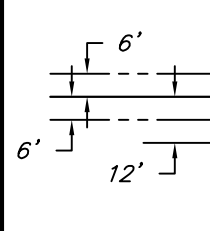


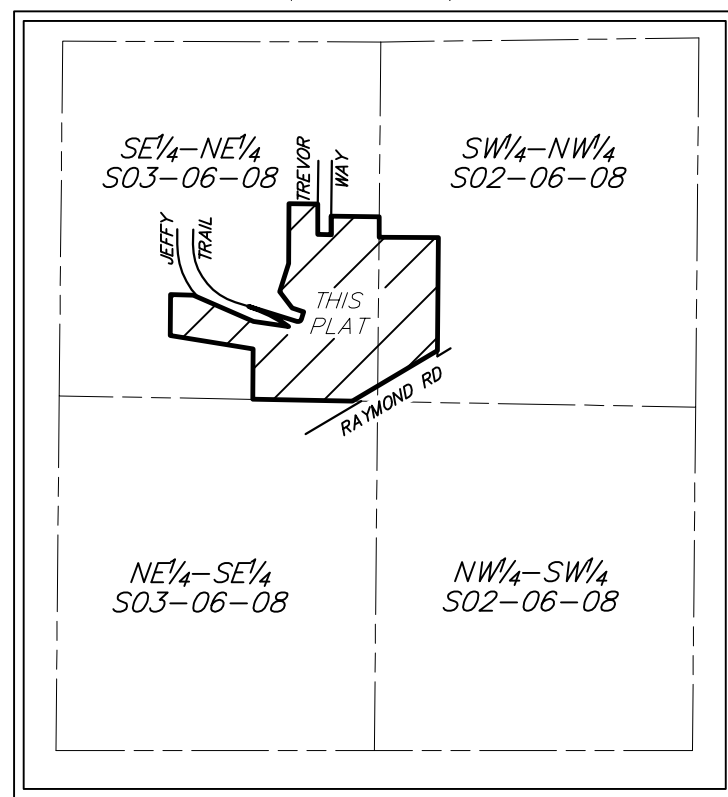
SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" # IRON PIPE
- FOUND 1 1/4" # IRON ROD
- FOUND 3/4" # IRON ROD
- SET 1-1/4" x 24" SOLID IRON RE-ROD WT. 4.30 lbs./ft. MIN. ALL OTHER LOT & OUTLOT CORNERS MARKED BY A 3/4" x 24" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS DATA

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.

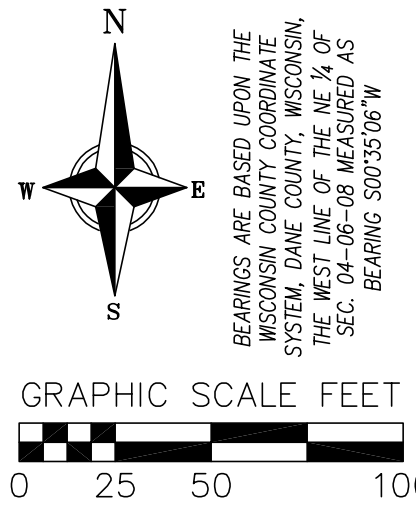
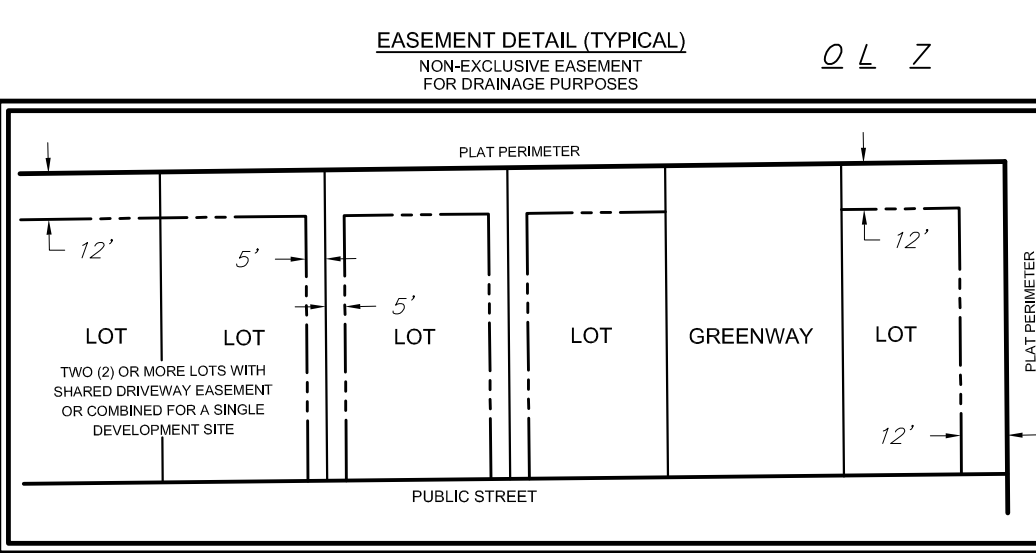
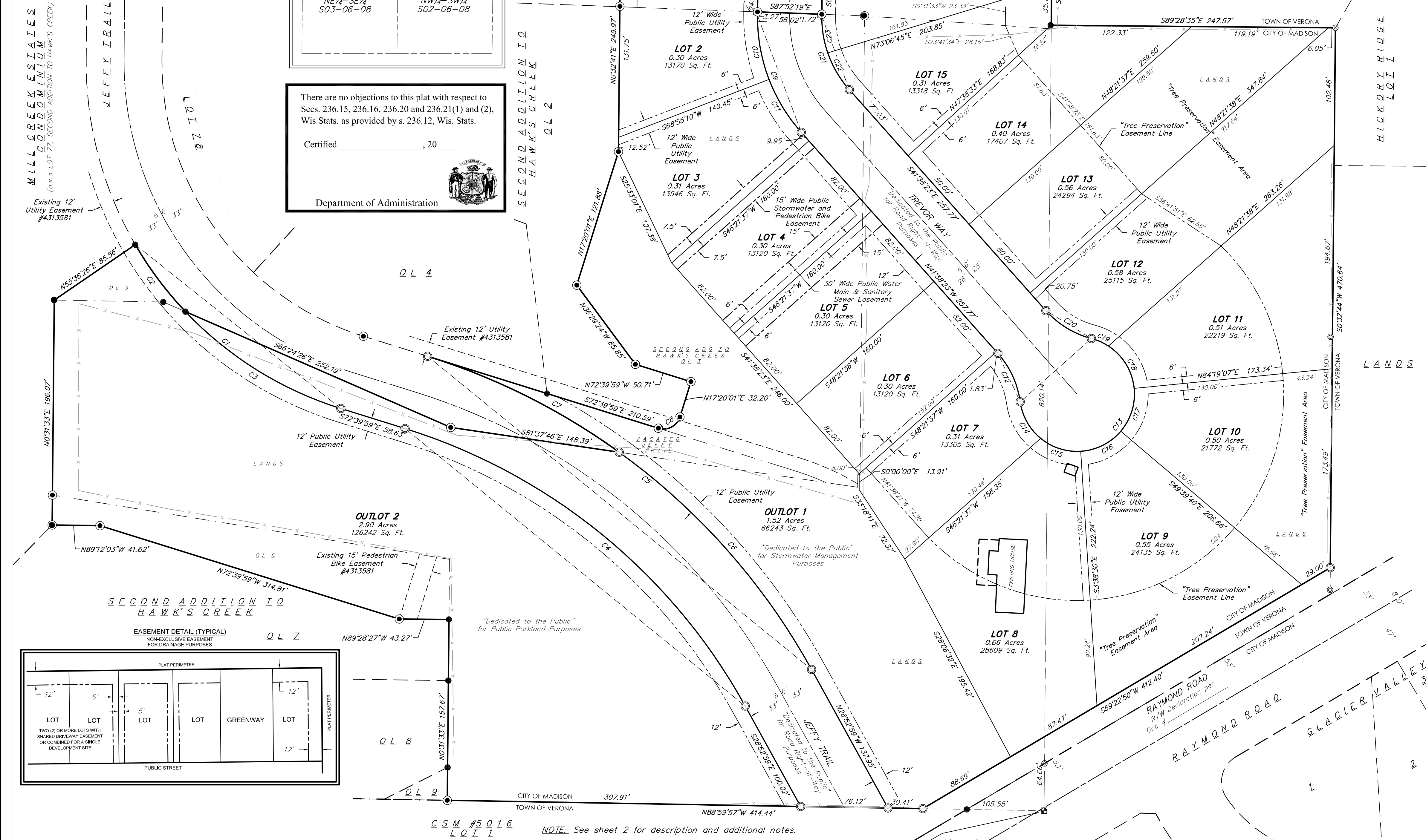


LOCATION SKETCH
(Not to Scale)



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



WOLFE ADDITION TO HAWK'S CREEK

LOTS 30 & 31, FIRST ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-0318 OF PLATS, ON PAGES 157-158, AS DOCUMENT NUMBER 4307695, DANE COUNTY REGISTRY, ALSO OUTLOTS 3, 5 & 6, SECOND ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY, ALSO THAT PART OF VACATED JEFFY TRAIL AS VACATED BY DOCUMENT NUMBER _____, ALSO PART OF THE SE 1/4 - NE 1/4 OF SECTION 03 AND THE SW 1/4 - NW 1/4 OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 HIGHLAND DRIVE, SUITE 201, MADISON, WISCONSIN 53703 PHONE: (608) 233-7237 FAX: (608) 233-7238	DRAFTED BY: MMAR DATE: February 20, 2013 CHECKED BY:	SURVEYED FOR: City of Madison Engineering 210 Martin Luther King Jr. Blvd. Room 115 Madison, WI 53703	SHEET 1 OF 2
	27 Feb 2013 - 10:58a - M:\Madison City of\128101_Wolfe Add to Hawks Creek\Engineering\Civil\3D\Plat-8101.dwg by: mmar		

NOTE: See sheet 2 for description and additional notes.
 East 1/4 Corner of Section 3, T06N, R08E, Computed location per tie sheet by Carl M. Sandness, dated 02-16-2004 and per surveyed location for Hawk's Creek, First & Second Addition to Hawk's Creek and Red Granite Addition to Hawk's Creek. I found a City of Madison brass capped monument N89°45'56"E, 0.49' from the previously monumented location. This monument was re-set by Francis R. Thousand per tie sheet dated 10-25-2010. Upon completion of construction of improvements of Raymond Road as a part of this development, the City of Madison will re-set this section corner per surveyed location as referenced on tie sheet by Carl M. Sandness above. Section corner coordinates listed are per this tie sheet. N=464082.83, E=783911.38

