

**LEGEND**

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- — — DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
- — — CITY OF MADISON LIMITS

# FIRST ADDITION TO HAWK'S CREEK

PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) ALL IN SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, ALSO PART OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, ALL IN DANE COUNTY, WISCONSIN

NORTH

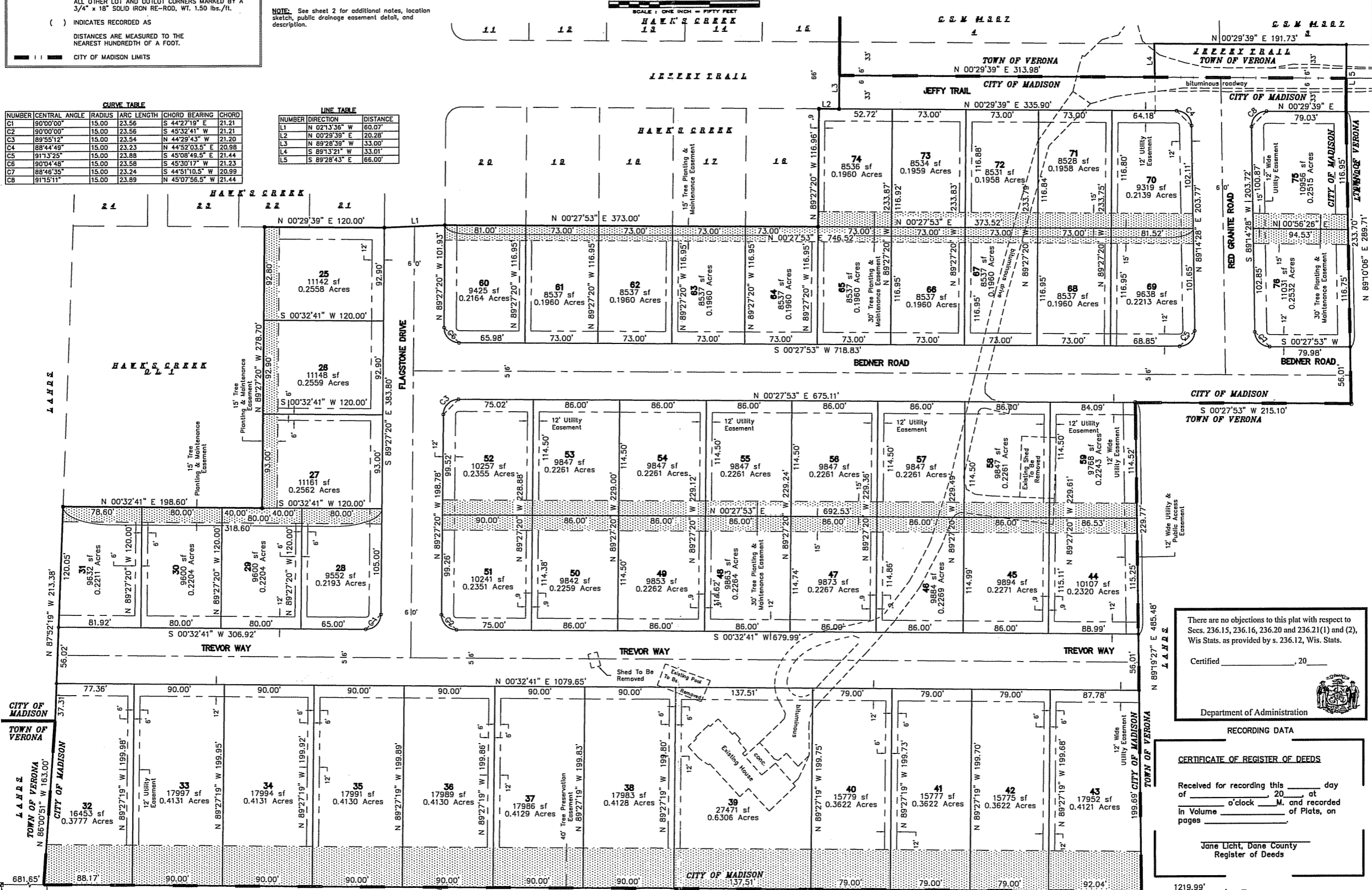
BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SEC. 03-06-08, BEARING S 00°31'33" W

**CURVE TABLE**

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00	23.56	S 44°27'19" E	21.21
C2	90°00'00"	15.00	23.56	S 45°32'41" W	21.21
C3	89°55'12"	15.00	23.54	N 44°29'43" W	21.20
C4	88°44'49"	15.00	23.23	N 44°52'03.5" E	20.98
C5	91°13'25"	15.00	23.88	S 45°08'49.5" E	21.44
C6	90°04'48"	15.00	23.58	S 45°30'17" W	21.23
C7	88°46'35"	15.00	23.24	S 44°51'10.5" W	20.99
C8	91°15'11"	15.00	23.89	N 45°07'56.5" W	21.44

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 02°13'36" W	60.07
L2	N 00°29'39" E	20.28
L3	N 89°28'39" W	33.00
L4	S 89°13'21" W	33.01
L5	S 89°28'43" E	66.00



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

**RECORDING DATA**

**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on \_\_\_\_\_ pages

Jane Light, Dane County Register of Deeds

# FIRST ADDITION TO HAWK'S CREEK

PART OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) ALL IN SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, ALSO PART OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, ALL IN DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Registered Land Surveyor No. 2452 hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Rick A. McKy, owner of said land, I have surveyed, divided, mapped, and dedicated FIRST ADDITION TO HAWK'S CREEK; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 03, Township 06 North, Range 08 East, City of Madison, also located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 03, Township 06 North, Range 08 East, Town of Verona, all in Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Section 03; thence South 00 degrees 31 minutes 33 seconds West, along the East line of said Northeast Quarter (1/4) of Section 03, 1219.89 feet to the point of beginning; thence continuing South 00 degrees 31 minutes 33 seconds West along said East line, 1094.72 feet; thence North 06 degrees 00 minutes 51 seconds West, 163.00 feet; thence North 07 degrees 52 minutes 19 seconds West, 213.38 feet; thence North 00 degrees 32 minutes 41 seconds East, 199.00 feet; thence North 09 degrees 27 minutes 20 seconds West, 278.70 feet; thence North 00 degrees 29 minutes 39 seconds East, 120.00 feet; thence North 02 degrees 13 minutes 36 seconds West, 68.07 feet; thence North 00 degrees 27 minutes 53 seconds East, 373.00 feet; thence North 88 degrees 27 minutes 20 seconds West, 116.95 feet to the easterly right-of-way line of Jeffrey Trail; thence North 00 degrees 29 minutes 39 seconds East along said easterly right-of-way line, 20.28 feet; thence North 89 degrees 28 minutes 39 seconds West, 33.00 feet; thence North 00 degrees 29 minutes 39 seconds East, 313.88 feet; thence South 89 degrees 13 minutes 21 seconds West, 33.01 feet to the westerly right-of-way line of Jeffrey Trail; thence North 00 degrees 29 minutes 39 seconds East along said westerly right-of-way line, 191.73 feet; thence South 89 degrees 28 minutes 43 seconds East, 68.00 feet to the easterly right-of-way line of Jeffrey Trail; thence North 89 degrees 10 minutes 06 seconds East, 289.71 feet; thence South 00 degrees 27 minutes 53 seconds West, 215.10 feet; thence North 89 degrees 19 minutes 27 seconds East, 465.48 feet to the aforementioned East line of the Northeast Quarter (1/4) of Section 03 and the point of beginning. Said description contains 772,883 square feet or 17,743.0 acres.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Signed: Michael S. Marty, R.L.S. No. 2452

**OWNER'S CERTIFICATE:**

Badger Mill Creek, LLC 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.

Badger Mill Creek, 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:

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

IN WITNESS WHEREOF, Badger Mill Creek, LLC, has caused these presents to be signed by Rick A. McKy, at Madison, Wisconsin, on this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Rick A. McKy, Authorized Representative

State of Wisconsin }  
                          } ss.  
County of Dane     }

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, Rick A. McKy to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: \_\_\_\_\_

**MORTGAGE CERTIFICATE:**

Boche Funding, 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 dedication of the land described on this plat, and does hereby consent to the above certificate of Badger Mill Creek, LLC, owner.

IN WITNESS WHEREOF, Boche Funding, has caused these presents to be signed by Tom Geler, its \_\_\_\_\_ at Madison, Wisconsin, on this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Tom Geler,

State of Wisconsin }  
                          } ss.  
County of Dane     }

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, Tom Geler to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

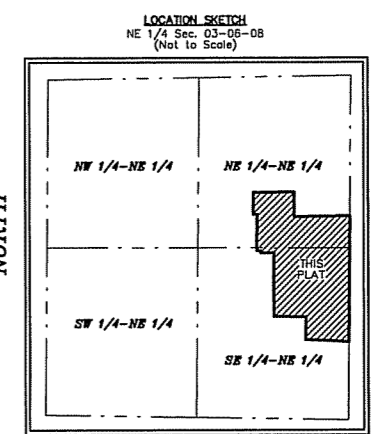
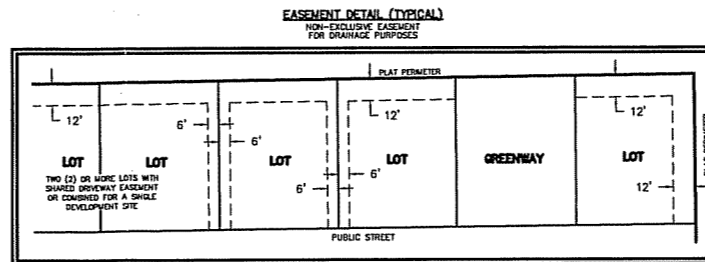
My commission expires/is permanent: \_\_\_\_\_

**CITY OF MADISON COMMON COUNCIL APPROVAL**

Resolved, that the plat of FIRST ADDITION TO HAWK'S CREEK, located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northeast Quarter (1/4), all in Section 03, Township 06 North, Range 08 East, City of Madison, also located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 03, Township 06 North, Range 08 East, Town of Verona, all in Dane County, Wisconsin, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_ day of \_\_\_\_\_, 200\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of FIRST ADDITION TO HAWK'S CREEK to the City of Madison for public use.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Ray Fisher, City Clerk  
City of Madison, Dane County, Wisconsin



- NOTES:**
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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. In the event of a City of Madison Plan Commission and/or Common Council approved revision 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. (See detail above.)
  - 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.
  - All streets/roads lying within the Plat boundary are dedicated to the public unless otherwise noted.
  - The 15' wide and 30' wide tree planting and maintenance easements are for the planting of two (2), three (3) or four (4) inch caliper bur, white, swamp white or Schueltel oak trees per lot, within said easement.
  - Inclusionary Zoning applies to this plat. The restriction is via a separate instrument.

**OWNER'S CERTIFICATE:**

The Town of Verona, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on sheet 1. We also certify that this plat is required by s.236.34 to be submitted to the following for approval or objection.

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

IN WITNESS WHEREOF the said Town of Verona has caused these presents to be signed by Rose M. Johnson, its Town Clerk/Treasurer, at \_\_\_\_\_ Wisconsin, this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Rose M. Johnson, Town Clerk/Treasurer

State of Wisconsin }  
                          } ss.  
County of Dane     }

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, the above named Rose M. Johnson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

My Commission Expires/is Permanent: \_\_\_\_\_

**DANE COUNTY TREASURER'S CERTIFICATE:**

I, David M. Gowenda, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of FIRST ADDITION TO HAWK'S CREEK, as of this \_\_\_ day of \_\_\_\_\_, 200\_\_.

David M. Gowenda, Dane County Treasurer

**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 unredemmed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of FIRST ADDITION TO HAWK'S CREEK as of this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Roy Fisher, City of Madison Treasurer

**CITY OF MADISON APPROVAL**

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

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

Mark Olinger, Secretary of Planning Commission


**DANE COUNTY ZONING AND LAND REGULATION COMMITTEE**

Approved for recording per Dane County Zoning and Land Regulation Committee Action on the \_\_\_ day of \_\_\_\_\_, 200\_\_.

Norbert Scribner, authorized representative date: \_\_\_\_\_

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

**SURVEYED FOR:**  
BADGER MILL CREEK, LLC  
702 NORTH HIGH POINT RD.  
SUITE 100  
MADISON, WI 53717

**SURVEYED BY:**  
CALKINS ENGINEERING, LLC  
5010 VOGES ROAD  
MADISON, WI 53718  
608-838-0444