

**BIRENKOTT SURVEYING INC.**

BIRENKOTT SURVEYING INC.  
1877 N. BRISTOL ST.  
P.O. BOX 237  
SUN PRAIRIE, WIS. 53190  
(608) 837-7463  
(608) 837-1081 (FAX)

PREPARED FOR:  
GERALD AND DEBRA WOOD  
4933 REINER ROAD  
MADISON, WIS. 53704  
(608) 244-1013

WEST 1/4 CORNER  
SECTION 24, T8N, R10E  
FOUND BRASS CAPPED MONUMENT

**Legend**

- Found 1" Iron Pipe
- Sol 1/2" x 3/4" Iron Bar  
No. 4, 17 1/2" x 1 1/2"
- All other lot corners marked with  
1 1/2" x 1 1/2" Iron Pipes, No. 1, 1 1/2" x 1 1/2"

Wells

Existing buildings

Intermittent stream  
(location approximate)

No vehicular access

**Consent of Mortgage**

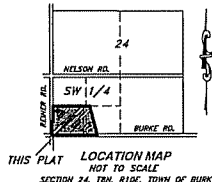
Formers & Merchants State Bank, mortgagee of the land described herein, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the certificate of JAD Land Development, LLC, owner.

Formers & Merchant State Bank

**Authorized Representative**

State of Wisconsin )  
County of Dane ) ss  
Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013,  
the above-named Authorized Representative of Formers & Merchants State Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My commission expires \_\_\_\_\_



**Notes:**

- This plat is subject to any and all assessments and agreements both recorded and those that may be unrecorded.
- This plat shall be served by underground utilities.
- Before any digging, boring, construction near the AMR Pipeline, call collect at 313-663-1616.
- Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The distance of a survey stake by anyone is in violation of Section 236.32 of the Wisconsin Statutes.
- When this property and development attach to the City of Madison, the lots within this subdivision shall be required to connect to City of Madison public sanitary sewer.
- Lots/parcels within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- All lots created by this plat are individually responsible for compliance with Chapter 237 of Madison General Ordinances in regard to stormwater management of the lots they develop.
- Lot owners are individually responsible for compliance with the Dane County Ordinance, Chapter 14, in regard to infiltration and erosion control requirements of the time they develop.
- The 40-foot building setback line and landscaped buffer strip is reserved for the planting and maintenance of trees or shrubs by the owner; the building of buildings is the responsibility of the lot owner. Maintenance of the buffer strip is the responsibility of the lot owner.
- Portions of this plat subject to Well Agreement and Easement, Doc. No. 21682256.
- This plat subject to the restrictions recorded in Doc. No. 2323070 and Doc. No. 3761431.
- Development on Lots 10, 11 shall be subject to Town and County regulations including but not limited to storm water management and erosion control.
- Building development on Lot 9 is prohibited until the conservation easement (Doc. No. 2157531) is released. The Town of Burke shall have the right of enforcement and authority to release the building restriction.
- Stormwater easement to encompass the entirety of Lot 8.
- Maintenance and fees associated with the stormwater management facilities shall be the responsibility of the Homeowners Association.

**WOOD GER DEVELOPMENT**

Lot 1 of Certified Survey Map Number 6408 as filed in Volume 31 of Dane County Certified Survey Maps on Pages 123-124, and part of the Southwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin

SCALE: 1" = 100'

Surveyor's Certificate  
I, Daniel V. Birenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the Town of Burke, and under the direction of the owners listed herein, I have surveyed, divided and mapped WOOD GER DEVELOPMENT, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and is Lot 1 of Certified Survey Map No. 6408 as filed in Volume 31 of Dane County Certified Survey Maps on Pages 123-124, and part of the Southwest 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows:  
Beginning of the Southwest corner of said Section 24; Thence N02°33'15"E along the West line of said Southwest 1/4 of Section 24, 588.74 feet (recorded as 595 feet); Thence N87°40'07"E, 60.09 feet to the East right-of-way line of Reiner Road; Thence N02°33'15"E along said East right-of-way line, 726.00 feet to the Northwest corner of Lot 1 of said Certified Survey Map No. 6408; Thence N87°43'00"E along the North line of said Certified Survey Map No. 6408 and its Eastern extension, 1326.37 feet; Thence S28°32'12"E, 1471.03 feet to the South line of said Southwest 1/4 of Section 24; Thence S87°47'10"W along said South line, 212.27 feet to the Southwest corner of said Section 24 and the point of beginning. Solid parcel contains 2,653,412 Square Feet or 61,868 Acres.

Daniel V. Birenkott  
Registered Land Surveyor No. 1531

Owner's Certificate  
As owner, JAD Land Development LLC does hereby certify that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 and s.236.12 to be submitted to the following for approval or objection:

Department of Administration City of Madison Town of Burke  
Dane County Zoning and Land Regulation Committee

Gerald R. Wood  
Authorized Representative

Debra L. Wood  
Authorized Representative

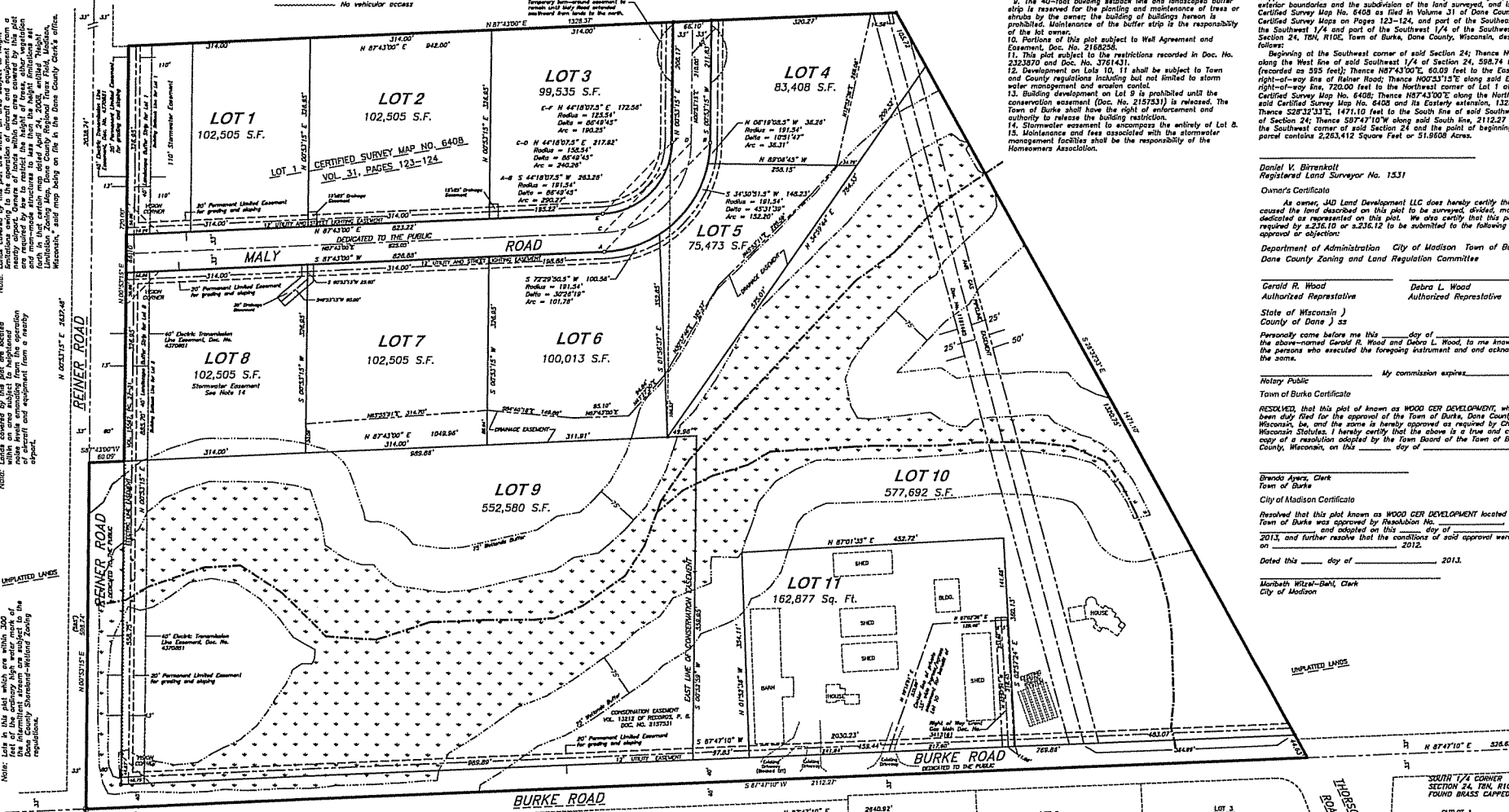
Notary Public  
Town of Burke Certificate

Resolved, that this plat known as WOOD GER DEVELOPMENT, which has been duly filed for the approval of the Town of Burke, Dane County, Wisconsin, be, and the same be hereby approved as required by Chapter 236, Wisconsin Statutes, I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Burke, Dane County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Brando Ayres, Clerk  
Town of Burke  
City of Madison Certificate

Resolved that this plat known as WOOD GER DEVELOPMENT located in the Town of Burke was approved by Resolution No. \_\_\_\_\_ LD. No. \_\_\_\_\_ and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and further resolve that the conditions of said approval were fulfilled on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Maribeth Wizer-Bairl, Clerk  
City of Madison



SOUTHWEST CORNER  
SECTION 24, T8N, R10E  
FOUND BRASS CAPPED MONUMENT

SOUTH 1/4 CORNER  
SECTION 24, T8N, R10E  
FOUND BRASS CAPPED MONUMENT

Vision Corner  
No structure of any kind which exceeds 2.2 feet above the elevation of the intersection except for necessary highway and traffic signs, approved public utility lines and signs through which there is clear vision shall be permitted within a vision corner. Nor shall any plant material, erect structures or other bar, which obscures safe vision of the approaches to the intersection be permitted.

Dane County Zoning and Natural Resources Committee Certificate  
This plat known as WOOD GER DEVELOPMENT is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
Patrick Kize, Chairperson  
Dane County Zoning and Land Regulation Committee

County Treasurer's Certificate  
I, Adam Gallagher, being the duly elected, qualified and acting treasurer for the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2013, affecting any of the lands included in this plat of WOOD GER DEVELOPMENT.  
Adam Gallagher, Treasurer  
Dane County

Town Treasurer's Certificate  
I, Brando Ayres, being the duly elected, qualified and acting treasurer for the Town of Burke, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2013, affecting any of the lands included in this plat of WOOD GER DEVELOPMENT.  
Brando Ayres, Treasurer  
Town of Burke

Register of Deeds Certificate  
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2013,  
at \_\_\_\_\_ o'clock \_\_\_\_\_, and recorded in Volume \_\_\_\_\_ of  
Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_  
Kristi Chabowski, Register of Deeds  
Dane County

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.1(1) and (2), Wis. Stats, as provided by s. 236.12, Wis. Stats.  
Certified \_\_\_\_\_ 20\_\_\_\_  
Department of Administration  
OFFICE MAP NO. 110003-FP