

SPRINGS AT PLEASANT VIEW

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. _____
 LOCATED IN THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 34, T7N, 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



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 "1000 Oaks Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1 and 2, Certified Survey Map No. _____ recorded in Volume ____ of Certified Survey Maps on pages _____ as Document Number _____, in the Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, containing 1,512,069 square feet (34.712 acres).

Dated this 20th day of May, 2020.

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

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.

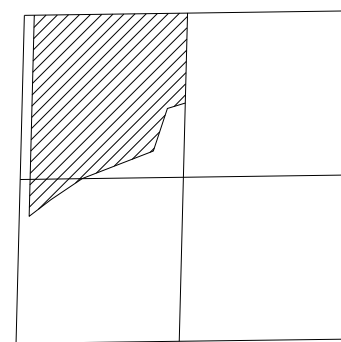
2. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.

3. Distances shown along curves are chord lengths.

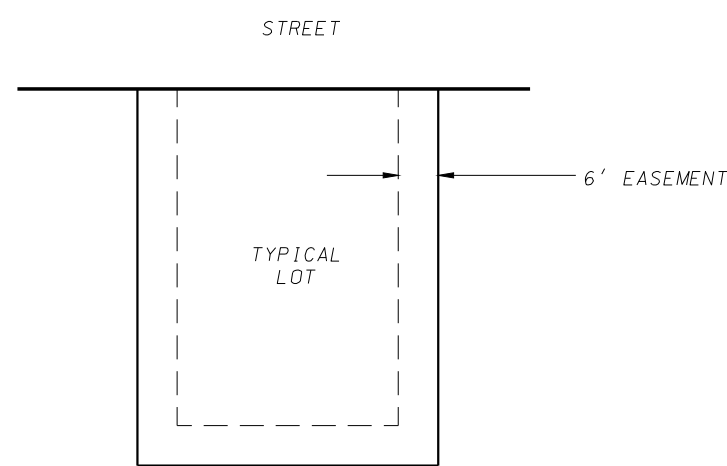
CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	34.80	38.49	N45°32'54"E	88°12'32"	
2		101.00	127.42	137.87	S51°14'25"E	78°12'50"	
3		408.00	44.23	44.26	S17°38'22"E	06°12'54"	
4		26.00	31.28	33.56	N58°03'58"W	73°57'36"	
5		26.00	27.41	28.87	N58°32'16"W	63°36'40"	
6		42.00	57.06	62.73	S46°51'57"W	85°34'26"	
7		25.00	35.90	40.05	N44°27'06"W	91°47'28"	
8		410.00	311.84	319.89	N81°56'54"W	44°42'12"	IN-N59°35'48"W
9		25.00	38.72	44.29	N53°32'39"W	101°30'42"	
10		25.00	21.43	22.15	N78°55'19"W	50°45'22"	
11		25.00	21.43	22.15	N28°09'58"W	50°45'20"	
12		342.00	37.08	37.10	N17°38'22"W	06°12'54"	
	3	25.00	32.00	34.72	N32°25'06"E	79°34'20"	
	OL2	25.00	259.46	266.21	S85°21'55"E	44°51'38"	OUT-S62°56'06"E

SE1/4, SECTION 34, T7N, R8E

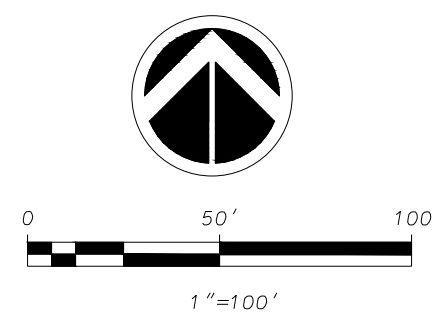


LOCATION MAP
 NOT TO SCALE



Easements are not required on lines that shared with streets.

EASEMENT FOR DRAINAGE PURPOSES DETAIL
 Not to Scale - See note 2



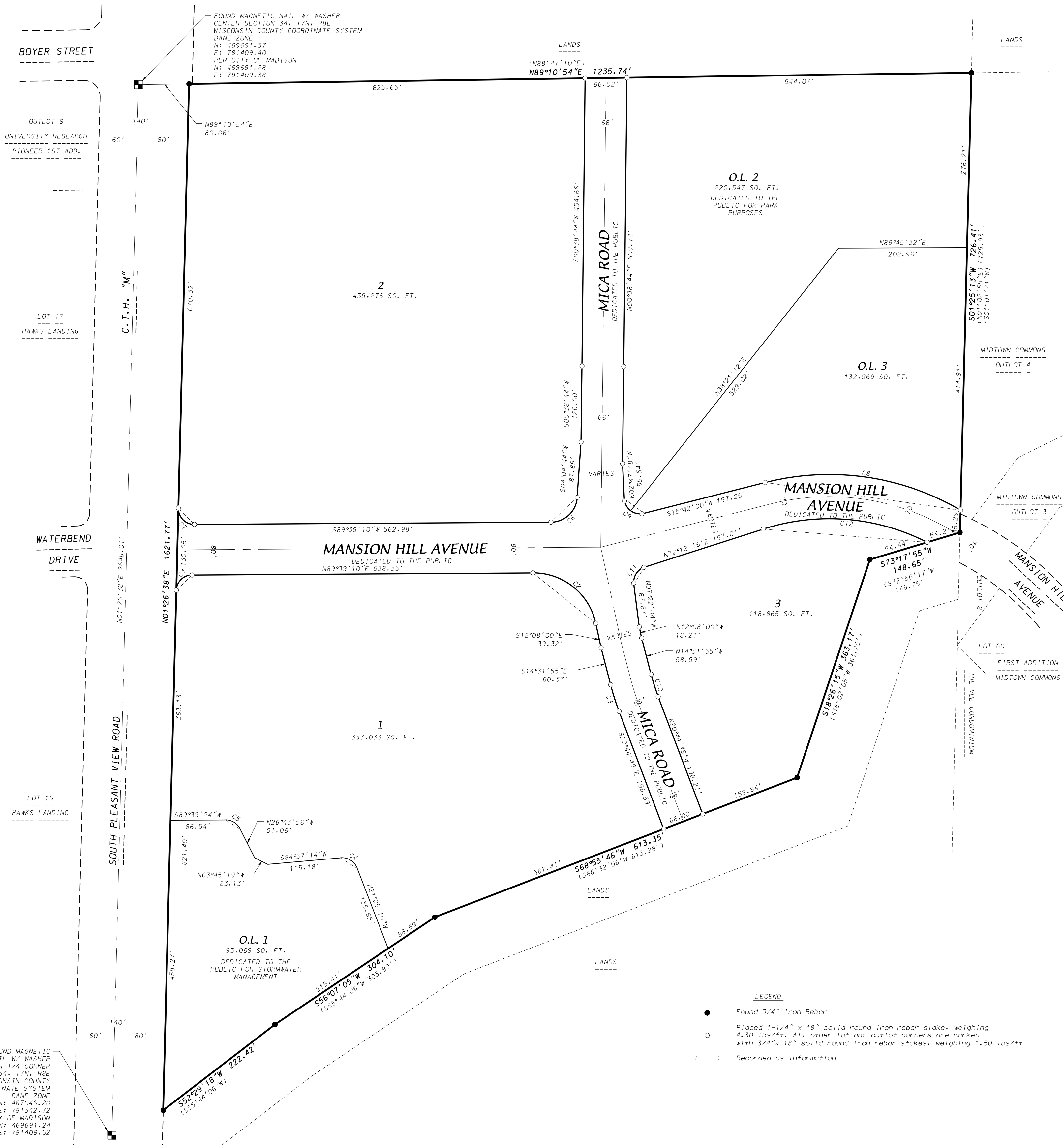
BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N01°26'38"E

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: 19-07-117



- LEGEND**
- Found 3/4" Iron 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
 - () Recorded as Information

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



SPRINGS AT PLEASANT VIEW

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 34, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Randall A. Theis Trust dated May 16, 2016, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Randall A. Theis Trust dated May 16, 2016 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, Randall A. Theis Trust dated May 16, 2016 has caused these presents to be signed this _____ day of _____, 2020.

Randall A. Theis TTEE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

Theis Trust dated March 15, 2011, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Theis Trust dated March 15, 2011 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, Theis Trust dated March 15, 2011 has caused these presents to be signed this _____ day of _____, 2020.

Laverne L. Theis TTEE

Joanne C. Theis TTEE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named persons to me known to be the persons 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: _____
Matthew Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Springs at Pleasant View" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2020, 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 _____, 2020.

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

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, 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 special assessments as of this _____ day of _____, 2020 on any of the lands included in the plat of "Springs at Pleasant View".

Craig Franklin, 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 _____, 2020 affecting the land included in "Springs at Pleasant View".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020
at _____ .M. and recorded in Volume _____ of Plats on Pages _____
as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds