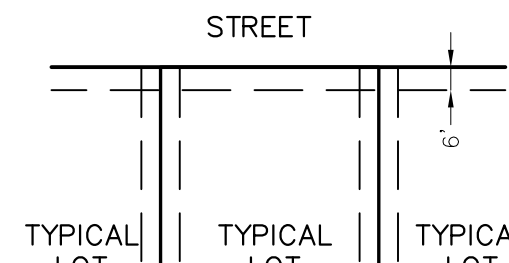


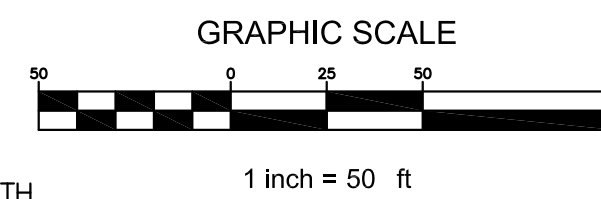
FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

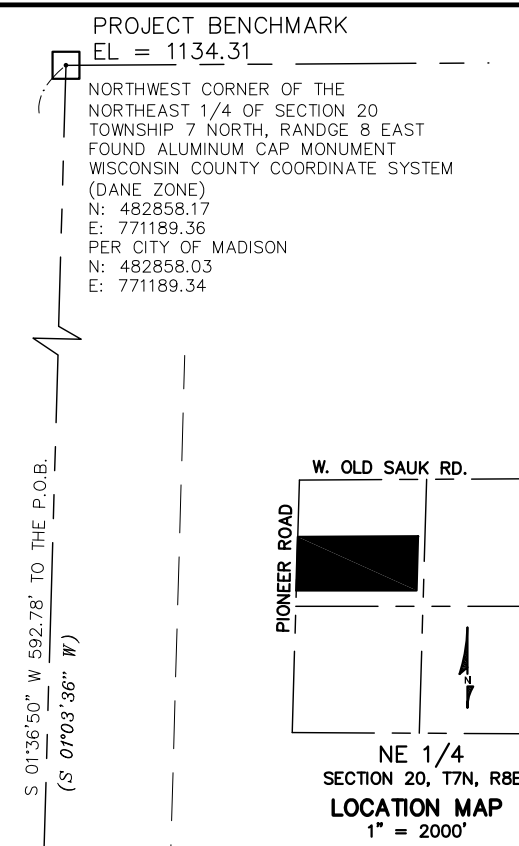


- UNLESS OTHERWISE SHOWN, ALL LOTS A SUBJECT TO 5' PUBLIC EASEMENTS FOR DRAINAGE PURPOSES.
- 6' PUBLIC UTILITY EASEMENT SHOWN ALONG ALL THE BACK OF ALL PUBLIC RIGHT OF WAYS TO BE USED FOR PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83 (2011)
THE WEST LINE OF THE NE 1/4 OF SECTION 20, T7N, R8E BEARS N 01°36'50" E



| CURVE NUMBER | RADIUS | ARC LENGTH | CHORD | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|--------------|---------|------------|--------|---------------|---------------|-----------------|
| C1 | 20.00' | 32.09' | 28.76' | N44°21'18"W | 91°56'16" | |
| C2 | 20.00' | 31.31' | 28.21' | S44°50'02"W | 89°41'04" | |
| C3 | 20.00' | 31.53' | 28.36' | N45°09'58"W | 90°18'56" | |
| C4 | 20.00' | 31.31' | 28.21' | S44°50'02"W | 89°41'04" | |
| C5 | 20.00' | 41.06' | 34.22' | N58°48'57.5"W | 117°36'55" | |
| C6 | 180.00' | 53.92' | 53.72' | N70°57'31.0"E | 17°09'52" | N79°32'27"E |
| C7 | 20.00' | 27.77' | 25.59' | S39°45'58.5"W | 79°32'57" | N79°32'27"E |
| C8 | 20.00' | 31.53' | 28.36' | N45°09'58"W | 90°18'56" | |
| C9 | 25.00' | 38.50' | 34.80' | S45°33'47.5"W | 88°13'33" | |
| C10 | 25.00' | 40.04' | 35.90' | S44°26'12.5"E | 91°46'27" | |
| C11 | 20.00' | 31.31' | 28.21' | N44°50'02"E | 89°41'04" | |
| C12 | 20.00' | 38.84' | 33.02' | S55°38'38"E | 111°16'16" | N68°43'14"E |
| C13 | 120.00' | 13.29' | 13.28' | N65°32'54.5"E | 6°20'39" | N68°43'14"E |
| C14 | 180.00' | 85.76' | 84.96' | N76°01'34.5"E | 2°17'59" | N82°40'20"E |
| C15 | 180.00' | 83.76' | 83.43' | N82°31'27.5"E | 2°01'45" | N82°40'20"E |
| C16 | 20.00' | 31.31' | 28.21' | N44°50'02"E | 89°41'04" | |
| C17 | 20.00' | 30.74' | 27.80' | N45°38'42"E | 88°03'44" | |



