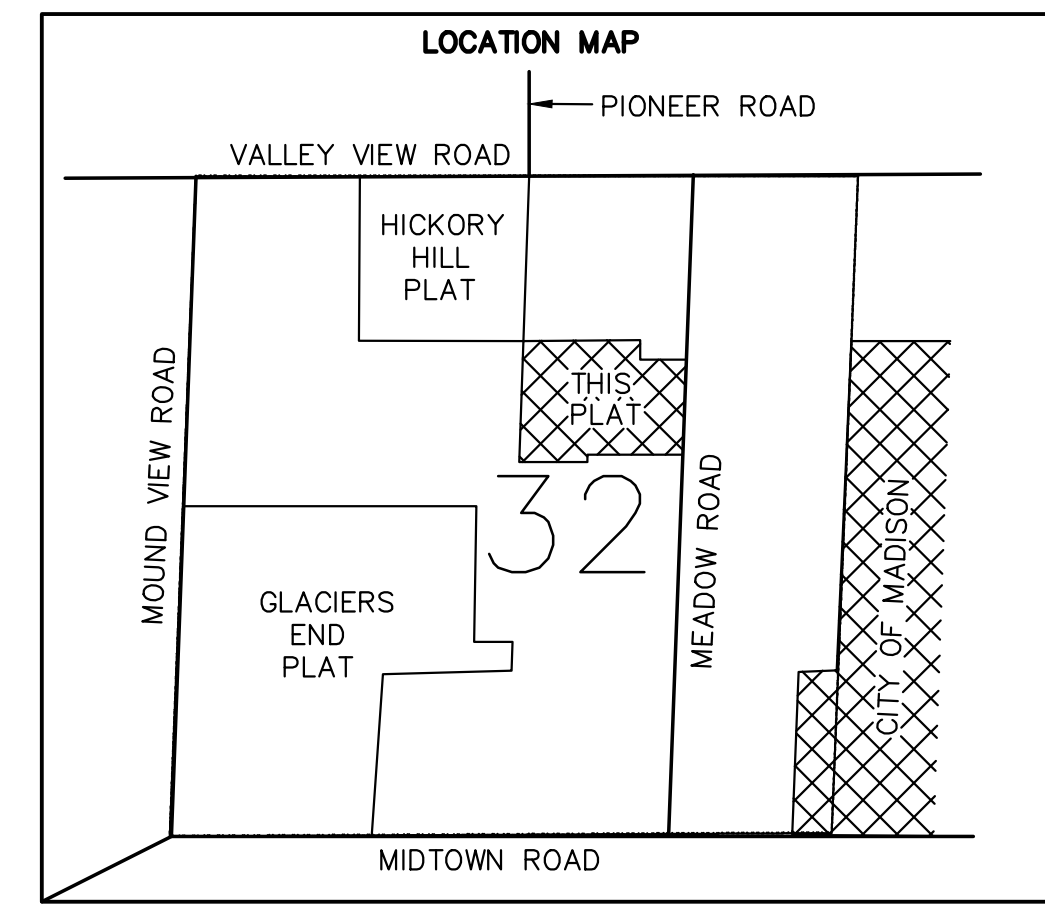
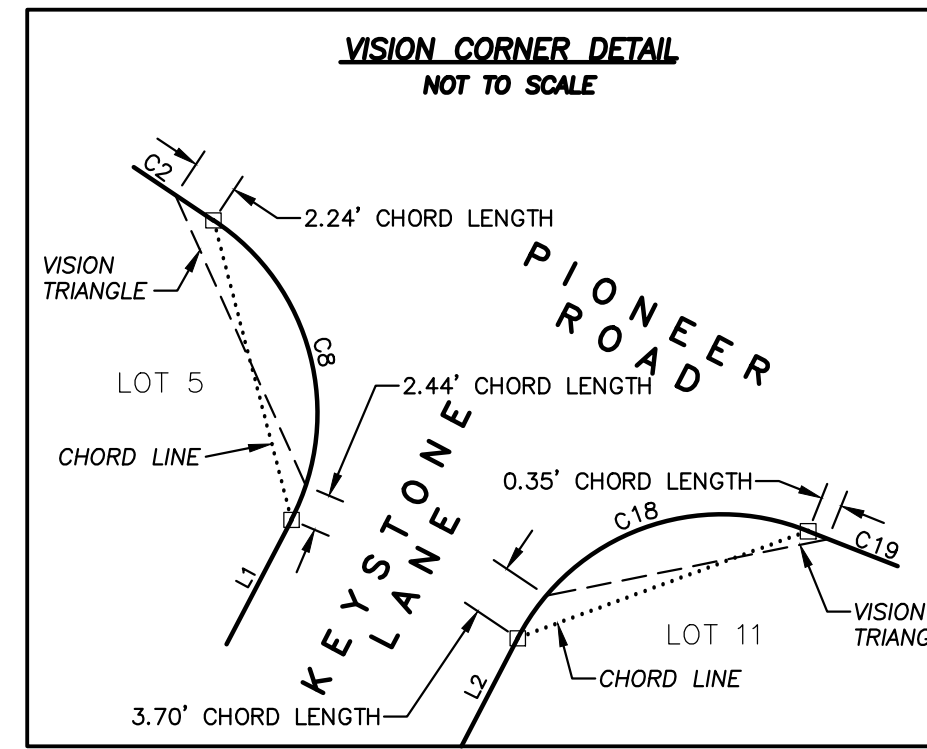
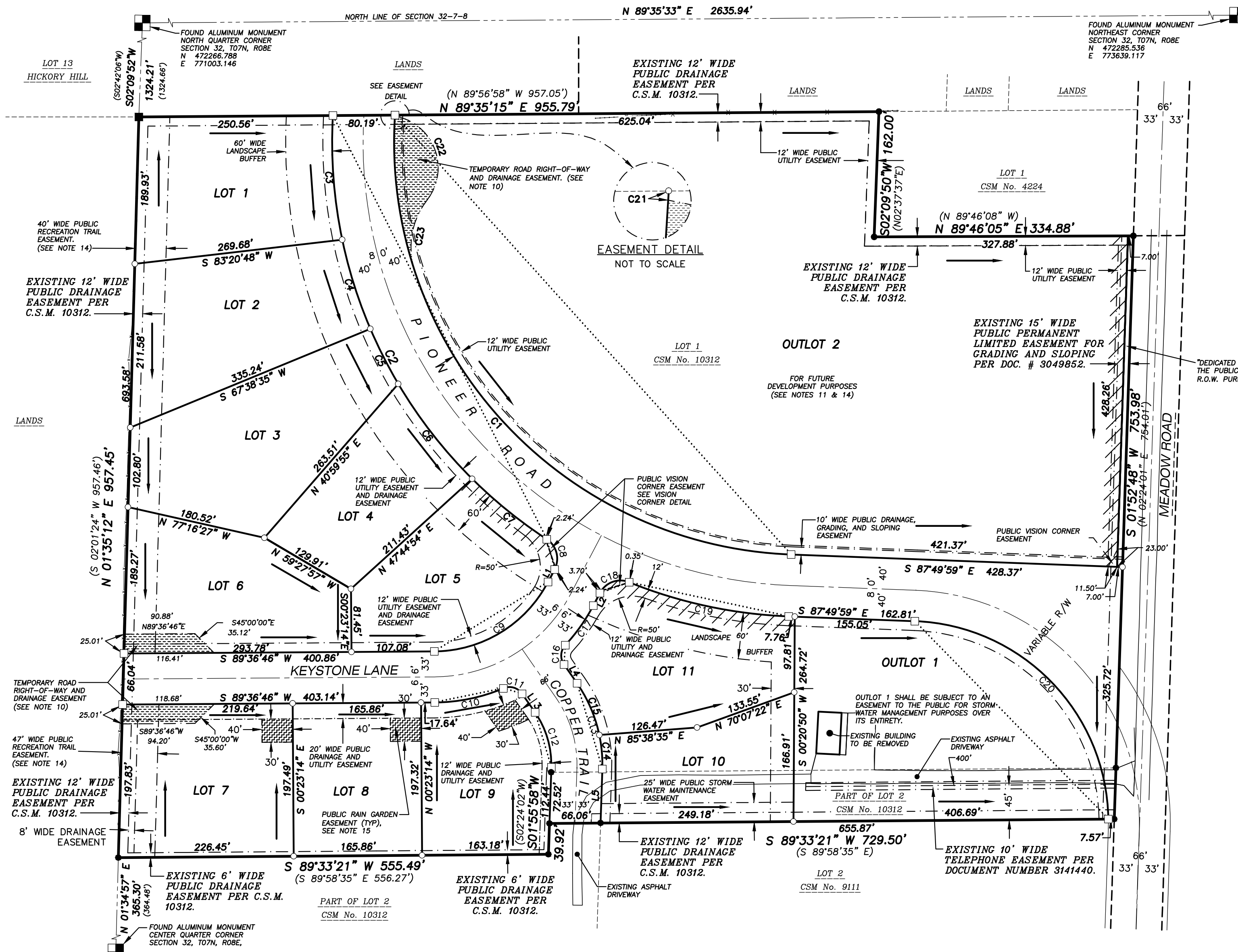


# ASPEN MEADOW ESTATES

LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



- LEGEND**
- 1-1/4" x 24" SOLID IRON REBAR SET, WT. 4.30 lbs./ft.
  - 3/4"x24" SOLID IRON REBAR SET
  - 3/4" SOLID IRON REBAR FOUND
  - 1-1/4" SOLID IRON REBAR FOUND
  - INDICATES NO ACCESS
  - ( ) INDICATES RECORDED AS
  - DRAINAGE ARROW

**LINE TABLE**

NUMBER	DISTANCE	BEARING
L1	18.27'	N 27°35'06" E
L2	18.27'	S 27°35'06" W
L3	29.41'	N 34°53'31" W
L4	29.41'	N 34°53'31" W
L5	69.78'	N 01°55'58" E

**LOT AREA TABLE**

LOT	SQUARE FT.	ACRES
LOT 1	44,883	1.0304
LOT 2	48,173	1.1059
LOT 3	51,912	1.1917
LOT 4	32,710	0.7509
LOT 5	38,082	0.8742
LOT 6	43,071	0.9888
LOT 7	44,073	1.0118
LOT 8	32,742	0.7516
LOT 9	33,013	0.7579
LOT 10	32,674	0.7501
LOT 11	42,978	0.9866
O.L. 1	90,429	2.0760
O.L. 2	428,586	9.8390

**CURVE TABLE**

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	852.35	91°37'28"	533.00	S 42°01'15" E	764.38	S 03°47'29" W	S 56°47'32" E
C2	642.30	60°02'02"	613.00	S 26°46'31" E	613.31	S 03°14'29" W	S 11°50'13" E
C3	161.32	15°04'42"	613.00	S 04°17'52" E	160.86	S 03°14'29" W	S 23°08'55" E
C4	121.02	11°18'42"	613.00	S 17°29'34" E	120.83	S 11°50'13" E	S 30°36'39" E
C5	79.84	07°27'44"	613.00	S 26°52'47" E	79.78	S 23°08'55" E	S 45°11'09" E
C6	155.94	14°34'30"	613.00	S 37°53'54" E	155.52	S 30°36'39" E	S 56°47'32" E
C7	124.18	11°36'24"	613.00	S 50°59'20" E	123.97	S 45°11'09" E	S 56°47'32" W
C8	44.18	84°22'38"	30.00	N 14°36'13" W	40.29		
C9	180.79	62°01'40"	167.00	S 88°35'56" W	172.09		
C10	91.14	22°24'44"	233.00	S 78°24'24" W	90.56	S 67°12'02" W	
C11	27.19	77°54'28"	20.00	N 73°50'44" W	25.15		S 67°12'02" W
C12	75.20	36°49'30"	117.00	N 16°28'46" W	73.91		
C13	117.62	36°49'30"	183.00	N 16°28'46" W	115.60		
C14	44.36	13°53'18"	183.00	N 05°00'40" W	44.25		N 11°57'19" W
C15	73.26	22°56'12"	183.00	N 23°25'25" W	72.77	N 11°57'19" W	
C16	27.19	77°54'28"	20.00	N 04°03'43" E	25.15		N 43°00'57.5" E
C17	62.75	15°25'52"	233.00	S 35°18'02" W	62.56		S 43°00'57.5" E
C18	44.18	84°22'38"	30.00	S 69°46'25" W	40.29	N 68°02'16" W	
C19	211.79	19°47'43"	613.00	S 77°56'07" E	210.73	S 68°02'16" E	
C20	394.46	86°55'36"	260.00	S 44°22'11" E	357.70		
C21	11.71	00°07'34"	533.00	S 03°43'40" W	11.71		S 00°54'23" E
C22	139.46'	117°30'22"	68.00	S 20°59'52" E	116.27'		
C23	97.77'	56°01'14"	100.00	S 09°44'41" W	93.93'		

**LEGEND**

UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

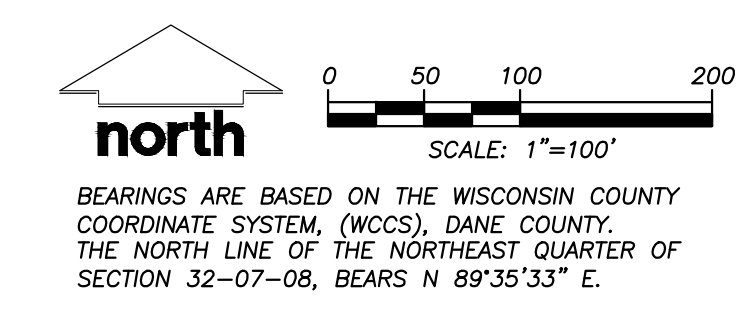
THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

- NOTES**
- DATE OF SURVEY: 08/06/15
  - DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
  - UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.
  - ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6- 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 SIX (6) 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 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. (SEE DETAIL ON SHEET 2)
- 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.
- 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 THE MADISON GENERAL ORDINANCES.
  - LANDS WITHIN THIS PLAT MAY BE SUBJECT TO RESTRICTIONS RECORDED AS DOCUMENT NUMBER 2278234.
  - LANDS WITHIN THIS PLAT MAY BE SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS DOCUMENT NUMBER 3049853.
  - LANDS WITHIN THIS PLAT MAY BE SUBJECT TO RESTRICTIVE COVENANTS RECORDED AS DOCUMENT NUMBER 3441613.
  - LANDS WITHIN THIS PLAT MAY BE SUBJECT TO AN ACCESS AGREEMENT RECORDED AS DOCUMENT NUMBER 3443959.

- TEMPORARY ROAD RIGHT-OF-WAY EASEMENT SPECIFICALLY FOR THE BENEFIT OF THE TOWN OF MIDDLETON FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A TEMPORARY CUL-DE-SAC AND IS TO TERMINATE AT SUCH TIME THAT THE RESPECTIVE ROAD RIGHT-OF-WAY EXTENDS BEYOND THE BOUNDARY OF THIS PLAT.
- THE LOCATION OF ANY VEHICULAR ACCESS TO OUTLOT 2 SHALL BE SUBJECT TO GOVERNMENT APPROVAL, AND ANY PARCELS CREATED AS PART OF A FUTURE SUBDIVISION OF OUTLOT 2 MAY BE RESTRICTED FROM ANY DIRECT ACCESS TO PIONEER ROAD.
- OUTLOT 2 SHALL BE RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT IN THE CITY OF MADISON. THIS OUTLOT CANNOT BE BUILT UPON WITH ANY STRUCTURES UNTIL THE OUTLOT HAS BEEN ANNEXED TO THE CITY OF MADISON AND A SUBDIVISION HAS BEEN RECORDED UPON APPROVAL BY THE COMMON COUNCIL OF THE CITY OF MADISON.
- OUTLOT 2 SHALL BE ALLOWED ONE ACCESS POINT TO PIONEER ROAD TO BE APPROVED BY THE TOWN OF MIDDLETON. THIS ACCESS SHALL BE USED FOR MAINTENANCE OF OUTLOT 2 AND/OR FOR AGRICULTURAL PURPOSES ONLY. THIS ACCESS SHALL BE SUBJECT TO REMOVAL BY THE CITY OF MADISON UPON OUTLOT 2 BEING SUBDIVIDED WITHIN THE CORPORATE LIMITS OF THE CITY OF MADISON.
- THE TOWN OF MIDDLETON, AS BENEFICIARY OF THE PUBLIC RECREATION TRAIL EASEMENT LOCATED IN LOTS 1, 2, 3, 6 AND 7 SHALL GENERALLY HAVE THE RIGHT TO IMPROVE, REPAIR, MAINTAIN AND ALLOW PUBLIC USE OF THE PUBLIC RECREATION TRAIL EASEMENT AS THE TOWN, FROM TIME TO TIME, DETERMINES.
- PUBLIC RAIN GARDEN EASEMENTS ARE STORM WATER MAINTENANCE EASEMENTS SPECIFICALLY FOR THE BENEFIT OF THE TOWN OF MIDDLETON.
- A DRAINAGE WAY OF APPROXIMATELY 120 ACRES DRAINS THROUGH LOT 1 OF C.S.M. NUMBER 10312, AS INDICATED ON THE DANE COUNTY SOIL SURVEY MAP THE TROXEL SOILS LOCATED IN THE DRAINAGE WAYS ARE SUBJECT TO FREQUENT FLOODING.
- BASED ON TOWN OF MIDDLETON AND CITY OF MADISON EXTRATERRITORIAL APPROVALS OF THIS SUBDIVISION PLAT, THE FOLLOWING NOTES CREATED BY CSM 10312 ARE HEREBY SUPERCEDED:
  - NO FURTHER SUBDIVISION OR DEVELOPMENT SHALL OCCUR ON LOT 1 OF C.S.M. NUMBER 10312 UNTIL PUBLIC GREENWAY AND DRAINAGE EASEMENT RIGHTS ARE CONVEYED TO THE CITY OF MADISON.
  - LANDS INCLUDED IN THIS PLAT MAY BE SUBJECT TO DRAINAGE ARROWS AND GRADING RESTRICTIONS LISTED ON CERTIFIED SURVEY MAP NUMBER 10312.
  - ALL LOTS CREATED BY C.S.M. NUMBER 10312 ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32-07-08, BEARS N 89°35'33" E.

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

**PREPARED FOR:**  
ASPEN REALTY DEVELOPMENT, LLC  
7580 TUMBLEDOWN TRAIL  
VERONA, WI 53593

**PREPARED BY:**  
JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners

PROJECT NO: 15-8911 SURVEYED BY: ANW  
FILE NO: 0-+ DRAWN BY: CO/JK  
FIELDBOOK/PPS: - CHECKED BY: JTB  
SHEET 1 OF 2 APPROVED BY: HPL

# ASPEN MEADOW ESTATES

LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP 10312 AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, John Krebs, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the Town of Middleton and Dane County and under the direction of Aspen Realty Development, LLC, owner of said land, I have surveyed, divided and mapped the plat of ASPEN MEADOW ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed, the boundary of which is described as follows:

Lot 1 and part of Lot 2, Certified Survey Map 10312, as recorded in Volume 60, Pages 268-272, as Document Number 3441612 in the Dane County Registry, located in the Southwest Quarter of the Northeast Quarter of Section 32, Township 07 North, Range 08 East, Town of Middleton, Dane County, Wisconsin, more fully described as follows:  
Commencing at the North Quarter corner of said Section 32; thence South 02 degrees 09 minutes 52 seconds West, 1324.21 feet to the Northwest corner of Lot 1, Certified Survey Map No. 10312, also being the Point of Beginning; thence North 89 degrees 35 minutes 15 seconds East along the North line of said Lot 1 a distance of 955.79 feet to the Northwest corner of Certified Survey Map No. 4224; thence South 02 degrees 09 minutes 50 seconds West along the West line of said Certified Survey Map No. 4224 a distance of 162.00 feet to the Southwest corner of Certified Survey Map 4224; thence North 89 degrees 46 minutes 05 seconds East along the South line of said Certified Survey Map, 334.88 feet to the southeast corner of Certified Survey Map 4224 and the Westerly right-of-way line of Meadow Road; thence South 01 degree 52 minutes 48 seconds West along said westerly right-of-way line of Meadow Road, 753.98 feet to the Southerly line of Lot 2, Certified Survey Map No. 10312; thence South 89 degrees 33 minutes 21 seconds West along said South line, 729.50 feet to the East line of Lot 1, Certified Survey Map No. 10312; thence South 01 degree 55 minutes 58 seconds West along said East line, 39.92 feet to the South line of Lot 1 of Certified Survey Map 10312; thence South 89 degrees 33 minutes 21 seconds West along said south line of Lot 1, aforesaid, 555.49 feet to the West line of Certified Survey Map 10312; thence North 01 degree 35 minutes 12 seconds East along said West line of Certified Survey Map 10312 a distance of 957.45 feet to the Point of Beginning.

This description contains 1,148,049 square feet or 26.356 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Signed : \_\_\_\_\_  
John Krebs, Professional Land Surveyor, S-1878

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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

Aspen Realty Development, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

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

IN WITNESS WHEREOF, the said Aspen Realty Development, LLC, has caused these presents to be signed by \_\_\_\_\_, Authorized Representative, and countersigned by \_\_\_\_\_, its Secretary, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Authorized Representative

Countersigned: \_\_\_\_\_  
Secretary

STATE OF WISCONSIN )  
DANE COUNTY )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the \_\_\_\_\_, Authorized Representative, and \_\_\_\_\_, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Authorized Representative and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin  
My commission expires \_\_\_\_\_.

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that this plat located within the Extraterritorial Jurisdiction of the City of Madison, was hereby approved by Resolution No. \_\_\_\_\_, I.D. No. \_\_\_\_\_, adopted on 201\_\_.

Date : \_\_\_\_\_  
City Clerk

## TOWN OF MIDDLETON APPROVAL CERTIFICATE

Resolved that this plat located in the Town of Middleton, was hereby approved by Resolution No. \_\_\_\_\_, I.D. No. \_\_\_\_\_, adopted on \_\_\_\_\_, 201\_\_, and further provided for the acceptance of those lands and rights dedicated by said plat to the Town for public use.

Date : \_\_\_\_\_  
Town Clerk

## TOWN OF MIDDLETON TREASURER CERTIFICATE

STATE OF WISCONSIN )  
DANE COUNTY )ss

I, \_\_\_\_\_, being the duly elected, 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 unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, on any of the lands included in the plat of ASPEN MEADOW ESTATES.

Date \_\_\_\_\_  
Town Treasurer

## COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN )  
DANE COUNTY )ss

I, Dave Gawenda, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, affecting the lands included in the plat of ASPEN MEADOW ESTATES.

Date \_\_\_\_\_  
Dave Gawenda, County Treasurer

## DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

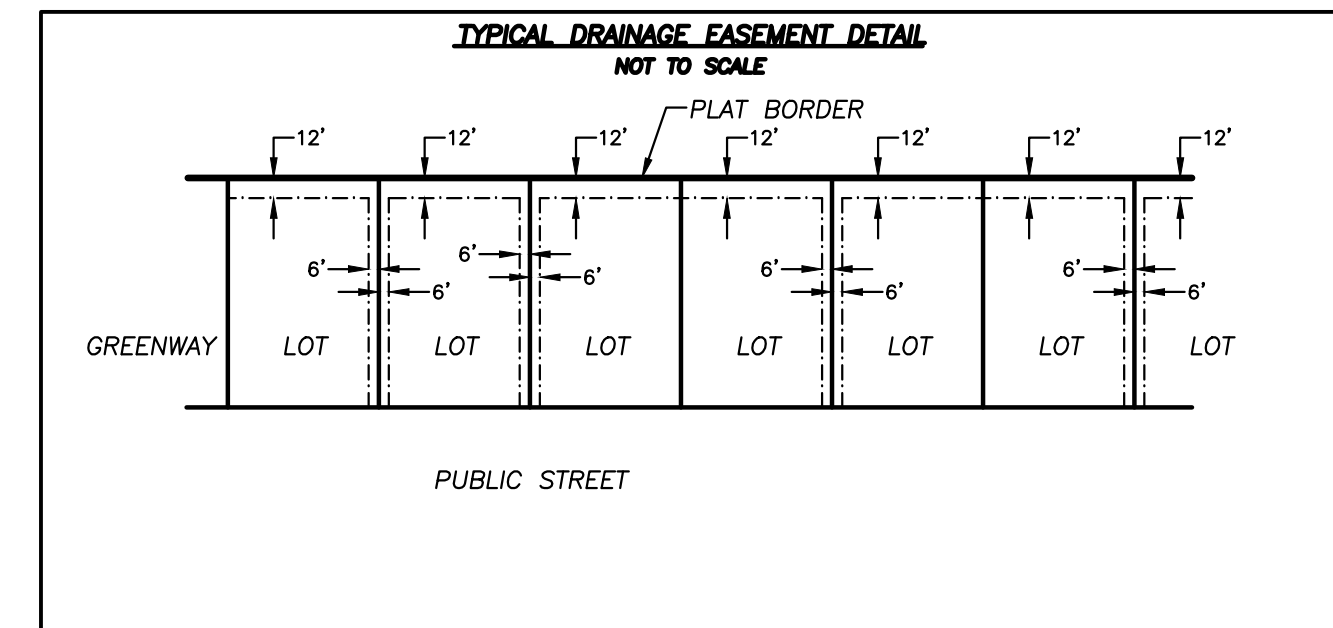
Approved for recording per Dane County Zoning and Land Regulation Committee.

Date : \_\_\_\_\_, 201\_\_  
Signed : \_\_\_\_\_  
Authorized Representative

## CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_, M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI  
REGISTER OF DEEDS, DANE COUNTY



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

## PREPARED FOR:

ASPEN REALTY DEVELOPMENT, LLC  
7580 TUMBLEDOWN TRAIL  
VERONA, WI. 53593

## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD Professional Services, Inc.**  
• Engineers • Surveyors • Planners

PROJECT NO: 15-8911	SURVEYED BY: AJW
FILE NO: 0-4	DRAWN BY: CO/JK
FIELDBOOK/PS: -	CHECKED BY: TJB
<b>SHEET 2 OF 2</b>	APPROVED BY: HPL