

GLACIER'S TRAIL

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, T7N, R8E,
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

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

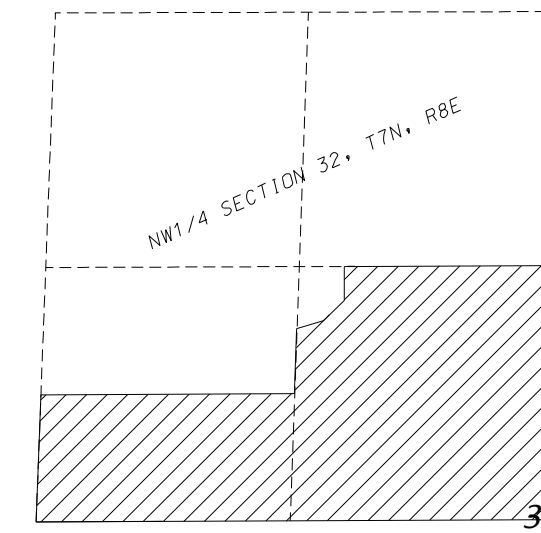


LEGEND

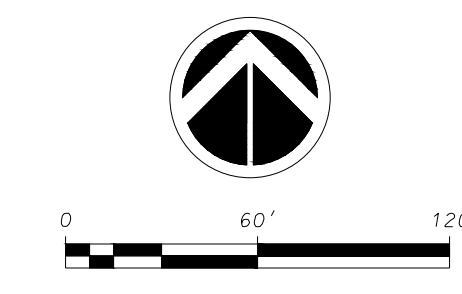
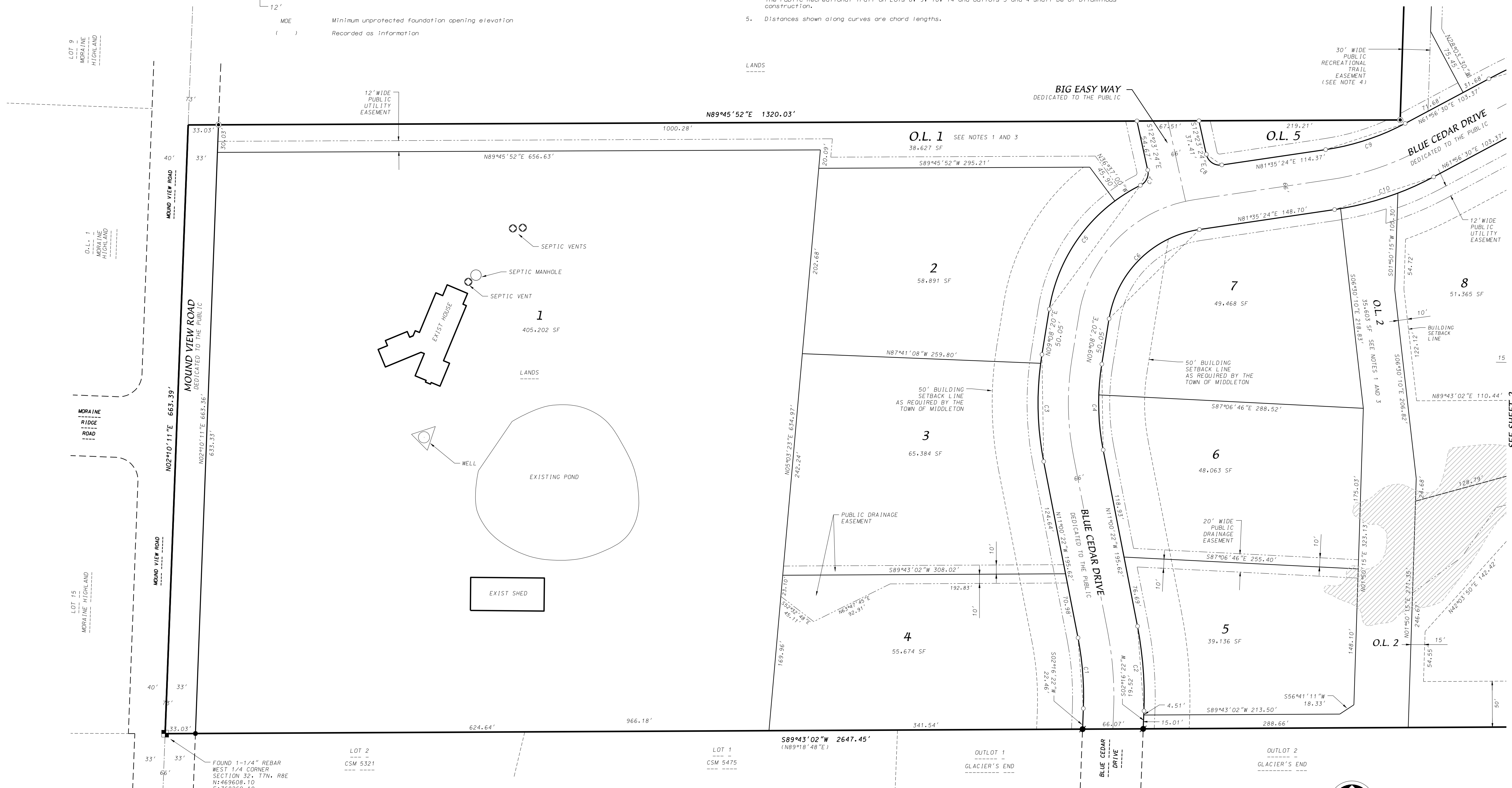
- Found 1-1/4" Iron Rebar
- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement.
- Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- MOE Minimum unprotected foundation opening elevation
- () Recorded as information

