

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
- Subdivision Preliminary Plat* Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	Leslie Steffen	Richard Marks	
Address	22014 Spring Oaks Dr, Spring TX	504 Cedar Street	
Phone Number	(608) 963-5587	Sauk City, Wisconsin 53583	
E-Mail Address	slhomes1@hotmail.com	rmarks@charter.net	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Roxbury	Section	29
		1/4 NE	1/4 NE
		Acreage 8.88	
Parcel Number(s)	090728221280		
Current Zoning	R1	Proposed Zoning	R1
CSM	Lot	Subdivision	Wexford Acres
		Block/Lot Lot 7	

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: United States Highway 12
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features : _____

Print Name: Richard Marks Date: 2/3/2015

Signature:

Application ID#: 9703
 Process Date: 2/6/15
 OFFICE USE ONLY

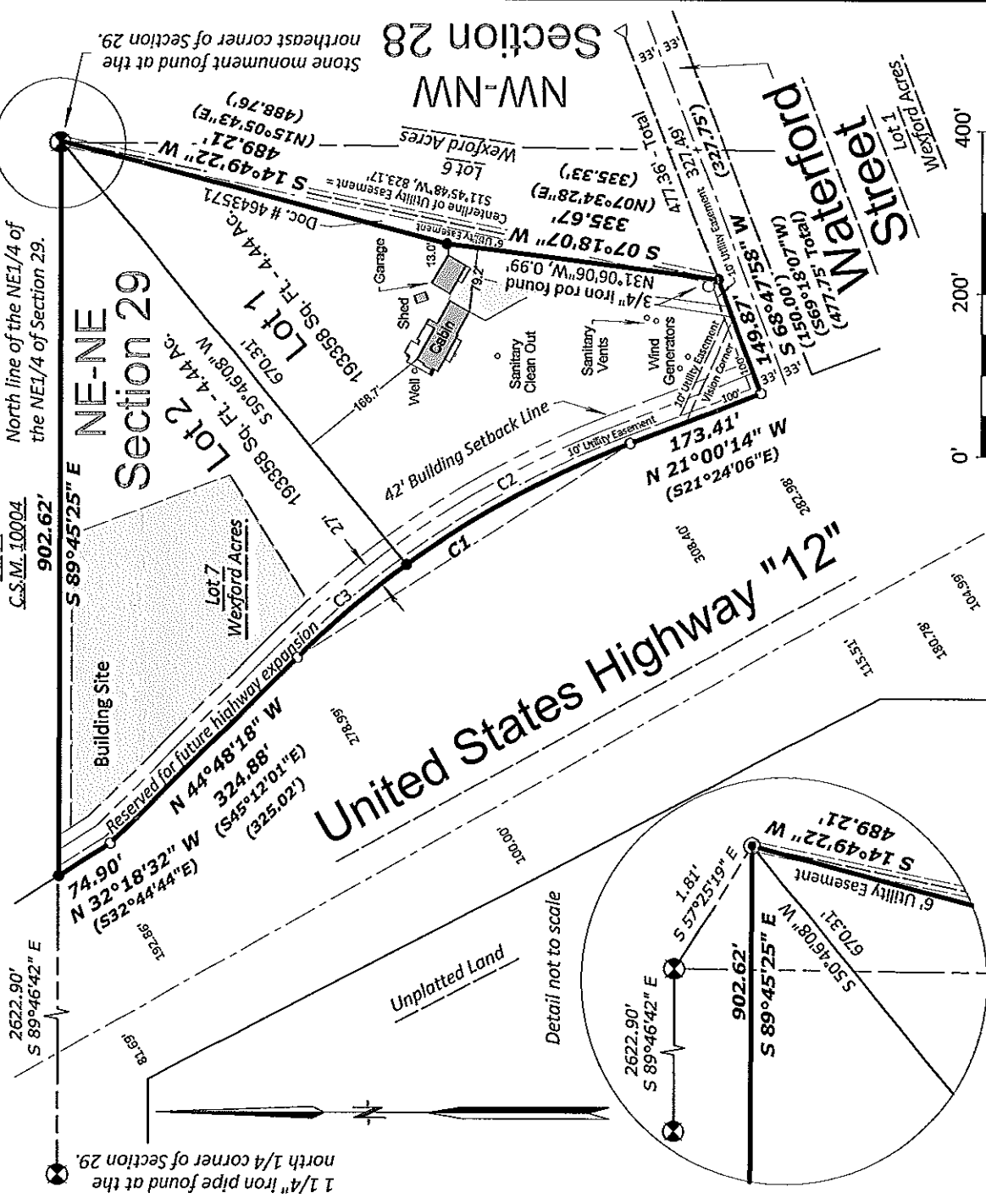
RECEIVED

FEB 17 2015

CERTIFIED SURVEY MAP NO.

PART OF LOT 7, WEXFORD ACRES, LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 28 AND IN THE NE1/4 OF THE NE1/4 OF SECTION 29, ALL IN T9N, R7E, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

See Detail



CURVE DATA

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	1178.75'	23°47'56"	489.61'	486.10'	N32°53'07" W (S33°18'04" E)	N 20°59'09" W (S45°12'01" E)	N 44°47'05" W (S21°24'06" E)
2	1178.75'	15°13'40"	313.28'	312.36'	N 28°35'59" W (S45°12'01" E)	N 20°59'09" W (S45°12'01" E)	N 36°12'49" W (S21°24'06" E)
3	1178.75'	08°34'15"	176.33'	176.16'	N 40°29'57" W (S45°12'01" E)	N 36°12'49" W (S21°24'06" E)	N 44°47'05" W (S21°24'06" E)

LEGEND AND NOTES

- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- ⊙ Denotes Harrison monument found.
