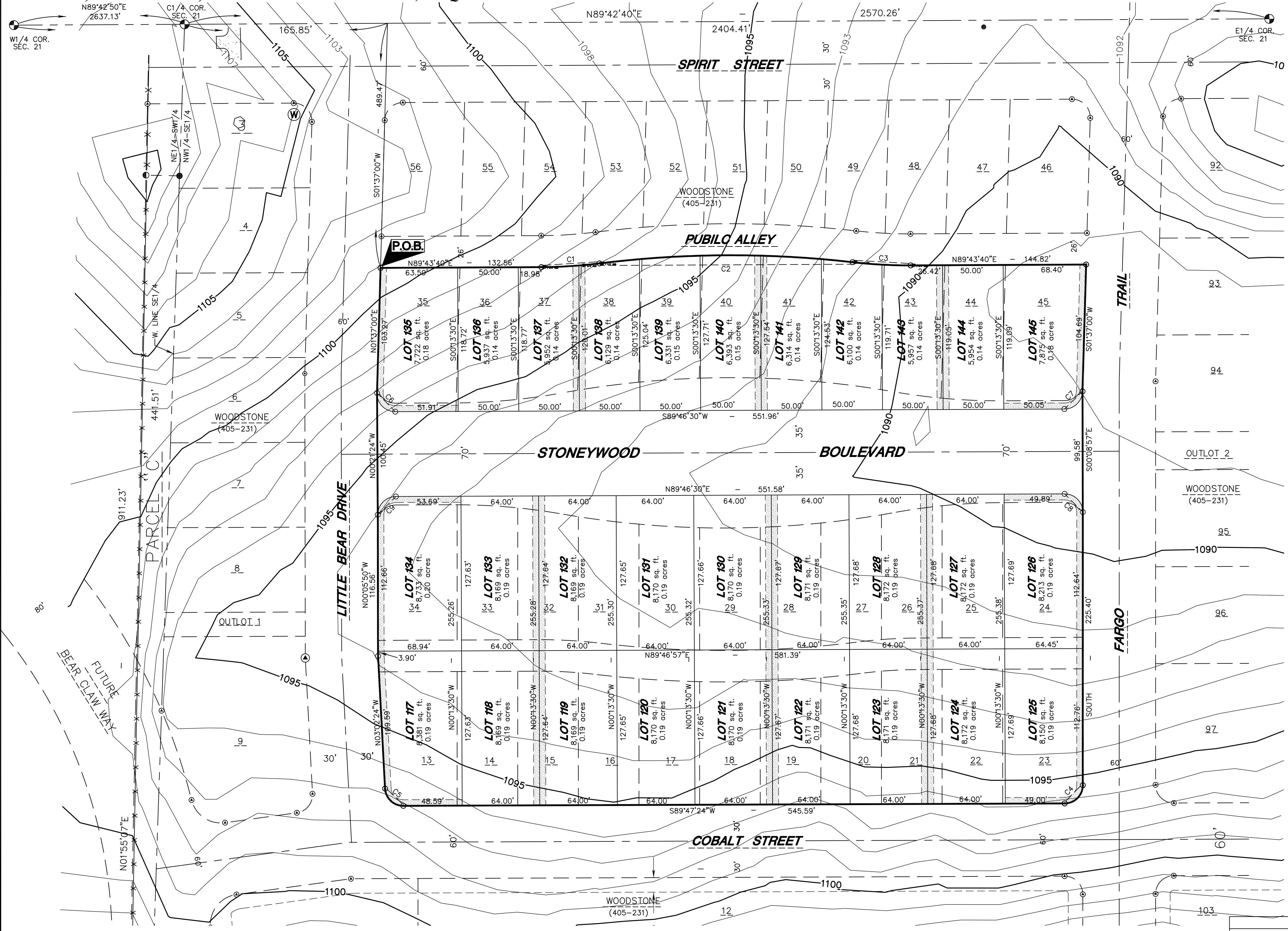


# Woodstone Replat No. 2

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



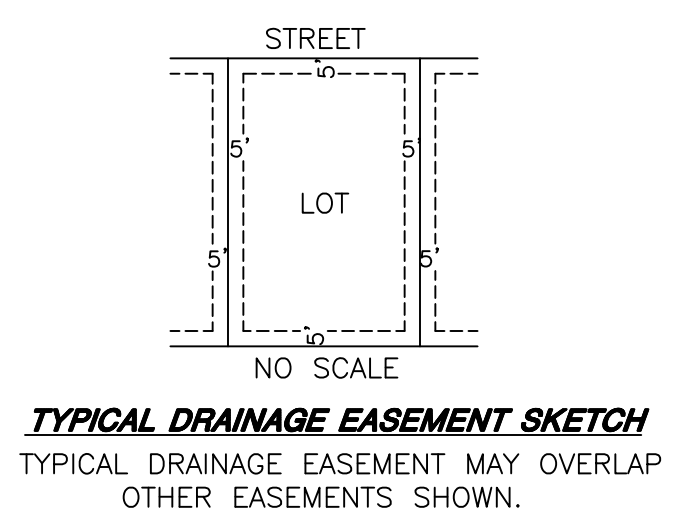
**NOTE:** NO PRIVATE FENCING SHALL BE ERECTED WITHIN THE PUBLIC STORM SEWER EASEMENT AREA.

