

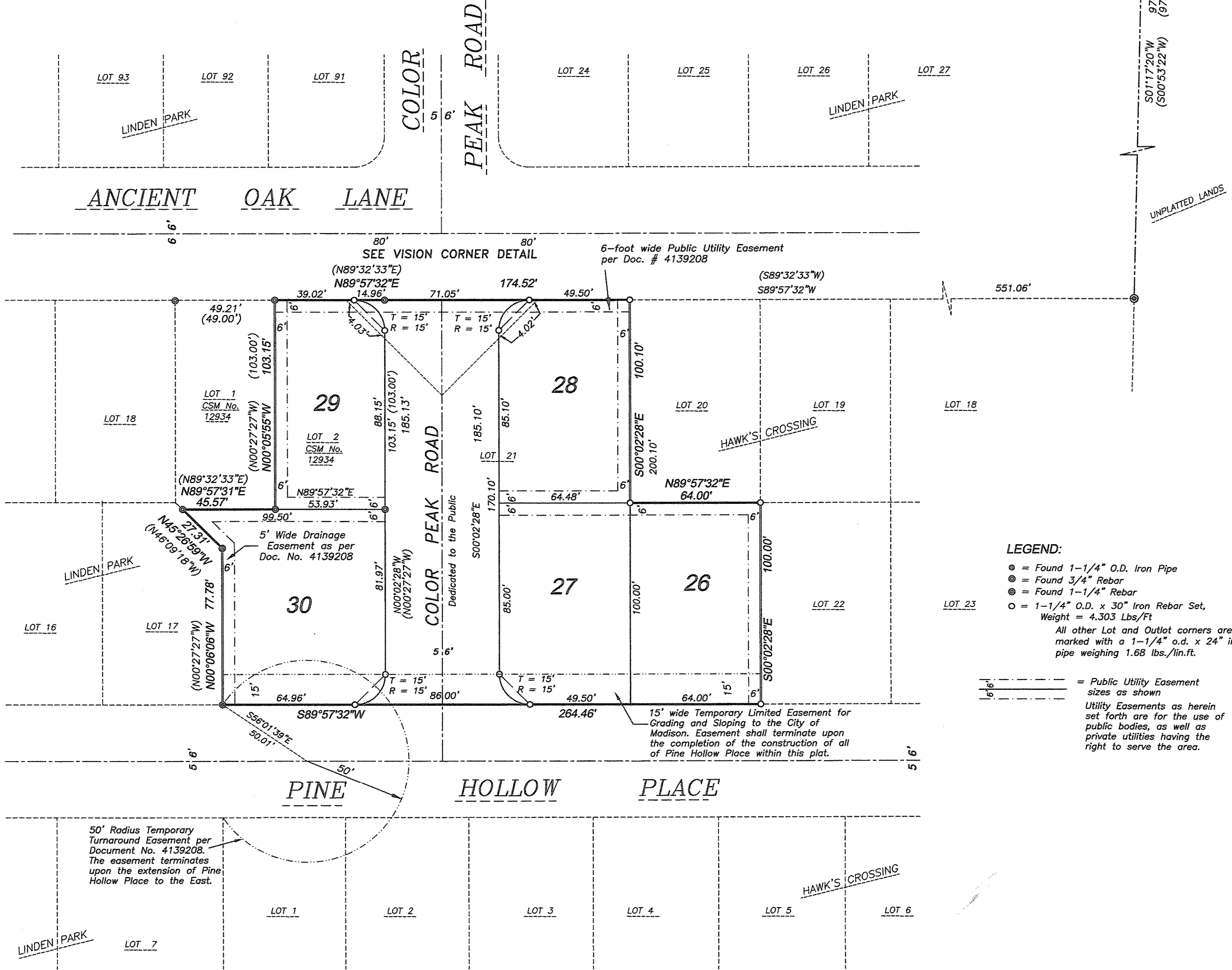
FIRST ADDITION TO HAWK'S CROSSING

Lot 2, Certified Survey Map No. 12934 and Lot 21 of Hawk's Crossing, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin

Northwest Corner Section 34-7-8 Found Concrete Monument with Brass Cap
 N:472294.79 Measured coordinates: NAD 83 (2011)
 E:778835.73
 N:472294.66 Established coordinates: NAD 83 (1997)
 E:778835.64

North 1/4 Corner Section 34-7-8 Found Concrete Monument with Brass Cap
 N:472331.88 Measured coordinates: NAD 83 (2011)
 E:781475.26
 N:472331.70 Established coordinates: NAD 83 (1997)
 E:781475.19

- Notes:**
- The proposed number of lots is 5.
 - Gross area in this final plat = 44,026 square feet or 1.01 acres.
 - This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
 - All lots within this subdivision to be served by public sewer and water.
 - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
 - The lands within this subdivision shall be served by underground utilities.
 - The lands within this subdivision are located in "ZONE X UNSHADED" (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 55025C0237G, Revised January 2, 2009, as published by the Federal Emergency Management Agency).
 - Per Note 2 of CSM 12934 as Doc. No. 4671680, Color Peak Road/Pine Hollow Place may be extended adjacent to Lot 2 at the time Lot 3 further develops. The cost of the entire street expansion shall be borne to the future developer of Lot 3.
 - Per Note 4 of CSM 12934 as Doc. No. 4671680, all lots in this csm/plat are subject to impact fees that are due and payable upon the issuance of a building permit.
 - Per Note 5 of CSM 12934 as Doc. No. 4671680, all lots created by this csm are individually responsible for compliance with chapter 37 of the Madison general ordinance in regard to stormwater management at the time they develop.
 - Per Note 6 of CSM 12934 as Doc. No. 4671680, this plat acknowledges and accepts drainage from Lots 1 and 2 of said CSM and shall address the drainage and storm water management requirements for said Lots 1 and 2.
 - Per Note 7 of CSM 12934 as Doc. No. 4671680, subsurface information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (also as noted on the Linden Park plat).
 - This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4176509 and 4176510.
 - This plat is subject to Linden Park, CSM and Hawk's Crossing Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4478968 and First Amendment per Doc. No. 4733924.
 - This plat is subject to Declaration of Conditions, Covenants and Restrictions CSM 12934 per Doc. No. 4690886.
 - This plat is subject to Declaration of Conditions and Covenants for the Development of CSM 12934 per Doc. No. 4710072.
 - All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot. 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 six (6) 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. 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 re-division 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.
 - Note: Any future development or subdivision of Lot 21 shall be in accordance with the approved preliminary plat of Hawk's Crossing, including the dedication and construction of the extension of Color Peak Road. Any approval of development on Lot 21 that includes demolition or removal of the existing residence shall also require approval of a demolition permit by the Plan Commission pursuant to Section 28.185 of the Zoning Code. In the alternative, the applicant may present a preliminary plat for approval by the Plan Commission and Common Council that proposes a different subdivision layout for Lot 21 of this plat.

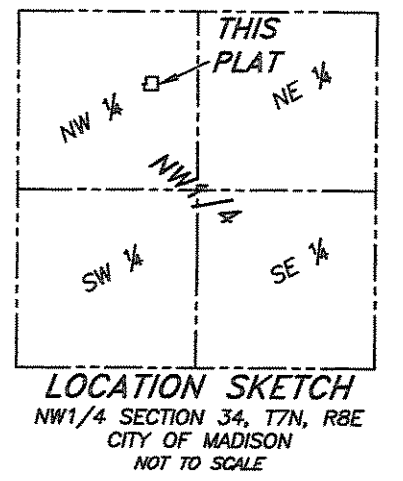
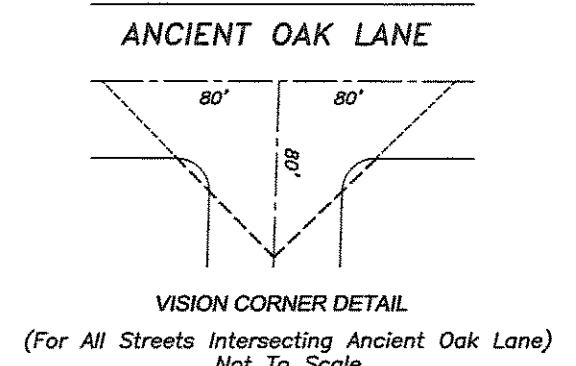


LEGEND:

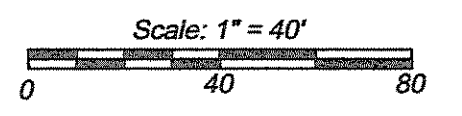
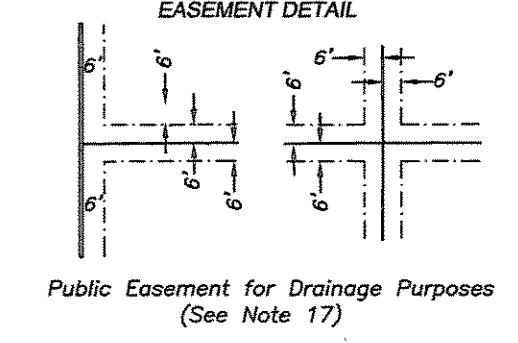
- = Found 1-1/4" O.D. Iron Pipe
- = Found 3/4" Rebar
- = Found 1-1/4" Rebar
- = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft

All other Lot and Outlot corners are marked with a 1-1/4" o.d. x 24" iron pipe weighing 1.68 lbs./lin.ft.

Public Utility Easement sizes as shown
 Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.



Vision Triangle
 No structure of any kind which exceeds 2.5 feet above the elevation of the intersection except for necessary highway and traffic signs, approved public utility lines and open fences through which there is clear vision shall be permitted within a vision corner. Nor shall any plant material, except grasses or similar turf, which obscures safe vision of the approaches to the intersection be permitted.