- △ Denotes 1 1/4" solid round iron rod found.

1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The north line of the NE1/4 of the NE1/4 of Section 29 bears S89°46'42" E.

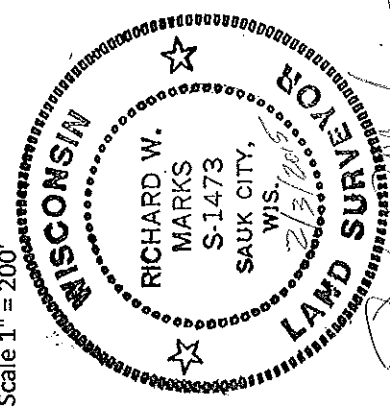
2.) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3.) This survey does not show encumbrances or restrictions placed on this property by County and/or Town land use plans and zoning ordinances. Purchaser should verify with the County and Town that purchaser's intended use of this property will be permitted. It should be noted that the provisions of County and Town land use plans and zoning ordinances constantly change and that a use allowed at the time of purchasing this property may be made invalid by revisions in said land use plans and zoning ordinances at a later date.

4.) When different, recorded bearings and distances are shown in parentheses.

5.) Refer to building site information contained in the Dane County Soil survey.

6.) Refer to building site restrictions contained in the Town of Roxbury ordinances and comprehensive plan.



Scale 1" = 200'

RIVER VALLEY LAND SURVEYING

RICHARD MARKS - PHONE (608)643-4391
504 CEDAR STREET - SAUK CITY - WI - 53583

PREPARED FOR:
Leslie and Sherry Steffen
8986 Waterford St.
Sauk City, WI 53583

RECEIVED FOR RECORD THIS _____ DAY OF _____ M. AND
RECORDED IN VOLUME _____ OF CERTIFIED
SURVEYS ON PAGES _____

REGISTER OF DEEDS

DOCUMENT NUMBER _____

SHEET 1 OF 2

CERTIFIED SURVEY MAP

**PART OF LOT 7, WEXFORD ACRES, LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 28
AND IN THE NE1/4 OF THE NE1/4 OF SECTION 29, ALL IN T9N, R7E, TOWN OF ROXBURY,
DANE COUNTY, WISCONSIN.**


