"	613.00	S 48°52'20" E	168.93	S 40°57'07" E	S 56°47'32" E
C3	44.18	84°22'38"	30.00	N 14°36'13" W	40.29	S 56°47'32" E	S 27°35'06" W
C4	180.79	62°01'40"	167.00	S 58°35'56" E	172.09	S 27°35'06" W	S 89°36'46" W
C5	252.24	62°01'40"	233.00	N 58°35'56" E	240.10	N 89°36'46" E	N 27°35'06" W
LOT 10	8.96	02°12'18"	233.00	N 88°30'37" E	8.96	N 89°36'46" E	N 87°24'28" E
LOT 11	130.04	31°58'40"	233.00	N 71°25'08" E	128.37	N 87°24'28" E	N 55°25'48" E
LOT 12	113.24	27°50'42"	233.00	N 41°30'27" E	112.13	N 55°25'48" E	N 27°35'06" W
C6	44.18	84°22'38"	30.00	S 69°46'25" W	40.29	N 27°35'06" E	S 68°02'16" E
C7	211.79	19°47'43"	613.00	S 77°58'07" E	210.73	S 68°02'16" E	S 87°49'59" E
LOT 12	67.61	06°19'08"	613.00	S 71°11'50" E	67.57	S 68°02'16" E	S 74°21'24" E
O.L. 1	144.18	13°28'35"	613.00	S 81°05'41" E	143.85	S 74°21'24" E	S 87°49'59" E
C8	327.68	72°12'18"	260.00	S 51°43'50" E	306.40	S 87°49'59" E	S 15°37'41" E
C9	328.26	62°41'56"	300.00	N 56°29'11" W	312.13	N 25°08'11" W	N 87°49'59" W
C10	913.26	91°19'11"	573.00	N 42°10'24" W	819.62	N 87°49'59" W	N 03°29'12" E
C11	216.52	62°01'40"	200.00	N 58°35'56" E	206.10	N 89°36'46" E	N 27°35'06" E
C12	97.77	56°01'15"	100.00	N 09°44'41" E	93.93	N 89°36'46" E	N 27°35'06" E
C13	139.46	117°30'22"	68.00	N 20°59'52" W	116.27	N 89°36'46" E	N 27°35'06" E
C14	1.17	00°07'34"	533.00	S 03°43'40" W	1.17	N 89°36'46" E	N 27°35'06" E

### LOT AREA TABLE

LOT	SQUARE FT.	ACRES
LOT 1	37,956	0.872
LOT 2	39,715	0.912
LOT 3	45,283	1.040
LOT 4	33,298	0.764
LOT 5	24,563	0.564
LOT 6	24,557	0.564
LOT 7	32,705	0.751
LOT 8	32,705	0.751
LOT 9	24,685	0.567
LOT 10	24,670	0.566
LOT 11	32,700	0.751
LOT 12	32,968	0.757
O.L. 1	94,933	2.179
O.L. 2	428,586	9.839
O.L. 3	20,744	0.476

### LINE TABLE

NUMBER	DISTANCE	BEARING
L1	18.27	S 27°35'06" E
L2	18.27	S 27°35'06" W
L3	50.00	S 79°57'21" W
L4	50.00	S 67°20'53" W
L5	50.00	S 54°31'08" W
L6	50.00	S 49°02'53" W

### EASEMENT LINE TABLE

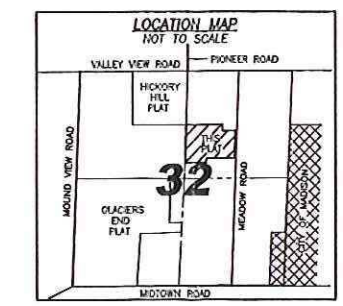
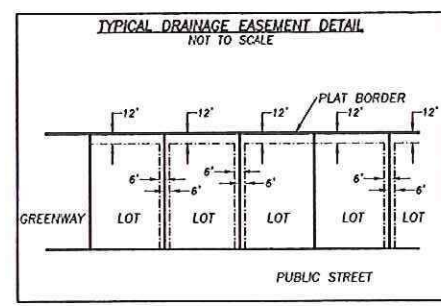
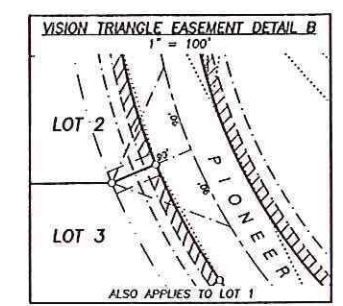
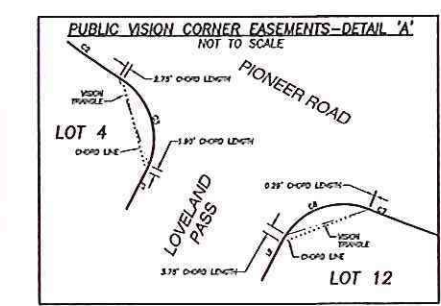
NUMBER	DISTANCE	BEARING
E1	25.01	N 01°35'12" E
E2	90.89	N 89°36'46" E
E3	35.12	S 45°00'00" E
E4	116.41	S 89°36'46" W
E5	118.68	N 89°36'46" E
E6	35.00	S 45°00'00" W
E7	94.20	S 89°36'46" W
E8	25.01	N 01°35'12" E

### MINIMUM LOW OPENING

LOT	ELEVATION
8	1054
9	1053
10	1052
11	1049.5
12	1049.5

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). THE REBAR AT THE SOUTHEAST CORNER OF LOT 11 = 1058.52.

LOWEST OPENING IN THE FOUNDATION OR STRUCTURE.



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

Certified **OCTOBER 25<sup>TH</sup>, 2016**

*Rene M. Poneg*  
Department of Administration

PREPARED FOR:  
ASPEN REALTY DEVELOPMENT, LLC  
7880 TUMBLEDOWN TRAIL  
VERONA, WI 53593

PREPARED BY:  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
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PRINTED ON FEBRUARY 10, 2016; TOWN SUBMITTAL  
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REVISED ON JULY 12, 2016  
REVISED ON AUGUST 22, 2016  
REVISED ON SEPTEMBER 8, 2016  
REVISED ON OCTOBER 21, 2016

north

0 50' 100' 200'

SCALE: 1" = 100'

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32-07-08, BEARS S 89°35'53" W.

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners

PROJECT NO. 15-8111	SURVEYED BY: ANV
FILE NO. 0-21	DRAWN BY: CO/KM
FIELDS/BOOK/PLO: -	CHECKED BY: JLU
APPROVED BY: NPL	

**SHEET 1 OF 2**

File: A:\2015\158111\Drawn\158111-01-Plat.dwg; User: J. Poneg; Date: 10/21/2016 10:25:00 AM