UNPLATTED LANDS
CITY OF MADISON PROPERTY
PER DOC. NO. 3287312

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UNPLATTED LANDS
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PER DOC. NO. 3287312

OUTLOT 1 9,412 sq.ft.
Dedicated to the public for storm water management and drainage purposes.
80' BUILDING SETBACK LINE TO BE ENFORCED BY THE CITY OF MADISON
30' LANDSCAPING EASEMENT

OUTLOT 2 38,738 sq.ft.
Dedicated to the public for storm water management and drainage purposes.
80' BUILDING SETBACK LINE TO BE ENFORCED BY THE CITY OF MADISON
30' LANDSCAPING EASEMENT

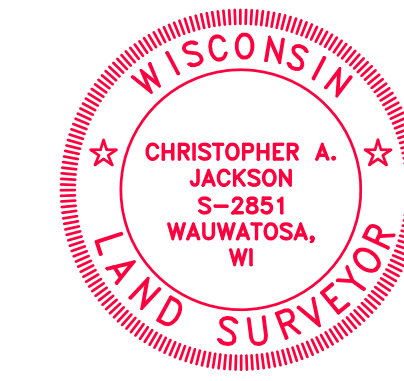
OUTLOT 3 9,557 sq.ft.
Dedicated to the public for storm water management and drainage purposes.

OUTLOT 4 15,555 sq.ft.
Dedicated to the public for storm water management and drainage purposes.

LOT 1 11,109 sq.ft.
LOT 2 11,244 sq.ft.
LOT 3 11,408 sq.ft.
LOT 4 11,571 sq.ft.
LOT 5 12,294 sq.ft.
LOT 6 11,502 sq.ft.
LOT 7 11,096 sq.ft.
LOT 8 11,096 sq.ft.
LOT 9 11,096 sq.ft.
LOT 10 11,096 sq.ft.
LOT 11 9,956 sq.ft.
LOT 12 9,956 sq.ft.
LOT 13 9,956 sq.ft.
LOT 14 9,956 sq.ft.
LOT 15 10,169 sq.ft.
LOT 16 10,034 sq.ft.
LOT 17 9,913 sq.ft.
LOT 18 9,913 sq.ft.
LOT 19 9,913 sq.ft.
LOT 20 9,913 sq.ft.
LOT 21 9,315 sq.ft.
LOT 22 9,315 sq.ft.
LOT 23 11,030 sq.ft.
LOT 24 14,071 sq.ft.
20.0' PUBLIC STORM SEWER & DRAINAGE EASEMENT
LOT 25 15,302 sq.ft.
LOT 26 9,196 sq.ft.
LOT 27 9,196 sq.ft.
LOT 28 10,701 sq.ft.
LOT 29 10,701 sq.ft.
LOT 30 16,252 sq.ft.
LOT 31 11,590 sq.ft.
LOT 32 9,200 sq.ft.
LOT 33 11,994 sq.ft.
LOT 34 9,366 sq.ft.
LOT 35 9,624 sq.ft.
LOT 36 9,624 sq.ft.
LOT 37 9,740 sq.ft.
LOT 38 10,746 sq.ft.
LOT 39 10,225 sq.ft.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

- LEGEND**
- FOUND 3/4" IRON PIPE
 - PLACED 1-1/4" x 18" SMOOTH ROUND REBAR STAKE, WEIGHING 4.30 LBS/FT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" x 18" SMOOTH ROUND IRON REBAR STAKES, WEIGHIN 1.50 LBS/FT.
- (S 01°36'50" E) RECORDED AS INFORMATION



FOX KNOLL



A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR S-2851 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 "FOX KNOLL" 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 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE S 01°36'50" W 592.78 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 89°40'34" E 1254.80 FEET ALONG THE EXISTING CORPORATE BOUNDARY OF THE CITY OF MADISON TO THE WEST LINE OF A PARCEL OWNED BY QRS COMPANY, LLC AND THE SAID EXISTING CORPORATE BOUNDARY; THENCE S 01°27'11" W 3.47 FEET ALONG THE SAID EXISTING CORPORATE BOUNDARY; THENCE S 89°50'04" W 1.68 FEET ALONG THE NORTH LINE OF QUIT CLAIM DEED DOCUMENT NO. 5594761; THENCE S 01°36'50" W 562.07 FEET TO THE NORTH LINE OF EAGLE TRACE SUBDIVISION; THENCE S 89°59'30" W 1252.92 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID 1/4 SECTION; THENCE N 01°36'50" E 558.63 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING CONTAINING 703,970 SQUARE FEET OR 16.1609 ACRES.

DATED THIS 30TH DAY OF MARCH, 2021.


CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR, S-2851



OWNER'S CERTIFICATE:

_____, 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.

_____, DOES HEREBY 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, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICIAL OFFICER(S) OF SAID LIMITED LIABILITY COMPANY AT MADISON, WISCONSIN THIS _____ DAY OF _____.

_____, AUTHORIZED OFFICER AND SIGNATORY

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, _____, THE ABOVE NAMED OFFICER(S) OF THE ABOVE NAMED _____, TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

MADISON PLAN COMMISSION CERTIFICATE:

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: _____ DATE: _____
NATALIE ERDMAN, SECRETARY OF PLAN COMMISSION

MADISON PLAN COMMON COUNCIL CERTIFICATE:

RESOLVED THAT THE PLAT OF "FOX KNOLL" LOCATED IN THE CITY OF MADISON, WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-_____, FILE I.D. NUMBER _____, ENACTED 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 _____, _____.

MARIBETH WITZEL-BEHL, CITY CLERK, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. ALL LOTS (1-39) WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIM OF 5 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE EXCEPT WHERE SHOWN OTHERWISE ON THE FACE OF THE PLAT. 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 GRADING AND 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 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.

2. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT(S) ARE ISSUED.

3. THE 30' WIDE LANDSCAPING EASEMENT ON LOTS 28, 29, 30, OUTLOT 1 AND OUTLOT 2 ADJACENT TO PIONEER ROAD IS RESERVED FOR THE PLANTING AND MAINTENANCE OF TREES OR SHRUBS BY THE FOX KNOLL NEIGHBORHOOD ASSOCIATION. IN LIEU OF THE ASSOCIATION, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

4. THE BUILDING OF PRINCIPAL OR ACCESSORY BUILDINGS WITHIN THE 80-FOOT SETBACK ON LOTS 28, 29 AND 30, ADJACENT TO PIONEER ROAD, IS PROHIBITED.

5. PUBLIC EASEMENT TERMS AND CONDITIONS:

PUBLIC STORM SEWER EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS AND WITHIN THE EASEMENT AREA IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE OR TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO 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.

MORTGAGEE CERTIFICATE:

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF LANDS CONTAINED IN THIS PLAT, DOES HEREBY CONSENT TO THE ABOVE OWNER'S CERTIFICATE AND TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT.

IN WITNESS WHEREOF, SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICER(S) LISTED BELOW ON THIS _____ DAY OF _____.

_____, AUTHORIZED OFFICER AND SIGNATORY

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, _____, THE ABOVE NAMED _____, TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

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 _____, _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

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 UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

ADAM GALLAGHER, TREASURER, DANE COUNTY, WISCONSIN

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____ AT _____ AM/PM, AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS.