

SHADY GROVE

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

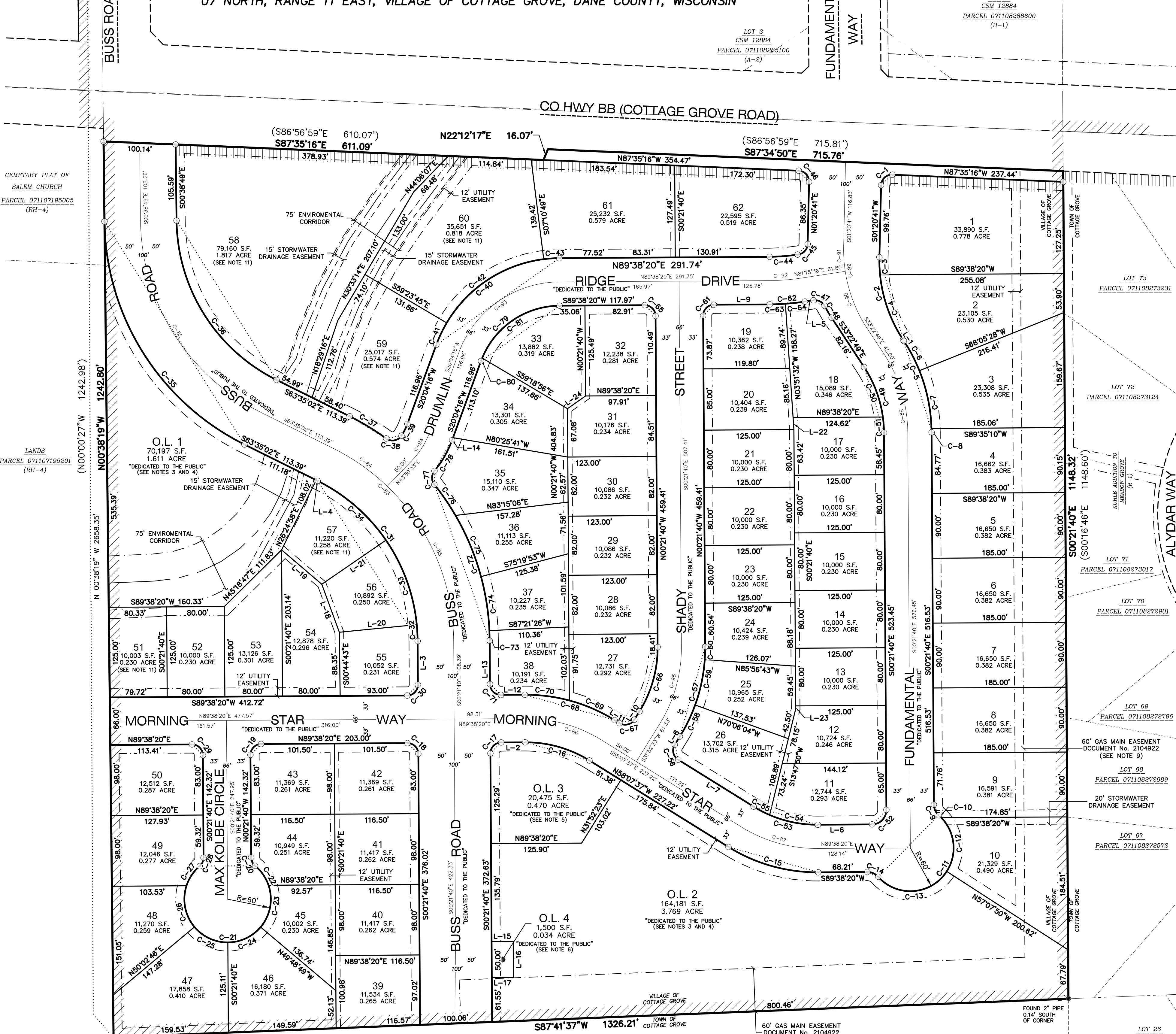
NORTHWEST CORNER SECTION 08, T07N, R11E FOUND BROKEN MONUMENT N=489,678.19 E=862,464.67

CEMETARY PLAT OF SALEM CHURCH PARCEL 071107195005 (RH-4)

LANDS PARCEL 0711071950201 (RH-4)

LOT 3 CSM 12884 PARCEL 071108286100 (A-2)

LOT 1 CSM 12884 PARCEL 071108286600 (B-1)

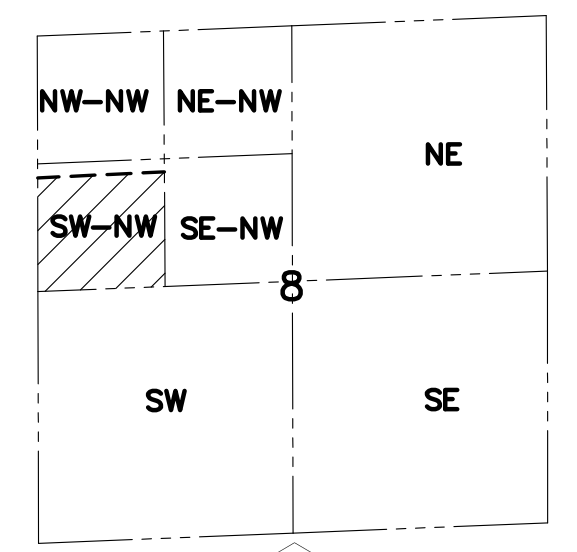
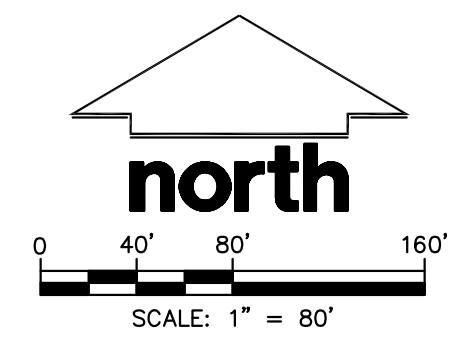


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 1-1/4" DIAMETER X 30" LONG IRON REBAR SET, WEIGHING 4.30 LB./L.F.T. ALL OTHER LOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LB./FT
- PLAT BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - ENVIRONMENTAL CORRIDOR
- CORPORATE LIMIT
- CHORD LINE
- CENTERLINE
- - - SECTION LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE OF STORMWATER DRAINAGE EASEMENT
- NATURAL GAS
- NO VEHICULAR ACCESS
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
- 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 LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATE STATUTES.
- UTILITY EASEMENTS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC WATER, SANITARY OR STORM WATER UTILITIES.

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 21, 2016.
- NO DIRECT VEHICULAR ACCESS TO COTTAGE GROVE ROAD (C.T.H. 'BB') FROM LOTS 1, 59, AND 61-63.
- OUTLOTS 1 AND 2 ARE DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT.
- OUTLOTS 1 AND 2 ARE ENVIRONMENTAL CORRIDORS.
- OUTLOT 3 IS DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
- OUTLOT 4 IS DEDICATED TO THE PUBLIC FOR A LIGHT STATION.
- DRAINAGE AND STORM SEWER EASEMENTS, AS SHOWN ON THE PLAT, SHALL ALLOW ACCESS BY THE VILLAGE OF COTTAGE GROVE FOR INSPECTION AND MAINTENANCE OF SAID FACILITIES.
- SEE SHEET 2 FOR LINE AND CURVE TABLES.
- NO BUILD RESTRICTION:** LOTS 1 THRU 10, AND OUTLOT 2 ARE SUBJECT TO A 25' NO BUILD RESTRICTION FROM THE EXISTING HIGH PRESSURE GAS MAIN. THE MAIN AS SHOWN IS BASED ON THE FIELD DEMARCATION AS EXECUTED FROM THE DECEMBER 12, 2016, DIGGERS HOTLINE TICKET NO. 20164912164 AND 20164912171. AT TIME OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM THE LOCATION AND NO BUILD DISTANCE.
- ALL EXISTING BUILDINGS ON SITE AT THE TIME OF PLAT RECORDING WILL BE RAZED AT THE TIME OF CONSTRUCTION.
- LOTS 51, 57, AND 58 THRU 60 ARE TRAVERSED BY AN ENVIRONMENTAL CORRIDOR. THE AFFECTED LOTS ARE SUBJECT TO A 37.5-FOOT NO BUILD RESTRICTION FROM THE CENTERLINE OF SAID CORRIDOR. USES PERMITTED IN THE ENVIRONMENTAL CORRIDOR ARE LIMITED TO THOSE ALLOWED PURSUANT TO SECTION 325-44(B), VILLAGE OF COTTAGE GROVE ZONING ORDINANCE.
- THE APPROXIMATE DEPTH TO GROUNDWATER IS 9 FEET AS REPORTED IN GETECHNICAL REPORT DATED JULY 12, 2017 PREPARED BY CGC, INC.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 08-07-11 BEARS N00°38'19"W.

PREPARED FOR: (OWNER)
MONONA GROVE DEVELOPMENT, INC
6510 GRAND TETON PLAZA, SUITE 302
MADISON, WI 53719-1029

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



There are no objections to this plat with respect to Sees. 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

JSD CREATE THE VISION TELL THE STORY
Professional Services, Inc. ENGINEERS & SURVEYORS

PROJECT LOCATION:
SECTION 08
TOWNSHIP 07 NORTH
RANGE 11 EAST
VILLAGE OF COTTAGE GROVE
DANE COUNTY, WISCONSIN

PROJECT NO: 19-9120 DRAWN BY: BK INITIAL SUBMITTAL DATE: MAY 31, 2019
FIELDBOOK/PG: CHECKED BY: TB REVISION RESUBMITTAL DATE: JULY 15, 2019
SURVEYED BY: ZR APPROVED BY: TB REVISION RESUBMITTAL DATE: JULY 19, 2019

PLAT OF SHADY GROVE

SHEET 1 OF 2

File: I:\2019\1909170\DWG\SURVEY\Survey\Sheets\1909170 F-Plat.dwg Layout: 22x30 Final Plat - P1 User: colman Plotted: Jul 19, 2019 12:33pm

SHADY GROVE

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE VILLAGE OF COTTAGE GROVE...

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 08; THENCE NORTH 00 DEGREES 38 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1,242.80 FEET TO THE SOUTH RIGHT-OF-WAY LINE...

SAID PARCEL OF CONTAINS 1,588,990 SQUARE FEET OR 36.478 ACRES.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR



OWNER'S CERTIFICATE

MONONA GROVE DEVELOPMENT, INC., 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:

COTTAGE GROVE VILLAGE BOARD
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE
STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

(PRINT NAME AND TITLE) (SIGN NAME)

STATE OF WISCONSIN ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

VILLAGE BOARD RESOLUTION

BE IT RESOLVED, THAT "SHADY GROVE" IN THE VILLAGE OF COTTAGE GROVE, OWNED BY MONONA GROVE DEVELOPMENT, INC., IS HEREBY APPROVED BY THE VILLAGE

DATED THIS _____ DAY OF _____, 2019.

JOHN WILLIAMS
VILLAGE PRESIDENT

I, LISA KALATA, COTTAGE GROVE VILLAGE CLERK, DO HEREBY CERTIFY THE FOREGOING IS A COPY OF THE RESOLUTION ADOPTED BY THE COTTAGE GROVE VILLAGE BOARD ON _____, 2019.

LISA KALATA, VILLAGE CLERK

CERTIFICATE OF VILLAGE TREASURER

I, DEB WINTER, BEING DULY QUALIFIED AND ACTING VILLAGE TREASURER OF THE VILLAGE OF COTTAGE GROVE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SHADY GROVE".

DEB WINTER, TREASURER, VILLAGE TREASURER DATE

CERTIFICATE OF COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SHADY GROVE".

ADAM GALLAGHER, TREASURER, DANE COUNTY DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2019, AT _____ O'CLOCK, _____ A.M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

CURVE TABLE table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC LENGTH, TANGENT IN, TANGENT OUT. Contains curves C-1 through C-70.

CURVE TABLE table with columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC LENGTH, TANGENT IN, TANGENT OUT. Contains curves C-71 through C-95.

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Contains lines L-1 through L-12.

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Contains lines L-13 through L-24.

LAND USE SUMMARY table with columns: LOTS, TYPE, ACRES. Lists lots 2-57* and 58-62**.

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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.

Department of Administration

Project location, JSD logo, Plat of Shady Grove, Project No: 19-8170, Drawn By: BK, Initial Submittal Date: May 31, 2019.

File: F:\2019\19070\DWG\Survey\19070 F-Plat.dwg Layout: 22x30 Final Plat - P2 User: colben Plotted: Jul 19, 2019 - 12:20pm