# ASPEN MEADOW ESTATES

LOT 1, CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

## NOTES (cont)

12. Date of survey: August 05, 2015, February 9, 2016 and March 11, 2016.
  13. Distances are ground and measured to the nearest hundredth of a foot and angles are measured to the nearest five seconds.
  14. Lands within this plot are subject to restrictions recorded as Document Number 2278234.
  15. Lands within this plot are subject to restrictive covenants recorded as Document Number 3441613.
  16. Lands within this plot are subject to an access agreement recorded as Document Number 3443959.
  17. Temporary road right-of-way and Drainage easement specifically for the benefit of the Town of Middleton for the purpose of construction and maintenance of a temporary cul-de-sac and Drainage way and is to terminate at such time that the respective road right-of-way extends beyond the boundary of this plot and by recording a release document.
  18. The location of any vehicular access to Outlot 2 shall be subject to government approval, and any parcels created as part of a future subdivision of Outlot 2 may be restricted from any direct access to Pioneer Road.
  19. Outlot 2 shall be reserved for future residential development in the City of Madison. Outlot 2 shall not be further subdivided and the construction of any principal or accessory buildings thereon shall be prohibited prior to its attachment to the City and a subdivision has been recorded upon approval by the common council of the City of Madison.
- Outlot 2 shall be allowed one access point to Pioneer Road to be approved by the Town of Middleton. This access shall be used for maintenance of Outlot 2 and/or for agricultural purposes only. This access shall be subject to removal by the City of Madison upon Outlot 2 being subdivided within the corporate limits of the City of Madison. This access is restricted only until Outlot 2 is developed in the City of Madison. Outlot 2 access may be limited by the City of Madison, as determined by the City of Madison, upon the annexation and development of Outlot 2.
20. A drainage way of approximately 120 acres drains through Lots 1 and 2 of C.S.M. Number 10312, as indicated on the Dane County Soil Survey Map the forest soils located in the drainage ways are subject to frequent flooding.
  21. Based on Town of Middleton and City of Madison extraterritorial approvals of this subdivision plot, the following notes created by C.S.M. Number 10312 are hereby superseded:
    - 21a. No further subdivision or development shall occur on Lot 1 of C.S.M. Number 10312 until public greenway and drainage easement rights are conveyed to the City of Madison. This restriction has been released by the City of Madison per Document No. 5275330.
    - 21b. Lands included in this plot may be subject to drainage crosses and grading restrictions listed on Certified Survey Map Number 10312.
  22. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
  23. The Homeowners Association will own and maintain the Outlots 1 and 3, on an interim and permanent basis as further defined in the Declaration of Covenants. Outlot 2 will be owned and maintained by the developer or any future owner.
  24. Lots 2 & 3 are subject to the Joint Driveway Ownership and Maintenance Agreement as recorded in Document No. \_\_\_\_\_.
  25. Outlot 2 is located in the Lower Badger Mill Creek Storm and Sanitary Impact Fee District.
  26. Outlot 2 requires a separate Stormwater Management Plan than the plan prepared for this plot. Any future development of Outlot 2 will meet the requirements of Chapter 37 of the City of Madison General Ordinances.
  27. Lots 8, 9, 10, 11 and 12 are restricted to a minimum low opening of the structure or foundation as shown on the table on Sheet 1.
  28. Lots 1 through 12 are prohibited from vehicular access to or from Meadow Road through the Common Access Easement over the East 729.44 feet of the North 66 foot "Dog Leg" as shown on Certified Survey Map No. 10312, recorded in the Office of the Dane County Register of Deeds as Document No. 3441612, Volume 60, Page 268. Outlot 1 may use the Common Access Easement for temporary construction purposes; provided, however, that no permanent driveway shall be installed and such access shall not include general, vehicular access other than temporary construction vehicles.

## SURVEYOR'S CERTIFICATE

I, John Krebs, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the Town of Middleton and Dane County and under the direction of Cornell Homes, Inc., owner of said land, I have surveyed, divided and mapped the plot of "ASPEN MEADOW ESTATES"; that such plot correctly represents all exterior boundaries and the subdivision of the lands surveyed, the boundary of which is described as follows:

Lot 1, Certified Survey Map 10312, as recorded in Volume 60, Pages 268-272, as Document Number 3441612 in the Dane County Registry, located in the Southwest Quarter of the Northeast Quarter of Section 32, Township 07 North, Range 08 East, Town of Middleton, Dane County, Wisconsin.

This description contains 1,099,904 square feet or 25.250 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed: \_\_\_\_\_  
John Krebs, Professional Land Surveyor, S-1878

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that this plot known as "Aspen Meadows" located in the Town of Middleton was approved by Resolution No. \_\_\_\_\_, I.D. No. \_\_\_\_\_, and adopted on \_\_\_\_\_, 2016, and further resolve that the conditions of said approval were fulfilled on \_\_\_\_\_, 2016.

Date: \_\_\_\_\_

MariBeth L. Witzel-Bell, City Clerk

## TOWN OF MIDDLETON APPROVAL CERTIFICATE

Resolved that this plot located in the Town of Middleton, was hereby approved by Resolution No. \_\_\_\_\_, I.D. No. \_\_\_\_\_, adopted on \_\_\_\_\_, 2016, and further provided for the acceptance of those lands and rights dedicated by said plot to the Town for public use.

Date: \_\_\_\_\_

David Shaw, Administrator/Clerk-Treasurer  
Town of Middleton

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Aspen Realty Development, LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plot to be surveyed, divided, mapped and dedicated as represented on this plot.

Aspen Realty Development, LLC, does further certify that this plot is required by s.236.10or s.236.12 to be submitted to the following for approval or objection:

Wisconsin Department of Administration  
Dane County Zoning and Land Regulation Committee  
Town of Middleton  
City of Madison

IN WITNESS WHEREOF, the said Aspen Realty Development, LLC, has caused these presents to be signed by Thomas C. Van Ess, Authorized Representative, and countersigned by Kevin C. Acker, its Authorized Representative, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed: \_\_\_\_\_  
Thomas C. Van Ess, Managing Member

Countersigned: \_\_\_\_\_  
Kevin C. Acker, Managing Member

STATE OF WISCONSIN )  
DANE COUNTY )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the

Thomas C. Van Ess, Authorized Representative, and Kevin C. Acker, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Authorized Representatives of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ Wisconsin  
My commission expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

State Bank of Cross Plains, a corporation 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 surveying, dividing, mapping and dedication of the land described on this plot, and does hereby consent to the above certificate of Aspen Realty Development, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier), at Madison, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

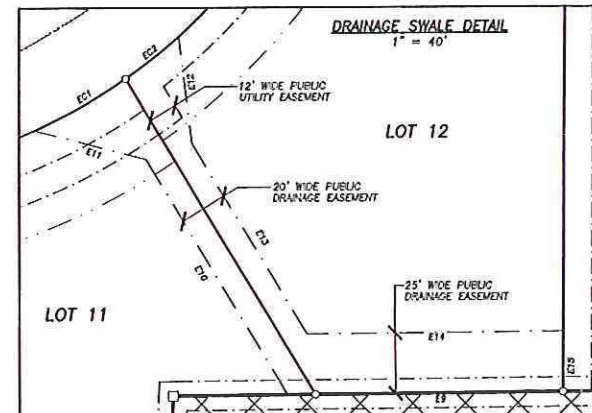
In the presence of:

\_\_\_\_\_, Vice President  
George Ohlendorf, \_\_\_\_\_ Date

STATE OF WISCONSIN )  
DANE COUNTY )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named George Ohlendorf, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ Wisconsin  
My commission expires \_\_\_\_\_



LINE	BEARING	DISTANCE
E9	S 69°33'21" W	115.21'
E10	N 31°19'13" W	114.23'
E11	N 75°35'11" W	48.44'
E12	S 07°14'48" E	44.66'
E13	S 31°19'13" E	92.67'
E14	N 69°33'21" E	107.20'
E15	S 09°20'34" W	25.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC1	43.91'	233.00'	10°47'51"	43.84'	N 60°49'48" E
EC2	28.43'	233.00'	6°59'28"	28.41'	N 51°56'09" E

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified **OCTOBER 25<sup>TH</sup> 2016**  
\_\_\_\_\_  
Department of Administration

## PREPARED FOR:

ASPEN REALTY DEVELOPMENT, LLC  
7550 TUMBLEDOHN TRAIL  
VERONA, WI 53593



## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

PROJECT NO: 15-0911	SURVEYED BY: ANW
FILE NO: 0-21	DRAWN BY: CO/KC
FIELDBOOK/FIG: _____	CHECKED BY: J.B.
<b>SHEET 2 OF 2</b>	APPROVED BY: H.P.

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PRINTED ON APRIL 13, 2016; D.O.A. SUBMITTAL  
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REVISED ON AUGUST 22, 2016  
REVISED ON SEPTEMBER 8, 2016  
REVISED ON OCTOBER 21, 2016