City of Madison Certificate
 Resolved that this plat known as FIRST ADDITION TO HAWK'S CROSSING, located in the City of Madison was approved by
 Resolution No. RES-14-00611, I.D. No. 35046, and adopted on
 this 5th day of August, 2014, and further resolve that the conditions of said approval were fulfilled on 8th day of August, 2014.
 Dated this ___ day of _____, 2014.

Maribeth Witzel-Behl, Clerk
 City of Madison

City of Madison Treasurer Certificate:
 I, _____, 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 _____, 20___, on any of the lands included in the plat of FIRST ADDITION TO HAWK'S CROSSING.

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

County Treasurer's Certificate
 I, Adam Gallagher, being the duly elected, qualified and acting treasurer for 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 as of this ___ day of _____, 2014, affecting any of the lands included in this plat of FIRST ADDITION TO HAWK'S CROSSING.

Adam Gallagher, Treasurer
 Dane County

Register of Deeds Certificate
 Received for recording this ___ day of _____, 2014, at _____ o'clock, _____ m., and recorded in Volume _____ of Plats on Pages _____ as Document No. _____

Kristi Chlebowski, Register of Deeds
 Dane County

Surveyor's Certificate
 I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the City of Madison, and under the direction of the owners listed hereon, I have surveyed, divided and mapped FIRST ADDITION TO HAWK'S CROSSING, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed. Lot 2, Certified Survey Map No. 12934 as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 192-196 and Lot 21 of Hawk's Crossing, located in the Northwest 1/4 of the Northwest 1/4, Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 34; thence S89°11'42"W, 1319.84 feet (recorded as N88°48'19"W, 1320.20 feet) along the North line of said Northwest 1/4 to the East line of said Northwest 1/4 of the Northwest 1/4; thence S01°17'20"W, 974.12 feet; (recorded as S00°53'22"W, 973.77 feet) along said East line to the South right of way line of Ancient Oak Lane and the Northeast corner of Outlot 1, Hawk's Crossing; thence N89°57'32"E (recorded as N89°32'33"E), 551.06 feet along the South right of way line of Ancient Oak Lane also being the North line of Hawk's Crossing to the Northwest corner of Lot 20, Hawk's Crossing and the point of beginning; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the Southwest corner of said Lot 20; thence N89°57'32"E, 64.00 feet along the South line of said Lot 20 to the Northwest corner of Lot 22, Hawk's Crossing; thence S00°02'28"E, 100.00 feet to the Southwest corner of said Lot 22 and the South line of said Lot 21, also being the North right of way line of Pine Hollow Place; thence S89°57'32"W, 264.46 feet along said South line of Lot 21 to the Southwest corner of said Lot 21; thence N00°06'06"W (recorded as N00°27'27"W), 77.78 feet along the West line of said Lot 21; thence N45°26'59"W (recorded as N45°09'18"W), 27.31 feet along said West line to the South line of Lot 1 of said Certified Survey Map No. 12934; thence N89°57'31"E (recorded as N89°32'33"E), 45.57 feet along said South line to the Southwest corner of Lot 2 of said Certified Survey Map No. 12934; thence N00°05'55"W, 103.15 feet (recorded as N00°27'27"W, 103.00 feet) along the East line of said Lot 2 to the South right of way line of Ancient Oak Lane thence N89°57'32"E, 174.52 feet along said South right of way line to the point of beginning; Containing 44,026 square feet, or 1.01 acres.

Owner's Certificate
 As owners, B & B Ventures of Madison, LLC. We hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Madison, Department of Administration and Dane County Zoning and Land Regulation Committee.

Brandon J. Ripp, Owner
 B & B Ventures of Madison, LLC
 Bryan J. Sipple, Owner
 B & B Ventures of Madison, LLC

State of Wisconsin)
 County of Dane) ss
 Personally came before me this ___ day of _____, 2014, the above-named Brandon J. Ripp and Bryan Sipple to me known to be the persons who executed the foregoing instrument and acknowledged the same.
 My commission expires _____

Notary Public

Mortgagee Certificate:
 Settlers Bank, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon and as recorded as Doc. No. _____, and does hereby consent to the certificate of Brandon J. Ripp and Bryan J. Sipple, owners.
 Settlers Bank
 Signed Name: _____
 Printed Name: _____
 Title: _____

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

Public Storm Water Drainage 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 storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage 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 Storm Water Drainage 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.

Received: 09/22/2014
 CPA
27284
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BIRRENKOTT SURVEYING
 BIRRENKOTT SURVEYING INC.
 1677 N. BRISTOL STREET
 SUN PRAIRIE, WIS. 53590
 608-837-7463
 PREPARED FOR:
 BRANDON RIPP LLC
 8839 ANCIENT OAK LANE
 VERONA, WIS. 53593
 850-4450
 Office Map No. 140234
 s:\2014\CARLSON
 L:\2014\140234.DWG
 Revised: August 18, 2014
 DATED: April 21, 2014

Daniel V. Birrenkott
 Registered Land Surveyor No. 1531