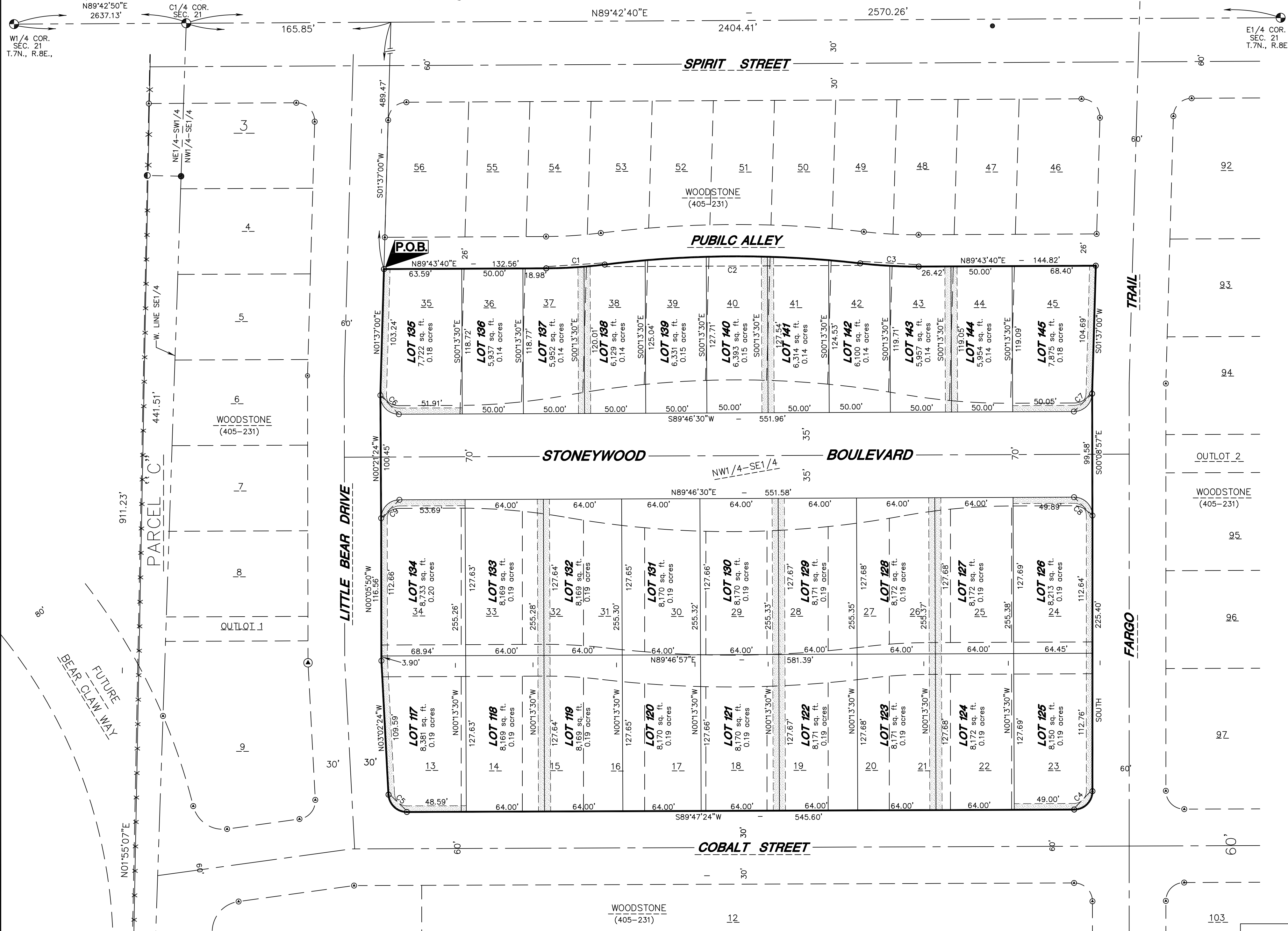


Woodstone Replat No. 2

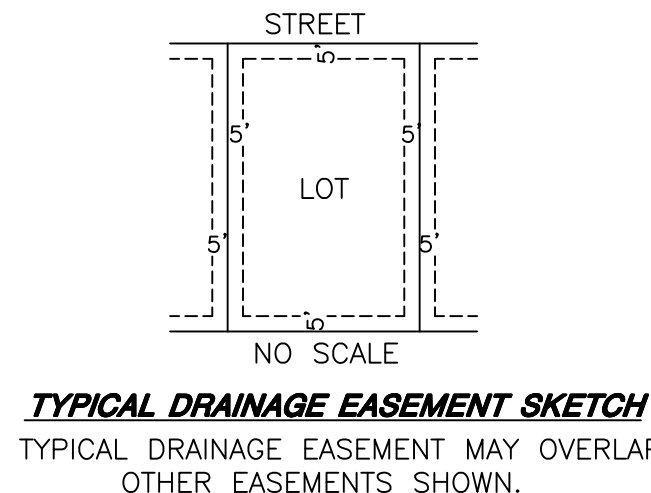
BEING ALL OF LOTS 13 THROUGH 45 AND STONEYWOOD BOULEVARD, WOODSTONE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 259,439 SQ. FT. - 5.96 ACRES



NOTE: NO PRIVATE FENCING SHALL BE ERECTED WITHIN THE PUBLIC STORM SEWER EASEMENT AREA.
NOTE: UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

NOTE: ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT(S).
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 5- FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT. 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. 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 AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

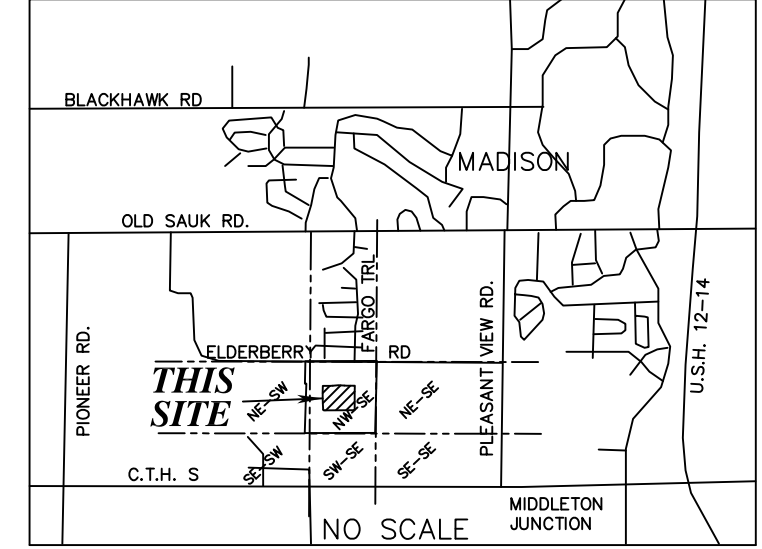
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

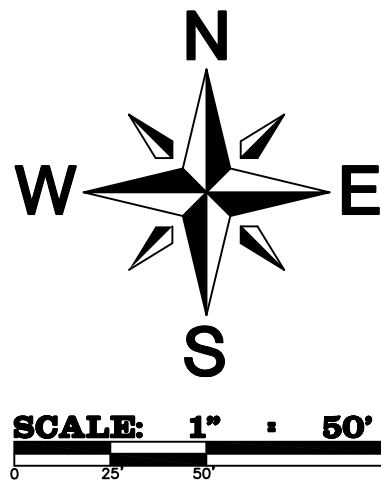
Department of Administration



LOCATION SKETCH



CITY OF MADISON, DANE COUNTY



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).

LEGEND

- 1 1/4" IRON REBAR SET (WT. = 4.3 LBS. / L.F.)
- P.K. NAIL FND.
- 3/4" IRON REBAR FND.
- 1 1/4" IRON REBAR FND.
- CITY OF MADISON BRASS CAP CONCRETE MONUMENT FND.
- PREVIOUS SURVEY OR RECORD DATA
- 5 FOOT PUBLIC UTILITY & STORM WATER EASEMENT
- ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT = 1.5 LBS/L.F.)

OWNER/SUBDIVIDER

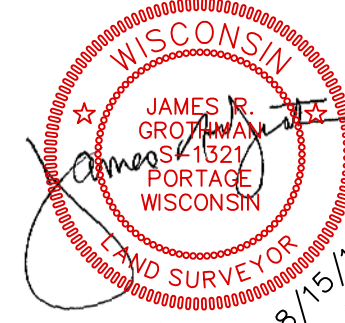
PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

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

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



8/15/12	SEAL DATE	JRG
DATE	REVISION	BY
A FINAL PLAT OF		
Woodstone Replat No. 2		
FILE NO. 812-318	PROJ. NO. 405-231	DWG NO. 812318 FINAL
THIS INSTRUMENT DRAFTED BY JERON ABEGLLEN		
SHEET 1 OF 2		

Woodstone Replat No. 2

BEING ALL OF LOTS 13 THROUGH 45 AND STONEYWOOD BOULEVARD, WOODSTONE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 259,439 SQ. FT. - 5.96 ACRES

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:

- City of Madison
- Department of Administration
- Dane County Zoning and Land Regulation Committee

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

We, **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus**, Mortgagees of the above described land do hereby certify to the surveying, dividing, mapping, and dedication of the land described on this plat, and we do consent to the above certificates of **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, Owners.

Witness the hand and seal of **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus**, this ____ day of _____, 20__.

Susan E. Annen

Richard A. Annen

Alan E. Backus

Jane A. Backus

Kay E. Backus

STATE OF WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this ____ day of _____, 20__, the above named **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus** to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

____ County, Wisconsin

My commission expires: _____

STATE OF WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this ____ day of _____, 20__, the above named **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus** to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

____ County, Wisconsin

My commission expires: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
SS)
COUNTY OF Dane)

I, **David Worzala** 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 Replat**.

David Worzala, 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

COMMON COUNCIL RESOLUTION

Resolved, that the plat of **Woodstone Replat** located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on ____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this ____ day of _____, 20__.

Maribeth Witzel - Behl, City Clerk

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
SS)
COUNTY OF Dane)

I, **David Gawenda**, 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 Replat**.

David Gawenda, Treasurer

Date

PLAN COMMISSION

Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin.

Dated this ____ day of _____, 20__.

Timothy Parks, Secretary

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: _____

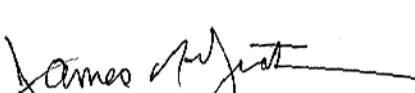
CURVE DATA TABLE

CURVE	LDT #	DELTA	ARC	RADIUS	BEARING	DIST	TAN. IN	TAN. DUT
C1		06°49'23"	47.99	403.00	N86°18'58.5"E	47.96	S82°54'17"W	S89°43'40"W
	137	04°24'05"	30.96	403.00	N87°31'37.5"E	30.95		
	138	02°25'18"	17.03	403.00	N84°06'56"E	17.03		
C2		13°38'46"	209.35	879.00	N89°43'40"E	208.85	N82°54'17"E	S83°26'57"E
	138	02°09'56"	33.22	879.00	N83°59'16"E	33.22		
	139	03°15'51"	50.08	879.00	N86°42'09"E	50.07		
	140	03°15'35"	50.00	879.00	N89°57'42"E	50.00		
	141	03°15'56"	50.10	879.00	S86°46'23	50.09		
	142	01°41'28"	25.94	879.00	S84°17'41"E	25.94		
C3		06°49'23"	47.99	403.00	S86°51'38.5"E	47.96	S89°43'40"W	N83°26'57"W
	142	03°27'15"	24.29	403.00	S85°10'34.5"E	24.29		
	143	03°22'08"	23.70	403.00	S88°35'16"E	23.69		
C4	23	89°47'24"	23.51	15.00	S44°53'42"W	21.17		
C5	13	87°10'12"	22.82	15.00	N46°37'30"W	20.68		
C6	35	91°50'30"	24.04	15.00	N44°18'15"W	21.55		
C7	45	88°09'30"	23.08	15.00	S45°41'45"W	20.87		
C8	24	90°13'30"	23.62	15.00	S45°06'45"E	21.25		
C9	34	89°52'20"	23.53	15.00	N44°50'20"E	21.19		

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 **Woodstone Replat No. 2**, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being all of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and 45 Woodstone, located in the Northwest 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 west quarter corner of said Section 21;
thence North 89°42'50" East along the north line of the Southwest Quarter of said Section 21, 2,637.13 feet to the center quarter corner of said Section 21;
thence North 89°42'40" East along the north line of the Southwest Quarter of said Section 21, 165.85 feet;
thence South 01°37'00" West along the easterly right-of-way line of Little Bear Drive and the northerly extension thereof, 489.47 feet to the point of beginning;
thence North 89°43'40" East along the north line of Lots 35 and 36, of Woodstone, 132.66 feet;
thence continuing northeasterly along the northerly lines of Lots 37 and 38 of Woodstone and along a 403.08 radius curve to the left having a central angle of 06°49'23" and whose long chord bears North 86°18'59" East, 47.96 feet;
thence northeasterly along a 879.00 foot radius curve to the right in the northerly line of Lots 38, 39, 40, 41 and 42 having a central angle of 13°38'45" and whose long chord bears North 89°43'40" East, 208.85 feet;
thence southeasterly along a 403.00 foot radius curve to the left in the northerly lines of Lots 42 and 43 of Woodstone having a central angle of 06°43'49" and whose long chord bears South 86°51'39" East, 47.96 feet;
thence North 89°43'40" East along the north lines of Lots 44 and 45 of Woodstone, 144.72 feet;
thence South 01°37'00" West along the east line of Lot 145 of Woodstone, 104.69 feet;
thence South 00°08'57" East, 99.58 feet;
thence South 00°00'00" West along the east line of Lots 23 and 24 of Woodstone, 225.40 feet;
thence southeasterly along a 15.00 foot radius curve to the right having a central angle of 89°47'24" and whose long chord bears South 44°53'52" West, 21.17 feet;
thence South 89°47'24" West along the northerly right-of-way line of Kobalt Street and the south line of Lots 13-23 of Woodstone, 545.60 feet;
thence northwesterly along a 15.00 foot radius curve to the right having a central angle of 87°10'12" and whose long chord bears North 46°37'30" West, 20.68 feet;
thence North 03°02'24" West along the west line of Lot 13 of Woodstone and the northerly extension thereof, 109.59 feet;
thence North 00°05'50" West along the westerly line of Lot 34 of Woodstone and the southerly extension thereof, 116.56 feet;
thence North 00°12'24" West, 100.45 feet;
thence North 01°37'00" East along the west line of Lot 35, of Woodstone, 103.24 feet to the point of beginning.
Containing 259,439 square feet, (5.96 acres), more or less.


JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: August 15, 2012
File No. 612-318



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
P.O. BOX 373
625 E. SUPER STREET
PORTAGE, WI 53901
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

8/15/12 DATE	SEAL DATE REVISION	JRG BY	APV'D
A FINAL PLAT OF Woodstone Replat No. 2		GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS 625 EAST SUPER 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	
812-318		PROJ. NO. 405-231	DWG NO. 812318 FINAL
THIS INSTRUMENT DRAFTED BY JERON ABEGLLEN		SHEET 2 OF 2	