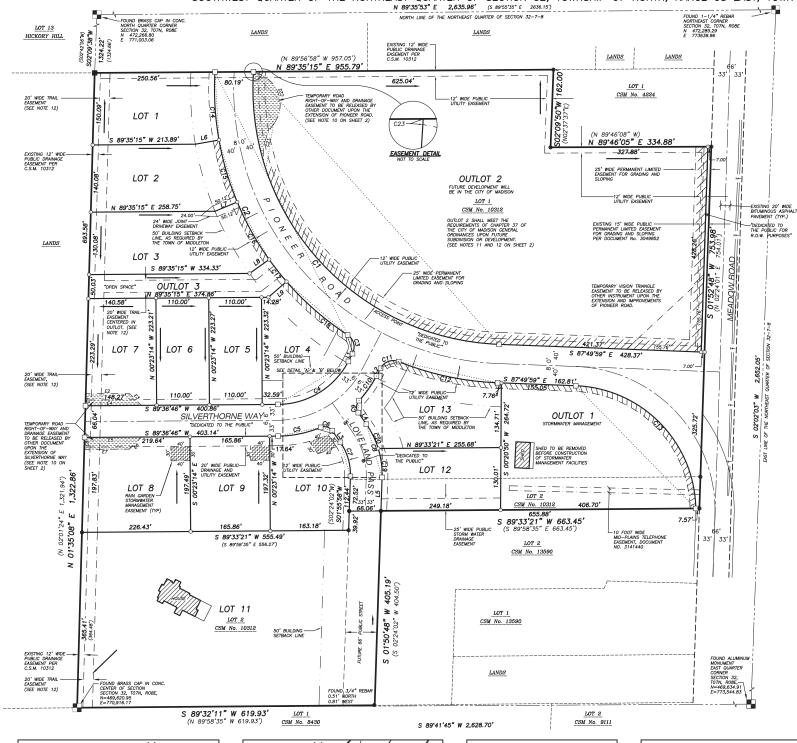
ASPEN MEADOW ESTATES

LOT 1 AND LOT 2 OF 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.



GOVERNMENT CORNER

1" IRON PIPE FOUND 3/4" REBAR FOUND

LEGEND

- 1-1/4"x30" REBAR SET (1.50 LBS/LE 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
- · · FASEMENT LINE DRAINAGE ARROWS (SEE NOTE 11)
- /// INDICATES NO VEHICULAR ACCESS ALLOWED DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

- Outlot 1 Stormwater Management Facilities are to be maintained by the private Homeowners As and the Rain Garden Stormwater Management Easements are to be maintained by the individua homeowners of Lots 8, 9 and 10. The Town of Middleton also has an easement over all stor-easement areas.
- easement areas.

 The existing driveway along the South side of the plat will be removed upon completion of Loveland Pas at the expense of the developer.

 Vision corner: 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. Crasses and similar turf, however, would be

- 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.

 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 preperty line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Eosements shall not be required on property line shared with greenways or public streets.

 The Town of Middleton/Quane County are the bodies responsible for the enforcement of any storm water drainage plans that lie with the Town of Middleton and outside the City of Madison.

 The developer of Outol2 is required to pay for the future reconfiguration of the Pioneer Road Meadow Road intersection.

 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.

 Utility casements no poles or buried cables are to be placed such that the installation would disturb any survey store the control of the property of the control of the property lines. Solid drainage swale 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 writen consent of the Town of Middleton engineer and the altered by more than 6 inches without prior writen consent of the Town of Middleton engineer and the altered by more than 6 inches without prior writen consent of the Town of Middleton engineer and the altered
- IMM-UNARY ROAD
 DRAINAGE EASEMENT
 DRAINAGE EASEMENT
 RAIN GARDEN STORMMATER
 AMAGEMENT EASEMENT
 WITHITY EASEMENT FRONT YARD (TYP.) 14.
 WITHITY EASEMENT FRONT YARD (TYP.) 14.
 WORLD STORMMATER
 (NOTES 8-11)

 more than 6 inches without prior written consent of the Town of Middleton, as engineer and the appropriate utility company or companies.
 Lots 1, 2, 3, 7, 8, 11 and Dultot 3 are subject to a public recreational trail easement to the Town of Middleton. The Town of Middleton, as where the right to improve, repair, maintain, and allow public use of the public recreational trail easement as the town from time to time determines.
 As part of future developments, Pioneer Road will be extended north, Pioneer Road will be reconfigured on the east, Silverthorne Way will be extended west and Loveland Pass will be extended south. There is a 90° x 90

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 56'47'32" E
C3	44.18	84'22'38"	30.00	N 14°36'13" W	40.29	S 56'47'32" W	S 27*35'06" W
C4	180.79	62'01'40"	167.00	S 58°35'56" W	172.09	S 27.35'06" W	S 89'36'46" W
C5	91.14	22'24'44"	233.00	S 78'24'24" W	90.56	N 89*36'46" E	N 67*12'02" E
C6	27.19	77'54'28"	20.00	N 73*50'44" W	25.15	S 67.12'02" W	S 34.53'30" E
C7	75.20	36'49'30"	117.00	N 16*28'46" W	73.91	S 34*53'30" E	S 01*55'58" W
C8	73.26	22'56'12"	183.00	N 23°25'25" W	72.77	N 17°10'38" W	N 34*53'30" W
C9	27.19	77'54'28"	20.00	N 04*03'43" E	25.15	N 34*53'30" W	N 43*00'57" E
C10	62.75	15*25'51"	233.00	S 35*18'02" W	62.56	N 43*00'57" W	N 27*35'06" E
C11	44.18	84*22'38"	30.00	S 69*46'25" W	40.29	N 27*35'06" E	S 68'02'16" E
C12	211.79	19*47'43"	613.00	S 77*56'07" E	210.73	S 68*02'16" E	S 87*49'59" E
C13	394.46	86'55'36"	260.00	S 44"22'11" E	357.70	S 87'49'59" E	S 00'54'23" E
C14	142.14'	13*16'05"	613.00	S 03*24'05" E	141.83'	S 03*14'30" W	S 10'02'39" E
C15	134.89'	12*36'27"	613.00	S 16'20'53" E	134.62'	S 10°02'39" E	S 22'39'07" E
C16	137.26'	12*49'45"	613.00	S 29*03'59" E	136.97'	S 22'39'07" E	S 35'28'52" E
C17	58.53	05*28'15"	613.00	S 38'12'59" E	58.51'	S 35*28'52" E	S 40'57'07" E
C18	169.47'	15*50'25"	613.00	S 48'52'19" E	168.93'	S 40*57'07" E	S 56'47'32" E
C19	117.62	36'49'30"	183.00	N 16°28'46" W	115.60	N 01°55'58" E	N 34*53'30" W
C20	61.04'	19*06'36"	183.00	N 07*37'20" W	60.75'	N 01°55′58" E	N 17*10'38" W
C21	97.77'	56'01'15"	100.00'	N 09*44'41" E	93.93'		
C22	139.46'	117'30'22"	68.00'	N 20°59'52" W	116.27'		
C23	1.17'	00.07,34,"	5.3.3.00'	S 03*43'40" W	1 17'		

LOT AREA TABLE						
LOT	LOT SQUARE FT. ACRES					
LOT 1	37,966	0.872				
LOT 2	39,715	0.912				
LOT 3	45,283	1.040				
LOT 4	33,770	0.775				
LOT 5	24,562	0.564				
LOT 6	24,556	0.564				
LOT 7	32,233	0.740				
LOT 8	44,073	1.012				
LOT 9	32,742	0.752				
LOT 10	33,013	0.758				
LOT 11	229,265	5.263				
LOT 12	32,361	0.743				
LOT 13	43,290	0.994				
O.L. 1	90,429	2.076				
0.L. 2	428,586	9.839				
0.L. 3	20,744	0.476				

LINE TABLE					
NUMBER DISTANCE BEARING					
L1	18.27'	N 27'35'06" E			
L2	18.27'	S 27'35'06" W			
L3	29.41'	N 34.53'30" W			
L4	29.41	N 34*53'30" W			
L5	69.78'	N 01°55'58" E			
L6	50.00'	S 79*57'21" W			
L7	50.00'	S 67*20'53" W			
L8	50.00'	S 54°31'08" W			
L9	50.00'	S 49*02'53" W			

