

REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD

LOT 1, HIGHLANDS OF NETHERWOOD, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN.

LEGEND

| | | | |
|--|--------------------|--|--|
| | GOVERNMENT CORNER | | SECTION LINE |
| | 1-1/4" REBAR FOUND | | PROPERTY LINE |
| | PLAT BOUNDARY | | CORPORATE BOUNDARY |
| | PLAT PROPERTY LINE | | EASEMENT LINE |
| | CHORD LINE | | SETBACK LINE |
| | CENTERLINE | | DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY |
| | RIGHT-OF-WAY LINE | | |

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. FROM JANUARY 9 TO JANUARY 14, 2019.
- A 5-FOOT WIDE EASEMENT, EXTENDING FROM THE OUTSIDE LIMITS OF THE PUBLIC RIGHT-OF-WAY, SHALL EXIST PARALLEL TO, AND CONTIGUOUS WITH, BOTH SIDES OF PETERSON TRAIL WHERE SHOWN. THE VILLAGE OF OREGON, PUBLIC UTILITIES, AND THE PUBLIC SHALL HAVE THE SAME RIGHTS IN THE EASEMENT AREA AS THEY WOULD IF THE EASEMENTS WERE DEDICATED AS A PUBLIC RIGHT-OF-WAY.
- OUTLOT 1 IS A NON-BUILDABLE LOT TO BE FOR A PRIVATE DRIVEWAY AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ZONING: SR-6 SINGLE FAMILY RESIDENTIAL.
- SETBACKS PER SR-6 IS: AT THE TIME OF PLATTING THE MINIMUM SETBACKS ARE
 - FRONT YARD: BEING 20'
 - SIDE YARD: BEING 5' (12' COMBINED)
 - REAR YARD: BEING 20'
- BUILDER TO CONFIRM SETBACKS AT TIME OF BUILDING.

EASEMENT/RESTRICTION RELEASE BY APPROVAL AUTHORITY

BY APPROVAL OF THIS PLAT, THE VILLAGE OF OREGON HEREBY RELEASES ITS RIGHTS THE THE SIDEWALK EASEMENT AS SHOWN ON LOT 1, HIGHLANDS OF NETHERWOOD. THE VILLAGE OF OREGON ALSO RELEASES ITS RIGHTS TO THE SETBACK LINES SHOWN ON LOT 1, HIGHLANDS OF NETHERWOOD.

IN WITNESS WHEREOF, THE SAID VILLAGE OF OREGON HAS CAUSED THESE PRESENTS TO BE SIGNED BY VILLAGE ADMINISTRATOR MIKE GRACZ, AND PEGGY HAAG, ITS VILLAGE CLERK, AT THE VILLAGE OF OREGON, WISCONSIN ON THIS ____ DAY OF _____, 2019,

SURVEYOR'S CERTIFICATE

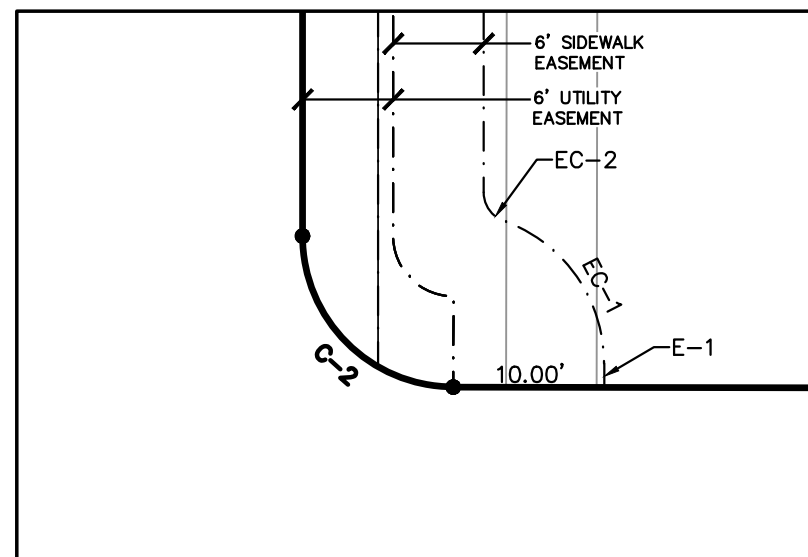
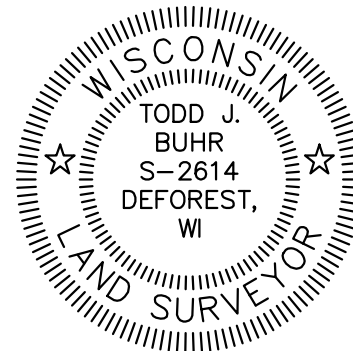
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE VILLAGE OF OREGON, AND BY THE DIRECTION OF HIGHLANDS OF NETHERWOOD, LLC, OWNERS, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD" IN THE VILLAGE OF OREGON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

LOT 1, HIGHLANDS OF NETHERWOOD, RECORDED IN VOLUME 60-100B OF PLATS, PAGES 559-570, AS DOCUMENT No. 5445595, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN.

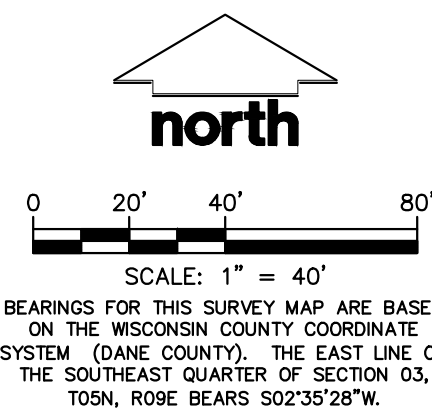
SAID PARCEL CONTAINS 68,960 SQUARE FEET OR 1.583 ACRES.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE



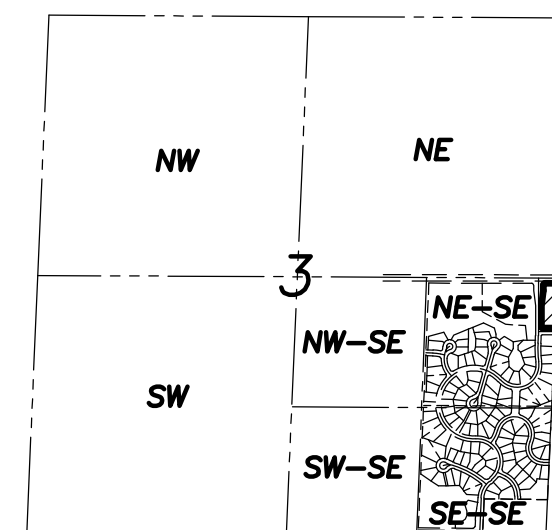
DETAIL A



| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| E-1 | N00°05'54"E | 1.59' |

| EASEMENT CURVE TABLE | | | | | |
|----------------------|--------|--------|-----------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| EC-1 | 12.19' | 10.00' | 69°53'32" | 11.45' | N 34°52'39" W |
| EC-2 | 2.58' | 2.01' | 73°35'59" | 2.41' | N 36°40'58" W |

| CURVE TABLE | | | | | | |
|-------------|------------|---------|-----------|--------|---------------|-------------|
| CURVE | ARC LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | TANGENT IN |
| C-1 | 22.23' | 235.00' | 5°25'13" | 22.22' | N87°11'30"W | N84°28'53"W |
| C-2 | 15.69' | 10.00' | 89°54'06" | 14.13' | N44°57'03"W | N89°54'06"W |
| C-3 | 31.45' | 20.00' | 90°06'05" | 28.31' | N45°03'03"E | N00°00'00"E |



LOCATION SKETCH
SECTION 03, T05N, R09E,
DANE COUNTY
SCALE 1"=2000'

CERTIFICATE OF VILLAGE OF OREGON CLERK

"RESOLVED THAT THIS PLAT KNOWN AS "REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD", BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED BY RESOLUTION No. _____ FILE No. _____ ADOPTED ON THE ____ DAY OF _____, 2019, AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE ____ DAY OF _____, 2019, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD" FOR PUBLIC USE".

I, PEGGY HAAG, CLERK OF THE VILLAGE OF OREGON, DANE COUNTY, WISCONSIN HEREBY CERTIFY THAT THE CITY COUNCIL HAS RESOLVED THAT PUBLIC SEWER WILL BE MADE AVAILABLE TO THE LOTS IN THE PLAT OF "REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD", BEFORE BUILDINGS ARE OCCUPIED AND THAT PRIVATE SEWER FACILITIES ARE PROHIBITED.

PEGGY HAAG, VILLAGE OF OREGON CLERK

DATE

CERTIFICATE OF VILLAGE OF OREGON TREASURER

I, LISA NOVINSKA, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF OREGON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE ____ DAY OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD".

LISA NOVINSKA,
TREASURER, VILLAGE OF OREGON

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 UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE ____ DAY OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "REDIVISION OF LOT 1-HIGHLANDS OF NETHERWOOD".

ADAM GALLAGHER
TREASURER, DANE COUNTY

DATE

CERTIFICATE OF REGISTER OF DEEDS

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

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

CORPORATE OWNER'S CERTIFICATE

HIGHLANDS OF NETHERWOOD, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS AN OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF OREGON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID HIGHLANDS OF NETHERWOOD, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVE M. JENKINS, IT'S MANAGER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 2019.

HIGHLANDS OF NETHERWOOD, LLC

DAVE M. JENKINS,
MANAGER

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2019, THE ABOVE NAMED DAVE M. JENKINS, MANAGER OF THE ABOVE NAMED HIGHLANDS OF NETHERWOOD, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

SURVEYED FOR:

FORWARD DEVELOPMENT GROUP, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593
(608) 848-9050

SURVEYED BY:

TODD J. BUHR
JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

| | |
|---------------------|--------------------|
| PROJECT NO: 18-8862 | SURVEYED BY: ZMR |
| | DRAWN BY: ZMR |
| | CHECKED BY: TJB |
| | APPROVED BY: _____ |

SHEET 1 OF 1

Department of Administration

