

UPTOWN CROSSING

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 14222, AS RECORDED IN VOLUME 96 OF CERTIFIED SURVEYS, ON PAGES 223-228, AS DOCUMENT NUMBER 5227552, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1 1/4" # REBAR
- FOUND 3/4" # REBAR
- FOUND 1" # IRON PIPE
- SET 1 1/4" # SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" x 12" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS
() "RECORDED AS" INFORMATION

NOTES

- THE EXISTING WETLANDS DEPICTED HEREON WERE DELINEATED BY VIERBICHER ON MAY 7, 2015 AND CONCURSED UPON BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ON AUGUST 24, 2015.
- EXCEPT FOR LIGHT POLES, NO ABOVE GROUND PRESTALS, TRANSFORMERS OR OTHER SWITCH EQUIPMENT SHALL BE ALLOWED WITHIN STREET RIGHT-OF-WAYS OR ALONG FRONT YARDS OF THE LOTS. SAID ABOVE GROUND STRUCTURES SHALL BE ALLOWED AT REAR YARDS OR WHERE SPECIFICALLY CALLED OUT ON THE PLAN.
- "VISION TRIANGLES" - THERE SHALL BE NO IMPROVEMENTS OR PLANTINGS WITHIN THE VISION TRIANGLE OVER THREE AND ONE-HALF FEET (3.5') ABOVE EXISTING GROUND.
- SEE THE FOLLOWING SHEET 2 AND SHEET 4 FOR NEW EASEMENTS, SHEET 3 FOR EXISTING EASEMENTS AND EXISTING ENVIRONMENTAL CORRIDOR LIMITS, SHEET 4 FOR VISION TRIANGLES ALONG SYENE ROAD AND DRAINAGE AROUND SHEET 5 FOR LOT AND OUTLOT AREA TABLES.

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	25.00	38.62	088°30'18"	S47°02'18"W	34.89
C2	25.00	39.92	091°29'42"	S42°57'42"E	35.81
C3	15.00	23.56	090°00'00"	N42°12'51"W	21.21
C4	73.00	114.67	090°00'00"	N42°12'51"W	103.24
C5	73.00	13.77	010°48'32"	N81°48'35"W	13.75
C6	73.00	100.90	079°11'28"	N38°48'35"W	93.06
C7	25.00	39.27	090°00'00"	S47°12'51"E	35.36
C8	25.00	39.27	090°00'00"	S47°12'51"E	35.36