NOTES

1. Outlots 1, 2, and 5 are reserved for private open space.
2. Outlots 3 and 4 are reserved for private open space and are subject to Public Stormwater Management/Drainage Easements over their entirety. The Glacier's Trail Homeowners Association is responsible for maintaining the Stormwater Management Facilities.
3. Outlots 1, 2, 3, 4, and 5 are to be owned by the Glacier's Trail Homeowners Association.
4. Lots 8, 9, 10, 14, 17, and Outlots 3, 4, and 5 are subject to a Public Recreational Trail Easement to the Town of Middleton. The Town of Middleton, as owner of the Public Recreational Trail, shall generally have the right to improve, repair, maintain and allow public use of the Public Recreational Trail Easement as the Town from time to time determines.
The Public Recreational Trail on Lots 8, 9, 10, 14 and Outlots 3 and 4 shall be of bituminous construction.
5. Distances shown along curves are chord lengths.



DATED THIS 8TH DAY OF FEBRUARY, 2023



THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, T7N, R8E, IS ASSUMED TO BEAR S89°43'02" W

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:22-07-102

SHEET 1 OF 4

GLACIER'S TRAIL

LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, T7N, R8E,
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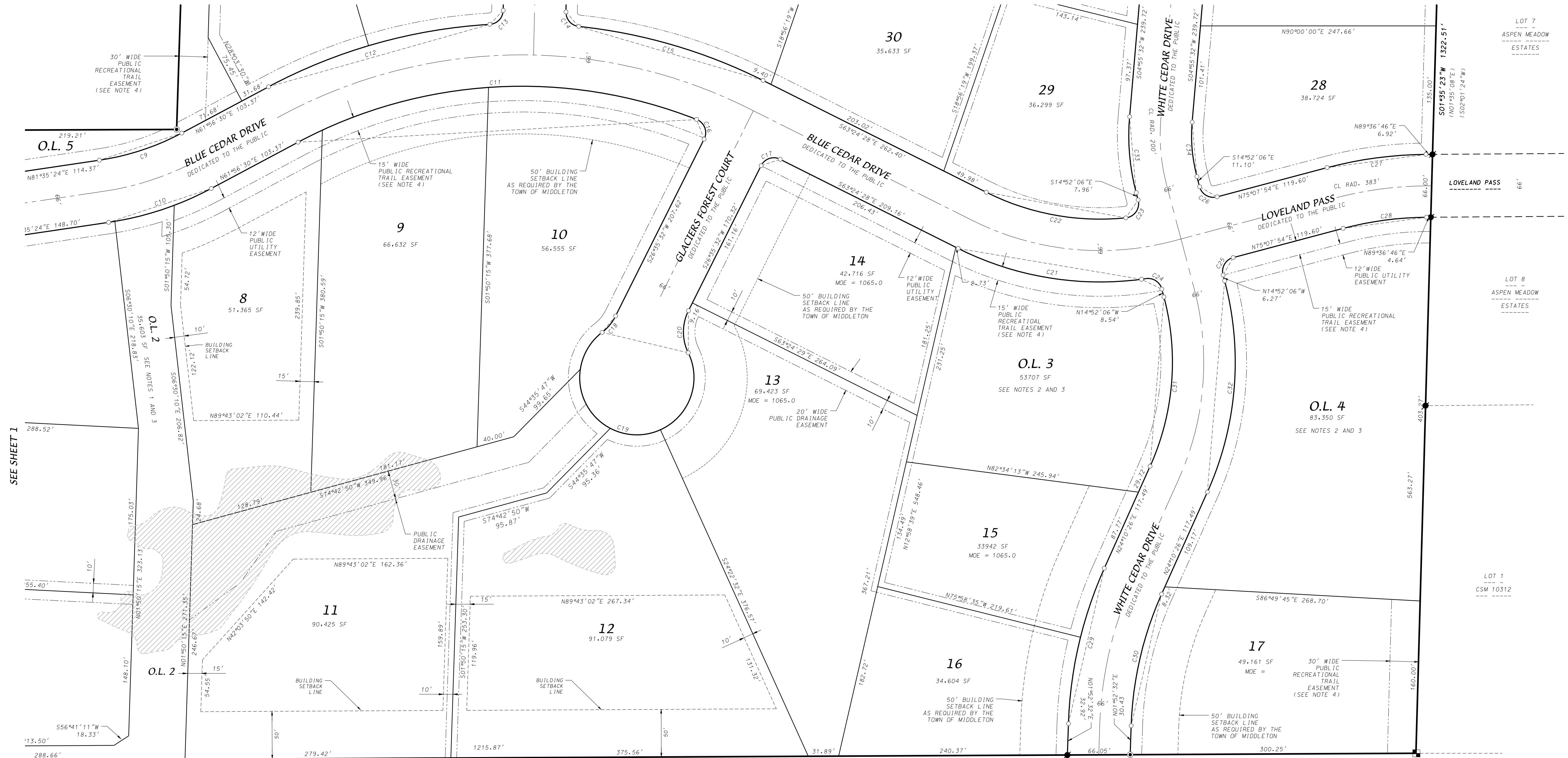
Certified _____, 20__

Department of Administration



