

TENNYSON RIDGE

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 13716, LOCATED IN THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4, SECTION 30, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

Keller Real Estate Group, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Keller Real Estate Group, 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:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, Keller Real Estate Group, has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this ____ day of _____, 201__.

Keller Real Estate Group
by:

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 201__, _____, its _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: _____

MORTGAGEE CERTIFICATE:

Oak Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this plat, and does hereby consent to the above certificate of Keller Real Estate Group, owner.

IN WITNESS WHEREOF, Oak Bank, has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this ____ day of _____, 201__.

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 201__, _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: _____

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, 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 special assessments affecting any of the lands included in the plat of TENNYSON RIDGE, as of this ____ day of _____, 201__.

Adam Gallagher, Dane County Treasurer

NOTES:

Public Storm Sewer and Drainage 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 the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public 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 the 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 and 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.

Public Sidewalk and Bike Path 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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path 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 the 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 and 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 public use 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.

CITY OF MADISON TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of TENNYSON RIDGE as of this ____ day of _____, 201__.

David M. Gawenda, City of Madison Treasurer

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of TENNYSON RIDGE, located in all of Lot 3 and 4 of Certified Survey Map No. 13716 in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 30, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on this ____ day of _____, 201__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of TENNYSON RIDGE to the City of Madison for public use.

Dated this ____ day of _____, 201__.

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

CITY OF MADISON APPROVAL


Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 201__.

Natalie Erdman, Secretary of Planning Commission

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

vierbicher
planners | engineers | advisors


REEDSBURG - MADISON - FRAEBE DU CHEN
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Phone: (608) 824-0232 Fax: (608) 824-0233

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| DRAFTED BY: SDIS | 33127919 |
| DATE: | July 21, 2015 |
| CHECKED BY: MMAR | REY |

SURVEYED FOR:
Keller Real Estate Group
448 W. Washington Ave.
Madison, WI 53703

SHEET
2 OF 2

CERTIFICATE OF REGISTER OF DEEDS RECORDING DATA

Received for recording this ____ day
of _____, 20__, at
____ o'clock __M. and recorded
in Volume _____ of Plats, on
pages _____.

Kristi Chlebowski, Dane County
Register of Deeds