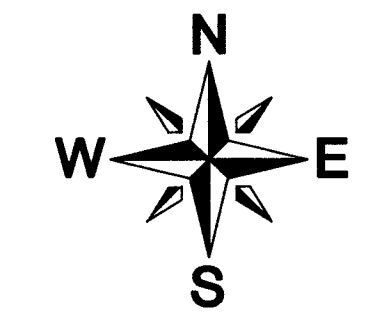
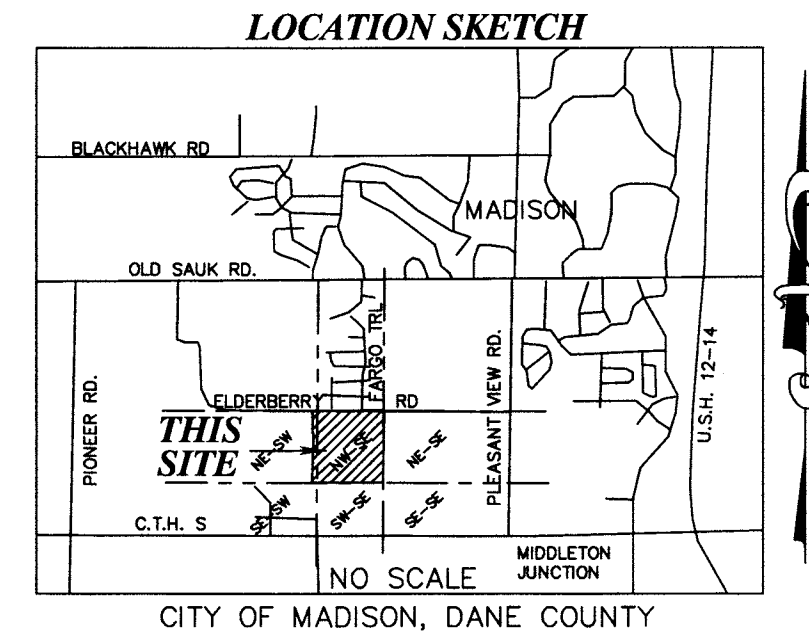


Woodstone

BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 1629892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 1,721,823 SQ. FT. - 39.53 ACRES



BASIS OF BEARINGS: IS THE NORTH LINE OF THE SW1/4, SECTION 21, WHICH BEARS N89°42'50"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83 (1991).

SCALE: 1" = 100'

- LEGEND**
- 1 1/4" x 30" IRON REBAR SET (WT. = 4.3 LBS / L.F.)
 - ▲ P.K. NAIL FND.
 - 3/4" IRON ROD FND.
 - 1 1/4" IRON ROD FND.
 - CITY OF MADISON BRASS CAP CONCRETE MONUMENT FND.
 - () PREVIOUS SURVEY OR RECORD DATA
 - ▭ PUBLIC UTILITY EASEMENT

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" x 18" IRON REBAR (WT = 1.5 LBS/L.F.)

NOTE: ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED.

OWNER/SUBDIVIDER

PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

MSA PROFESSIONAL SERVICES
THOMAS PINION
2901 INTERNATIONAL LANE
SUITE 300
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SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
E-MAIL: surveying@grothman.com

THE CITY WILL NOT INSTALL LIGHTING IN THE ALLEYS, BUT THE DEVELOPER OR PROPERTY OWNERS MAY REQUEST THE CITY TO APPROVE PRIVATE LIGHTS IN THE ALLEY RIGHT-OF-WAY. SUCH PRIVATE LIGHTS TO BE OPERATED AND MAINTAINED BY PRIVATE INTERESTS.

AREA TABLE

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	18,839	0.43	53	5,313	0.12
2	15,682	0.36	54	5,502	0.13
3	9,145	0.21	55	5,518	0.13
4	7,576	0.17	56	7,183	0.16
5	7,602	0.17	57	10,292	0.24
6	7,676	0.18	58	7,701	0.18
7	7,846	0.18	59	7,701	0.18
8	8,018	0.18	60	7,701	0.18
O.L. 1	2,323	0.05	61	7,701	0.18
9	16,665	0.38	62	7,701	0.18
10	65,301	1.50	63	7,701	0.18
11	86,570	1.99	64	10,300	0.24
12	46,567	1.07	65	12,268	0.28
13	6,775	0.16	66	9,241	0.21
14	5,633	0.13	67	9,241	0.21
15	5,520	0.13	68	9,241	0.21
16	5,335	0.12	69	9,241	0.21
17	5,133	0.12	70	9,241	0.21
18	5,068	0.12	71	9,241	0.21
19	5,141	0.12	72	12,289	0.28
20	5,351	0.12	73	12,296	0.28
21	5,633	0.13	74	8,927	0.20
22	5,547	0.13	75	8,927	0.20
23	7,289	0.17	76	8,927	0.20
24	7,317	0.17	77	8,927	0.20
25	5,533	0.13	78	8,927	0.20
26	5,300	0.12	79	8,927	0.20
27	5,096	0.12	80	7,413	0.17
28	5,062	0.12	81	7,439	0.17
29	5,051	0.11	82	7,439	0.17
30	5,058	0.11	83	7,439	0.17
31	5,088	0.12	84	7,439	0.17
32	5,282	0.12	85	7,439	0.17
33	5,532	0.13	86	10,298	0.24
34	7,252	0.17	87	8,927	0.20
35	7,264	0.17	88	8,948	0.21
36	5,541	0.13	89	8,948	0.21
37	5,299	0.12	90	8,948	0.21
38	5,107	0.12	91	8,948	0.21
39	5,068	0.12	92	10,311	0.24
40	5,050	0.12	93	9,200	0.21
41	5,051	0.12	94	9,198	0.21
42	5,081	0.12	95	9,200	0.21
43	5,322	0.12	O.L. 2	131,054	3.01
44	5,564	0.13	96	9,200	0.21
45	7,411	0.17	97	10,301	0.24
46	7,296	0.17	98	8,770	0.20
47	5,524	0.13	99	8,770	0.20
48	5,519	0.13	100	8,770	0.20
49	5,380	0.12	101	8,770	0.20
50	5,162	0.12	102	8,905	0.20
51	5,074	0.12	103	38,782	0.91
52	5,124	0.12	104	92,831	2.13

SE1/4-SW1/4 BLACKHAWK CHURCH TOWN CENTER PLAT

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 AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

NOTE: 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.

NOTE: ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS 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 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 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.

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

12-78-09	SEAL DATE	JRg
DATE	REVISION	BY

A FINAL PLAT OF

Woodstone

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com

FILE NO. 405-231 PROJ. NO. 405-231 DWG NO. 405231_FINALS
THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN SHEET 1 OF 3

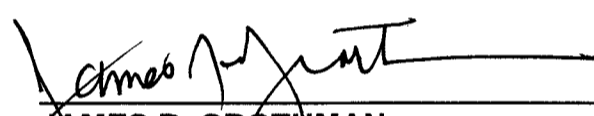
Woodstone

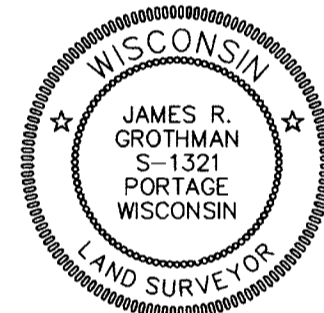
BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 1629892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and the City of Madison Subdivision Ordinance and under the direction of **Daniel R. Heffron of Pheasant Ridge, L.L.C.**, I have surveyed, monumented, mapped and divided the plat of the **Woodstone**, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being Lot 1, Certified Survey Map, No. 3232 as recorded in Volume 12, page 330 as Document No. 1629892, Lot 1, Certified Survey Map, No. 3695 as recorded in Volume 15, page 120 as Document No. 1704992, all of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 21, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the east quarter corner of said Section 21; thence South 89°42'40" West along the north line of the Southeast Quarter of said Section 21, 1,285.13 feet to the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 21 and the point of beginning; thence South 01°23'29" West along the east line of the Northwest Quarter of the Southeast Quarter of said Section 21, 1,325.33 feet to the southeast corner thereof; thence South 89°47'24" West along the south line of the Northwest Quarter of the Southeast Quarter of said Section 21, 1,297.27 feet to the southwest corner thereof; thence North 01°55'07" East along the west line of the Southeast Quarter of said Section 21, 911.23 feet to a point in the south line of said Lot 1, Certified Survey Map, No. 3232; thence North 88°45'47" West along the south line of said Lot 1, Certified Survey Map, No. 3232, 27.67 feet to the southwest corner of said Lot 1; thence North 01°14'47" East along the west line of said Lot 1, Certified Survey Map, No. 3232, 411.83 feet to a point in the north line of the Southwest Quarter of said Section 21, said point also being the northwest corner of said Lot 1, Certified Survey Map, No. 3232; thence North 89°42'50" East along the north line of the Southwest Quarter of said Section 21 and the north line of said Lot 1, Certified Survey Map, No. 3232, 32.53 feet to the center quarter corner of said Section 21; thence North 89°42'40" East along the north line of the Southeast Quarter of said Section 21, 1,285.13 feet to the point of beginning. Containing 1,721,823 square feet, (39.53acres), more or less.


JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Date: December 18, 2008
File No. 405-231



COMMON COUNCIL RESOLUTION

Resolved, that the plat of **Woodstone** subdivision being Lot 1, Certified Survey Map, No. 3232 as recorded in Volume 12, page 330 as Document No. 1629892, Lot 1, Certified Survey Map, No. 3695 as recorded in Volume 15, page 120 as Document No. 1704992, all of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 21, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, having been approved and that said resolution further provided for acceptance of those lands and rights dedicated by said **Woodstone** to the city of public use.

I do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison and that plat was approved by the city council of the City of Madison, Dane County, Wisconsin by Resolution No. _____, adopted by the Common Council of the City of Madison, Wisconsin, this _____ day of _____, 20____, ID No. _____ and further certify that the conditions of said approval were fulfilled on this _____ day of _____, 20____.

Maribeth Witzel - Behl, City Clerk

CERTIFICATE OF CITY TREASURER

STATE of WISCONSIN)
SS)
COUNTY OF Dane)

I, **Gerald Pace**, being duly appointed, qualified and acting Treasurer of the City of Madison, do hereby certify that in accordance with my records in my office there are no unpaid taxes or unpaid special assessments as of _____, 20____ affecting the lands included in the plat of **Woodstone**.

Gerald Pace, Treasurer

Date _____

CERTIFICATE OF COUNTY TREASURER

STATE of WISCONSIN)
SS)
COUNTY OF Dane)

I, **David Gawenda** being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____, 20____ affecting the lands included in the plat of **Woodstone**.

David Gawenda, County Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20____, at _____ o'clock, ____ M. and recorded in Volume _____ of Plats on Page _____ as Document Number _____.

Kristi Chlebowski, Register of Deeds

OWNER'S CERTIFICATE OF DEDICATION

As Owner, I hereby certify that I caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner, I do further certify that this plat is required by Statutes 236.10 or 236.12 to be submitted to the following for approval or objection:

- 1. City of Madison
- 2. Department of Administration

Witness the hand and seal of said Owner this _____ day of _____, 20____.

In the Presence of: **Pheasant Ridge, L.L.C.**

Witness **Daniel R. Heffron**
Managing Member Pheasant Ridge, L.L.C.

STATE of WISCONSIN)
SS)
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, the above named **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
_____ County, Wisconsin

My commission expires: _____

CONSENT OF MORTGAGEE

I, of **State Bank of Cross Plains**, Mortgagee of the above described land do hereby certify to the surveying, dividing, mapping, and dedication of the land described on this plat, and I do consent to the above certificates of **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, Owners.

Witness the hand and seal of **State Bank of Cross Plains**, this _____ day of _____, 20____.

State Bank of Cross Plains

James Tubbs, Vice President

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **James Tubbs, Vice President**, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public
_____ County, Wisconsin

My commission expires: _____

OWNER/SUBDIVIDER


PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

MSA PROFESSIONAL SERVICES
THOMAS PINION
2901 INTERNATIONAL LANE
SUITE 300
MADISON, WI 53704
PHONE: 1-800-446-0679

SURVEYOR

JAMES R. GROTHMAN
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PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

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

12/18/08	SEAL DATE	JRG	
DATE	REVISION	BY	APV'D
A FINAL PLAT OF			
Woodstone		GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com	
FILE NO. 405-231	PROJ. NO. 405-231	DWG NO. 405231_FINAL3	
THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN		SHEET 3 OF 3	