SEE SHEET 3

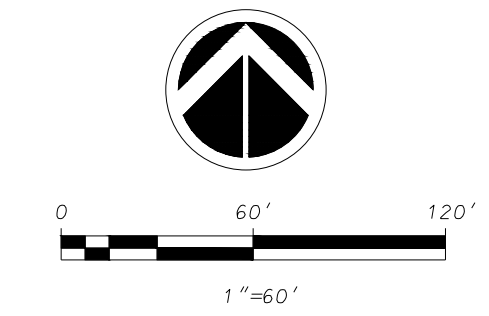
SEE SHEET 3



SEE SHEET 1

LEGEND

- Found 1-1/4" Iron Rebar
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THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, T7N, R8E, IS ASSUMED TO BEAR S89°43'02"W

FOUND BRASS CAP MONUMENT CENTER SECTION 32, T7N, R8E N1469621.16 E:770916.51



DATED THIS 8TH DAY OF FEBRUARY, 2023

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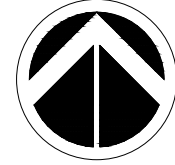
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Department of Administration



0 60' 120'
1"=60'

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QUARTER OF SECTION 32, T7N, R8E,
IS ASSUMED TO BEAR S89°43'02"W



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SEE SHEET 2

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SHEET 3 OF 4

GLACIER'S TRAIL

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Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration 

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor S-2568 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Town of Middleton and Chapter 75 of the Dane County Land Division and Subdivision Regulations, Dane County, Wisconsin and under the direction of the owners listed below, I have surveyed, divided and mapped "Glacier's Trail" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed and is described as follows:

Located in the SE1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 32, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Beginning at the West 1/4 corner of said Section 32; thence N02°10'11"E, 663.39 feet along the West line of said NW1/4; thence N89°45'52"E, 1320.03 feet to a point on the West line of said SE1/4 of the NW1/4; thence N01°50'15"E, 385.53 feet along said West line; thence S88°09'45"E, 105.17 feet; thence N48°59'11"E, 250.69 feet; thence N00°11'43"W, 110.86 feet to a point on the South line of Lot 14, Valley View Woods; thence N89°48'17"E, 1025.92 feet along the South line of said Lot 14, the South line of Lot 11, Valley View Woods, the South line of Lot 2, Certified Survey Map No. 4664, the South right-of-way line of Hickory Hill Road and the South line of Lot 13, Hickory Hill and the Easterly extension thereof to a point on the West line of Lot 1, Aspen Meadow Estates; thence S01°35'23"W, 1322.51 feet along the West line of Lots 1, 2, 3, 7, 8 and Outlot 3, Aspen Meadow Estates, the West right-of-way line of Loveland Pass and the West line of Lot 1, Certified Survey Map No. 10312 feet to the Center of said Section 32; thence S89°43'02"W, 2647.45 feet along the North line of Lot 1, Certified Survey Map No. 8430, the North right-of-way line of White Cedar Drive, the North line of Outlot 1, Glacier's End, the North right-of-way line of Blue Cedar Drive, the North line of Outlot 1, Glacier's End, the North line of Lot 1, Certified Survey Map No. 5475 and the North line of Lot 2, Certified Survey Map No. 5321 and the Westerly extension thereof to the point of beginning, containing 2,556,057 square feet (58.679 acres).

Dated this 8th day of February, 2023.


Kevin J. Pape, Professional Land Surveyor S-2568



OWNER'S CERTIFICATE

The John R. Andersen and Jacqueline L. Andersen Trust, as Owner, does hereby certify that it caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. It also certifies 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
Town Board, Town of Middleton
Dane County Zoning and Land Regulation Committee

Witness the hand and seal of said owners this _____ day of _____, 2023.

John R. Andersen, Trustee Jacqueline L. Andersen, Trustee

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2023, the above named John R. Andersen and Jacqueline L. Andersen to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____

OWNER'S CERTIFICATE

As Owners, Eric E. Larson and Nancy M. Larson, do 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 S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Town Board, Town of Middleton
Dane County Zoning and Land Regulation Committee

Witness the hand and seal of said owners this _____ day of _____, 2023.

Eric E. Larson Nancy M. Larson

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2023, the above named John R. Andersen and Jacqueline L. Andersen to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

This plat known as "Glacier's Trail" is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 2023.

Authorized Representative, Dane County Zoning and Land Regulation Committee

TOWN BOARD RESOLUTION

Resolved that the plat of "Glacier's Trail" located in the Town of Middleton, is hereby approved and accepted by the Town Board, Town of Middleton and the lands dedicated and the rights granted by said "Glacier's Trail".

Dated this _____ day of _____, 2023.

Barbara Roesslein, Clerk, Town of Middleton, 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 _____, 2023 affecting the land included in "Glacier's Trail".

Adam Gallagher, Treasurer, Dane County, Wisconsin

TOWN OF MIDDLETON TREASURER'S CERTIFICATE

I, Megan Hughes, being the duly appointed, qualified, and acting treasurer of the Town of Middleton, 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 _____, 2023 affecting the land included in "Glacier's Trail".

Megan Hughes, Treasurer, Town of Middleton, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023 at
o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document
Number _____.

