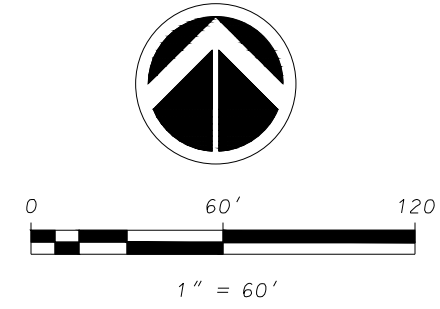


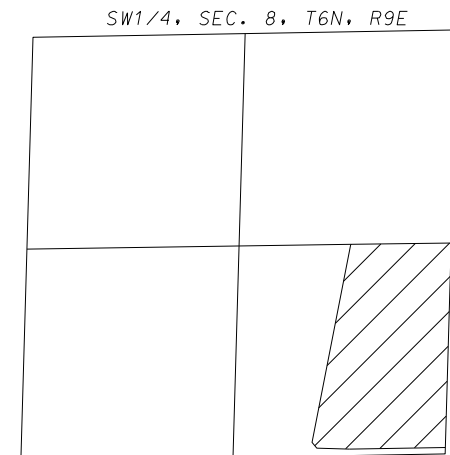
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

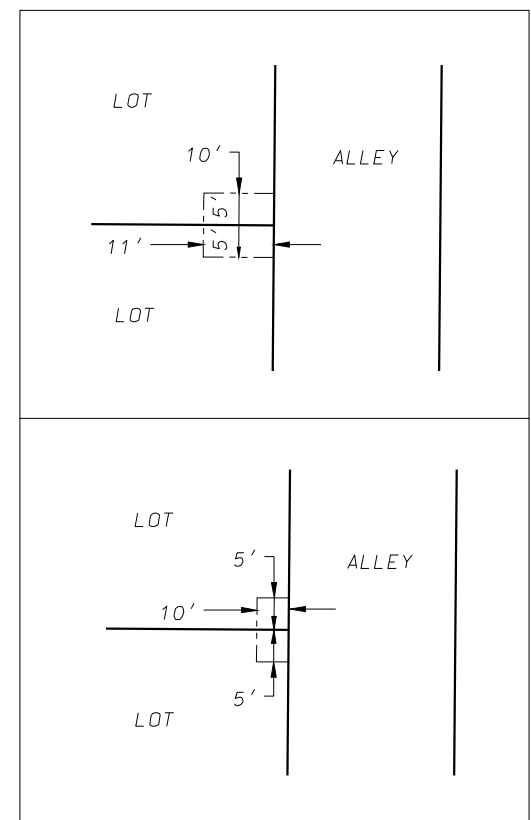
Department of Administration



BEARINGS REFERENCED TO THE SOUTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E
WISCONSIN COORDINATE REFERENCE SYSTEMS (WISCRS)
(DANE ZONE) NAD83(2011)
BEARING S89°00'27"W



LOCATION MAP
NOT TO SCALE



PUBLIC UTILITY EASEMENT DETAILS
1"=30'



FOUND ALUMINUM MONUMENT
SOUTHWEST CORNER
SECTION 8, T6N, R9E
WISCONSIN COORDINATE
REFERENCE SYSTEMS (WISCRS)
(DANE ZONE) NAD83(2011)
N:455990.41
E:799364.54

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

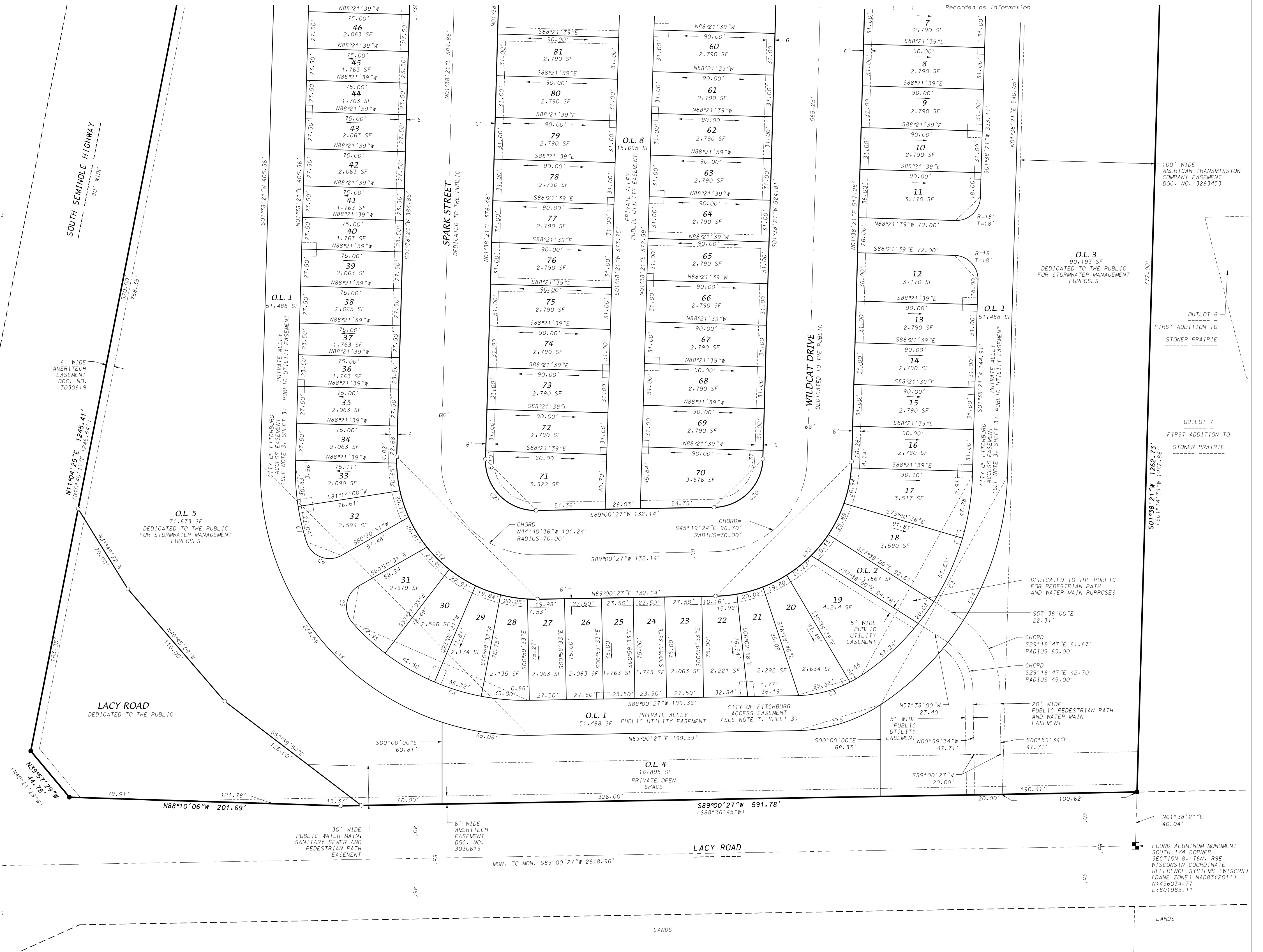
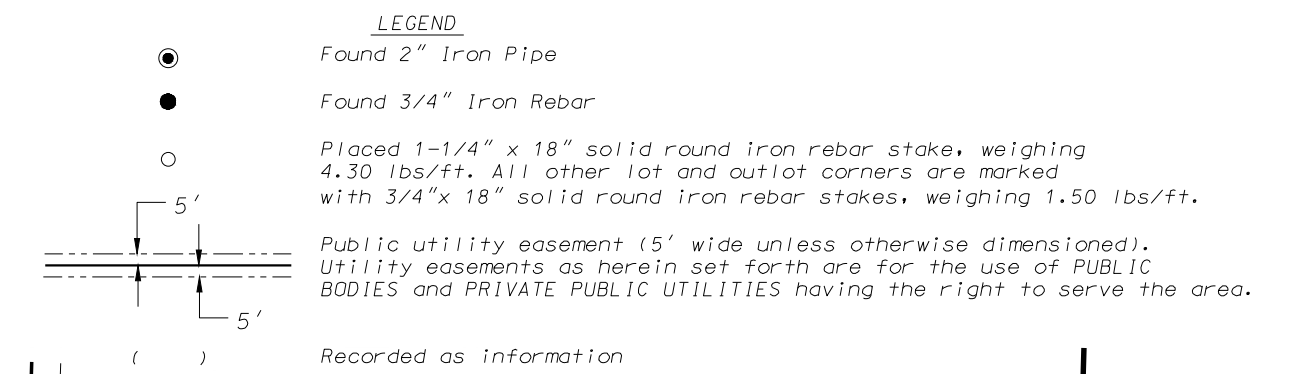
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-106

CRESCENT CROSSING

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 8023, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 8, T6N, R8E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



28170

County Received: 2/10/2020

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

**LEGEND**

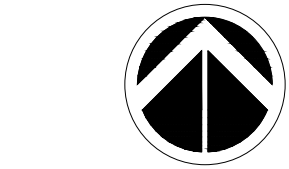
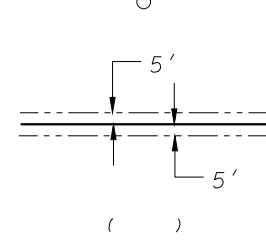
Found 2" Iron Pipe

Found 3/4" Iron Rebar

Placed 1-1/4" x 18" solid round iron rebar stake,
weighing 4.30 lbs/ft. All other lot and outlot corners
are marked with 3/4" x 18" solid round iron rebar stakes,
weighing 1.50 lbs/ft.

Public utility easement (5' wide unless otherwise
dimensioned). Utility easements as herein set forth are
for the use of PUBLIC BODIES and PRIVATE PUBLIC
UTILITIES having the right to serve the area.

Recorded as Information

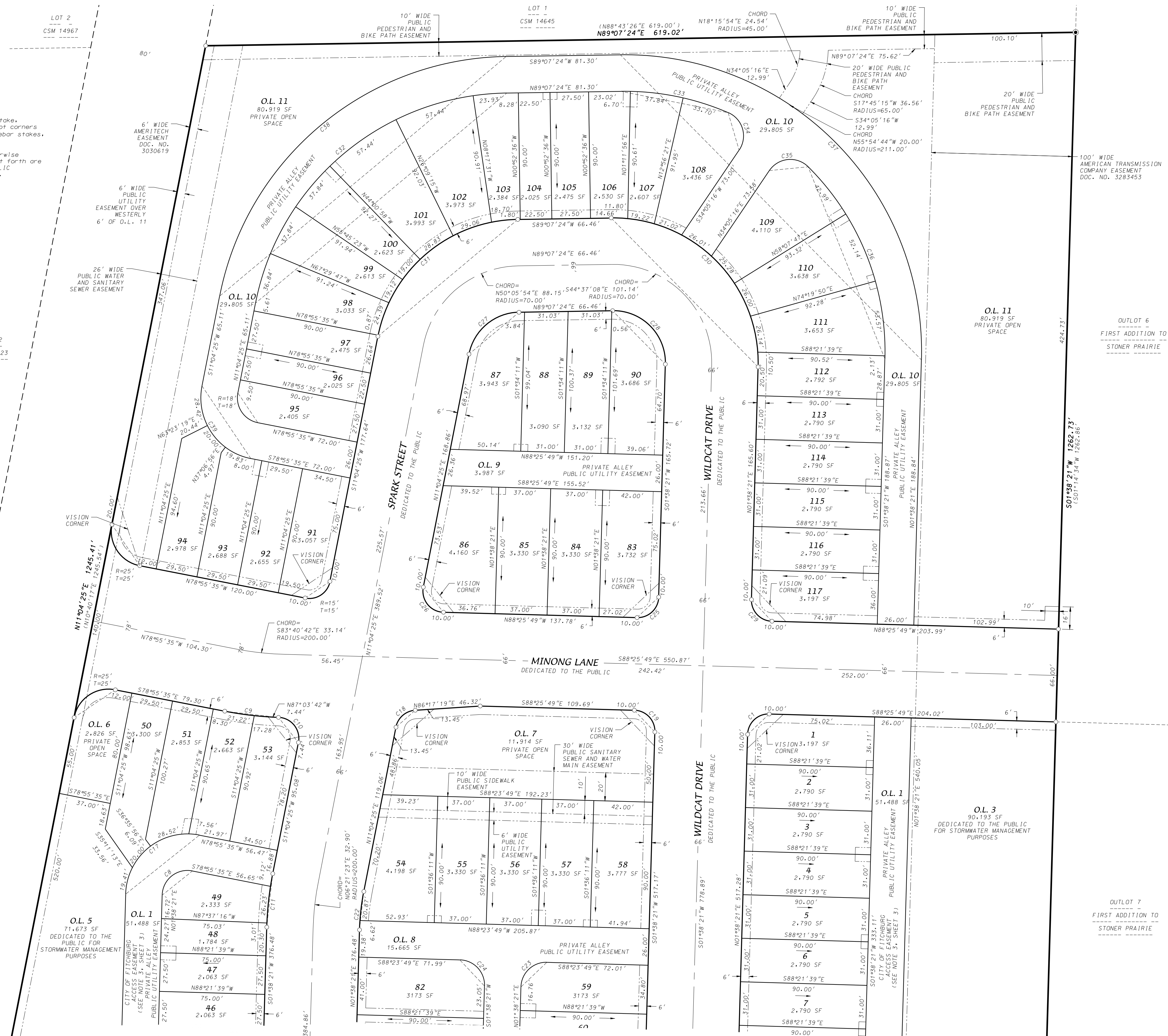


BEARINGS REFERENCED TO THE SOUTH LINE
OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E
WISCONSIN COORDINATE REFERENCE SYSTEMS (WISCRS)
(DANE ZONE) NAD83(2011)
BEARING S89°00'27"W



CRESCENT CROSSING

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 8023, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 8, T6N, R8E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:19-07-106

SHEET 2 OF 3

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



LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Crescent Crossing" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Part of Lot 1, Certified Survey Map No. 8023, recorded in Volume 42 of Certified Survey Maps on pages 313-316 as Document Number 2719369, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 8, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 8; thence N01°38'21"E, 40.04 feet to the Southwest corner of Outlot 7, First Addition to Stoner Prairie, also being the point of beginning; thence S89°00'27"W, 591.78 feet; thence N88°10'06"W, 201.69 feet; thence N39°57'29"W, 44.78 feet; thence N11°04'25"E, 1245.41 feet to the Southwest corner of Lot 1, Certified Survey