SURVEYOR'S CERTIFICATE

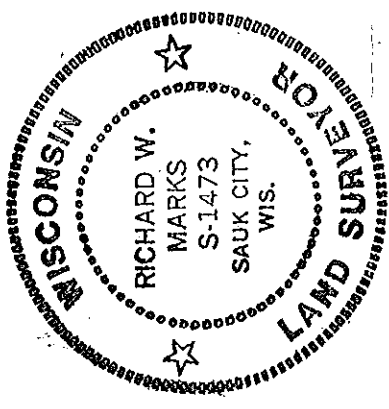
I, Richard Marks, professional Land Surveyor, do hereby certify: That I have surveyed, divided, mapped and monumented part of Lot 7, Wexford Acres, Located in the NW1/4 of the NW1/4 of Section 28 and in the NE1/4 of the NE1/4 of Section 29, all in T9N, R7E, Town of Roxbury, Dane County, Wisconsin more particularly described as follows:
Commencing at a 1 1/4" iron pipe at the north 1/4 corner of said Section 29; thence S89°46'42"E along the north line of the NE1/4 of the NE1/4 of said Section 29, 2622.90 ft. to a stone monument at the northeast corner of said Section 29; thence S57°25'19"E, 1.81 ft. to a Harrison monument at the northeast corner of Lot 7 of Wexford Acres; thence S14°49'22"W, 489.21 ft. (recorded as N15°05'43"E, 488.76 ft.) to a 3/4" solid round iron rod; thence S07°18'07"W, 335.67 ft. (recorded as N07°34'28"E, 335.33 ft.) to a 3/4" solid round iron rod at the southeast corner of said Lot 7 on the north right of way line of Waterford Street; thence S68°47'58"W along the south line of said Lot 7 and said north right of way line, 149.87 ft. (recorded as S69°18'07"W, 150.00 ft.) to a 3/4" solid round iron rod at the southwest corner of said Lot 7 on the east right of way line of United States Highway 12; thence N21°00'14"W (recorded as S21°24'06"E) along said east right of way line, 173.41 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the left having a radius of 1178.75 ft. and a central angle of 23°47'56", thence northwesterly along the arc of said curve and said east right of way line, 489.61 ft. to the end of said curve, said curve having a long chord bearing N32°53'07"W (recorded as S33°18'04"E), 486.10 ft.; thence N44°48'18"W along said east right of way line, 324.88 ft. (recorded as S45°12'01"E, 325.02 ft.) to a 3/4" solid round iron rod; thence N32°18'32"W (recorded as S32°44'44"E) along said east right of way line, 74.90 ft. to a 3/4" solid round iron rod on the north line of said Lot 7; thence S89°45'25"E along said north line, 902.62 ft. to the point of beginning.
That I have made such survey and land division under the direction of Leslie Steffen.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the Dane County Subdivision Regulations in surveying, mapping and dividing the same.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and division thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 3rd day of February, 2015


Richard Marks, Professional Land Surveyor S-1473



OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented. I also certify that this certified survey map is required by s. 75.17(1)(a) of the Dane County Code of Ordinances to be submitted to Dane County Zoning and Land Regulation Committee for approval.

Leslie R. Steffen

Sherry A. Steffen

STATE OF Texas)

Personally came before me this _____ day of _____, 2015, the above named Leslie R. Steffen and Sherry A. Steffen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Texas
My commission expires on _____

TOWN BOARD RESOLUTION

Resolved that this certified survey map in the Town of Roxbury Leslie R. Steffens and Sherry A. Steffens, owners, are hereby approved by the Town of Roxbury.

Ervin Breunig, Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Roxbury on this _____ day of _____, 2015.

Robert Pings, Town Clerk

DANE COUNTY APPROVAL

Approved for recording by the Dane County Zoning and Land Regulation Committee action of _____, 2015

Dan Everson