Krisi Chlebowski, Dane County Register of Deeds

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		334.00	77.23	77.41	S04°22'00"E	13°16'44"	
C2		400.00	92.50	92.70	S04°22'00"E	13°16'44"	
C3		333.00	116.48	117.08	N00°56'01"W	20°08'42"	
	3	333.00	106.99	107.46	N01°45'42"W	18°29'20"	
	2	333.00	9.62	9.63	N08°08'39"E	01°39'22"	
C4		267.00	93.39	93.88	N00°56'01"W	20°08'42"	
	6	267.00	60.06	60.18	N04°32'56"W	12°54'54"	
	7	267.00	33.67	33.69	N05°31'26"E	07°13'48"	
C5		183.00	167.41	173.88	N36°21'34"E	54°26'28"	OUT-N63°34'48"E
	2	183.00	137.83	141.31	N31°15'40"E	44°14'40"	
	DL1	183.00	32.52	32.57	N58°28'54"E	10°11'48"	
C6		117.00	138.29	147.95	N45°21'52"E	72°27'04"	
C7		15.00	18.46	19.89	S25°35'42"W	78°58'12"	OUT-S63°34'48"W
C8		15.00	20.46	22.52	N55°23'59"W	86°01'12"	
C9		267.00	91.11	91.56	S71°45'57"W	19°38'54"	
C10		333.00	113.64	114.20	S71°45'57"W	19°38'54"	
	8	333.00	42.76	42.79	S65°37'21"W	07°21'42"	
	DL2	333.00	64.55	64.65	S74°51'56"W	11°07'28"	
	7	333.00	6.75	6.75	S81°00'32"W	01°09'44"	
C11		500.00	419.40	432.78	N86°44'17"E	49°35'34"	
	8	500.00	28.51	28.51	N63°34'31"E	03°16'02"	
	9	500.00	180.34	181.33	N75°35'54"E	20°46'44"	
	10	500.00	221.09	222.94	S81°14'20"E	25°32'48"	
C12		566.00	241.51	243.38	N74°15'37"E	24°38'14"	
	18	566.00	113.62	113.81	N67°42'08"E	11°31'16"	
	19	566.00	129.29	129.57	N80°01'15"E	13°06'58"	
C13		15.00	20.32	22.32	S43°56'54"W	85°15'40"	
C14		15.00	20.32	22.32	N41°18'46"W	85°15'40"	
C15		566.00	201.77	202.86	S73°40'32"E	20°32'08"	
C16		15.00	22.13	24.86	S20°56'12"E	95°03'28"	
C17		15.00	21.21	23.56	N71°35'32"E	90°00'00"	
C18		50.00	22.39	22.59	S39°31'58"W	25°52'52"	OUT-S52°28'24"W
C19		60.00	93.04	270.53	N76°41'40"W	258°20'08"	IN-S25°51'44"E
	13	60.00	85.95	95.80	S19°52'52"W	91°29'12"	
	12	60.00	52.61	54.45	N88°22'31"W	52°00'02"	
	11	60.00	69.58	74.23	N26°56'01"W	70°52'58"	
	10	60.00	44.92	46.04	N30°29'26"E	43°57'56"	
C20		50.00	44.19	45.78	N00°21'54"E	52°27'16"	
C21		333.00	199.81	202.94	N80°52'00"W	34°55'04"	IN-S81°40'28"W
C22		267.00	149.01	151.02	N79°36'41"W	32°24'26"	IN-S84°11'06"W
C23		15.00	22.82	25.93	S34°39'30"W	99°03'12"	IN-S14°52'06"E
C24		15.00	19.97	21.85	S56°35'49"E	83°27'26"	
C25		15.00	21.21	23.56	N30°07'54"E	90°00'00"	
C26		15.00	21.21	23.56	N59°52'06"W	90°00'00"	
C27		416.00	104.86	105.14	N82°22'20"E	14°28'52"	
C28		350.00	88.22	88.46	N82°22'20"E	14°28'52"	
C29		433.00	167.45	168.52	N13°01'29"E	22°17'54"	
	16	433.00	91.63	91.80	N07°56'58"E	12°08'52"	
	15	433.00	76.61	76.71	N19°05'55"E	10°09'02"	
C30		367.00	141.93	142.83	N13°01'29"E	22°17'54"	
C31		267.00	178.44	181.94	S04°39'10"W	39°02'32"	
C32		333.00	222.55	226.91	S04°39'10"W	39°02'32"	
C33		235.00	80.09	80.49	N04°58'17"W	19°47'38"	
C34		167.00	57.41	57.69	N04°58'17"W	19°47'38"	
C35		183.00	270.10	303.81	S42°38'06"E	98°07'14"	
	24	183.00	77.61	78.21	S77°57'10"E	24°29'08"	
	25	183.00	110.00	111.72	S48°13'12"E	34°58'48"	
	26	183.00	112.05	113.88	S12°54'08"E	35°39'20"	
C36		117.00	172.69	194.24	S42°38'06"E	95°07'16"	
C37		167.00	178.53	188.35	N57°29'37"E	64°37'18"	
C38		233.00	249.08	262.79	N57°29'37"E	64°37'18"	
	20	233.00	98.12	98.86	N37°20'18"E	24°18'40"	
	21	233.00	120.00	121.37	N64°25'00"E	29°50'44"	
	22	233.00	42.50	42.56	N84°34'19"E	10°27'54"	
C39		233.00	96.35	97.05	N13°15'01"E	23°51'54"	
	19	233.00	81.10	81.51	N11°20'24"E	20°02'40"	
	20	233.00	15.53	15.54	N23°16'21"E	03°49'14"	
C40		167.00	69.06	69.56	N13°15'01"E	23°51'54"	