

# FIRST ADDITION TO THE MEADOWLANDS

OUTLOT 4 and OUTLOT 5 THE MEADOWLANDS, LOT 197 RESTON HEIGHTS and VACATED LITTLEMORE DRIVE, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 1, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

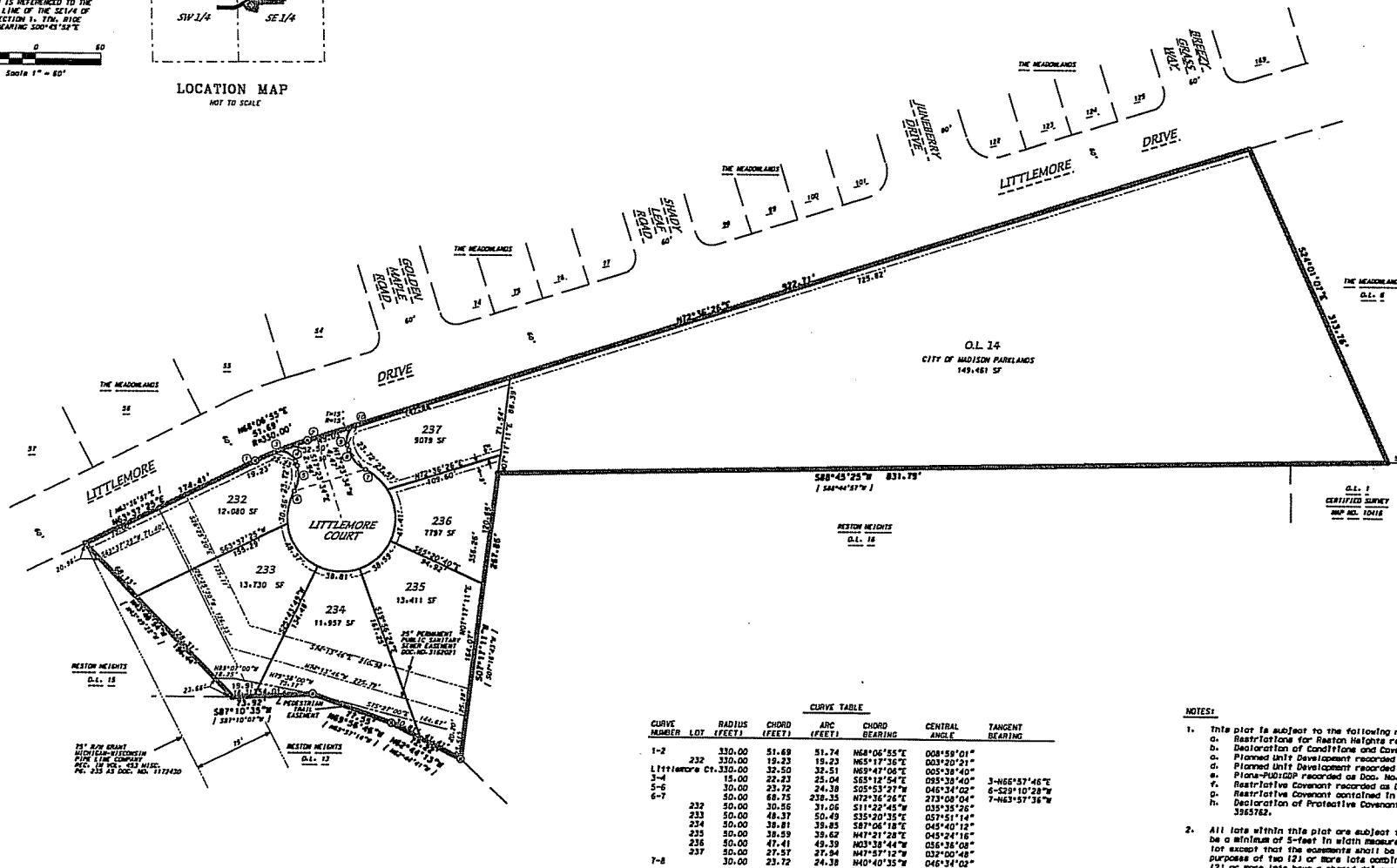
DEPARTMENT OF ADMINISTRATION



GRID NORTH  
NORTH IS REFERENCED TO THE  
EAST LINE OF THE SE1/4 OF  
SECTION 1, T7N, R10E  
BEARING 500°45'51"E

Scale 1" = 60'

LOCATION MAP  
NOT TO SCALE



FOUND ALUMINUM MONUMENT  
EAST 1/4 CORNER  
SECTION 1, T7N, R10E  
WISCONSIN STATE  
PLANE COORDINATES  
EASTING 7063.401  
N 401-687.42  
E 2520.134-43  
NAD83 DATUM

FOUND CONCRETE MONUMENT  
WITH BRASS CAP  
SOUTHEAST CORNER OF  
SECTION 1, T7N, R10E

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	232	310.00	51.49	51.24	N68°06'55"E	009°58'01"	
	232	330.00	19.23	19.23	N65°17'36"E	003°20'01"	
Littlemore Ct.	232	330.00	32.50	32.51	N69°47'06"E	005°38'40"	
3-4	15.00	22.23	25.04	25.04	S63°18'54"E	035°38'40"	3-N66°57'46"E
5-6	30.00	23.72	24.38	24.38	S05°53'27"W	045°34'02"	6-S29°10'28"W
6-7	232	50.00	68.75	238.35	N72°36'26"E	273°08'04"	7-N63°57'36"W
	232	50.00	30.56	31.06	S11°22'45"W	033°35'26"	
	233	50.00	48.37	50.49	S35°20'35"E	037°51'14"	
	234	50.00	38.81	39.85	S87°06'18"E	045°40'12"	
	235	50.00	38.59	38.62	N47°21'28"E	045°24'16"	
	236	50.00	47.41	49.39	N03°38'44"W	035°38'04"	
	237	50.00	27.57	27.94	N47°57'12"W	032°00'48"	
7-8	30.00	23.72	24.38	24.38	N40°40'35"W	046°34'02"	

## NOTES:

- This plot is subject to the following recorded instruments:  
a. Restrictive Covenants for Reston Heights recorded as Document No. 3181251.  
b. Declaration of Conditions and Covenants recorded as Document No. 3481381.  
c. Planned Unit Development recorded as Document No. 3161690.  
d. Planned Unit Development recorded as Document No. 3161690.  
e. Planned Unit Development recorded as Document No. 3328553.  
f. Restrictive Covenant recorded as Document No. 3333783.  
g. Restrictive Covenant recorded as Document No. 3945148.  
h. Declaration of Protective Covenants, Conditions and Restrictions Document No. 3365782.
- All lots within this plot are subject to public easements for drainage purposes which shall be a minimum of 5-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 plot. 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 driveway agreement, except that the easement shall be 12 feet in width along the perimeter of the plot. 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.
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.

## LEGEND

- Found 1-1/4" diameter solid round iron stake.
- Found 3/4" diameter solid round iron stake.
- 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.
- Public utility easement 15' wide unless otherwise noted!

# FIRST ADDITION TO THE MEADOWLANDS

OUTLOT 4 and OUTLOT 5 THE MEADOWLANDS, LOT 197 RESTON HEIGHTS  
and VACATED LITTLEMORE DRIVE, LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 1, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Wayne D. Baranese, Registered Land Surveyor, S-1561, do 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 the owners listed below, I have surveyed, divided and mapped First Addition to the Meadowlands and that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed and includes vacated Littlemore Drive, vacated by the City of Madison Common Council Resolution No. RES-05-00134, Lot 197, Reston Heights, recorded in Volume 57-1348 of Plats on pages 537-542, as Document No. 3162021, and Outlots 4 & 5, The Meadowlands, recorded in Volume 59-0534 of Plats on Pages 283-287, as Document Number 3945724, Dane County Registry located in the NE 1/4 and NE 1/4 of Section 1, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the East quarter corner of said Section 1; thence S80°45'52"E, 860.00 feet; thence S88°43'25"W, 1226.03 feet to the Southwest corner of said Outlot 5 and the point of beginning; thence continuing S88°43'25"W, 831.79 feet; thence S07°17'11"W, 267.05 feet; thence N62°44'13"E, 72.22 feet; thence N65°55'46"W, 77.55 feet; thence S87°10'35"W, 72.92 feet; thence N43°48'54"W, 196.44 feet; thence N63°37'28"E, 174.41 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 330.00 feet and a chord which bears N68°01'55"E, 51.69 feet; thence N07°35'26"E, 222.71 feet; thence S24°01'07"E, 313.76 feet to the point of beginning. Containing 5.21 acres.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005.

Wayne D. Baranese, Registered Land Surveyor, S-1561

## OWNER'S CERTIFICATE

The City of Madison, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Madison, does further certify that this plat is required by Section 236.10 or Section 236.12, Wisconsin Statutes, to be submitted to the following listed agencies for approval or objection.

Department of Administration  
Common Council, City of Madison  
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the City of Madison has caused these presents to be signed by David J. Cieslewicz, Mayor, and Roy Fisher, City Clerk, and its corporate seal to be hereunto affixed on this \_\_\_\_ day of \_\_\_\_\_, 2005.

CITY OF MADISON

By: David J. Cieslewicz, Mayor By: Roy Fisher, City Clerk

STATE OF WISCONSIN  
COUNTY OF DANE I SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above-named David J. Cieslewicz, Mayor of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

STATE OF WISCONSIN  
COUNTY OF DANE I SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above-named Roy Fisher, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## MORTGAGEE CERTIFICATE

AnchorBank, fdb, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this plat.

In witness whereof, said AnchorBank, fdb has caused these presents to be signed by its corporate officers listed below on this \_\_\_\_ day of \_\_\_\_\_, 2005.

AnchorBank, fdb

State of Wisconsin  
County of \_\_\_\_\_ I SS.

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## MORTGAGEE CERTIFICATE

MJ Marshall & Isley Bank, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this plat.

IN WITNESS WHEREOF, said MJ Marshall & Isley Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this \_\_\_\_ day of \_\_\_\_\_, 2005.

MJ MARSHALL ISLEY BANK

STATE OF WISCONSIN  
COUNTY OF DANE I SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, Roy Fisher, being the duly appointed, qualified, and acting Treasurer of the City of Madison 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 \_\_\_\_\_, 2005 affecting the lands included in "FIRST ADDITION TO THE MEADOWLANDS."

Roy Fisher, City Treasurer, City of Madison, Dane County, Wisconsin

## 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 in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_ day of \_\_\_\_\_, 2005 affecting the lands included in "FIRST ADDITION TO THE MEADOWLANDS."

David M. Gowenda, Treasurer, Dane County, Wisconsin

## MADISON COMMON COUNCIL CERTIFICATE

"Resolved that this plat of "FIRST ADDITION TO THE MEADOWLANDS" located in the City of Madison, was hereby approved by Resolution Number \_\_\_\_ I.D. Number \_\_\_\_ adopted on this \_\_\_\_ day of \_\_\_\_\_, 2005, and that said resolution further provided for the acceptance of these lands and rights dedicated by said "FIRST ADDITION TO THE MEADOWLANDS" to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_ of Plats on Pages \_\_\_\_ as Document Number \_\_\_\_.

Jane Lofth, Dane County Register of Deeds

## DEPARTMENT OF ADMINISTRATION