**NOTE:** UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE 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.

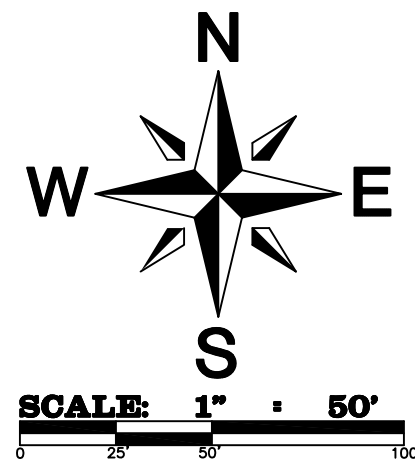
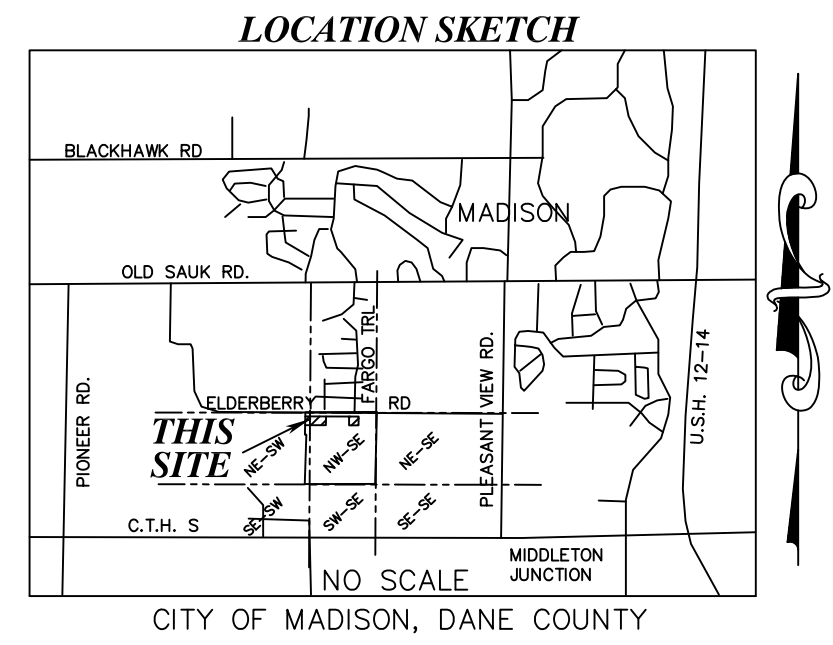


**NOTE:** ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 5- FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENTS SHALL BE 12- FEET IN WIDTH ON THE WEST PERIMETER OF THE PLAT, FOR PURPOSES OF TWO (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 WEST 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 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



**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" X 30" 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.)

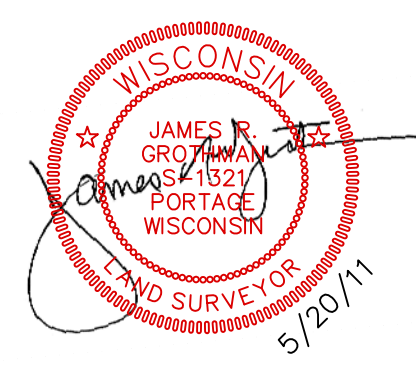
**APPROVING AUTHORITIES**  
CITY OF MADISON  
DANE COUNTY

**OBJECTING AUTHORITIES**  
DEPARTMENT OF ADMINISTRATION

**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 DATE	SEAL DATE REVISION	JRG BY	APV/D
A PRELIMINARY PLAT OF			
<b>Woodstone Replat No. 2</b>			
FILE NO. 812-318	PROJ. NO. 405-231	DWG. NO. 812318 PRELIM	
THIS INSTRUMENT DRAFTED BY JERON ABEGGLEN			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

STATE OF WISCONSIN)  
SS)  
COUNTY OF Dane)

## CERTIFICATE OF CITY TREASURER

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	LOT #	DELTA	ARC	RADIUS	BEARING	DIST	TAN. IN	TAN. OUT
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		
C3		142	01°41'28"	25.94	879.00	S84°17'41"E	25.94	
			06°49'23"	47.99	403.00	S86°51'38.5"E	47.96	S89°43'40"W
	142	03°27'15"	24.29	403.00	S85°10'34.5"E	24.29		
C4		143	03°22'08"	23.70	403.00	S88°35'16"E	23.69	
	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 Southeast Quarter and 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 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. 812-318



## OWNER/SUBDIVIDER

PHEASANT RIDGE, LLC.  
C/O DANIEL HEFFRON SR.  
2000 PRAIRIE STREET, SUITE 1100  
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. SUFFER 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	SEAL DATE	JRG
DATE	REVISION	BY
A FINAL PLAT OF		<b>GA</b> GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS 625 EAST SUFFER 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
<b>Woodstone Replat No. 2</b>		
<b>812-318</b>	PROJ. NO. <b>405-231</b>	DWG NO. <b>812318_FINAL</b>
THIS INSTRUMENT DRAFTED BY JERON ABEGLLEN		SHEET <b>2</b> OF <b>2</b>