Map No. 14645; thence N89°07'24"E, 619.02 feet along the South line of and to the Southeast corner of said Lot 1, also being on the West line of Outlot 6, First Addition to Stoner Prairie; thence S01°38'21"W, 1262.73 feet along the West line of said Outlot 1 and 2 to the point of beginning, Containing 913,065 square feet (20.961 acres).

Dated this 5th day of February, 2020


Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

VH CC, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH CC, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Land Regulation Committee

In witness whereof, VH CC, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2020.

VH CC, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

NOTES

- Outlot Designations
1 - Private Alley, subject to Public Utility Easement over entire Outlot
2 - Dedicated to the Public for Pedestrian Path and Water Main purposes
3 - Dedicated to the Public for Stormwater Management purposes
4 - Private Open Space
5 - Dedicated to the Public for Stormwater Management purposes
6 - Private Open Space
7 - Private Open Space
8 - Private Alley, subject to Public Utility Easement over entire Outlot
9 - Private Alley, subject to Public Utility Easement over entire Outlot
10 - Private Alley, subject to Public Utility Easement over entire Outlot
11 - Private Open Space
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each side lot line except that the easements shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with 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.

Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swale shall not be modified unless modified with the approval of the City Engineer
- City of Fitchburg Access Easement over the entirety of Outlot 1. This easement allows the City access to Outlot 3 in order maintain stormwater management facilities.
- Buildings constructed on Lots 1-117 shall conform to minimum foundation opening elevations per plans on file with the City of Fitchburg.
- Distances shown along curves are chord lengths.

CRESCENT CROSSING

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 8023, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, Misty Dodge, being the duly elected, qualified, and acting Treasurer of the City of Fitchburg, Dane County, Wisconsin, 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 _____, 2017 on any of the lands included in the plat of "Crescent Crossing".

Misty Dodge, Treasurer, City of Fitchburg, Dane County, Wisconsin

CERTIFICATE OF CITY CLERK

Resolved that the plat of "Crescent Crossing" located in the City of Fitchburg, was hereby approved by Resolution Number, _____, file number _____ adopted this _____ day of _____, 201_ and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 2020 and that said resolution further provided the acceptance of those lands and rights dedicated by said "Crescent Crossing" for public use.

Tracy Oldenburg, City Clerk, City of Fitchburg, 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 in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2020 affecting the land included in "Crescent Crossing".

Adam Gallagher, Treasurer, Dane County, Wisconsin

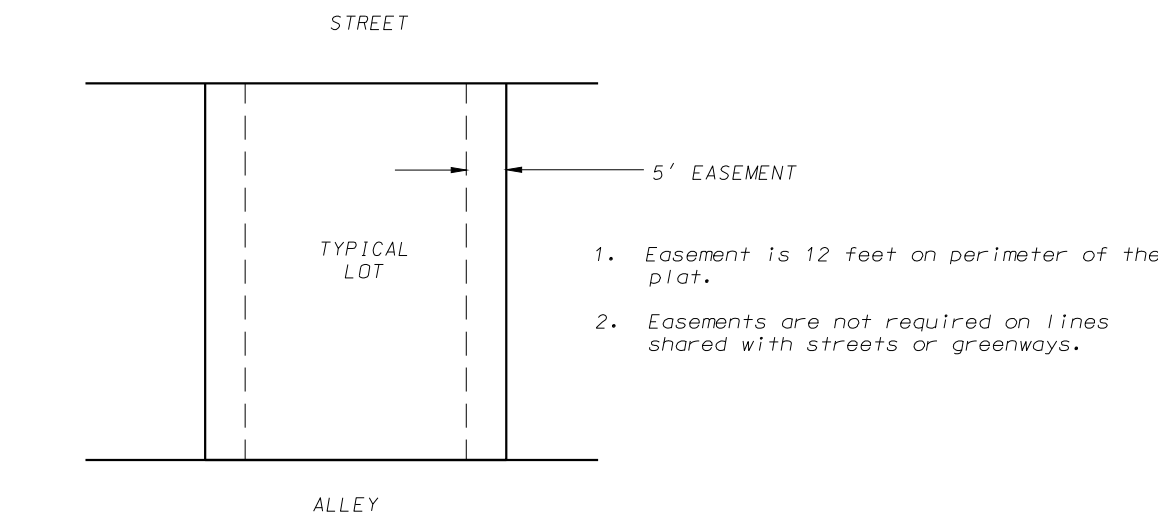
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at

_____ o'clock ____ M. and recorded in Volume _____ of Plats on Pages _____ as

Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



PUBLIC DRAINAGE EASEMENT DETAIL
Not to Scale - See note 2

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		15.00	21.20	23.64	N46°36'16"E	89°55'50"	
2		185.00	170.08	176.72	S29°00'18"W	54°43'54"	OUT-S56°22'15"W
17		185.00	47.28	47.41	S08°58'52"W	14°41'02"	
18		185.00	51.63	51.80	S24°20'42"W	16°02'38"	
OL2		185.00	20.03	20.04	S35°28'11"W	06°12'20"	
19		185.00	57.24	57.47	S47°28'18"W	17°17'54"	
3		90.00	50.58	51.27	S72°41'21"W	32°38'12"	
19		90.00	9.85	9.85	S59°30'24"W	06°16'18"	
20		90.00	39.32	39.64	S75°15'37"W	25°14'08"	
21		90.00	1.77	1.77	S88°26'34"W	01°07'46"	
4		170.00	142.52	147.07	N66°12'33"W	49°34'00"	OUT-N41°25'33"W
28		170.00	35.00	35.06	N85°05'01"W	11°49'04"	
29		170.00	36.32	36.39	N73°02'33"W	12°15'52"	
30		170.00	42.50	42.61	N59°43'48"W	14°21'38"	
31		170.00	32.95	33.01	N46°59'16"W	11°07'26"	
5		18.00	27.93	31.97	N09°27'30"E	101°46'06"	
6		18.00	27.93	31.97	N68°46'26"W	101°46'06"	OUT-N17°53'23"W
7		170.00	57.66	57.94	N08°07'31"W	19°31'44"	
32		170.00	27.04	27.07	N13°19'42"W	07°07'22"	
33		170.00	30.83	30.88	N03°33'50"W	10°24'22"	
8		18.00	27.46	31.24	N51°21'23"E	99°26'04"	
9		245.00	38.47	38.51	S83°25'44"E	09°00'18"	OUT-S87°55'53"E
52		245.00	21.21	21.22	S81°24'28"E	04°57'46"	
53		245.00	17.28	17.28	S85°54'37"E	04°02'32"	
10		15.00	22.81	25.92	S38°25'44"E	99°00'18"	
11		233.00	38.32	38.37	S06°21'23"W	09°26'04"	
QL1		233.00	9.12	9.12	S09°57'09"W	02°14'32"	
49		233.00	26.23	26.24	S05°36'18"W	06°27'10"	
48		233.00	3.01	3.01	S02°00'32"W	00°44'22"	
12		103.00	148.97	166.52	S44°40'36"E	92°37'54"	
34		103.00	4.82	4.82	S00°17'59"W	02°40'44"	
33		103.00	20.65	20.69	S06°47°38"E	11°30'30"	
32		103.00	20.71	20.74	S18°19'04"E	11°32'22"	
QL1		103.00	26.01	26.08	S31°20'29"E	14°30'28"	
31		103.00	23.45	23.50	S45°07'51"E	13°04'16"	
30		103.00	22.97	23.03	S58°04'09"E	12°48'20"	
29		103.00	19.84	19.87	S69°59'51"E	11°03'04"	
28		103.00	20.25	20.28	S81°09'51"E	11°16'56"	
27		103.00	7.53	7.53	S88°53'56"E	04°11'14"	
13		103.00	142.28	157.06	N45°19'24"E	87°22'06"	
22		103.00	15.99	16.00	N84°33'24"E	08°54'06"	
21		103.00	20.02	20.05	N74°31'46"E	11°09'10"	
20		103.00	19.80	19.83	N63°26'18"E	11°01'46"	
19		103.00	23.23	23.28	N51°26'54"E	12°57'02"	
OL2		103.00	20.15	20.18	N39°21'35"E	11°13'36"	
18		103.00	25.89	25.96	N26°31'38"E	14°26'18"	
17		103.00	26.94	27.02	N11°47'34"E	15°01'50"	
16		103.00	4.74	4.74	N02°57'30"E	02°38'18"	
14		211.00	193.98	201.56	S29°00'18"W	54°43'54"	OUT-S56°22'15"W
15		116.00	65.19	66.08	S72°41'21"W	32°38'12"	
16		196.00	283.48	316.88	N44°40'36"W	92°37'54"	
QL4		196.00	65.08	65.39	N81°26'08"W	19°06'50"	
QL5		196.00	234.59	251.49	N35°07'11"W	73°31'04"	
17		44.00	67.13	76.36	N51°21'23"E	99°26'04"	
OL5		44.00	19.41	19.57	N14°23'01"E	25°29'20"	
44		44.00	20.00	20.18	N40°15'52"E	26°16'22"	
51		44.00	28.52	29.04	N72°18'38"E	37°49'10"	
52		44.00	7.56	7.57	S83°51'11"E	09°51'12"	
18		15.00	18.31	19.69	N48°40'52"E	75°12'54"	
19		15.00	21.23	23.58	S43°23'44"E	90°04'10"	
20		37.00	51.11	56.42	S45°19'24"E	87°22'06"	
21		37.00	53.51	59.82	N44°40'36"W	92°37'54"	
22		167.00	27.47	24.50	N06°21'23"E	09°26'04"	
QL8		167.00	6.62	6.62	N02°46'28"E	02°16'14"	
54		167.00	20.87	20.88	N07°29'30"E	07°09'50"	
23		18.00	25.45	28.26	N46°37'16"E	89°57'50"	
24		18.00	25.46	28.29	S43°22'44"E	90°02'10"	
25		15.00	21.20	23.54	S46°36'16"W	89°55'50"	
26		15.00	22.90	26.05	N38°40'42"W	99°30'14"	
27		37.00	46.59	50.40	N50°05'54.5"E	78°02'59"	
28		37.00	53.46	59.74	S44°37'07.5"E	92°30'57"	
29		15.00	21.23	23.58	N43°23'44"W	90°04'10"	
30		103.00	148.83	166.31	N44°37'07.5"W	92°30'57"	
112		103.00	10.50	10.50	N01°16'56.5"W	05°50'35"	
111		103.00	26.14	26.22	N11°29'43"W	14°34'58"	
110		103.00	26.00	26.07	N26°02'19"W	14°30'14"	
109		103.00	25.28	25.34	N40°20'23"W	14°05'54"	
QL10		103.00	26.01	26.08	N54°38'29"W	14°30'18"	
108		103.00	21.02	21.05	N67°45'00"W	11°42'44"	
107		103.00	19.22	19.24	N78°57'30"W	10°42'16"	
106		103.00	11.80	11.80	N87°35'37"W	06°33'58"	
31		103.00	129.71	140.31	S50°05'54.5"W	78°02'59"	
103		103.00	18.70	18.73	S83°54'50.5"W	10°25'07"	
102		103.00	29.06	29.16	S70°35'40"W	16°13'14"	
101		103.00	28.83	28.92	S54°26'23"W	16°05'20"	
100		103.00	19.00	19.03	S41°06'07"W	10°35'12"	
99		103.00	19.12	19.15	S30°29'00"W	10°39'02"	
98		103.00	24.39	24.45	S18°21'27"W	13°36'04"	
97		103.00	0.87	0.87	S11°18'55"W	00°29'00"	
32		185.00	232.97	252.00	N50°05'54.5"E	78°02'59"	
98		185.00	36.84	36.91	N16°47'19"E	11°25'48"	
99		185.00	37.84	37.91	N28°22'28"E	11°44'24"	
100		185.00	37.84	37.91	N40°06'49"E	11°44'24"	
101		185.00	57.44	57.67	N54°54'53"E	17°51'44"	
102		185.00	57.44	57.67	N72°46'37"E	17°51'44"	
103		185.00	23.93	23.94	N85°24'56.5"E	07°24'55"	
33		185.00	77.77	78.35	S78°44'36"E	24°16'00"	OUT-S66°36'36"E
106		185.00	6.70	6.70	S89°50'20"E	02°04'32"	
107		185.00	37.84	37.91	S82°55'51"E	11°44'26"	
108		185.00	33.70	33.74	S71°50'07"E	10°27'02"	
34		18.00	27.72	31.64	S16°15'40"E	100°41'52"	
35		18.00	27.72	31.64	N84°26'12"E	100°41'52"	OUT-S45°12'52"E
36		185.00	147.10	151.28	S21°47'15.5"E	46°51'13"	
109		185.00	42.99	43.09	S38°32'33"E	13°20'38"	
110		185.00	52.14	52.31	S23°46'12"E	16°12'04"	
111		185.00	53.57	53.76	S07°20'40"E	16°39'00"	
112		185.00	2.13	2.13	S01°18'35.5"W	00°39'31"	
37		211.00	304.88	340.70	N44°37'07.5"W	92°30'57"	
38		211.00	265.72	287.43	S50°05'54.5"W	78°02'59"	
39		44.00	62.23	69.12	S33°55'35"E	90°00'00"	
QL10		44.00	28.42	28.94	S07°46'08"E	37°41'06"	
94		44.00	20.00	20.18	S39°44'53"E	26°16'24"	
93		44.00	19.83	20.00	S65°54'20"E	26°02'30"	