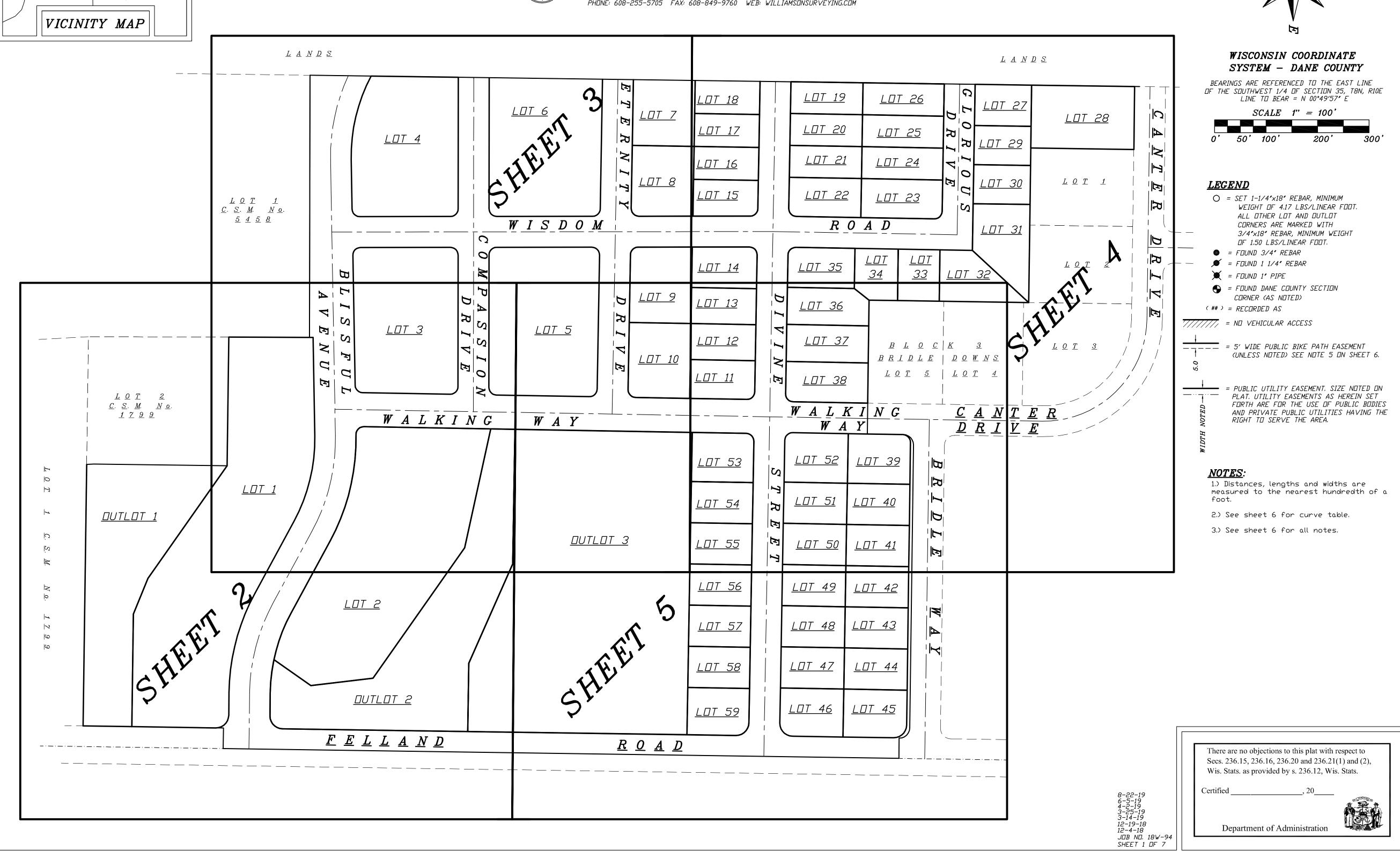


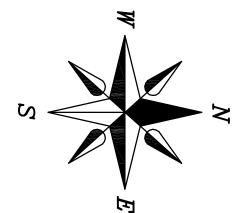
JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.

WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

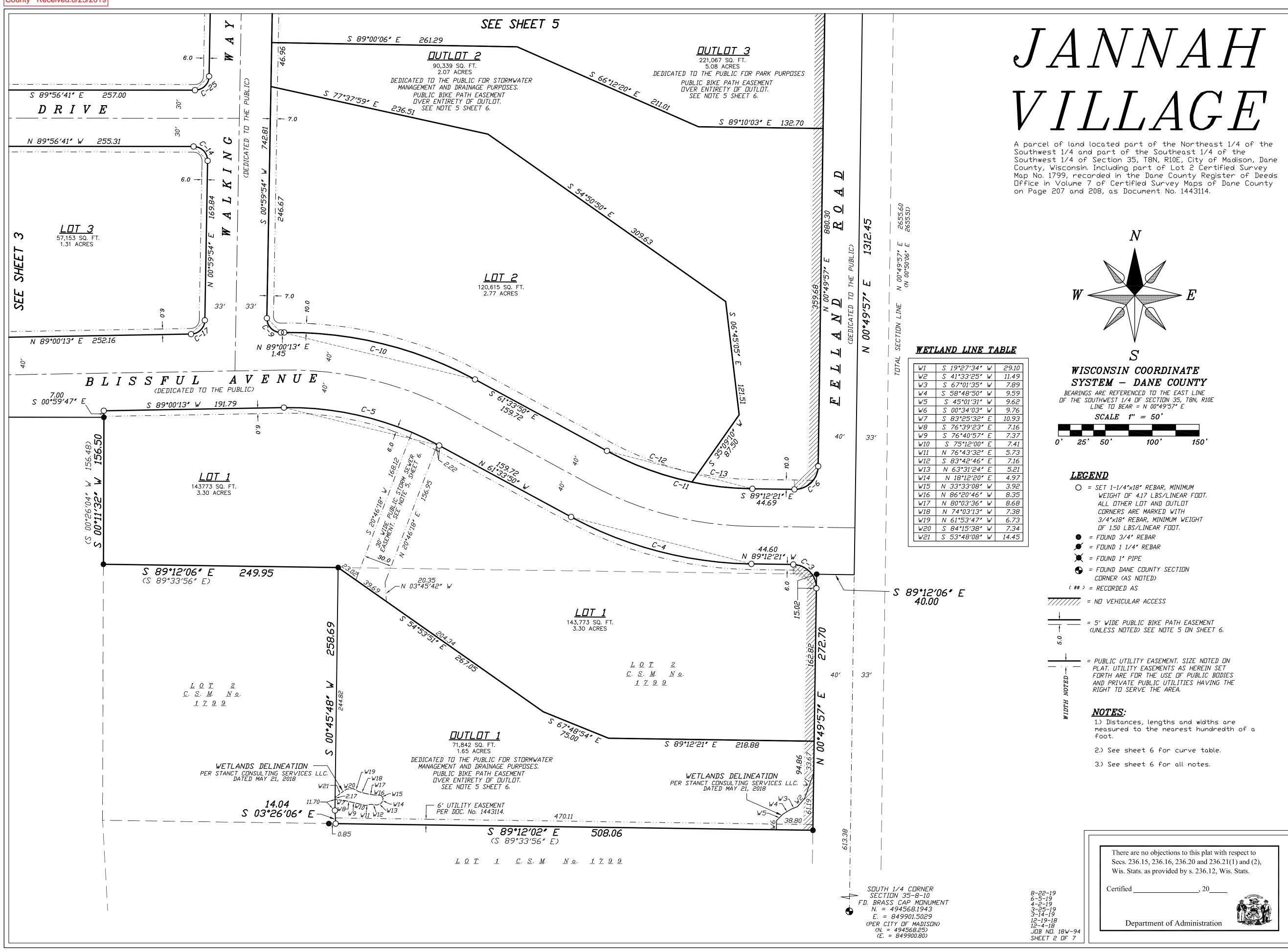
NDA T. PRIEVE & CHRIS W. ADAMS PROFESSIONAL LAND SURVEYORS PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

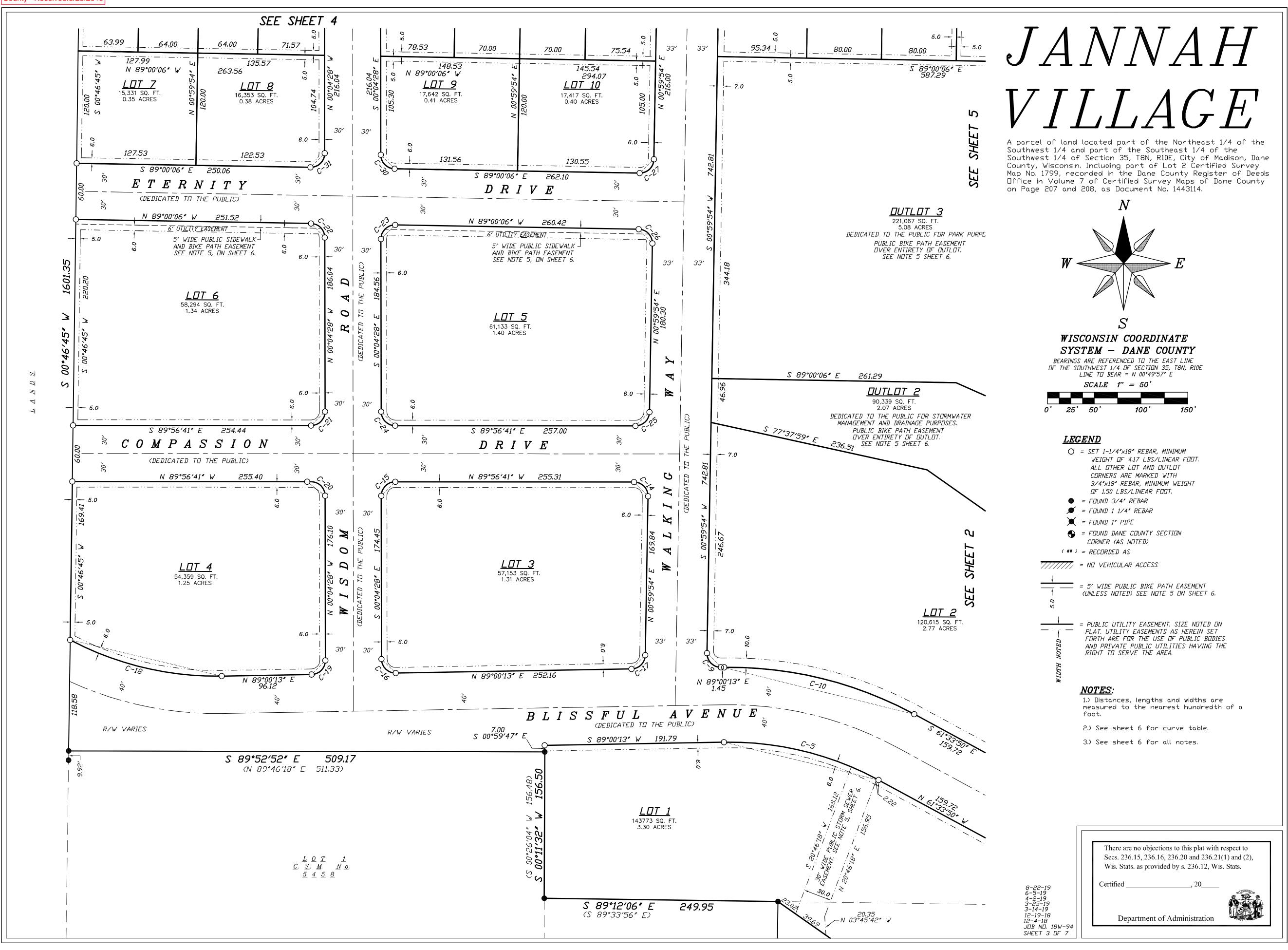


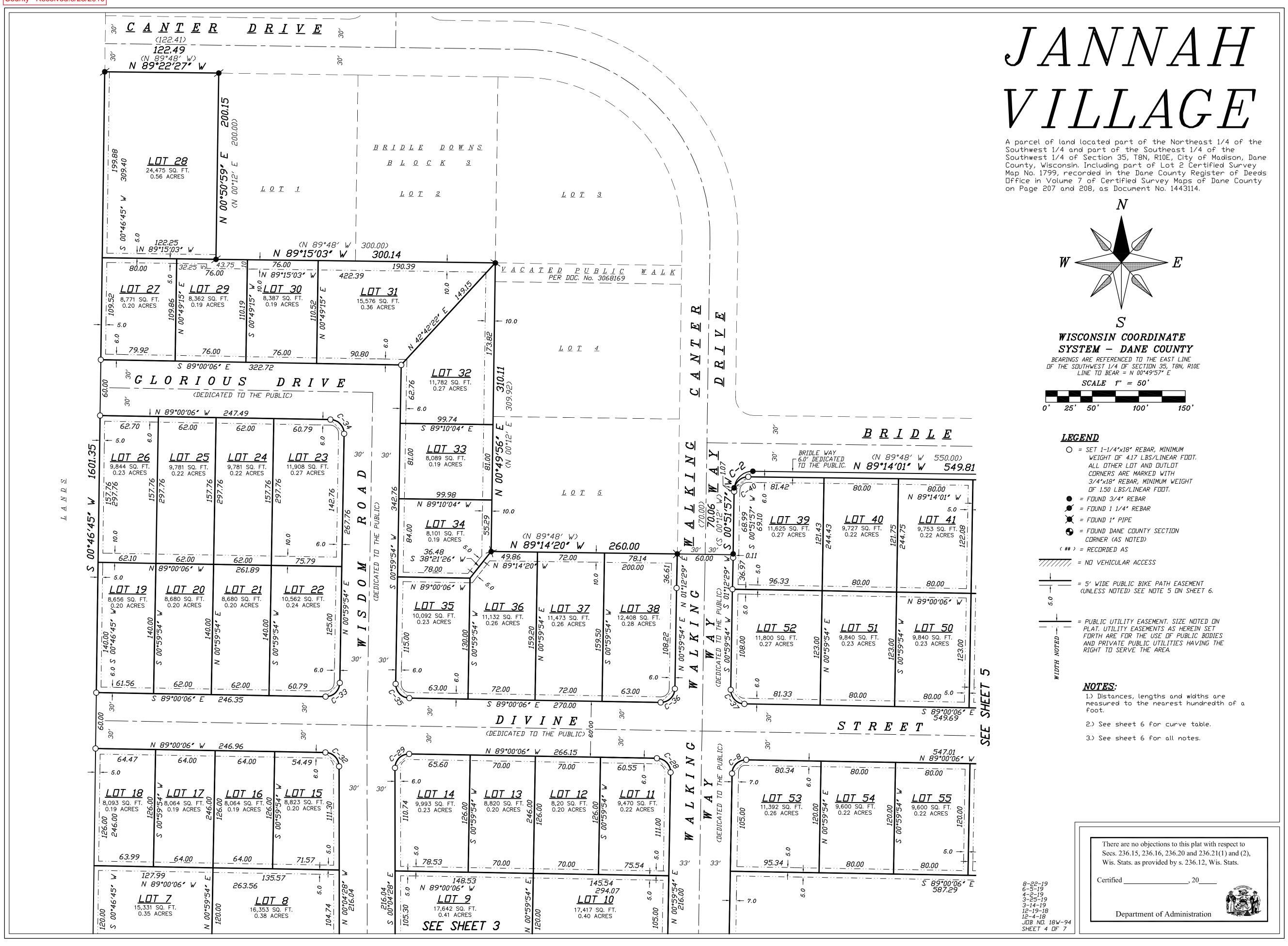


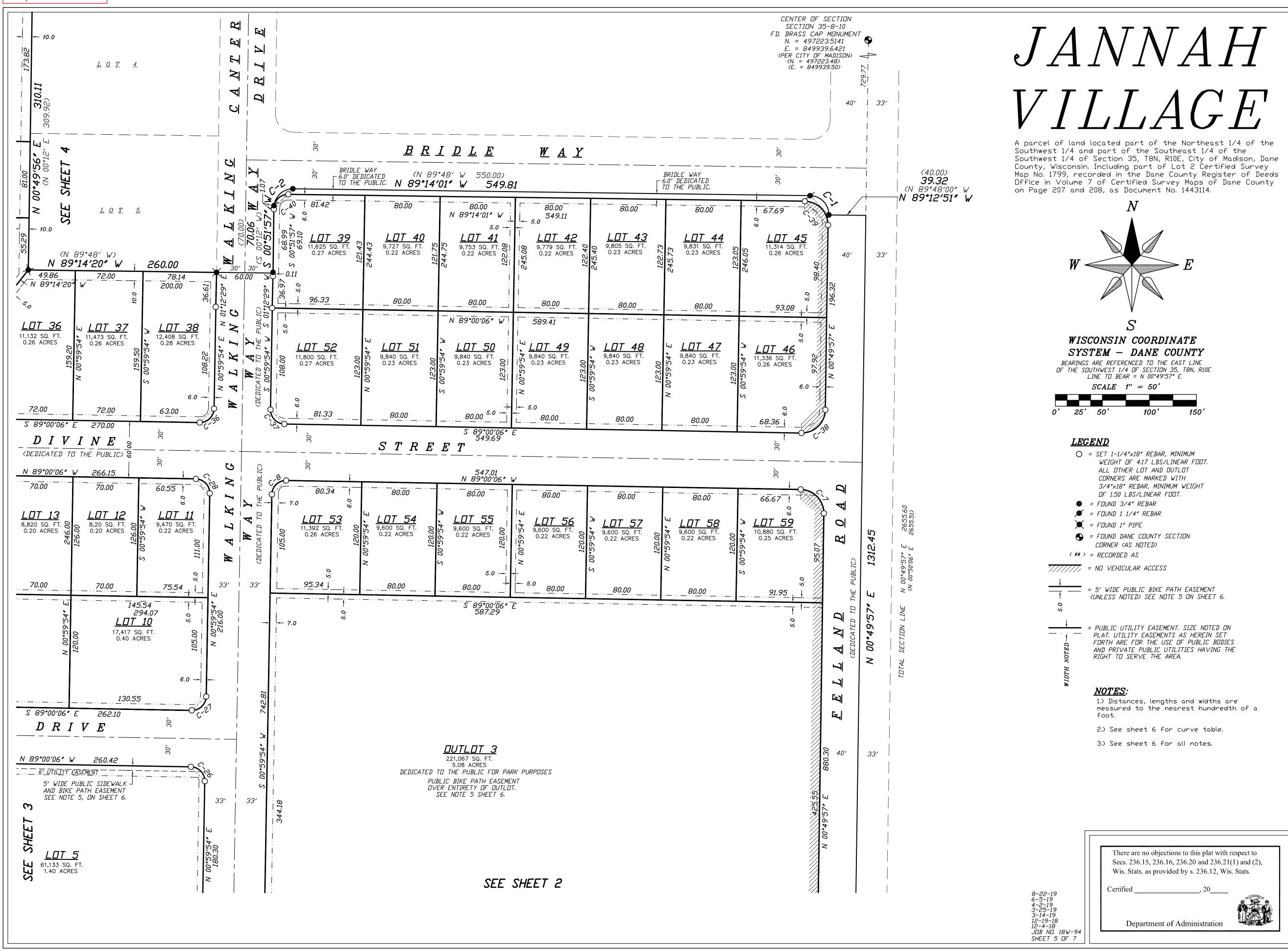
Department of Administration











JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.