NOTES

- 1. Proposed Zoning under new zoning code will be TR-C3.
2. Contours and elevations depicted hereon are based upon the City of Madison's vertical datum NAVD88 from published City of Madison control.
3. Dates of field work - October 24, 25, November 2, 6, 8 and December 7, 2012.
4. All streets lying within the Plat boundary are "Dedicated to the Public" unless otherwise noted.
5. Notes per First Addition to Hawk's Creek.
5.1. The 15' wide and 30' wide tree planting and maintenance easements are for the planting of two (2), three (3) to four (4) inch caliper burr, white, swamp white or Schuettei oak trees per lot, within said easement.
5.2. This subdivision is subject to the inclusionary Zoning sections of Chapter 28 of the Madison General Ordinance. This requirement shall be satisfied by a separate recorded restriction.
5.3. All lots within this subdivision shall be subject to the Exterior Material Color Palette recorded as Document Number 4244678.
6. The following documents pertain to Lots within this Plat recorded as a part of First Addition to Hawk's Creek.
6.1. Subject to Declaration of Conditions, Covenants, Restrictions and Easements recorded May 22, 2007 as Document No 4312298.
6.2. Subject to Declaration of Tree Planting and Limited Grading recorded May 22, 2007 as Document No 4312299.
6.3. Subject to Declaration of Conditions and Covenants recorded June 6, 2007 as Document No's 4317132 and 4317133.
6.4. Subject to Declaration of Conditions, Covenants and Restrictions recorded June 7, 2007 as Document No 4317692.
7. The following documents pertain to Lots/Outlots within this Plat recorded as a part of Second Addition to Hawk's Creek.
7.1. Subject to Declaration of Conditions and Covenants recorded June 14, 2007 as Document No's 4322122 and 4322123.
7.2. Subject to Declaration of Conditions and Covenants recorded June 18, 2007 as Document No 4323669.
8. This Subdivision Plat hereby creates and conveys Public Easements for any public use over, under and across the Outlots "Dedicated to the Public" within this Subdivision Plat for all Public purposes and uses as approved by the City Engineer and Planning Division. Said Public Easements may include, but are not limited to, Public Street, Public Sidewalk and Bike Path, Public Bus Shelter, Public Street Lighting and Traffic Signal, Public Water, Public Storm Sewer, Public Storm Water Drainage, Public Sanitary Sewer and Public Utility Easements.
9. The terms and conditions for the easements referenced above in #6 or as laid out on the face of the Plat are as follows:
9.1. Creation of Easement Rights. A permanent easement over, under, across and within the Easement Area 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 for the type of easement defined, by the City of Madison for public purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the facilities, improvements and/or structures within the Easement Area and for which the easement was created. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights or 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.
9.2. Easement Restoration. City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or for 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 or turf.
9.3. Limitations on Use of Easement Areas. 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 uses shall be constructed in and no grade changes shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
9.4. 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.
9.5. Release of Rights to Easements Created by the 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 ss.236.293.
10. Arrows indicate the direction of flow of water at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
11. All lots within this Plat 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 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 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 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. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required on the subdivision.
12. Open space note. Permitted uses in the public open space shall include storm water drainage, storm water retention and/or detention to serve the proposed lots contained within the subdivision, storm sewer, sanitary sewer and water main facilities, sidewalks and/or pedestrian/bike paths and trails, other recreational uses, and any required grading or sloping activities necessary to construct the sidewalk, bike paths and adjacent roadways. Grading for the proposed lots to facilitate development of those lots shall not be permitted in the public or private open space.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional 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 The City of Madison, Hawk's Addition, LLC and Badger Mill Creek, LLC, owners of said land, I have surveyed, divided, and mapped WOLFE 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 Lots 30 & 31, First Addition to Hawk's Creek, as recorded in Volume 59-031B of Plats, on Pages 157-158, as Document Number 4307695, Dane County Registry, also Outlots 3, 5, & 6, Second Addition to Hawk's Creek, as recorded in Volume 59-033A of Plats, on Pages 166-167, as Document Number 4313581, Dane County Registry, also that part of vacated Jeffy Trail as vacated by Document Number 4313581, also part of the SE 1/4 - NE 1/4 of Section 03 and the SW 1/4 - NW 1/4 of Section 02, all in Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 03, said point also being the southwesterly most corner of the right-of-way Declaration for Raymond Road as recorded in Document Number 4313581, thence N88°59'57"W, 414.44 feet to a southeasterly corner of said Second Addition to Hawk's Creek; thence along the boundary line of said Second Addition to Hawk's Creek for the next nine (9) courses; 1-thence N00°31'33"E, 157.67 feet; 2-thence N89°28'27"W, 43.27 feet; 3-thence N72°39'59"W, 314.81 feet; 4-thence N89°12'03"W, 41.62 feet; 5-thence N00°31'33"E, 196.07 feet; 6-thence N55°36'26"E, 85.56 feet to the southerly right-of-way line of Jeffy Trail and a point of non-tangential curvature; 7-thence 73.10 feet along the arc of a curve to the left, through a central angle of 131°15'15", a radius of 316.00 feet, and a chord bearing S36°47'42"E, 72.94 feet; 8-thence continuing S66°24'26"E along said southerly right-of-way line, 252.19 feet; 9-thence continuing S81°37'46"E along said southerly right-of-way line, 148.39 feet to the westerly line of said vacated Jeffy Trail right-of-way and a point of non-tangential curvature, thence 187.52 feet along said westerly line of vacated Jeffy Trail and the arc of a curve to the left, through a central angle of 183°32'22", a radius of 579.00 feet, and a chord bearing N63°31'18"W, 186.70 feet to the northerly line of said vacated Jeffy Trail right-of-way; thence S72°39'59"E along said northerly line of vacated Jeffy Trail, 210.59 feet to a point of curvature and a point on the westerly line of said Outlot 3, Second Addition to Hawk's Creek; thence along the boundary line of said Outlot 3 for the next six (6) courses; 1-thence 23.56 feet along the arc of a curve to the left, through a central angle of 90°00'00", a radius of 15.00 feet, and a chord bearing N62°20'01"E, 21.21 feet; 2-thence N17°20'01"E, 32.20 feet; 3-thence N72°39'59"W, 50.71 feet; 4-thence N36°29'24"W, 85.85 feet; 5-thence N17°20'01"E, 121.88 feet; 6-thence N00°32'41"E, 249.97 feet to the Northwest corner of said Lot 30, First Addition to Hawk's Creek; thence S89°27'20"E along the North line of said Lot 30, 120.00 feet to the Northeast corner thereof and a point on the westerly right-of-way line of Trevor Way; thence along said right-of-way of Trevor Way for the next three (3) courses; 1-thence S00°32'41"W, 126.92 feet; 2-thence S87°52'19"E, 56.02 feet; 3-thence N00°32'41"E, 77.36 feet to the Northwest corner of said Lot 31, First Addition to Hawk's Creek; thence S89°27'19"E along the North line of said Lot 31, 109.98 feet to the Northeast corner thereof and a point on the westerly boundary of Hickory Ridge, as recorded in Volume 34 of Plats, on Page 28, as Document Number 1221433, Dane County Registry; thence along the boundary of said Hickory Ridge for the next three (3) courses; 1-thence S00°31'34"W, 85.02 feet; 2-thence S89°28'35"E, 247.57 feet; 3-thence S00°32'44"W, 470.64 feet to the northeasterly most corner of said right-of-way Declaration for Raymond Road; thence S39°22'50"W along the northerly line of said right-of-way Declaration, 412.40 feet to the point of beginning. Said description contains 339,956 square feet or 12.396 acres more or less.

Vierbicher Associates Inc.
By: Michael S. Marty, P.L.S. No. 2452
Dated this ___ day of _____, 201__
Signed: Michael S. Marty, P.L.S. No. 2452

Logo for vierbicher engineers | advisors. Includes draft and survey information: DRAFTED BY: MMAR, DATE: February 20, 2013, SURVEYED FOR: City of Madison Engineering, 210 Martin Luther King Jr. Blvd, Room 115, Madison, WI 53703. SHEET 2 OF 2.

OWNER'S CERTIFICATE

Hawk's Addition, LLC, owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat of WOLFE ADDITION TO HAWK'S CREEK. Hawk's Addition, 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
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Hawk's Addition, LLC, has caused these presents to be signed by _____, this ___ day of ___, 201__

Authorized Representative, Hawk's Addition, LLC

STATE OF WISCONSIN
COUNTY) SS

Personally came before me this ___ day of _____, 201__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin.

My commission expires/is permanent _____

OWNER'S CERTIFICATE

Badger Mill Creek, LLC, owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat of WOLFE ADDITION TO HAWK'S CREEK. 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
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Badger Mill Creek, LLC, has caused these presents to be signed by _____, this ___ day of ___, 201__

Authorized Representative, Badger Mill Creek, LLC

STATE OF WISCONSIN
COUNTY) SS

Personally came before me this ___ day of _____, 201__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin.

My commission expires/is permanent _____

OWNER'S CERTIFICATE

The City of Madison, owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat of WOLFE ADDITION TO HAWK'S CREEK. The City of Madison 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 Land Regulation Committee

IN WITNESS WHEREOF, the City of Madison has caused these presents to be signed by _____, this ___ day of ___, 201__

City of Madison

STATE OF WISCONSIN
COUNTY) SS

Personally came before me this ___ day of _____, 201__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin.

My commission expires/is permanent _____

MORTGAGE CERTIFICATE

AnchorBank FSB, a banking association duly organized and existing under the laws 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 owner's certificate.

IN WITNESS WHEREOF, AnchorBank FSB has caused these presents to be signed by _____, its _____, on this ___ day of _____, 201__

State of _____)
County of _____) ss.

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, State of _____
My commission expires/is permanent _____

Department of Administration stamp: 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__

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

Curve Table with columns: CURVE NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows C1 through C24.

DANE COUNTY TREASURER'S CERTIFICATE

I, David Worzala, 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 WOLFE ADDITION TO HAWK'S CREEK, as of this ___ day of _____, 201__

David Worzala, 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 WOLFE ADDITION TO HAWK'S CREEK as of this ___ day of _____, 201__

David M. Gowanda, City of Madison Treasurer

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of WOLFE ADDITION TO HAWK'S CREEK, located in the SE 1/4 - NE 1/4 of Section 03, and the SW 1/4 - NW 1/4 of Section 02, all in Township 06 North, Range 08 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 WOLFE ADDITION TO HAWK'S CREEK to the City of Madison for public use.

Dated this ___ day of _____, 201__

Marbeth 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__

Steven R. Cover, Secretary of Planning Commission

WOLFE ADDITION TO HAWK'S CREEK
LOTS 30 & 31, FIRST ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-031B OF PLATS, ON PAGES 157-158, AS DOCUMENT NUMBER 4307695, DANE COUNTY REGISTRY, ALSO OUTLOTS 3, 5 & 6, SECOND ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY, ALSO THAT PART OF VACATED JEFFY TRAIL AS VACATED BY DOCUMENT NUMBER 4313581, ALSO PART OF THE SE 1/4 - NE 1/4 OF SECTION 03 AND THE SW 1/4 - NW 1/4 OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN