# FRED - MAPLE GROVE DRIVE

*LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E*
*CITY OF MADISON, 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

NOTES

1. 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 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 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.

   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.

   Note: 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.

2. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

3. Public Pedestrian Access Easement
   Creation of Easement Rights: A permanent public access easement over and across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the benefit of the public for the purpose of allowing pedestrian foot traffic over, across and along the private pedestrian walkway improvements to be constructed and maintained by the owner of the Property as required by this plat.

   Maintenance: The Owner of the Property shall be responsible for all maintenance and repair of the Easement Area and associated pedestrian walkway improvements.

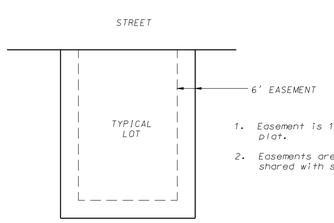
   Reservation of Use: The Owner shall have the right to use and occupy the Property and the Easement Area in any manner, provided such use and occupation shall not interfere with the easement rights granted herein.

   Binding Effect: This easement shall run with the land and shall be binding upon the Owners of the Property and their successors in interest.

   Release of Rights of Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293

LEGEND

- Found 1-1/4" rebar
- Found 3/4" 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.
  12'
- ( ) Recorded as information

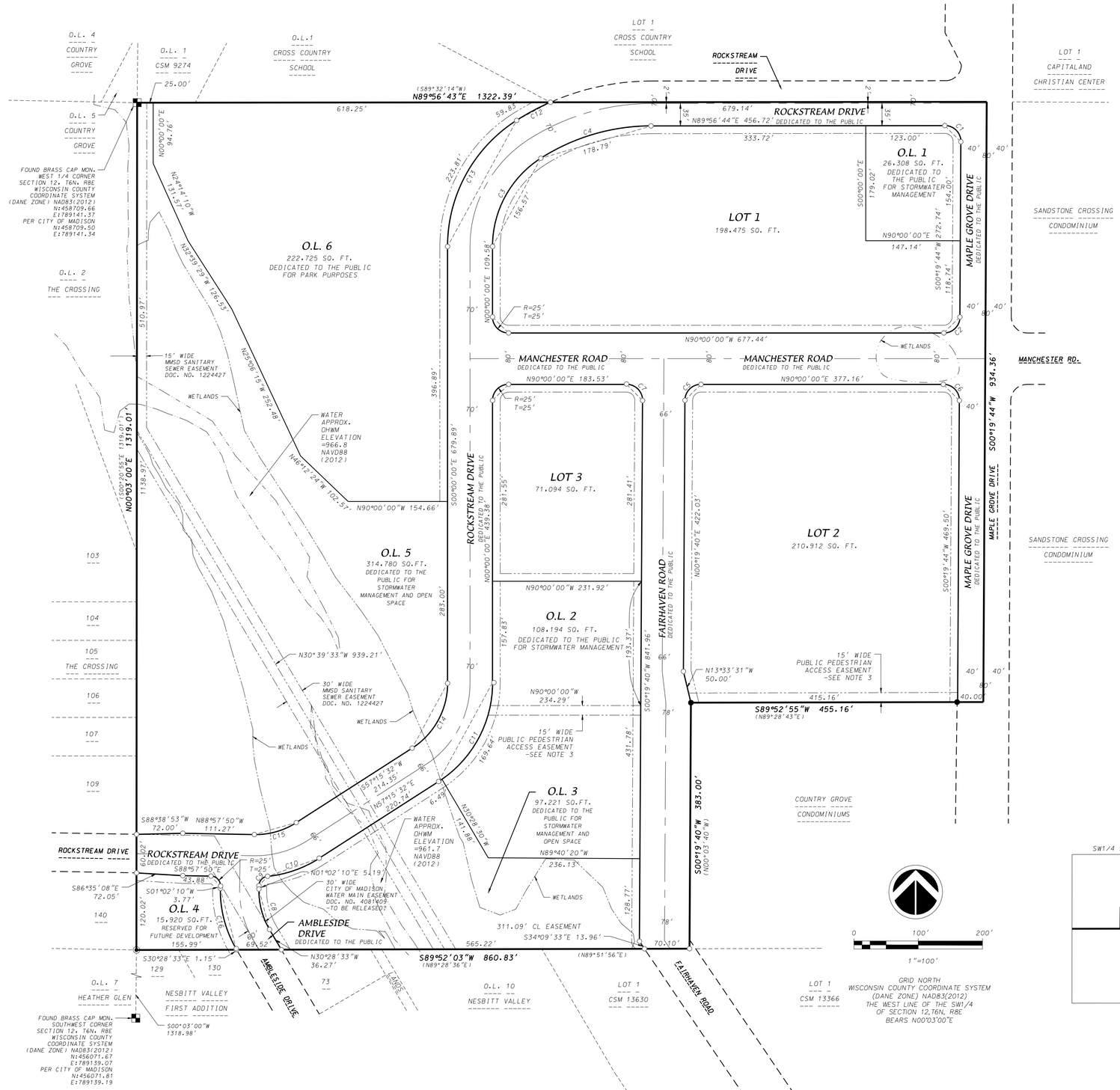


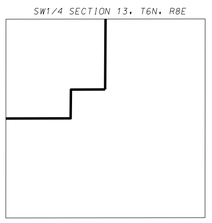

1. Easement is 12 feet on perimeter of the plat.
2. Easements are not required on lines that shared with streets or greenways.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
NOT TO SCALE - SEE NOTE 1

CURVE TABLE

| CURVE NUMBER | LOT | RADIUS (FEET) | CHORD (FEET) | ARC (FEET) | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---|---|---|---|---|---|---|---|
| C1 | | 25.00 | 35.47 | 39.44 | S44°51'46"E | 90°23'00" | |
| C2 | | 25.00 | 35.25 | 39.13 | S45°09'52"W | 89°40'16" | |
| C3 | | 163.00 | 156.57 | 163.32 | N28°42'13"E | 57°24'26" | OUT-N57°24'26"E |
| C4 | | 320.00 | 179.30 | 181.73 | N73°40'35"E | 32°32'18" | |
| C5 | | 25.00 | 35.25 | 39.13 | N45°09'50"E | 89°40'16" | |
| C6 | | 25.00 | 35.46 | 39.41 | S44°50'08"E | 90°19'44" | |
| C7 | | 25.00 | 35.46 | 39.41 | S44°50'10"E | 90°19'40" | |
| C8 | | 120.00 | 65.17 | 66.00 | N14°43'11.5"W | 31°30'43" | |
| C9 | | 15.00 | 19.90 | 21.76 | N42°35'56"E | 83°07'32" | OUT-N84°09'42"E |
| C10 | | 183.00 | 85.14 | 85.93 | N70°42'37"E | 26°54'10" | |
| C11 | | 183.00 | 175.37 | 182.88 | N28°37'46"E | 57°15'32" | |
| | OL3 | 183.00 | 6.49 | 6.49 | N56°14'33"E | 02°01'58" | |
| | OL2 | 183.00 | 169.64 | 176.39 | N27°36'47"E | 55°13'34" | |
| C12 | | 390.00 | 59.83 | 59.89 | S61°48'23"W | 08°47'54" | IN-S66°12'20"W |
| C13 | | 233.00 | 223.81 | 233.45 | S28°42'13"W | 57°24'26" | IN-S57°24'26"W |
| C14 | | 120.00 | 114.99 | 119.92 | S28°37'46"W | 57°15'32" | |
| C15 | | 117.00 | 67.98 | 68.97 | S74°08'51"W | 33°46'38" | |
| C16 | | 180.00 | 97.75 | 99.00 | S14°43'11.5"E | 31°30'43" | |




LOCATION MAP
NOT TO SCALE


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:17-07-118

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

# FRED - MAPLE GROVE DRIVE

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional 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 "FRED-Maple Grove Drive" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the West 1/4 corner of said Section 12; thence N89°56'43"E, 1322.39 feet along the South lines of Outlot 1, Certified Survey Map No. 9274, Outlot 1, Cross Country School and a unnamed public street to the Northeast corner of said NW1/4 of the SW1/4; thence S00°19'44"W, 934.36 feet along the East line of said NW1/4 of the SW1/4; thence S89°52'55"W, 455.16 feet along the North line of Country Grove Condominiums and the Easterly extension thereof, to the Northwest corner of said Country Grove Condominiums; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'03"W, 860.83 feet along said North right-of-way line and the North lines of Lot 1, Certified Survey Map No. 13630, Outlot 10, Nesbitt Valley, lands, Lots 73, 129 and 130, Nesbitt Valley First Addition and the Northerly right-of-way line of Ambleside Drive to the Northwest corner of said Lot 129, also being the Northeast corner of Outlot 7, Heather Glen and the Southeast corner of Lot 140, The Crossing; thence N00°03'00"E, 1319.01 feet along East lines of Outlot 2, Lots 103 through 109 and Lot 140, The Crossing and the East right-of-way line of Rockstream Drive to the point of beginning. Containing 1,564,536 square feet (35.917 acres)

Dated this 14th day of August, 2019.

_____
Brett T. Stoffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

FRED - Maple Grove, 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.

FRED - Maple Grove, 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 Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, FRED - Maple Grove, LLC has caused these presents to be signed this_____day of _____, 2019.

FRED - Maple Grove, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE ) S.S

Personally came before me this_____day of_____, 2019, the above authorized signatory of the above named FRED - Maple Grove, LLC 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

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By:_____ Date:_____
, Secretary of Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "FRED-Maple Grove Drive" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2019, 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_____, 2019.

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

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, 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_____, 2019 on any of the lands included in the plat of "FRED-Maple Grove Drive".

_____
David M. Gawenda, City Treasurer, City of Madison, 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 _____, 2019 affecting the land included in "FRED-Maple Grove Drive".

_____
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2019 at_____ _.M.

and recorded in Volume_____of Plats on Pages_____ as Document Number _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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