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 May 3rd, 2017

Benji M. Pauer
Department of Administration

Document No. 5332843

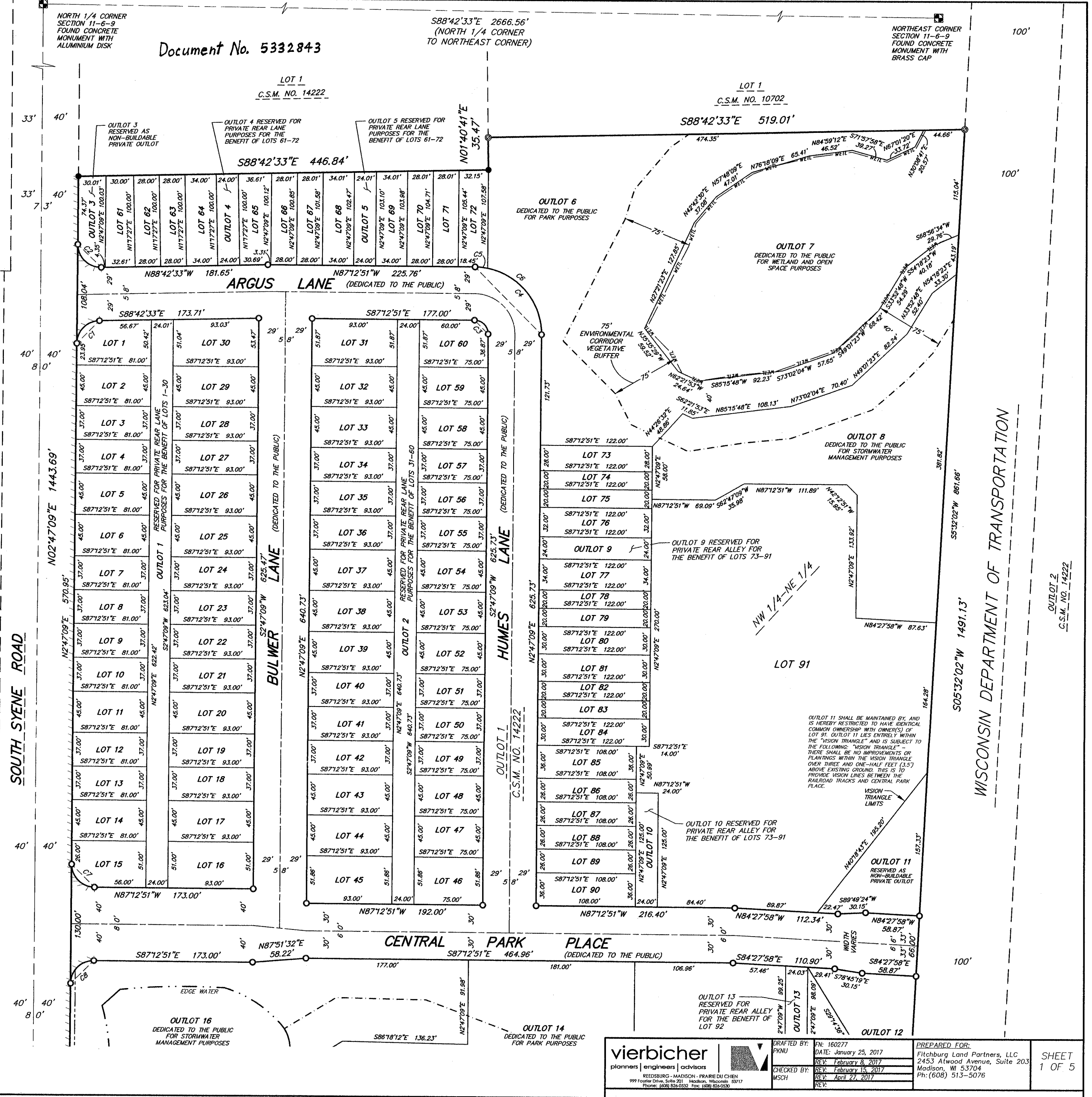
LOT 1
C.S.M. NO. 14222

S88°42'33"E 2666.56'
(NORTH 1/4 CORNER
TO NORTHEAST CORNER)

NORTHEAST CORNER
SECTION 11-6-9
FOUND CONCRETE
MONUMENT WITH
BRASS CAP

LOT 1
C.S.M. NO. 10702

S88°42'33"E 519.01'



vierbicher
planners | engineers | advisors

DATE: January 20, 2017
BY: Fitchburg Land Partners, LLC
CHECKED BY: MSCH
DATE: April 27, 2017

PREPARED FOR:
Fitchburg Land Partners, LLC
2453 Alwood Avenue, Suite 203
Madison, WI 53704
Ph: (608) 513-5076

SHEET
1 OF 5

UPTOWN CROSSING

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 14222, AS RECORDED IN VOLUME 96 OF CERTIFIED SURVEYS, ON PAGES 223-228, AS DOCUMENT NUMBER 5227552, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

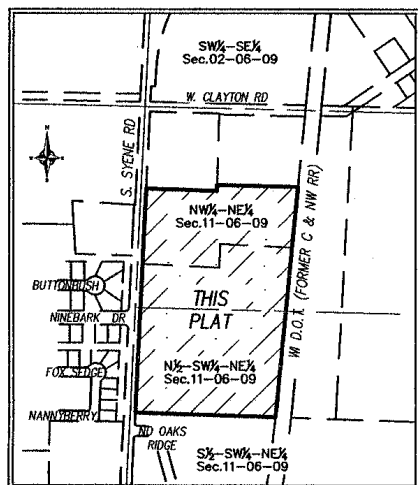
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E

LEGEND

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- NO VEHICULAR ACCESS
- () "RECORDED AS" INFORMATION

LOCATION MAP

(Not to Scale)



PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE 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. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER WITHIN UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, THEIR AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED AND THE CITY ENGINEER.

CENTER OF SECTION
SECTION 11-E-9
FOUND CONCRETE
MONUMENT WITH
ALUMINUM CAP

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 May 3rd, 2017

Paul R. Koudoun
Department of Administration

PAUL R. KOUDOUN
2-15-2017
REVISED 4-27-2017

vieroicher planners engineers advisors REGISTRATION: MADISON - FRANKIE CHEN WI Professional Surveyor No. 1411 Phone: (608) 833-0882, Fax: (608) 833-0880	DRAFTED BY: JN: 160277 DATE: January 25, 2017 CHECKED BY: MSCH DATE: February 15, 2017	PREPARED FOR: Fitchburg Land Partners, LLC 1453 Alameda Avenue, Suite 203 Madison, WI 53704 Ph: (608) 513-5076	SHEET 2 OF 5

UPTOWN CROSSING

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 14222, AS RECORDED IN VOLUME 96 OF CERTIFIED SURVEYS, ON PAGES 223-228, AS DOCUMENT NUMBER 5227552, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

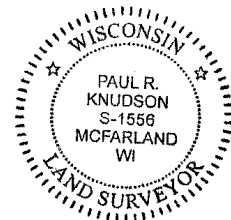
I, Paul R. Knudson, Professional Land Surveyor No. 1556, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of Fitchburg Land Partners, LLC, owner of said land, I have surveyed, divided and mapped UPTOWN CROSSING, that such Plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is described as Outlot 1, Certified Survey Map No. 14222, as recorded in Volume 96 of Certified Surveys, on Pages 223-228, as Document Number 5227552, Dane County Registry, located in the NW 1/4 of the NE 1/4 and the North 1/2 of the SW 1/4 of the NE 1/4 of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 1,362,488 square feet or 31.28 acres more or less.

Vierbicher Associates, Inc.
By: Paul R. Knudson, P.L.S. No. 1556

Dated this 15th day of February, 2017

Signed: *Paul R. Knudson*
Paul R. Knudson, P.L.S. No. 1556



RECEIVED A-27-2017

OWNER'S CERTIFICATE

Fitchburg Land Partners, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented herein, and do 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 Fitchburg
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, Fitchburg Land Partners, LLC, has caused these presents to be signed by Donald A. Drake, its Managing Member, at Madison, Wisconsin, on this 26th day of May, 2017.

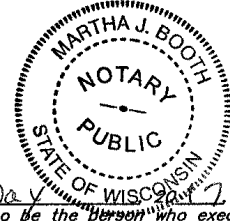
Fitchburg Land Partners, LLC

By: *Donald A. Drake*
Donald A. Drake, Managing Member
Fitchburg Land Partners, LLC

State of Wisconsin)
County of Dane) ss

Personally came before me this 26th day of May, 2017, the above-named Donald A. Drake, its Managing Member, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Martha J. Booth My Commission Expires: 10/3/20



CONSENT OF CORPORATE MORTGAGEE CERTIFICATE:

State Bank of Cross Plains, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagees of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above certificate of Fitchburg Land Partners, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by *Donald A. Drake*, its Vice President, at Cross Plains, Wisconsin and its company seal to be hereunto affixed on this 26th day of May, 2017.

In the presence of:

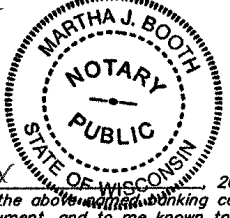
STATE BANK OF CROSS PLAINS
a Wisconsin banking corporation

By: *Donald A. Drake* Vice President
(name) (title)

STATE OF WISCONSIN)
COUNTY OF DANE) ss

Personally came before me this 26th day of May, 2017, of the above-named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said banking corporation, and acknowledged that he/she executed the foregoing instrument as such Vice President as the deed of said banking corporation, by its authority.

Martha J. Booth My Commission Expires: 10/3/20
Notary Public, State of Wisconsin



CITY OF FITCHBURG TREASURER'S CERTIFICATE:

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of UPTOWN CROSSING.

Date: June 5, 2017

By: *Misty Dodge*
Misty Dodge, City Treasurer

CITY OF FITCHBURG SUBSTANDARD STREET WIDTH

I, Patti Anderson, being the duly elected, qualified and acting clerk of the City of Fitchburg, Dane County, Wisconsin, do hereby certify that the approved plat allows for street widths less than 60 feet as provided for by s.236.10(2), Wis. Stats., as shown on the plat of UPTOWN CROSSING. The City of Fitchburg's approval of this plat will signify that this layout complies with all local ordinances.

Dated this 5th day of June, 2017.

Patti Anderson
Patti Anderson, City of Fitchburg Clerk
City of Fitchburg, Dane County, Wisconsin

CITY OF FITCHBURG SUBSTANDARD LOT WIDTH AND AREA

I, Patti Anderson, being the duly elected, qualified and acting clerk of the City of Fitchburg, Dane County, Wisconsin, do hereby certify that the approved plat allows for lot widths less than 50 feet and lot areas less than 6,000 square feet as provided for by s.236.10(1), Wis. Stats., as shown on the plat of UPTOWN CROSSING. The City of Fitchburg's approval of this plat will signify that this layout complies with all local ordinances.

Dated this 5th day of June, 2017.

Patti Anderson
Patti Anderson, City of Fitchburg Clerk
City of Fitchburg, Dane County, Wisconsin

CITY OF FITCHBURG APPROVAL:

Resolved, that the plat of UPTOWN CROSSING, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number *2-52-17* adopted on this 15th day of February, 2017, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of UPTOWN CROSSING to the City for Public use.

Date: June 5, 2017

By: *Patti Anderson*
Patti Anderson, City Clerk



DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the land included in the plat of UPTOWN CROSSING, as of this 12th day of June, 2017.

By: *Adam Gallagher*
Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS CERTIFICATE:

Received for recording this 13th day of June, 2017, at 3:02 o'clock p.m. and recorded in Volume 60-075A of Plats on Pages 399-402, as Document No. 5332843.

Kristi Chlebowski By *John W. Sobczak*, Deputy
Kristi Chlebowski, Dane County Register of Deeds

LOT TABLE		
LOT NUMBER	AREA (±)	AREA (ACRES)
LOT 1	3872	0.09
LOT 2	3645	0.08
LOT 3	2997	0.07
LOT 4	2997	0.07
LOT 5	3645	0.08
LOT 6	3645	0.08
LOT 7	2997	0.07
LOT 8	2997	0.07
LOT 9	2997	0.07
LOT 10	2997	0.07
LOT 11	3645	0.08
LOT 12	2997	0.07
LOT 13	2997	0.07
LOT 14	3645	0.08
LOT 15	3997	0.09
LOT 16	4743	0.11
LOT 17	4185	0.10
LOT 18	3441	0.08
LOT 19	3441	0.08
LOT 20	4185	0.10
LOT 21	3441	0.08
LOT 22	3441	0.08
LOT 23	3441	0.08
LOT 24	3441	0.08
LOT 25	4185	0.10
LOT 26	4185	0.10
LOT 27	3441	0.08
LOT 28	3441	0.08
LOT 29	4185	0.10
LOT 30	4860	0.11
LOT 31	4824	0.11
LOT 32	4185	0.10
LOT 33	4185	0.10
LOT 34	3441	0.08
LOT 35	3441	0.08
LOT 36	3441	0.08
LOT 37	4185	0.10
LOT 38	4185	0.10
LOT 39	4185	0.10
LOT 40	3441	0.08
LOT 41	3441	0.08
LOT 42	3441	0.08
LOT 43	4185	0.10
LOT 44	4185	0.10
LOT 45	4823	0.11
LOT 46	3890	0.09

LOT TABLE		
LOT NUMBER	AREA (±)	AREA (ACRES)
LOT 47	3375	0.08
LOT 48	3375	0.08
LOT 49	2775	0.06
LOT 50	2775	0.06
LOT 51	2775	0.06
LOT 52	3375	0.08
LOT 53	3375	0.08
LOT 54	3375	0.08
LOT 55	2775	0.06
LOT 56	2775	0.06
LOT 57	2775	0.06
LOT 58	3375	0.08
LOT 59	3375	0.08
LOT 60	3842	0.09
LOT 61	3130	0.07
LOT 62	2800	0.06
LOT 63	2800	0.06
LOT 64	3400	0.08
LOT 65	3531	0.08
LOT 66	2814	0.06
LOT 67	2834	0.07
LOT 68	3469	0.08
LOT 69	3520	0.08
LOT 70	2922	0.07
LOT 71	2942	0.07
LOT 72	3408	0.08
LOT 73	3416	0.08
LOT 74	2440	0.06
LOT 75	2440	0.06
LOT 76	3904	0.09
LOT 77	4148	0.10
LOT 78	2440	0.06
LOT 79	2440	0.06
LOT 80	3660	0.08
LOT 81	3660	0.08
LOT 82	2440	0.06
LOT 83	2440	0.06
LOT 84	3660	0.08
LOT 85	3888	0.09
LOT 86	2808	0.06
LOT 87	2808	0.06
LOT 88	2808	0.06
LOT 89	2808	0.06
LOT 90	3888	0.09
LOT 91	118830	2.73
LOT 92	134138	3.08

OUTLOT TABLE		
OUTLOT NUMBER	AREA (±)	AREA (ACRES)
OL 1	14945	0.34
OL 2	15378	0.35
OL 3	2859	0.07
OL 4	2400	0.06
OL 5	2467	0.06
OL 6	83164	1.91
OL 7	58742	1.35
OL 8	50392	1.16

OUTLOT TABLE		
OUTLOT NUMBER	AREA (±)	AREA (ACRES)
OL 9	2928	0.07
OL 10	3000	0.07
OL 11	8704	0.20
OL 12	9852	0.23
OL 13	2368	0.05
OL 14	75335	1.73
OL 15	202151	4.64
OL 16	102353	2.35

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 May 3rd, 2017

Benjamin M. Pong
Benjamin M. Pong
Department of Administration



vierbicher
planners | engineers | advisors
FITCHBURG, WISCONSIN | PHONE: 608.781.0288
999 Fitchburg, Suite 201 | Fitchburg, Wisconsin 53704
Phone: 608.781.0288 Fax: 608.781.0288

DRAFTED BY: PNU
DATE: January 25, 2017
REV: February 8, 2017
CHECKED BY: MSCH
DATE: February 15, 2017
REV: April 27, 2017

PREPARED FOR:
Fitchburg Land Partners, LLC
2453 Alwood Avenue, Suite 203
Madison, WI 53704
Ph: (608) 513-5076

SHEET
5 OF 5