

# BIRRENKOTT SURVEYING INC.

BIRRENKOTT SURVEYING INC.  
1877 N. BRISTOL ST.  
P.O. BOX 437  
SUN PRAIRIE, WIS. 53590  
(608) 837-7440  
(608) 837-1061 (FAX)

N:507840.11 Measured coordinates:  
E:852732.82 NAD 83 (2011)  
[N:507840.08] Established coordinates:  
[E:852732.71] NAD 83 (1997)

WEST 1/4 CORNER  
SECTION 24-8-10  
FOUND ALUM. MONUMENT  
ELEVATION = 921.94'

## Legend

- = FOUND 1" IRON PIPE
- = FOUND 3/4" IRON PIPE
- = SET 1/2" IRON PIPE
- MIN. WGT. 1.13 LBS/FT
- = SET "K" NAIL
- ( ) = RECORDED INFORMATION
- = SEPTIC TANK
- = SEPTIC VENT
- = WELL
- = EXISTING FENCE
- = 8' ACCESS AND UTILITY EASEMENT
- = ADJOINING OWNERS PROPERTY LINE
- = APPROXIMATE EDGE OF WOODS

PREPARED FOR:  
James & Deborah Duckart  
2316 Pebble Valley Ct.  
Sun Prairie, WI 53590  
(608) 837-7425

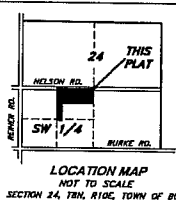
## Land Use Statement

- Lot 1: (R-1) One Existing single family home.  
Lot 2: (R-1) One Future single family home.  
Lot 3: (R-1A) One Existing single family home.  
Lot 4: (R-1) One Existing single family home.  
Lot 5: (A-1) One Future single family home.  
Lot 6: (A-1) One Future single family home.

Site Benchmark: Center of section monument and Property corner.  
Elev. = 961.50'

N:507836.80 Measured coordinates:  
E:855374.27 NAD 83 (2011)  
[N:507396.44] Established coordinates:  
[E:855374.18] NAD 83 (1997)

CENTER OF SECTION  
SECTION 24-8-10  
FOUND BRASS MONUMENT  
ELEVATION = 950.95'



# WINDSWEPT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

SCALE: 1" = 100'

## Notes:

1. The proposed number of lots is 6.
2. Gross area in this final plat= 864,236 square feet, 19.84 acres Gross.
3. This survey is subject to any and all agreements and statements of record and those that may have not been recorded.
4. Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-5511 for the safety and liability purposes for a involve.
5. The lands within this subdivision shall be served by underground utilities.
6. The lands within this subdivision are located in "ZONE X UNSHADED" (Area determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 25025C0260K Revised January 2, 2009, as published by the Federal Emergency Management Agency).
7. Lot boundaries and zoning district boundaries of this plat are to be coterminous. See Land Use Statement.
8. A stormwater management permit, issued by the Land & Water Resources Department, is required prior to any development on proposed lot 5 with respect to the existing commercial zoning.
9. This plat is subject to a Easement to Wisconsin Power and Light Company recorded in Vol. 136 of Maps, page 181, as Doc. #4117670 and in Warranty Deed Doc. #4814916.
10. This plat is subject to a Gas Line Easement to Michigan Wisconsin Pipe Line Company as referred to in Lie Penders Rec as Doc. #1181455; said filed document is unavailable for review.
11. This plat is subject to a Private Sewage System Maintenance Agreement recorded in Vol. 30538 of Records, page 4 as Doc. #2685785.
12. This plat is subject to a Private Sewage System Maintenance Agreement recorded in Vol. 28346 of Records, page 3 as #2529430.
13. Portions of this plat are subject to a Shared Well Agreement and 20-foot Easement, Warranty Deed Doc. #4818411.
14. Any future attachment of the area including the common access to the City of Madison will require the private access to be named.
15. The property will be subject to Madison Metropolitan Sewerage District fees and City of Madison Sewer Impact Fees when sewer becomes available and property is annexed into the City.
16. This plat is subject to a 10-foot wide Permanent Limited Easement for grading and sloping along Nelson Road.
17. If the lots within this plat are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage for the entire plat, an agreement shall be provided for the rights and responsibilities of all lot owners. Such agreement shall be reviewed and placed on file by the City Engineer, referenced on the final plat, and recorded at the Dane County Register of Deeds.
18. Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was provided by a public body or which names a public body or public utility as grantee shall be released by recording a separate agreement release document with the Dane County Register of Deeds in accordance with sec.236.12.
19. Portions of this plat are subject to 86 foot Access and Utility Easement for the use of Lots 1, 2, 3 and 4.
20. Utility Easements are hereby set forth for the use of public bodies, as well as private utilities having the right to use the area.
21. Development on Lot 6 shall be subject to a Gas Line Easement to Michigan Wisconsin Pipe Line Company as referred to in Lie Penders Rec as Doc. #1181455.

## Surveyor's Certificate:

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the Town of Burke, and under the direction of the owners listed herein, I have surveyed, divided and mapped WINDSWEPT, and that such plat correctly represents of exterior boundaries and the subdivision of the land surveyed, a part of the East 1/2 of the Southwest 1/4 of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin being more particularly described as follows: Commencing at the West 1/4 corner of said section 24; thence N87°54'29"E (recorded as N87°30'13"E), 1321.53 feet along the North line of said Southwest 1/4 to the point of beginning; thence continuing along said North line N87°54'29"E (recorded as N87°30'13"W), 1321.55 feet to the Center of said Section 24; thence S01°18'15"W, 535.04 feet (recorded as 535.50 feet) along the East line of said Southwest 1/4 and the West line of Lot 1 Certified Survey Map No. 1153; thence S87°53'17"W, 1154.53 feet (recorded as S86°32'W, 1154.50 feet) along the North line of a parcel described in Document No. 330345, Vol. 657, Pg. 520; thence S01°14'54"W, 801.73 feet (recorded as S88°04'45"E, 801.73 feet) along the West line of said document; thence S88°04'45"E, 36.79 feet; thence S88°04'45"E, (recorded as S87°43'W) 68.02 feet to a point on the 1/4, 1/4 line thence N01°18'20"E, 1323.58 feet to the point of beginning. Containing 864,236 square feet, 19.84 acres Gross, 18.62 acres Net.

Daniel V. Birrenkott  
Professional Land Surveyor No. 1531

## Owner's Certificate:

As owner, we hereby certify that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:  
Town of Burke  
City of Madison  
Department of Administration  
Dane County Zoning and Land Regulation Committee

James S. Duckart Deborah M. Duckart

State of Wisconsin  
County of Dane ss)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above-named James S. Duckart and Deborah M. Duckart, to me known to be the persons who executed the foregoing instrument and who acknowledged the same.

Notary Public My commission expires \_\_\_\_\_

## Town of Burke Certificate:

RESOLVED, that this plat of known as WINDSWEPT, which has been duly filed for the approval of the Town of Burke, Dane County, Wisconsin, be, and the same is hereby approved and the road dedication shown herein are accepted, as required by Chapter 236, Wisconsin Statutes. I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Burke, Dane County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Brenda Ayers, Clerk  
Town of Burke

## City of Madison Certificate:

Resolved that this plat known as WINDSWEPT located in the Town of Burke was approved by Resolution \_\_\_\_\_ LD. No. \_\_\_\_\_ and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and further resolve that the conditions of said approval were fulfilled on \_\_\_\_\_, 2014.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Maribeth Witzel-Buhl, Clerk  
City of Madison

## Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock, \_\_\_\_\_, and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_

Kristi Chabowski, Register of Deeds  
Dane County

## Town Treasurer's Certificate:

I, Brenda Ayers, being the duly elected, qualified and acting treasurer for the Town of Burke, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014, affecting any of the lands included in this plat of WINDSWEPT.

Brenda Ayers, Treasurer  
Town of Burke

## County Treasurer's Certificate:

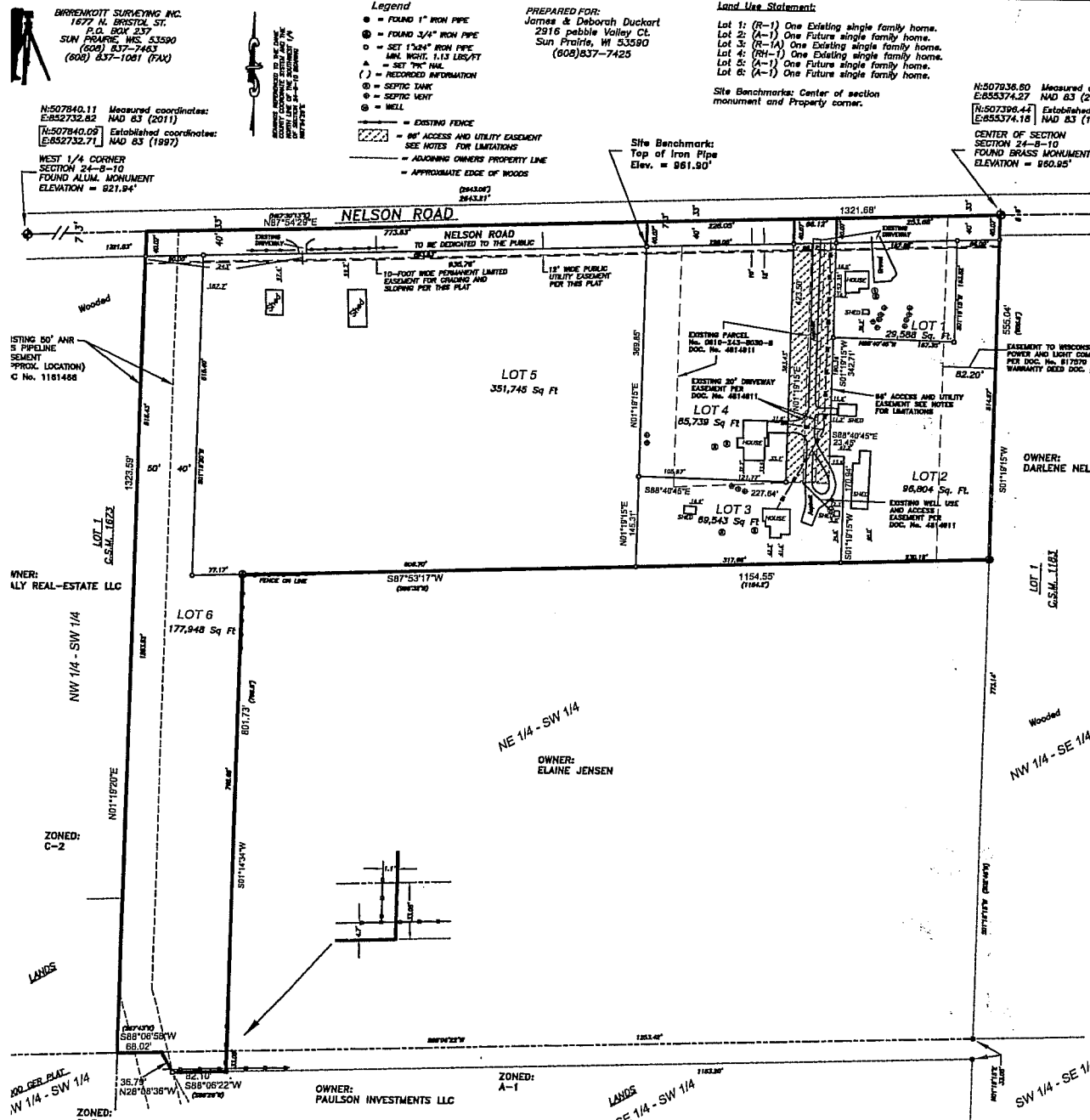
I, Adam Gallagher, being the duly elected, qualified and acting treasurer for the County of Dane, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014, affecting any of the lands included in this plat of WINDSWEPT.

Adam Gallagher, Treasurer  
Dane County

## Dane County Zoning and Land Regulation Committee Certificate:

This plat known as WINDSWEPT is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Patrick Miles, Chairperson  
Dane County Zoning and Land Regulation Committee



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

September 8, 2014  
OFFICE MAP NO. 120245