NOTES CONTUNIED:

4.) All lots within this plat are subject to public easement for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. 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 five (5) 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, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not re 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 easement 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.

NDTE: In the event of a city of Madison plan commission and/or common council approved redivision 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.

5.) Public Easement Terms and Conditions:

Public Storm Sewer 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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer 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 Sewer Facilities with the Easement Area. City of Madison shall have further right of ingress and egress to and from the Easement Area in order to exercise its right s 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 and 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 no interfere with the easement rights of the City of Madison hereunder, No buildings or structures or fences unrelated to the Storm Sewer 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 Effec

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 be recording a separate easement release document with the Dane County Register of Deeds in accordance with 55236293

Public Sidewalk and Bike Path Easement:

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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, in stall, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path 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 right 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 and 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 no interfere with the easement rights of the City of Madison hereunder, No buildings or structures or fences unrelated to the Storm Sewer 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 be recording a separate easement release document with the Dane County Register of Deeds in accordance with 55220 222

- 6.) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 7.) No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway.
- 8.) Lot 2 is restricted to 16 density units an acre consistent with the density recommendation for development in Housing Mix 2 in the Northeast Neighborhoods Development Plan.

CURVE TABLE:

C-#	RADIUS	CHORD BEARI	NG	ARC	DELTA	TANGENT BEARING
C-1	20.00	(N 44°48′00″ W N 44°13′00″ W	28.28) 28.55	31,79	91°04′13″	N 01°19′06″ E
C-2	20.00	(S 45°12′00″ W S 45°38′17″ W	28.28') 28.08	31.13	89°10′54″	N 89°46′16″ W
C-3	25.00	N 44°11′12″ W	35,37	39,29	90°02′18″	N 00°49′57″ E
C-4	415.00	N 75°23′05″ W	198.28	200.21	27°38′31″	N 89°12′21″ W
C-5	335.00	N 76°16′48″ W	170.20	172.09	29°25′58″	N 61°33′50″ W
C-6	25.00	N 45°48′48″ E	35,34	39,25	89°57′42″	S 89°12′21″ E
C-7	25.00	N 44°05′04″ W	35,30	39,20	89°50′03″	N 00°49′57″ E
C-8	15.00	S 45°59′54″ W	21.21	23,56	90°00′00″	N 89°00′06″ W
C-9	15.00	S 44°59′56″ E	21.58	24.08	91°59′42″	S 00°59′54″ W
C-10	415.00	S 76°16′48″ E	210,85	213.18	29°25′58″	N 89°00′13″ E
C-11	335.00	S 75°23′05″ E	160.06	161.62	27°38′31″	S 61°33′50″ E
C-12	335.00	S 69°49′39″ E	96,30	96.63	16°31′39″	S 61°33′50″ E
C-13	335.00	S 83°38′55″ E	64,88	64.98	11°06′52″	S 78°05′29″ E
C-14	15.00	N 44°28′23″ W	21.39	23.81	90°56′36″	N 00°59′54″ E
C-15	15.00	S 44°59′25″ W	21,24	23,60	90°07′47″	N 89°56′41″ W
C-16	15.00	S 45°32′08″ E	21.38	23,80	90°55′19″	S 00°04′28″ E
C-17	15.00	N 45°00′04″ E	20,84	23.04	88°00′18″	N 89°00′13″ E
C-18	335.00	S 76°35′48″ E	166.62	168.39	28°47′57″	S 62°11′49″ E
C-19	15.00	N 44°27′52″ E	21.04	23,32	89°04′41″	N 89°00′13″ E
C-20	15.00	N 45°00′35″ W	21.19	23,53	89°52′13″	N 00°04′28″ W
C-21	15.00	N 44°59′25″ E	21.24	23,60	90°07′47″	S 89°56′41″ E
C-22	15.00	N 44°32′17″ W	21.01	23,28	88°55′37″	N 00°04′28″ W
C-23	15.00	S 45°27′43″ W	21,41	23,84	91°04′23″	N 89°00′06″ W
C-24	15.00	S 45°00′35″ E	21.19	23,53	89°52′13″	S 00°04′28″ E
C-25	15.00	N 45°31′37″ E	21.04	23,32	89°03′24″	S 89°56′41″ E
C-26	15.00	N 44°00′06″ W	21,21	23,56	90°00′00″	N 00°59′54″ E
C-27	15.00	N 45°59′54″ E	21.21	23,56	90°00′00″	S 89°00′06″ E
C-28	15.00	N 44°00′06″ W	21.21	23,56	90°00′00″	N 00°59′54″ E
C-29	15.00	S 45°27′43″ W	21.41	23.84	91°04′23″	N 89°00′06″ W
C-30	15.00	S 44°32′17″ E	21.01	23,28	88°55′37″	S 00°04′28″ E
C-31	15.00	N 45°27′43″ E	21.41	23,84	91°04′23″	S 89°00′06″ E
C-32	15.00	N 44°32′17″ W	21.01	23,28	88°55′37″	N 00°04′28″ W
C-33	15.00	N 45°59′54″ E	21.21	23,56	90°00′00″	S 89°00′06″ E
C-34	15.00	N 44°00′06″ W	21.21	23,56	90°00′00″	N 00°59′54″ E
C-35	15.00	S 44°00′06″ E	21,21	23,56	90°00′00″	S 00°59′54″ W
C-36	15.00	N 45°59′54″ E	21.21	23,56	90°00′00″	S 89°00′06″ E
C-37	15.00	S 44°00′06″ E	21.21	23,56	90°00′00″	S 00°59′54″ W
C-38	25.00	N 45°54′56″ E	35,41	39,34	90°09′57″	S 89°00′06″ E
C-39	25.00	N 44°12′02″ W	35,38	39,30	90°03′59″	N 00°49′57″ E
C-40	15,00	S 45°48′58″ W	21.19	23,54	89°54′02″	N 89°14′01″ W

Certified

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



4-2-19 3-25-19 3-14-19 12-19-18 12-4-18 JDB ND, 18W-94

SHEET 6 OF 7

JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.

DESCRIPTION:

Noa T. Prieve, Professional Land Surveyor S-2499 do hereby certify that in full compliance with provisions of Chapter 236 of the Wisconsin State Statues and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Jannah Village" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as described as follows:

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114; being more particularly described as follows:

Commencing at the South 1/4 corner of Section 35; thence N 00°49′57" E along the East line of the Southwest 1/4, 613.38 feet to the point of beginning.

Thence continue N 00°49′57″ E, 1312.45 feet to a Southeast corner of Bridle Downs Plat; thence along said Bridle Downs Plat for the next 10 courses N 89°12′51″ W, 39.32 feet; thence along an arc of a curve concaved southwesterly having a radius of 20.00 feet and a long chord bearing of N 44°13′00″ W. 28.55 feet; thence N 89°14′01″ W. 549.81 feet; thence

clong an arc of a curve concaved southeaste thord bearing of S 45°38'17" W, 218.08 feet; the 189°14'20" W, 260.00 feet; thence N 00°49'56" Ethence N 00°50'59" E, 200.15 feet; thence N 89°601.35 feet to the Northwest corner of Lot aid Lot 1 for the next two course N 89°00'13 feet to the Northwest corner of said Lot 2 (889°12'06" E along the North line of said Lot feet; thence S 03°26'06" E, 14.04 feet to the standard feet; the next courses S 89°12'02" E, 508.06 feet; the next courses S 89°12'02" E, 508.06 feet; acres thereof.	rly having a radius 20.00 feet onence S 00°51′57″ W, 70.06 feet; E, 310.11 feet; thence N 89°15′03′22′27″ W, 122.49 feet; thence S 1 Certified Survey Map No. 5458″ E, 509.38 feet; thence S 00°11′Certified Survey Maps No. 1799; 2, 249.95 feet; thence S 00°45′South line of said Lot 2; thence S 00°45′50′57″ E, 272.5	and a long thence W, 300.14 feet; 00°46'45" W, thence along 32" W, 156.50 thence 48" W, 258.69 e along said Lot 70 feet; thence
ate		
	Prieve S-2499 sional Land Surveyor	
LIMITED LIABILITY COMPANY O	WNFPS' CFPTIFICATE	
Simply Homes Madison LLC, a Limited Liability Comp of the laws of the State of Wisconsin, as me caused the land described on this plat to be represented on this plat of Jannah Village, do 236.10 or 236.12 to be submitted to the follows	pany duly organized and existing anaging member, does hereby ce surveyed, divided, mapped and tes further certify that this p	under and by virtue rtify that said Compan dedicated as
Department of Administration Common Council, City of Madison Dane County Zoning and Land Regulation Comm	ittee	
IN WITNESS WHEREOF, Simply Homes Madison LLC, Hagens, its managing member, and its company, 20		
Simply Homes Madison LLC, a Limited Liability Comp	pany	
By: Lindsay Hagens, Managing Member		
STATE DF WISCONSIN) DANE COUNTY) SS		
Personally came before me this day of Lindsay Hagens. the managing member of the content to be the person who executed the following be such managing member of said Limited Liabil executed the foregoing instrument as such Mits authority.	above Limited Liability Company, t pregoing instrument, and to me ity Company, and acknowledge th	to me known to nat they
County, Wisconsin.	Notary Public	
My commission expires	·	
<u></u>	Print Name	
CONSENT OF CORPORATE MORTG	AGEE:	
ortifi Bank, a corporation duly organized and the State of Wisconsin, mortgagee of the abo turveying, dividing mapping and dedication of th consent to the above certificate of Simply Ho	ve described land, does hereby ne land described on this plat, o	consent to the
N WITNESS WHEREOF, the said Fortifi Bank has lills, its Senior Vice President Business Banking to be hereunto affixed on this day of	g at Waunakee, Wisconsin, and i	
n the presence of:		

Fortifi Bank

David Mills - Senior Vice President Business Banking

STATE OF WISCONSIN) DANE COUNTY) SS

Personally came before me this _____ day of _____, 20___ the above named David Mills of the above corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Vice President Business Banking of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

County, Wisconsin.	Print Name	
My commission expires	 Notary Public	

<u>CITY OF MADISON COMMON COUNCIL CERTIFICATE</u>:

Resolved that the plat of "Jannah Village" located	l in the City of Madison, was here	·by
approved by Enactment Number		
day of, 20, and that said		
acceptance of these lands dedicated and rights confor public use.	onveyed by said plat to the City	of Madison

Date this ____, 20___.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the secretary of the City of Madison Plan Commission. -----_____, Secretary of Plan Commission City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE: I, David M. Gawenda, being the duly appointed, qualified and acting finance director 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 affecting any of the lands included in the plat of Jannah Village Subdivision as of this ____ day of ______,

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

COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of ______, 20___, on any of the land included in the plat of Jannah Village Subdivision as of this ____ day of ______,

					_
Date	Adam	Gallagher,	Dane	County	Treasure

REGISTER OF DEEDS:

Register of Deeds of Dane County

Received for the Recording this	day of	, 20, at	D'clock
M. and recorded in Volume	of Plats of	Dane County on page(5)
, as Document No.	'	'	
Kristi Chlebowski			

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.

4-2-19 3-25-19 3-14-19

12-19-18 12-4-18

J□B N□. 18W-94 SHEET 7 OF 7