BLE		EASI	EMENT L	INE TABLI
BEARING	7	NUMBER	DISTANCE	BEARING
N 27°35'06"	E	E1	25.01'	N 01°35'12
S 27°35'06"	W	E2	90.88	N 89*36'46
N 34°53'30"	W	E3	35.12'	S 45'00'00
N 34°53′30″	W	E4	116.41'	S 89'36'46
N 01°55'58"	Ε	E5	118.68	N 89°36'46
S 79*57'21"	N	E6	35.60'	S 45'00'00
S 67°20'53"	N	E7	94.20'	S 89'36'46
S 54°31'08"	A/	F8	25.01	N 01°35'1

MINIMU	M LOW OPENING
LOT	ELEVATION
8	1054
9	1053
10	1052
12	1042
13	1041

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), THE REBAR AT THE SOUTHWEST CORNER OF LOT 12 = 1053.30.

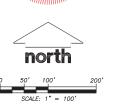
LOWEST OPENING IN THE FOUNDATION OR STRUCTURE

PRINTED ON FEBRUARY 10, 2016: TOWN SUBMITTAL PRINTED ON APRIL 13, 2016: D.O.A. SUBMITTAL

PREPARED	FOR:
PREPARED	FUK.

ASPEN REALTY DEVELOPMENT, LLC 7580 TUMBLEDOWN TRAIL VERONA, WI. 53593 PREPARED BY:

(608) 848-5060



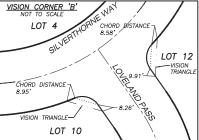


- Engineers - Jerve	yers · riunners
PROJECT NO: 15-6911	SURVEYED BY: AWW
FILE NO: <u>0-71</u>	DRAWN BY: CO/JK
FIELDBOOK/PG:	CHECKED BY: TJB
SHEET 1 OF 2	APPROVED BY: HPJ

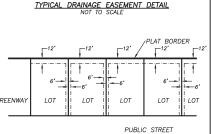


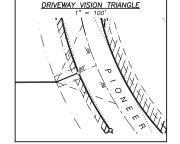
LOT 12

3.70' CHORD LENGTH-









ASPEN MEADOW ESTATES

LOT 1 AND LOT 2 OF 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)

- NOTES (cont)

 15. Date of survey: August 06, 2015, February 9, 2016 and March 11, 2016.
 16. Distances are ground and measured to the nearest hundredth of a foot and angles are measured to the nearest five seconds.
 17. Utility easements. No poles or buried cobles are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility easements can be easily a subsequent owners of the lots on which such utility explicits having the right to serve the area. Final grade established by the subdivider on utility easements and located, except with written consent of the utility or utilities involved.

 18. Assert with written consent of the utility or utilities involved.

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 22. Assert with written consent of the utility or utilities involved.

 23. Assert with written consent of the utility or utilities involved.

 24. Assert with written consent of the utility or utilities involved.

 25. Assert with written consents of the utility or utilities involved.

 26. Assert with written consents as he had be trained as the trained written the property intered of the except with a state of how the property intered of the except with the ordinary of the utilities with the except with a

- Outlot 2 shall be allowed one access point to Pioneer Road to be approved by the Town of Middleton. This access shall be

- 29b. Lands included in this put may be support to a many the support to any the support to any the support to any the support to a support to any the support to suppo

- Sheet 1.

 37. Mid-Plains Telephone Easement, Document No. 3141440 to be released by others after the relocation and reconnection to the residence on Lot 11.

SURVEYOR'S CERTIFICATE

I, Todd J. Buhr, 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 Aspen Realty Development, LLC, owner of said land, I have surveyed, divided and mapped the plat of ASPEN MEADOW ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed, the boundary of which is described as follows:

as follows:

Lot 1 and Lot 2, 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, Misconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 32; thence South 02 degrees 09 minutes 52 seconds West, 1324.21 feet to the Northwest corner of Lot 1, Certified Survey Map No. 10312, also being the Point of Beginning; thence North 89 degrees 35 minutes 15 seconds East along the North fine of said Certified Survey Map No. 10312, also being the Point of Beginning; thence North 89 degrees 35 minutes 15 seconds East along the South part of Certified Survey Map No. 10312 thence of 162.00 in the 162 of the South Part of Sout

Dated	this	day of _	,	2016.

This description contains 1,377,302 square feet or 31.618 acres.

Todd J. Buhr, Professional Land Surveyor, S-2614 CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that this plat located within the Extraterritorial Jurisdiction of the City of Madison, was hereby approved by Resolution No.

TOWN OF MIDDLETON APPROVAL CERTIFICATE

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

Date :			
		Tau	a Claule

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

pen 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Aspen Realty Development, LLC, does further certify that this plat is required by s.236.10or s.236.12 to be submitted to the

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.

iigned:	Thomas C. Van Ess,	
Countersigned:	Kevin C. Acker,	
STATE OF WISCONSIN) DANE COUNTY)ss		
Personally came be	fore me this day of	, 2016, 1
orporation, to me known and to me known to be s	rized Representative, and Kevin C. Acker, to be the persons who executed the for such Authorized Representatives of said co tecuted the foregoing instrument as such by its authority.	egoing instrument, orporation, and
	Notary Public	Wisco

OWNER'S CERTIFICATE OF DEDICATION

Carol D. Ryff, as owner, does hereby certify that she has 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 5,236.10 or 5,236.12 to be submitted to the following for approval or objection:

Dane County Zoning and Land Regulation Committee Town of Middleton Witness the hands and seals of said owner this day of Carol D. Rvff STATE OF WISCONSIN) Personally came before me this ______ day of ______, 2016, the above named Carol D. Ryff, to me known to be the person who excuted the foregoing instrument and axknowledged the same. Notary Public,____

CONSENT OF CORPORATE MORTGAGEE

UW Credit Union, 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 plat, and does hereby consent to the above certificate of Corol D. Ryff, owner.

IN WITNESS WHEREOF, the said UW Credit Union has caused these presents to be signed by , its Presiden and countersigned by , its Secretary (cashier), at Madison, Wisconsin, and its corporate seal to be hereunto affixed this day of , 2016. this day of In the presence of: UW Credit Union STATE OF WISCONSIN) Personally came before me this ____ day of _____, 2016, the above named representative, to me known to be the persons who excuted the foregoing instrument and axknowledged the same. Notary Public. My commission expires

CONSENT OF CORPORATE MORTGAGEE

Wisconsin, mortgagee of the above describe land described on this plat, and does herel IN WITNESS WHEREOF, the said Sta its President, and countersigned by	d land, does hereby consent to the by consent to the above certificate o te Bank of Cross Plains has caused	
State Bank of Cross Plains		
President	Secretary or Cashier	Date
STATE OF WISCONSIN) DANE COUNTY)ss		
Personally came before me thisto be the persons who excuted the foregoing		2016, the above named representative, to me known same.
	Notary Public,,	. Wisconsin
My commission expires	.	
TOWN OF MIDDLETON TREASURER CE	ERTIFICATE	
STATE OF WISCONSIN) DANE COUNTY)ss		
l, being the duly elected, qualified ar the records in my office, there are no unp , 2016, on any of the lands included in th	aid taxes or unpaid special assessm	fiddleton, do hereby certify that in accordance with ents as of this day of
Date Town	Treasurer .	

COUNTY TREASURER CERTIFICATE

STATE	OF	WISCONSIN)
DANE	COU	INTY)ss

I, Dave Gawenda, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the cords in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day _______ 2016, affecting the lands included in the plat of ASPEN MEADOW ESTATES.

Date	Dave	Gawenda,	County	Treasurer

DANE COUN	IY ZUNING	AND L	<u>ANU K</u>	EGULATION	COMMITTEE	APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee.
Date :, 2016
Signed : Authorized Representative

CERTIFICATE OF REGISTER OF DEEDS

Necewed for recording this day or, zoro, dt	0 010	ON,
.M. and Recorded in Volume of Plats on Pages	_through	
as Document Number		

Secs. 236.15, 236.16,	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

PRINTED ON FEBRUARY 10, 2016: TOWN SUBMITTAL PRINTED ON APRIL 13, 2016: D.O.A. SUBMITTAL

PREPARED FOR:

PREPARED BY:

(608) 848-5060

ASPEN REALTY DEVELOPMENT, LLC 7580 TUMBLEDOWN TRAIL VERONA, WI. 53593

JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593



ROJECT NO: 15-6911 SURVEYED BY: AWW FILE NO: 0-71 DRAWN BY: CO/JK
FIELDBOOK/PG: _____ CHECKED BY: TJB SHEET 2 OF 2 APPROVED BY: HPJ