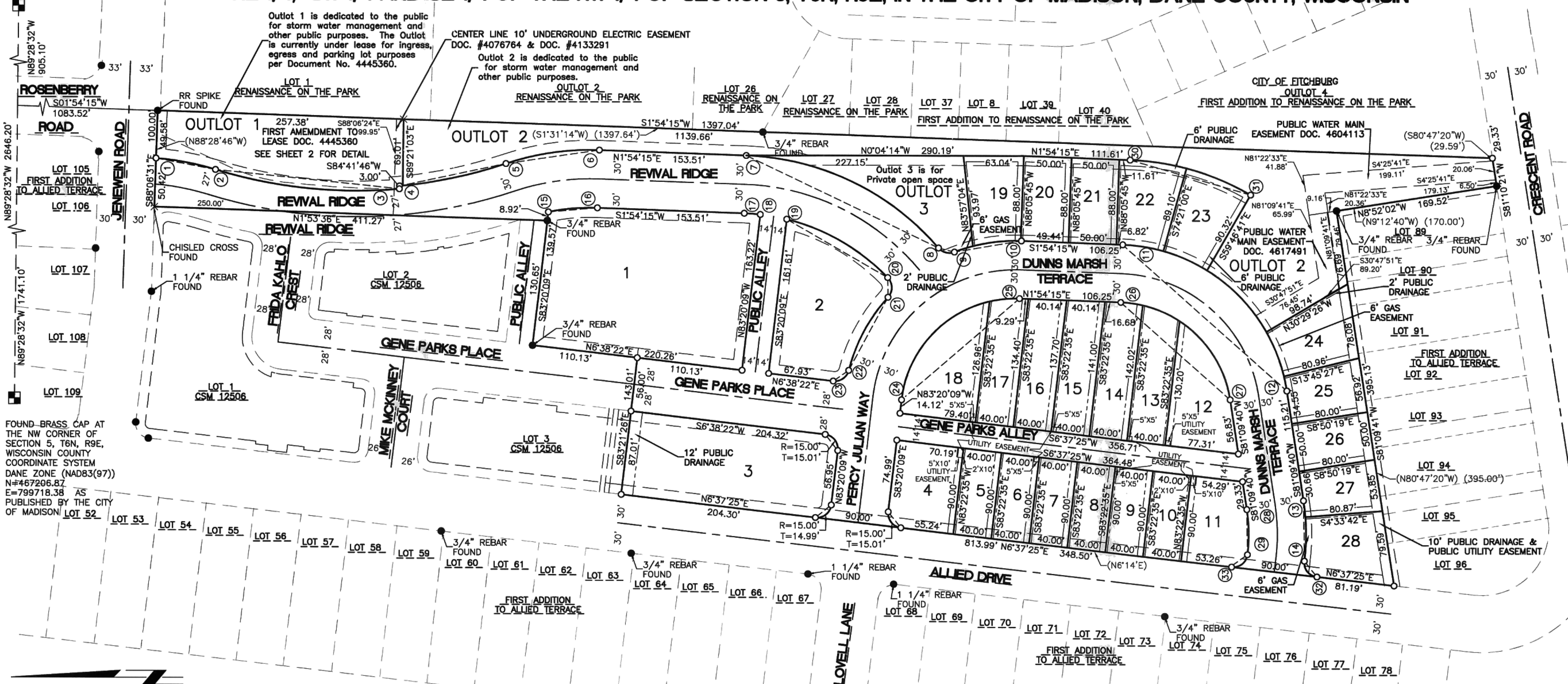


# MOSAIC RIDGE

**LOT 4, CERTIFIED SURVEY MAP 12506, "LANDS DEDICATED TO THE PUBLIC", FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN**

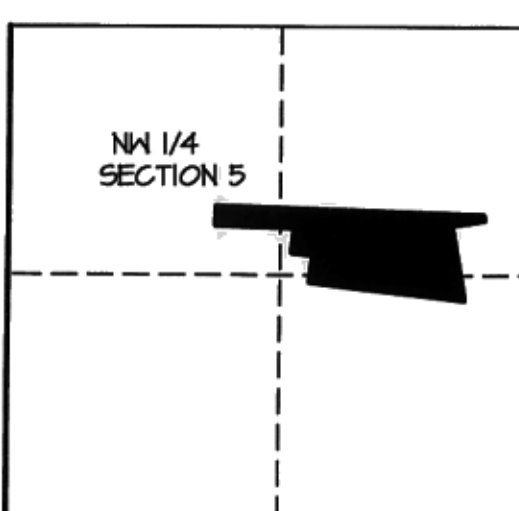
THIS INSTRUMENT WAS DRAFTED BY: FRANCIS R. THOUSAND

FOUND BRASS CAP AT THE N 1/4 CORNER OF SECTION 5, T6N, R9E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=467182.65 E=802634.47 AS PUBLISHED BY THE CITY OF MADISON



FOUND BRASS CAP AT THE NW CORNER OF SECTION 5, T6N, R9E, WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE (NAD83(97)) N=467206.87 E=799718.38 AS PUBLISHED BY THE CITY OF MADISON

SCALE 1" = 60'  
 0' 30' 60' 120'  
 GRID NORTH:  
 ALL BEARINGS ARE REFERENCE TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE ZONE. NAD83(97) THE NORTH LINE OF THE NW 1/4 OF SECTION 5 BEARS N89°28'32"W



LOCATION PLAN  
 SCALE 1"=1000'  
 PART OF THE NE 1/4, SE 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, CITY OF MADISON, DANE COUNTY, WI

LOT NO.	LOT AREA
1	33,980 SQ. FT.
2	14,415 SQ. FT.
3	18,978 SQ. FT.
4	6,271 SQ. FT.
5	3,600 SQ. FT.
6	3,600 SQ. FT.
7	3,600 SQ. FT.
8	3,600 SQ. FT.
9	3,600 SQ. FT.
10	3,600 SQ. FT.
11	5,718 SQ. FT.
12	6,848 SQ. FT.
13	5,495 SQ. FT.
14	5,688 SQ. FT.
15	5,574 SQ. FT.
16	5,442 SQ. FT.
17	5,268 SQ. FT.

LOT NO.	LOT AREA
18	7,646 SQ. FT.
19	5,086 SQ. FT.
20	4,400 SQ. FT.
21	4,400 SQ. FT.
22	5,363 SQ. FT.
23	5,509 SQ. FT.
24	5,523 SQ. FT.
25	4,281 SQ. FT.
26	4,000 SQ. FT.
27	4,072 SQ. FT.
28	6,027 SQ. FT.
OUTLOT 1	17,432 SQ. FT.
OUTLOT 2	49,336 SQ. FT.
OUTLOT 3	9,192 SQ. FT.

**LEGEND:**  
 ● BRASS CAP IN CONCRETE FOUND  
 ○ IRON STAKE FOUND  
 × CHISLED CROSS  
 (263.56') RECORDED AS DATA  
 (263.51') MEASURED DATA  
 ○ DENOTES 1 1/4" x 24" SOLID ROUND IRON STAKE SET, WEIGHING 4.30 LBS/FT (REBAR).  
 ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 7/8" x 24" SOLID ROUND IRON STAKE WEIGHING 2.04 LBS/FT (REBAR).  
 ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
 UTILITY EASEMENT DIMENSIONS UNLESS OTHERWISE NOTED - NO POLES OR BURIED CABLE TO BE PLACED ON ANY LOT LINE OR LOT CORNER. DISTURBING A SURVEY STAKE IS A VIOLATION OF SECTION 236.32 (2)(3) WISCONSIN STATUTES.  
 PUBLIC NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES.

**TREASURER'S CERTIFICATE:**  
 STATE OF WISCONSIN )  
 ) S.S.  
 COUNTY OF DANE )  
 As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "Mosaic Ridge".  
 Date \_\_\_\_\_  
 David Worzala, County Treasurer

**COMMON COUNCIL RESOLUTION:**  
 "Resolved that this plat known as Mosaic Ridge located in the City of Madison was hereby approved by Enactment No. -- File ID No. -- adopted on this -- day of --, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use."  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**CITY TREASURER'S CERTIFICATE**  
 STATE OF WISCONSIN )  
 ) S.S.  
 COUNTY OF DANE )  
 I, David M. Gawenda, being the duly appointed, and qualified city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the land included in the plat of "Mosaic Ridge".  
 Date \_\_\_\_\_  
 David M. Gawenda, Treasurer, City of Madison

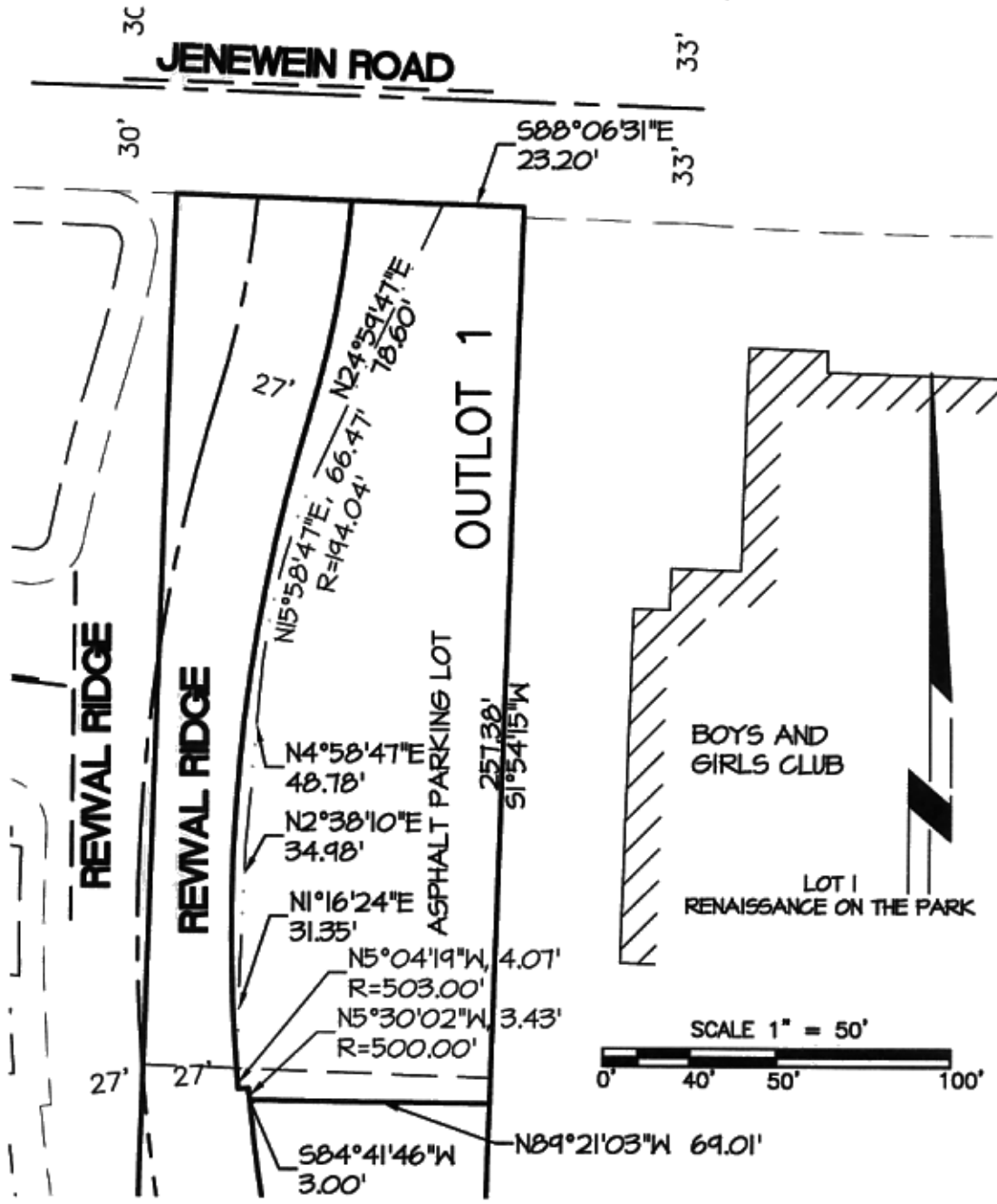


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
 Certified \_\_\_\_\_, 20\_\_\_\_  
 Department of Administration

**ARNOLD AND O'SHERIDAN INC**  
 CONSULTING ENGINEERS  
 MADISON, WISCONSIN  
 (608) 821-8800  
 BROOKFIELD, WISCONSIN  
 (262) 783-8130  
 WWW.ARNOLDANDOSHERIDAN.COM  
 PROJECT NUMBER: 111886

# MOSAIC RIDGE

LOT 4, CERTIFIED SURVEY MAP 12506, 'LANDS DEDICATED TO THE PUBLIC', FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



### OWNERS CERTIFICATE:

Community Development Authority of the City of Madison, a redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said redevelopment authority caused the land described on Mosaic Ridge to be surveyed, divided, mapped and dedicated as represented hereon. Said redevelopment authority also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:

Department of Administration  
Dane County Zoning and Natural Resources Committee  
Common Council, City of Madison

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed below by Gregg Shimanski, Chair and Natalie Erdman, Executive Director and Secretary and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Gregg Shimanski, Chair Natalie Erdman, Executive Director and Secretary

STATE OF WISCONSIN )  
County of Dane ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Gregg Shimanski, its Chair and Natalie Erdman, its Executive Director and Secretary, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

(print or type name)

My Commission: \_\_\_\_\_

### OWNERS CERTIFICATE:

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on Mosaic Ridge to be surveyed, divided, mapped and dedicated as represented hereon. Said municipal corporation also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:

Department of Administration  
Dane County Zoning and Natural Resources Committee  
Common Council, City of Madison

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its mayor and city clerk and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Madison

By: \_\_\_\_\_ By: \_\_\_\_\_  
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin )  
County of Dane ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

(print or type name)

My Commission: \_\_\_\_\_

State of Wisconsin )  
County of Dane ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

(print or type name)

My Commission: \_\_\_\_\_

### CONSENT OF LESSEE:

Boys and Girls Club of Dane County, Inc. duly organized and existing under and by virtue of the laws of the United States of America, lessee of part the foregoing described land, hereby consents to the surveying, dividing, mapping and dedicating of the land described on this plat and hereby consents to the foregoing owners certificate.

In Witness where of, the said corporation has caused these presents to be signed and countersigned by its officers listed below. At \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Boys and Girls Club of Dane County, Inc.

STATE OF WISCONSIN )  
County of Dane ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument as such officers as the deed of said corporation by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

(print or type name)

My Commission: \_\_\_\_\_

CURVE TABLE								
CURVE	LOT	RADIUS	CHORD	CHORD	I-ANGLE	TAN BEARING	TAN BEARING	ARC
1-2	OL 1	292.00'	63.26'	S10°41'22"W	12°26'12"	S4°28'16"W	S16°54'28"W	63.38'
2-3	OL 1	503.00'	193.78'	S05°48'07"W	22°12'42"	S16°54'28"W	S5°18'14"E	195.00'
4-5		500.00'	113.90'	S11°50'38"E	13°04'48"	S5°18'14"E	S18°23'02"E	114.14'
	OL 1	500.00'	3.43'	S05°30'02.5"E	00°23'37"			3.43'
	OL 2	500.00'	110.48'	S12°02'26.5"E	12°41'11"			110.71'
5-6	OL 2	280.00'	98.63'	S08°14'23.5"E	20°17'17"	S18°23'02"E	S1°54'15"W	99.15'
7-8	OL 3	280.00'	222.55'	S25°19'12.5"W	46°49'55"	S1°54'15"W	S48°44'10"W	228.86'
8-9	OL 3	15.00'	17.12'	S13°56'32.5"W	69°35'15"	S48°44'10"W	S20°51'05"E	18.22'
9-10		180.00'	71.02'	S09°28'25"E	22°45'20"	S20°51'05"E	S1°54'15"W	71.49'
	OL 3	180.00'	20.22'	S17°37'51"E	06°26'28"			20.24'
	19	180.00'	50.52'	S6°20'34"E	16°08'06"			50.69'
	20	180.00'	0.56'	S01°48'52"W	00°10'46"			0.56'
11-12		180.00'	229.61'	S41°31'57.5"W	79°15'25"	S01°54'15"W	S81°09'40"W	248.99'
	22	180.00'	43.08'	S8°46'37.5"W	13°44'45"			43.18'
	23	180.00'	49.84'	S23°36'28"W	15°54'56"			50.00'
	OL 2	180.00'	89.41'	S45°56'46.5"W	28°45'41"			90.36'
	24	180.00'	49.84'	S68°17'05"W	15°54'56"			50.00'
	25	180.00'	15.45'	S78°42'06.5"W	4°55'07"			15.45'
13-14		230.00'	63.19'	S89°03'25.5"W	15°47'31"	S81°09'40"W	N83°02'49"W	63.39'
	27	230.00'	17.16'	S83°17'59"W	4°16'38"			17.17'
	28	230.00'	46.15'	S88°48'15.5"E	11°30'53"			46.22'
14-32	28	15.00'	21.27'	S51°47'18"W	90°19'46"	N83°02'49"W	S06°37'25"W	23.65'
15-16	1	220.00'	51.52'	S04°49'13"E	13°26'56"	S11°32'41"E	S1°54'15"W	51.64'
17-20		220.00'	163.99'	S23°47'12"W	43°45'54"	S1°54'15"W	S45°40'09"W	168.04'
17-18	1	220.00'	16.82'	S04°05'39.5"W	4°22'49"	S1°54'15"W	S06°17'04"W	16.82'
19-20	2	220.00'	121.56'	S29°37'53"W	32°04'32"	S13°35'37"W	S45°40'09"W	123.16'
20-21	2	15.00'	20.56'	S88°55'19"W	86°30'20"	S45°40'09"W	N47°49'31"W	22.65'
21-22	2	180.00'	86.83'	N61°46'57"W	27°54'52"	N47°49'31"W	N75°44'23"W	87.70'
22-23	2	15.00'	19.76'	N34°33'00.5"W	82°22'45"	N75°44'23"W	N6°38'22"E	21.57'
24-25		120.00'	162.51'	S40°42'57"E	85°14'24"	S83°20'09"E	S1°54'15"W	178.53'
	18	120.00'	137.97'	S48°14'47"E	70°10'44"			146.98'
	17	120.00'	31.45'	S05°37'35"E	15°03'40"			31.55'
26-27		120.00'	153.07'	S41°31'57.5"W	79°15'25"	S1°54'15"W	S81°09'40"W	166.00'
	14	120.00'	23.37'	S07°29'34"W	11°10'38"			23.41'
	13	120.00'	41.71'	S23°05'23.5"W	20°01'01"			41.93'
	12	120.00'	97.74'	S57°07'47"W	48°03'46"			100.66'
28-29	11	170.00'	47.27'	S89°09'10"W	15°59'00"	S81°09'40"W	N82°51'20"W	47.42'
29-33	11	15.00'	21.12'	N38°06'57.5"W	89°28'45"	N82°51'20"W	N06°37'25"E	23.43'
30-31		268.00'	131.11'	S16°03'47"W	28°19'04"	S1°54'15"W	S30°13'19"W	132.46'
	22	268.00'	59.52'	S8°16'45"W	12°45'00"			59.64'
	23	268.00'	72.59'	S22°26'17"W	15°34'04"			72.82'

### Notes:

All streets and roads within the plat boundary are dedicated to the public unless otherwise noted.

(a) All lots within this plat are subject to a non-exclusive easement for drainage purposes as shown. 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. Easements shall not be 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.

Note: In the event of a City Of Madison Plan Commission and/or Common Council-approved re-division 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.

(b) The intra-block drainage easements 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 Madison General Ordinances.

Outlot 1 is dedicated to the public for storm water management and other public purposes. The Outlot is currently under lease for ingress, egress and parking lot purposes per Document No. 4445360.  
Outlot 2 is dedicated to the public for storm water management and other public purposes.  
Outlot 3 is for Private open space.

All the lots within this subdivision are subject to impact fees that are payable at the issuance of building permit(s).

The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right of way. Such private light(s) to be operated and maintained by private interests.

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

THIS INSTRUMENT WAS DRAFTED BY:  
FRANCIS R. THOUSAND