



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Commercial/Industrial

3. No. of Parcels Proposed: 3 (1 lot + 2 outlots)

4. No. Of Buildable Lots Proposed: 1 (adjust boundary of existing lot)

5. Zoning District: Rural Development District

6. Current Owner of Property: Dale Duane Osborn

Address: c/o Darcy Cottrill, 5136 Lacy Rd, Fitchburg, WI 53711 Phone No: \_\_\_\_\_

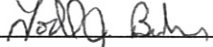
7. Contact Person: Todd J. Buhr

Email: todd.buhr@jsdinc.com

Address: 161 Horizon Drive, Ste 101, Verona, WI 53593 Phone No: (608) 848-5060

8. Submission of legal description in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Todd J. Buhr  
 Owner's or Authorized Agent's Signature      Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only:      Date Received: \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Permit Request No. \_\_\_\_\_



# PRELIMINARY

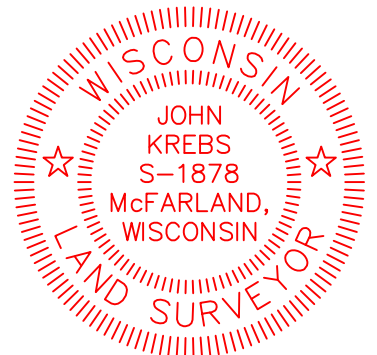
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NO. 3535, RECORDED IN VOLUME 14, PAGE 124-125 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1676937, PART OF DISCONTINUED LONIELLO COURT, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N85°59'25"W	45.66'
L-2	N04°54'51"E	328.68'
L-3	S53°20'58"E	162.22'
L-4	S42°10'24"E	429.52'
L-5	S87°10'24"E	99.28'
L-6	S02°18'17"W	153.40'
L-7	S87°36'53"W	85.86'
L-8	N02°23'07"W	220.82'
L-9	N04°10'56"E	321.19'

PREVIOUSLY RECORDED AS - LINE		
LINE	BEARING	DISTANCE
L-6	S01°55'26"W	152.64'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C-1	774.48'	8285.11'	5°21'21"	774.20'	N00°02'24"W	N02°38'17"E	N02°43'04"W
C-2	162.57'	207.00'	44°59'56"	158.43'	S64°40'24"E	S42°10'26"E	S87°10'22"E
C-3	120.36'	1863.34'	3°42'03"	120.34'	S00°27'12"W	S01°23'49"E	S02°18'14"W



PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)648-5060	PREPARED FOR: DALE DUANNE OSBORN	PROJECT NO: <u>16-7678</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: <u>-</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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### LEGAL DESCRIPTION

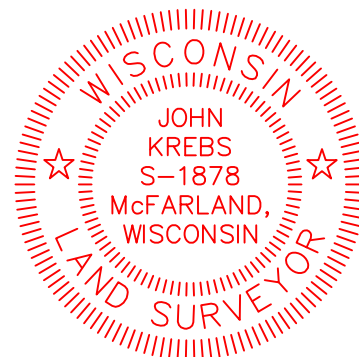
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COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, AFORESAID; THENCE NORTH 85 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 45.66 FEET TO THE SOUTHEAST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 3535, AFORESAID, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85 DEGREES 59 MINUTES 25 SECONDS WEST ALONG SAID LINE, 1383.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S.H. '14'; THENCE NORTH 00 DEGREES 19 MINUTES 54 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 695.11 FEET TO A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY 774.48 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8285.11 FEET, THE CHORD BEARS NORTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, 774.20 FEET; THENCE NORTH 04 DEGREES 54 MINUTES 51 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 328.68 FEET; THENCE SOUTH 53 DEGREES 20 MINUTES 58 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 162.22 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 50 MINUTES 07 SECONDS WEST ALONG SAID EAST LINE, 1,096.59 FEET TO THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP No. 3535; THENCE SOUTH 87 DEGREES 11 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE, 749.87 FEET; THENCE SOUTH 42 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF LOT 1, AFORESAID, EXTENDED, 429.52 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 162.57 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 207.00 FEET, THE CHORD BEARS SOUTH 64 DEGREES 40 MINUTES 24 SECONDS EAST, 158.43 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES 24 SECONDS EAST, 99.28 FEET TO A POINT ON THE CURVING WESTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY 'MM'; THENCE ALONG SAID RIGHT-OF-WAY SOUTHWESTERLY 120.36 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1863.34 FEET, THE CHORD BEARS SOUTH 00 DEGREES 27 MINUTES 12 SECONDS WEST, 120.34 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 153.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 877,951 SQUARE FEET OR 20.155 ACRES.

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF TORQUE FOCUSED REAL ESTATES, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE


### OWNER'S CERTIFICATE

DALE DUANNE OSBORN, AS OWNER, DOES HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I, FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FITCHBURG FOR APPROVAL.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_

DALE DUANNE OSBORN

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)648-5060	PREPARED FOR: DALE DUANNE OSBORN	PROJECT NO: <u>16-7678</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>3 OF 4</u>	SURVEYED BY: <u>-</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE NAMED DALE DUANNE OSBORN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

### CONSENT OF CORPORATE MORTGAGEE

\*\*\*\*\* BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DALE DUANNE OSBORN, OWNER.

WITNESS THE HAND AND SEAL OF \*\*\*\*\* BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
\*\*\*\*\* , VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED \*\*\*\*\* BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

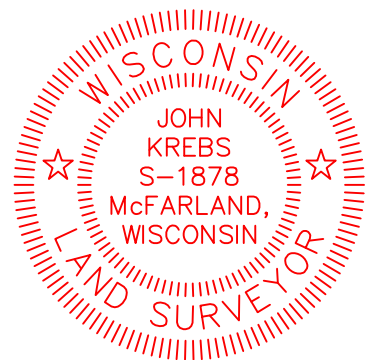
\_\_\_\_\_  
MY COMMISSION EXPIRES

### CITY OF FITCHBURG COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF FITCHBURG COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF FITCHBURG.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF FITCHBURG ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
PATTI ANDERSON, CLERK  
CITY OF FITCHBURG



#### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

PREPARED BY:



161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

PREPARED FOR:

DALE DUANNE OSBORN

PROJECT NO: 16-7678

FILE NO: B-\*

FB/PG: -

SHEET NO: 4 OF 4

SURVEYED BY: \_\_\_\_\_

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB