

OWL'S CREEK SUBDIVISION

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SECTION SPLIT MAP

NORTH
BEARINGS ARE BASED UPON
THE SOUTH LINE OF THE
SEC. 27-07-10
BEGINNING S 88°25'45" W

0 100 200 400 600
SCALE: ONE INCH = TWO HUNDRED FEET

West 1/4 Cor.
Sec. 27-07-10
Brass Capped
Monument Found

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Registered Land Surveyor No. 2452, do hereby certify that in full compliance with the provisions of Chapter 235 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the NELSON GROUP DEVELOPMENT CORP., owner, I have surveyed, divided, mapped, and dedicated OWL'S CREEK SUBDIVISION; that such plot correctly represents the exterior boundaries, and the subdivision of the land surveyed; and that this land is located in part of the Northwest Quarter (¼) of the Southeast Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼), all in Section 27, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the South Quarter (¼) corner of said Section 27; thence North 00 degrees 48 minutes 46 seconds West, along the North-South Quarter (¼) line of said Section 27, 1699.77 feet to the Southwest corner of Certified Survey Map Number 9781, as recorded in Volume 56 of Certified Survey Maps, on Pages 267-270, as Document Number 3338998, Dane County Registry; thence along the southerly line of said Certified Survey Map Number 9781 for the next three (3) courses; 1-thence North 88 degrees 38 minutes 17 seconds East, 69.94 feet; 2-thence North 00 degrees 46 minutes 43 seconds West, 170.00 feet; 3-thence North 88 degrees 38 minutes 17 seconds East, 593.71 feet; thence South 00 degrees 50 minutes 52 seconds East, 118.65 feet; thence South 84 degrees 40 minutes 30 seconds East, 282.63 feet; thence North 88 degrees 30 minutes 15 seconds East, 333.36 feet to the westerly right-of-way line of Torrey Lane; thence South 00 degrees 52 minutes 59 seconds East, along said westerly right-of-way line 389.02 feet to the North line of the North twenty (20) rods of the Southwest Quarter (¼) of the Southeast Quarter (¼) of aforementioned Section 27; thence North 88 degrees 24 minutes 22 seconds East along said North line, 19.50 feet to a line that is 30 feet west of and perpendicular measure to the East line of the said North twenty (20) rods; said point also to be known as Reference Point "A"; thence South 00 degrees 52 minutes 59 seconds East along a line parallel with the said East line of the North twenty (20) rods, 330.00 feet to the South line of the said North twenty (20) rods of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section 27; thence South 88 degrees 24 minutes 22 seconds West along said South line, 634.33 feet; thence South 00 degrees 50 minutes 52 seconds East, 995.04 feet to the South line of the aforementioned Southeast Quarter (¼) of Section 27; thence South 88 degrees 25 minutes 45 seconds West, along said South line 664.93 feet to the aforementioned South Quarter (¼) corner of Section 27 and the point of beginning. Said description contains 1,682,740 square feet, or 38.6304 acres.

TOGETHER WITH an easement for ingress and egress more fully described as follows: Beginning at the aforementioned Reference Point "A"; thence North 88 degrees 24 minutes 22 seconds East along the aforementioned North line of the North twenty (20) rods of the Southwest Quarter (¼) of the Southeast Quarter (¼), 30.00 feet to the Northeast corner of the said North twenty (20) rods; thence South 00 degrees 52 minutes 59 seconds East along the East line of the said North twenty (20) rods, 330.00 feet to the Southeast corner of the said North twenty (20) rods; thence South 88 degrees 24 minutes 22 seconds West along the South line of the said North twenty (20) rods, 30.00 feet to a point on a line lying west of and 30 feet perpendicular measure to the aforementioned East line of the North twenty (20) rods; thence North 00 degrees 52 minutes 59 seconds West along a line 30 feet west of, perpendicular measure to, and parallel with said East line, 330.00 feet to the aforementioned North line of the North twenty (20) rods and the point of beginning.

Dated this 24th day of April, 2005

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



NOTES:

- All lots within this plat are subject to a non-exclusive easement 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 easement shall be 12'-feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets.
- 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.
- See sheets 2 & 3 for additional notes.
- See sheet 2 for curve table.

LEGEND

- IRON PIPE FOUND (SIZE NOTED)
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" x 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"x18" SOLID IRON ROD W/CAP, WT. 1.50 lbs./ft.

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

Southwest Cor.
Sec. 27-07-10
Brass Capped
Monument found

North 1/4 Cor.
Sec. 27-07-10
Brass Capped
Monument Found

Center of
Sec. 27-07-10
Brass Capped
Monument Found

NE Cor. of the
NW 1/4 - SE 1/4
Sec. 27-07-10

East 1/4 Cor.
Sec. 27-07-10
Aluminum
Monument found

South 1/4 Cor.
Sec. 27-07-10
Aluminum
Monument found

Southeast Cor.
Sec. 27-07-10
Brass Capped
Monument found

SURVEYED BY:

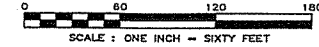
Burse
surveying & engineering llc
1400 E. Washington Ave., Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chonus.net
www.burse-surveying.com

$M \triangleq U \wedge \mathfrak{L} \subseteq Q \wedge N$

24

COMMERCE

Q U T L Q T 6
R A B K



NORTH
BEARINGS ARE BASED UPON
THE SOUTH LINE OF THE
SE ¼ OF SEC. 27-07-10,
T34N R36E S34W.

Existing 10' Wide
Right-of-Way Grant
Underground Electric
Easement, Doc. No. 1789232

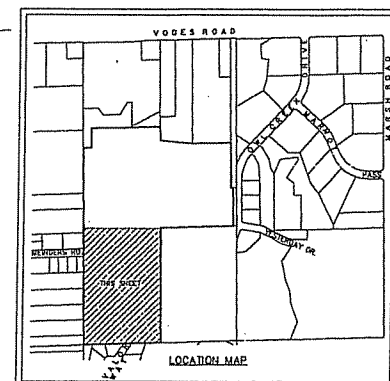
NOTES

1. See sheet 1 for Section Split Map, Legend, Surveyor's Certificate, and additional notes.
2. See sheet 3 for plot continuation and additional notes.
3. See sheet 4 for detail drawings of existing homes to remain on lots 1, 24, 44, and 93.

CURVE TABLE						TANGENT BEARING	
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	BACK	AHEAD
C1	89°54'22"	25.00	39.23	S 44°04'12" W	35.33		
C2	36°54'33"	50.00	32.21	N 71°55'21" W	31.66		
C3	25°34'23"	50.00	221.43	S 00°20'16.5" E	80.00	N 53°28'05" W	N 52°47'31" E
C4	86°44'13"	50.00	75.69	S 83°09'48.5" W	68.67	N 52°47'31" E	S 39°47'42" W
C5	107°07'21"	50.00	93.48	S 13°45'58.5" E	80.45	S 39°47'42" W	S 67°19'39" E
C6	58°52'50"	50.00	52.26	N 82°43'56" E	49.91	S 67°19'39" E	N 52°47'31" E
C7	36°49'50"	50.00	33.74	N 73°27" W	31.59		
C8	89°24'01"	15.00	23.40	S 45°40'37.5" E	21.10		
C9	89°15'16"	15.00	23.37	S 43°39'00" W	21.07		
C10	89°05'24"	178.00	276.77	S 43°43'56" W	249.72		
C11	10°57'25"	178.00	34.04	S 82°47'55.5" W	33.99		S 77°19'13" W
C12	18°38'59"	178.00	57.94	S 67°59'43.5" W	57.68	S 77°19'13" W	S 56°40'14" E
C13	04°50'03"	178.00	15.02	S 56°15'12.5" W	15.01	S 56°40'14" W	S 53°50'12" W
C14	14°37'54"	178.00	45.46	S 46°31'15" W	45.33	S 53°50'12" W	S 39°12'18" W
C15	11°23'09"	178.00	35.37	S 33°30'43.5" W	35.31	S 39°12'18" W	S 27°49'09" W
C16	15°44'40"	178.00	48.91	S 19°56'49" W	48.76	S 27°49'09" W	S 12°04'29" W
C17	2°53'15"	178.00	40.04	S 05°37'51" W	39.95		
C18	89°05'24"	122.00	189.70	N 43°41'56" E	171.16		
C19	90°52'29"	15.00	23.79	S 46°17'07.5" E	21.37		
C20	88°44'54"	15.00	23.23	S 43°31'34" W	20.98		
C21	91°15'06"	15.00	23.89	N 46°28'26" W	21.44		
C22	89°07'31"	15.00	23.33	N 43°42'53.5" E	21.05		
C23	90°50'23"	25.00	39.64	S 46°18'10.5" E	35.61		
C24	05°06'23"	600.00	53.47	S 15°20'23.5" W	53.46	S 12°47'12" W	S 17°53'36" W
C25	89°09'37"	25.00	36.90	S 43°41'49.5" W	35.10		
C26	51°12'30"	25.00	22.34	S 24°43'16" W	21.61		S 50°19'31" W
C27	37°57'07"	25.00	16.56	S 69°18'04.5" W	16.26	S 50°19'31" W	S 15°06'04" E
C28	06°39'49"	50.00	139.68	N 85°12'01" E	98.49	N 03°41'56" W	
C29	90°44'41"	15.00	23.75	N 46°21'00" W	21.35		
C30	90°35'59"	15.00	23.72	N 44°19'22.5" E	21.32		
C31	90°05'38"	25.00	39.31	S 45°55'48" E	35.38		
C32	33°48'19"	280.00	165.20	N 16°03'16.5" E	162.82		
C33	05°24'47"	280.00	26.45	N 30°15'02.5" E	26.44		N 27°32'40" E
C34	15°34'11"	280.00	76.09	N 19°45'34.5" E	75.85	N 27°32'40" E	N 11°58'29" E
C35	12°49'21"	280.00	62.66	N 05°33'46.5" E	62.53	N 11°58'29" E	
C36	90°00'00"	15.00	23.56	N 44°09'08" E	21.21		
C37	90°00'00"	15.00	23.56	N 45°50'52" W	21.21		
C38	88°44'54"	15.00	23.23	N 43°31'34" E	20.98		
C39	91°15'06"	15.00	23.89	S 46°28'26" E	21.44		
C40	21°41'56"	220.00	83.31	S 10°00'09" W	82.81		S 20°50'57" W
C41	102°06'29"	15.00	26.73	S 71°11'18" W	25.33	S 20°50'57" W	
C42	56°13'48"	122.00	119.73	N 28°55'40" W	114.98		
C43	44°57'53"	122.00	95.74	S 34°33'37.5" E	93.31		N 12°04'41" W
C44	11°15'55"	122.00	23.99	S 06°26'43.5" E	23.95	N 12°04'41" W	
C45	15°18'50"	122.00	32.61	N 06°50'39" E	32.51		
C46	13°43'00"	208.00	49.80	N 07°38'35" E	49.68		
C47	08°42'01"	208.00	24.32	S 11°09'03.5" W	24.31		N 07°48'04" E
C48	07°00'59"	208.00	25.47	S 04°17'34.5" W	25.46	N 07°48'04" E	
C49	13°43'00"	152.00	36.39	S 07°38'35" W	36.30		
C50	06°39'16"	152.00	17.65	S 04°06'43" W	17.64		S 07°26'20" W
C51	07°03'47"	152.00	18.74	S 03°58'12" W	18.72	S 07°26'20" W	
C52	15°18'50"	178.00	47.58	S 06°50'39" W	47.43		
C53	12°46'47"	178.00	38.70	S 08°05'40.5" W	39.62		S 01°43'17" W
C54	02°32'03"	178.00	7.87	S 00°27'15.5" W	7.87	S 01°43'17" W	
C55	56°13'48"	178.00	174.69	S 28°55'40" E	167.76		
C56	01°59'57"	178.00	6.21	S 01°48'44.5" E	6.21		S 02°48'42" E
C57	19°50'15"	178.00	61.63	S 12°43'49.5" E	61.32	S 02°48'42" E	S 22°38'58" E
C58	13°16'09"	178.00	41.22	S 29°17'02.5" E	41.13	S 22°38'58" E	S 35°55'05" E
C59	13°53'22"	178.00	43.15	S 42°51'47" E	43.04	S 35°55'05" E	S 49°48'28" E
C60	04°50'02"	178.00	15.02	S 52°13'29" E	15.01	S 49°48'28" E	S 54°38'30" E
C61	01°59'57"	178.00	7.48	S 55°50'32" E	7.46		
C62	90°00'00"	15.00	23.56	S 12°02'5" E	23.21		
C63	89°05'24"	150.00	233.24	S 43°43'56" W	210.44		
C64	13°43'00"	180.00	43.09	S 07°38'35" W	42.99		
C65	15°18'50"	180.00	40.09	S 06°50'39" W	39.97		
C66	56°13'48"	150.00	147.21	S 28°55'40" E	141.37		
C67	33°48'19"	250.00	147.50	S 16°03'17.5" W	145.37		

April 26th, 2005

DEPARTMENT OF ADMINISTRATION



MADISON

COMMERCE

Q U T L Q T 6

PARK

SHEET 2 OF 4

SURVEYED BY :

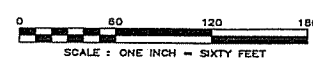
Burse
surveying & engineering 

1400 E. Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

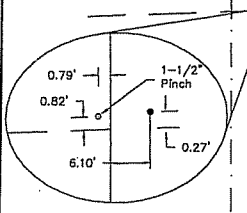
Date: April 26, 2005
Paper Space Plot View: Sheet2
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OWL'S CREEK SUBDIVISION

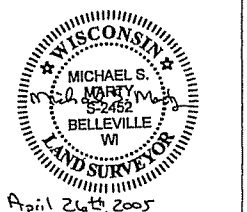
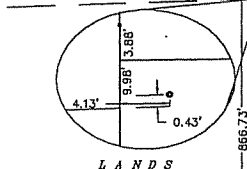
PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼) AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



- NOTES:
1. See sheet 1 for Section Split Map, Legend, Surveyor's Certificate, and additional notes.
 2. See sheet 2 for curve table and additional notes.
 3. See sheet 4 for detail drawings of existing homes to remain on lots 1, 24, 44, and 93.

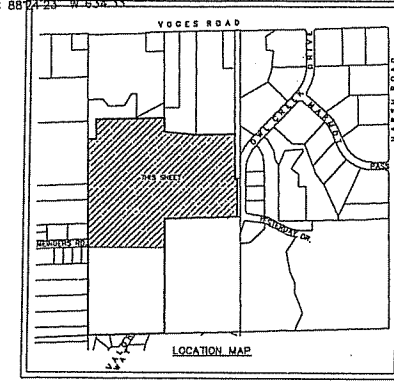
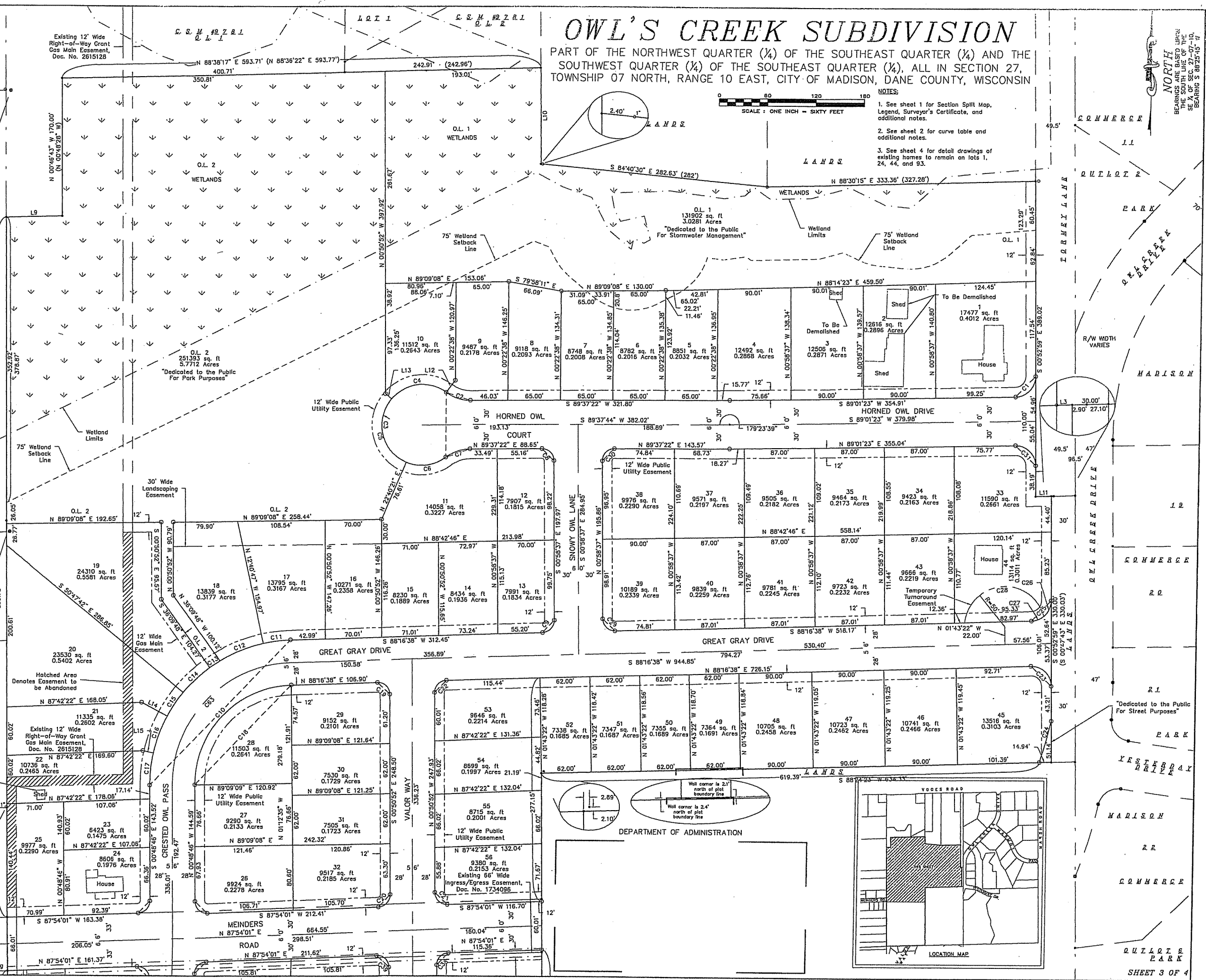


NUMBER	DIRECTION	DISTANCE
L9	N 88°38'17" E	69.94' (70.00')
L10	S 00°50'52" E	118.65'
L11	N 88°24'22" E	19.50'
L12	N 36°31'55" E	18.42'
L13	N 50°12'18" W	10.00'
L14	S 62°10'51" E	36.20'
L15	S 77°55'31" E	13.28'



SURVEYED BY:
Burse
 Surveying & Engineering
 1400 E. Washington Ave., Suite 150
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: burse@chons.net
 www.burse-surveying.com

MEINDERS ROAD
 Date: April 26, 2005
 Paper Space Plot View: Sheet1
 \Projects\BSE749\Final Plot\FPBSE749.dwg
 1/2"



OWL'S CREEK SUBDIVISION

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 30 60 90
SCALE: ONE INCH = THIRTY FEET

CORPORATE OWNER'S CERTIFICATE

The NELSON GROUP DEVELOPMENT CORP., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat.

NELSON GROUP DEVELOPMENT CORP. does further certify that this Plat is required by S.236.10 or S.236.12, Wisconsin Statutes, 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, the said NELSON GROUP DEVELOPMENT CORP. has caused these presents to be signed by Douglas M. Nelson, its _____ on this _____ day of _____, 200__.

NELSON GROUP DEVELOPMENT CORP.

By: _____
Douglas M. Nelson,

STATE OF WISCONSIN)
County of Dane) ss.

Personally came before me this _____ day of _____, 200__, Douglas M. Nelson, _____ of the above named corporation to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires/is permanent: _____

CORPORATE MORTGAGEE CERTIFICATE

Anchor 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 dedication of the land described on this Plat, and does hereby consent to the above certificate of the NELSON GROUP DEVELOPMENT CORP., owner.

IN WITNESS WHEREOF, the said Anchor Bank, has caused these presents to be signed by _____ its _____ of _____, Wisconsin, this _____ day of _____, 200__.

Authorized representative

State of Wisconsin)
County of Dane) ss.

Personally came before me this _____ day of _____, 200__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CITY OF MADISON COMMON COUNCIL APPROVAL

"Resolved that the plat of OWL'S CREEK SUBDIVISION, located the Northwest Quarter (¼) of the Southeast Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼), all in section 27, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Resolution Number _____, I.D. Number _____, adopted on this _____ day of _____, 200__, and that said resolution further provided for the acceptance of these lands and rights dedicated by said plat of OWL'S CREEK SUBDIVISION to the City of Madison for public use."

Dated this _____ day of _____, 200__.

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

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and Land Regulation Committee Action on the _____ day of _____, 2005.

Norbert Scribner, authorized representative date

COUNTY TREASURER'S CERTIFICATE

I, David M. Gawenda, 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 OWL'S CREEK SUBDIVISION, as of this _____ day of _____, 200__.

David M. Gawenda, Dane County Treasurer

CITY 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 OWL'S CREEK SUBDIVISION as of this _____ day of _____, 200__.

Ray Fisher, City of Madison Treasurer

CITY OF MADISON APPROVAL

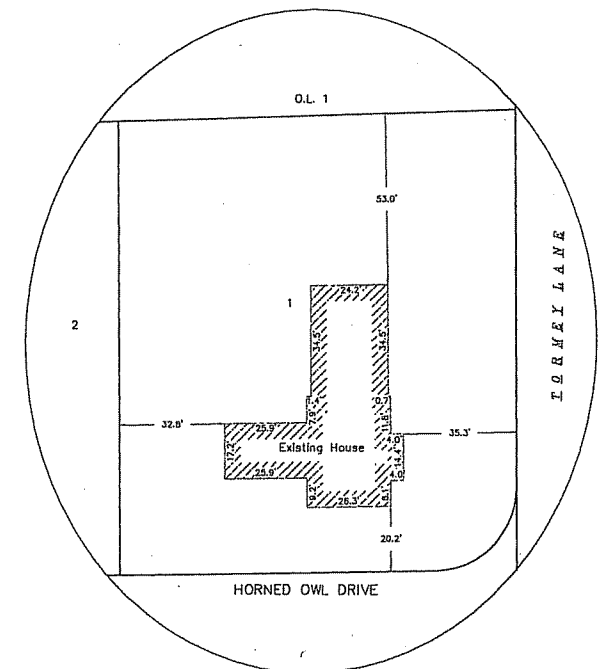
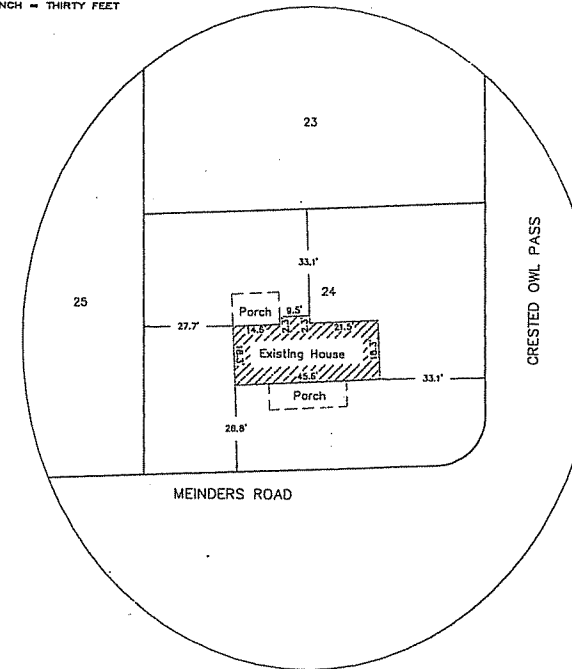
Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 200__.

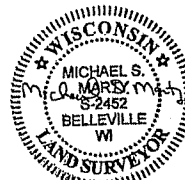
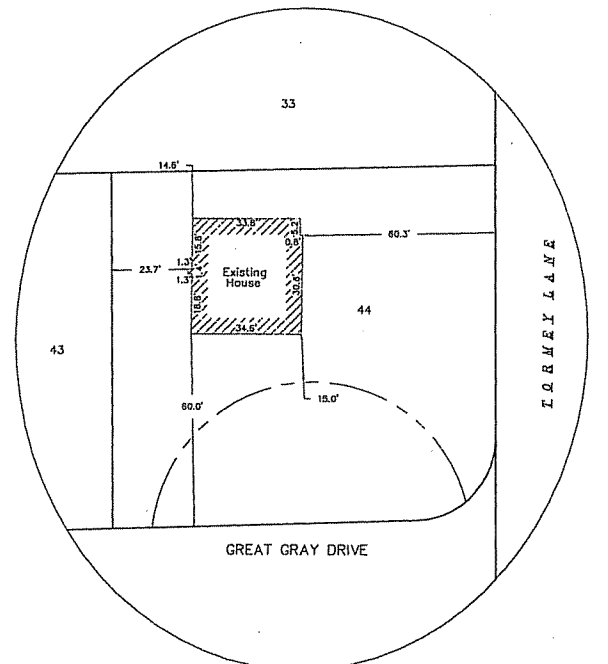
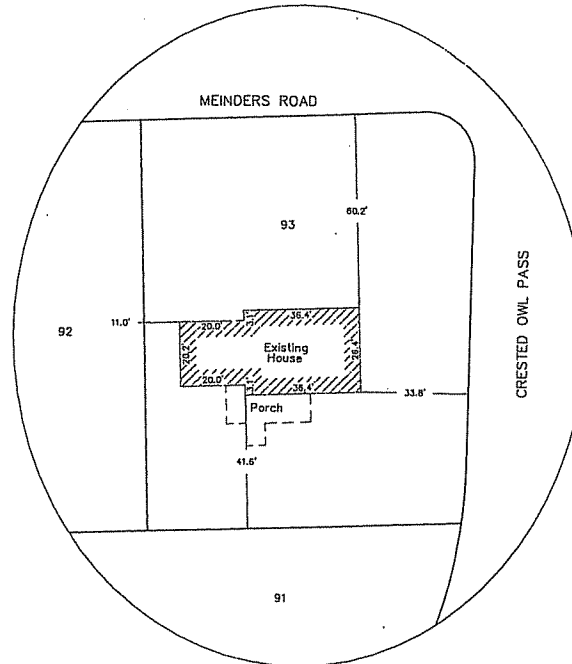
Mark Olinger, Secretary of Planning Commission.

Date: April 26, 2005
Paper Space Plot View: Sheet4
Projects\BSE749\Final Plat\FPBSE749.dwg

NORTH
BEARINGS ARE BASED UPON
THE CURVED SURFACE OF THE
SE ¼ OF SEC. 27-02-10,
BEARING S 88°25'45" W



BUILDING DETAILS



April 26, 2005

SURVEYED FOR :
NELSON GROUP DEVELOPMENT CORP.
2134 ATWOOD AVENUE
MADISON, WI 53714
Phone: (608) 244-4890
Fax: (608) 244-0205

SURVEYED BY :
Burse
surveying & engineering
1400 E. Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9265
email: burse@chorus.net
www.burse-surveying.net

DEPARTMENT OF ADMINISTRATION

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day
of _____, 2003, at
_____ o'clock _____ M. and recorded
in Volume _____ of Plots, on
pages _____

Jane Licht, Dane County
Register of Deeds