

ASTOR DRIVE ADDITION TO STONER PRAIRIE

OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED IN VOL. 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, MISTY DODGE, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF FITCHBURG, 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 ASTOR DRIVE ADDITION TO STONER PRAIRIE.

DATE

MISTY DODGE, CITY TREASURER

CENTER OF SECTION 8-T6N-R9E
FOUND CITY OF MADISON BRASS
CAP IN CONCRETE MONUMENT
N: 458,640.26 (458,640.42)
E: 802,057.64 (802,057.69)

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF ASTOR DRIVE ADDITION TO STONER PRAIRIE.

DATE

ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS ASTOR DRIVE ADDITION TO STONER PRAIRIE, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY

RESOLUTION NO. _____, FILE NUMBER _____, ADOPTED ON THIS _____ DAY

OF _____, 20____.

AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THIS _____ DAY

OF _____, 20____.

AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID ASTOR DRIVE ADDITION TO STONER PRAIRIE FOR PUBLIC USE.

DATE

PATTI ANDERSON, CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

HDP STONER PRAIRIE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE 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:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF FITCHBURG
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____,
IN PRESENCE OF:

HDP STONER PRAIRIE LLC
BY: MANAGING MEMBER

STATE OF WISCONSIN)
_____ COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED _____ MANAGING MEMBER TO ME
KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____
WISCONSIN

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES AND UNDER THE DIRECTION OF WILLIAM RYAN HOMES WISCONSIN, INC., I HAVE SURVEYED, DIVIDED AND MAPPED ASTOR DRIVE ADDITION TO STONER PRAIRIE; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NE-1/4 OF THE SW-1/4 OF SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, CONTAINING 0.99 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 14388, RECORDED ON NOVEMBER 30TH, 2016 IN VOLUME 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, PAGES 229-233 AS DOCUMENT NO. 5288297, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

PARCEL CONTAINS 43,116 SQUARE FEET OR 0.99 ACRES

DATED THIS 22ND DAY OF MAY, 2017.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

REVISED THIS XXTH DAY OF XXXXXXXX, 2017.

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



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

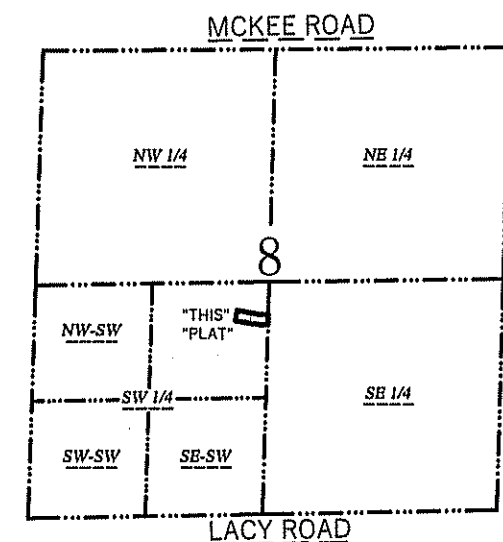
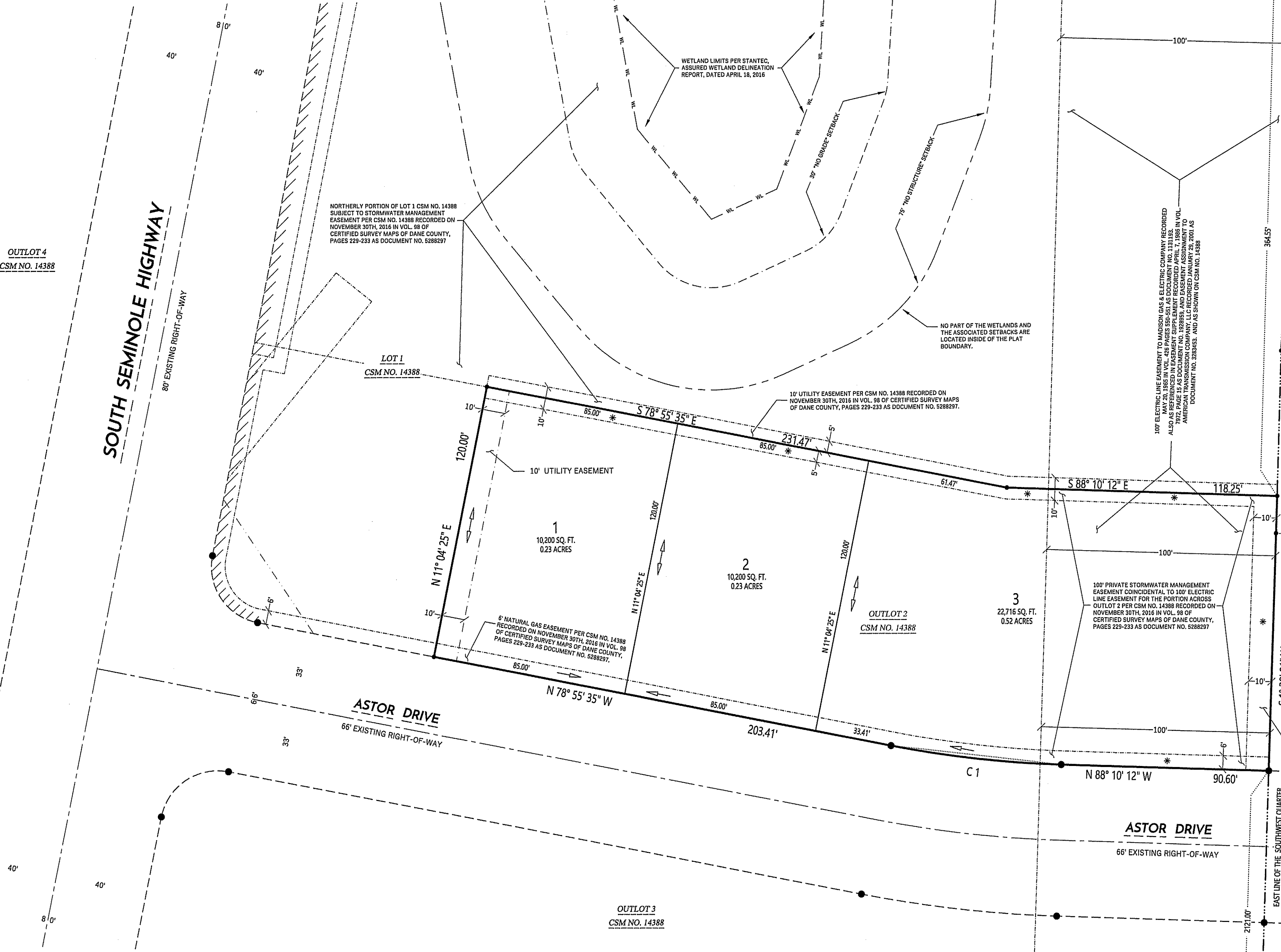
20____ AT _____ O'CLOCK _____ M AS

DOCUMENT # _____

IN VOL. _____ OF PLATS,

ON PAGE(S) _____.

REGISTER OF DEEDS



LEGEND

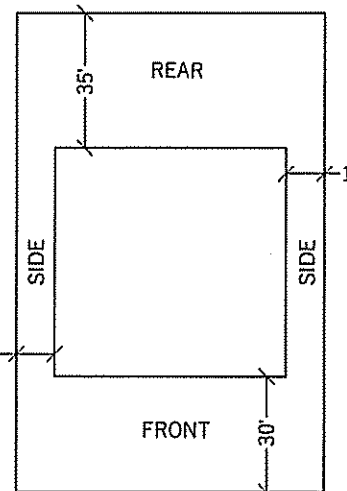
- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" REBAR
- FOUND 2" REBAR
- DRAINAGE INDICATORS
- RECORDED AS
- PLAT BOUNDARY
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- VISION LINE

CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	75.34'	467.00'	9° 14' 37"	N83° 32' 53"W	75.26'	N80° 10' 12"W N78° 55' 35"W

NOTES

- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 1" X 18" REBAR + 2.55 LBS./LIN. FT.
- DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH MAIN STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. FOR LOTS THAT HAVE NO SLOPE ALONG THE LOT LINE AND HAVE A PRIVATE STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT WITHIN THEIR RESPECTIVE BOUNDARIES, AN * HAS BEEN SHOWN.
- ALL ABOVE GROUND TRANSFORMERS AND PEDESTALS SHALL BE LOCATED ALONG THE REAR LOT LINES.
- 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 SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THE AREA. THE FINAL GRADE ABOVE UTILITY EASEMENTS SHOWN HEREON SHALL NOT BE ALTERED BY MORE THAN (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.
- ALL RIGHT-OF-WAYS DEPICTED ADJACENT TO THE PLAT BOUNDARY ARE EXISTING.
- THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THE PLAT BOUNDARY.

TYPICAL LOT
SETBACK DETAIL FOR R-L ZONING
SCALE: 1" = 50'



S 1/4 CORNER SECTION 8-T6N-R9E
FOUND DANE COUNTY ALUMINUM
CAP IN CONCRETE MONUMENT
N: 456,035.77 (456,035.74)
E: 801,983.11 (801,983.08)

PREPARED FOR:
WILLIAM RYAN HOMES
WISCONSIN, INC.
5989 MONONA DRIVE
MONONA, WI 53716

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



Received: 05/31/2017
CPA

27671

0067

LOCATION MAP OF SECTION 8, T6N, R9E, DANE COUNTY.
NOT TO SCALE