

	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: No new parcels proposed. CSM is for combination of Outlots to be Dedicated to the City

4. No. Of Buildable Lots Proposed: _____

5. Zoning District: SC-NC; SmartCode - New Community

6. Current Owner of Property: Green-Tech Land Company, LLC & City of Fitchburg

Address: 120 E. Lakeside Street, Madison, WI 53715 **Phone No:** (608) 294-4086

7. Contact Person: Michael S. Marty, P.L.S.

Email: mmar@vierbicher.com

Address: Vierbicher, 999 Fourier Drive, Suite 201, Madison, WI 53717 **Phone No:** (608) 821-3955

8. Submission of legal description in electronic format (MS Word or plain text) by email to: 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: Michael S. Marty Michael S. Marty P.L.S.
 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:** 8/19/19

Ordinance Section No. _____ **Fee Paid:** \$ 910.00

Permit Request No. CS-2312-19

DESCRIPTION

All of Outlots 4, 5, & 6, NINE SPRINGS, as recorded in Volume 60-003A of Plats, on Pages 8-16, as Document Number 4871633, Dane County Registry, also all of Outlot 14, UPTOWN CROSSING, as recorded in Volume 60-075A of Plats, on Pages 399-403, as Document Number 5332843, Dane County Registry, located in the SW1/4-NE1/4 of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Said description contains 307,541 square feet or 7.060 acres.

CERTIFIED SURVEY MAP No.

OUTLOTS 4, 5, & 6, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, ALSO OUTLOT 14, UPTOWN CROSSING, AS RECORDED IN VOLUME 60-075A OF PLATS, ON PAGES 399-403, AS DOCUMENT NUMBER 5332843, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NE¼ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD



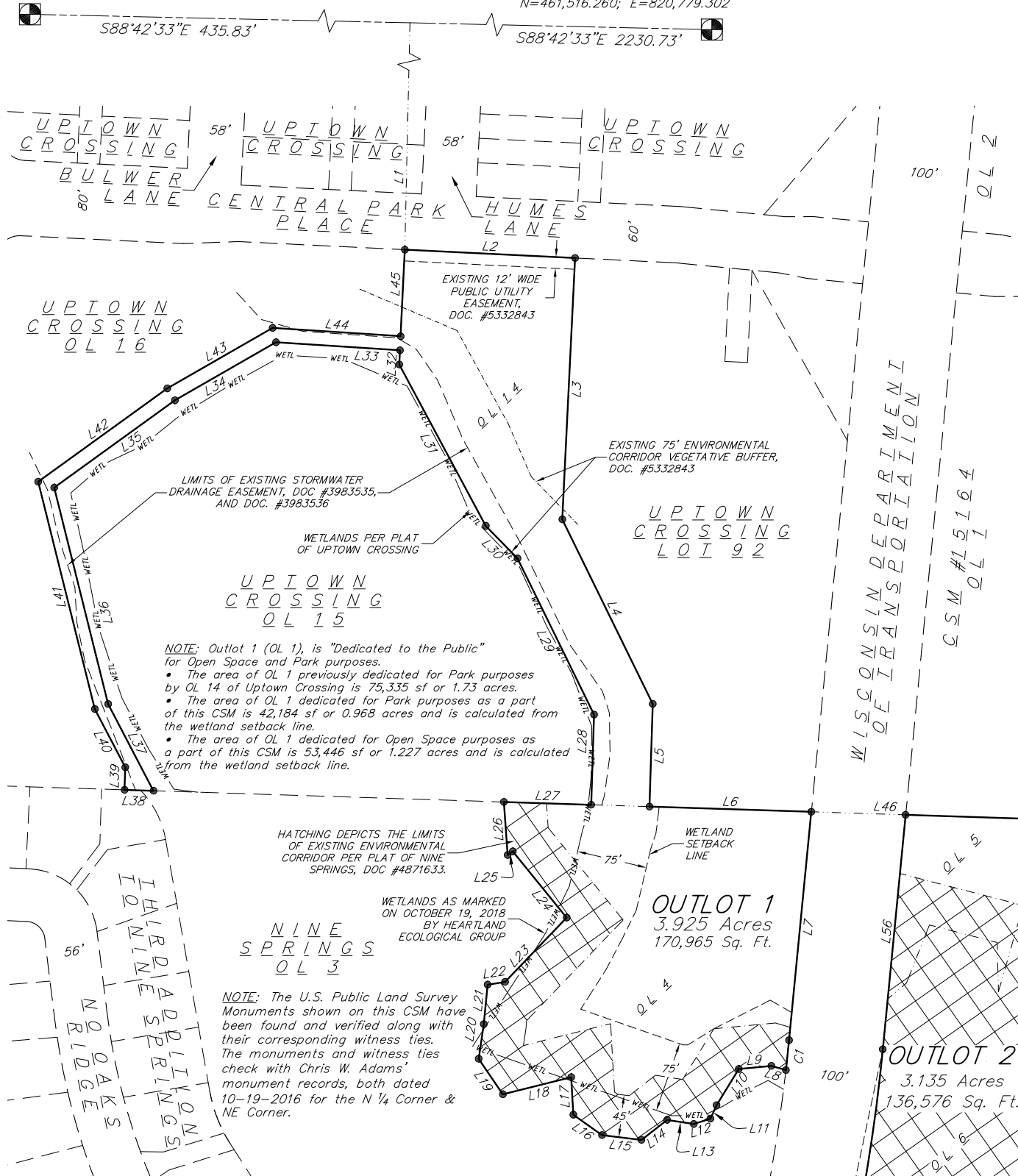
SCALE: 1" = 150'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE ¼ OF SEC 11-06-09 MEASURED AS BEARING S88°42'33"E

N 1/4 COR. SECTION 11-06-09, FOUND ALUMINUM MONUMENT, MEASURED COUNTY COORDS: N=461,576.336; E=818,113.424

MON. - MON. = 2666.56'

NE COR. SECTION 11-06-09, FOUND BRASS CAP MONUMENT, MEASURED COUNTY COORDS: N=461,516.260; E=820,779.302



M:\Avante Properties\180126_Nine Springs, OL4\CADD\180126_CSM.dwg by: mmr

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 180126
DATE: 08-19-2019
REV:
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
Green-Tech Land
Company, LLC
120 E. Lakeside St.
Madison, WI 53715

C.S.M. No. _____

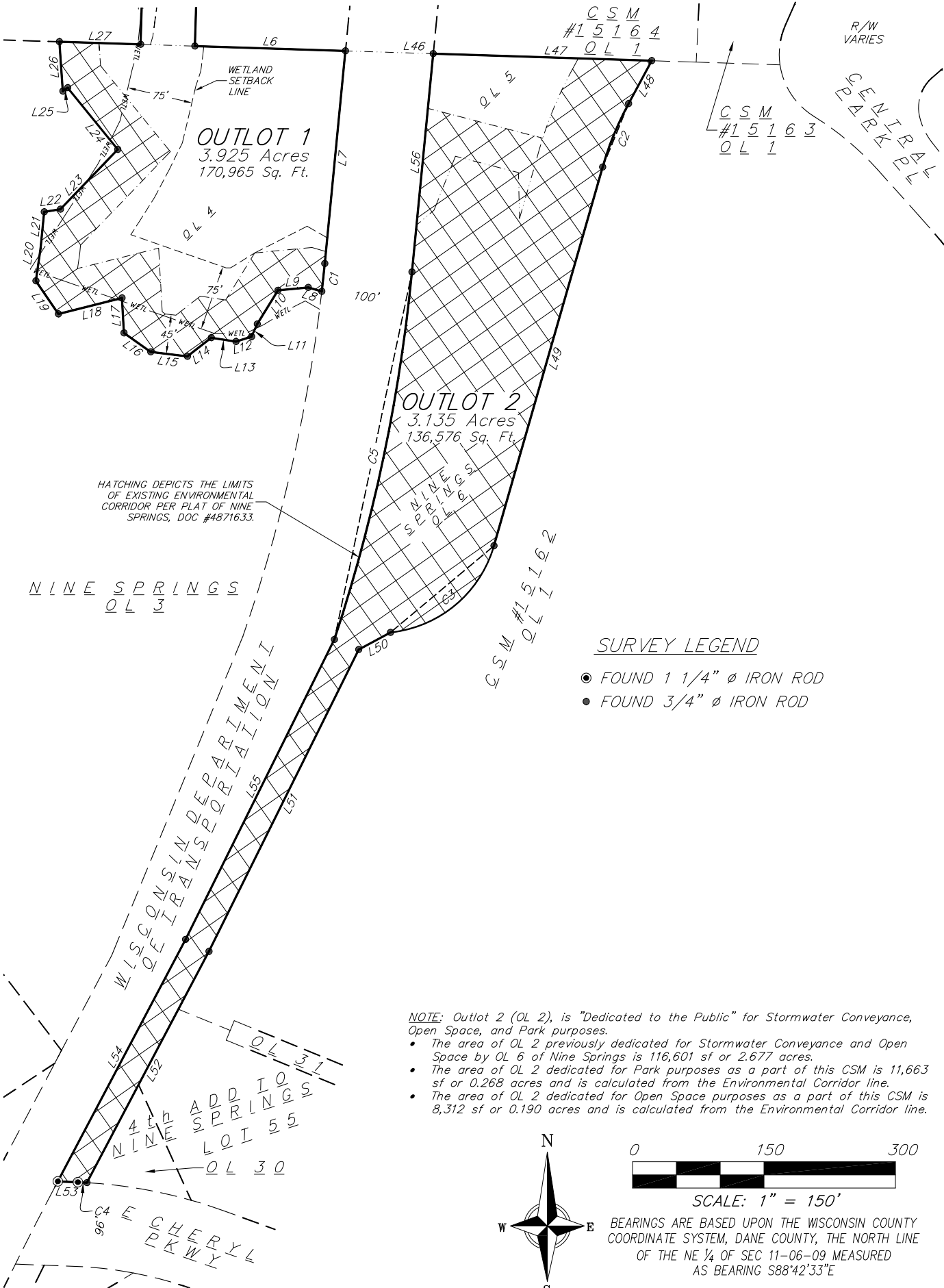
Doc. No. _____

Vol. _____ Page _____

SHEET
1 OF 6

CERTIFIED SURVEY MAP No.

OUTLOTS 4, 5, & 6, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, ALSO OUTLOT 14, UPTOWN CROSSING, AS RECORDED IN VOLUME 60-075A OF PLATS, ON PAGES 399-403, AS DOCUMENT NUMBER 5332843, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NE¼ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

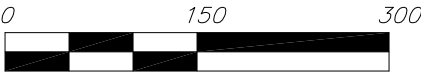


SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

NOTE: Outlot 2 (OL 2), is "Dedicated to the Public" for Stormwater Conveyance, Open Space, and Park purposes.

- The area of OL 2 previously dedicated for Stormwater Conveyance and Open Space by OL 6 of Nine Springs is 116,601 sf or 2.677 acres.
- The area of OL 2 dedicated for Park purposes as a part of this CSM is 11,663 sf or 0.268 acres and is calculated from the Environmental Corridor line.
- The area of OL 2 dedicated for Open Space purposes as a part of this CSM is 8,312 sf or 0.190 acres and is calculated from the Environmental Corridor line.



SCALE: 1" = 150'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE ¼ OF SEC 11-06-09 MEASURED AS BEARING S88°42'33"E

M:\Avante Properties\180126_Nine Springs, OL4\CADD\180126_CSM.dwg by: mmr

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 180126
DATE: 08-19-2019
REV:
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
Green-Tech Land
Company, LLC
120 E. Lakeside St.
Madison, WI 53715

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 6**

CERTIFIED SURVEY MAP No. _____

OUTLOTS 4, 5, & 6, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, ALSO OUTLOT 14, UPTOWN CROSSING, AS RECORDED IN VOLUME 60-075A OF PLATS, ON PAGES 399-403, AS DOCUMENT NUMBER 5332843, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NE¼ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LINE TABLE			LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH	LINE NUMBER	DIRECTION	LENGTH
L1	S01°17'27"W	1430.32'	L29	N26°06'35"W	184.74'
L2	S87°12'51"E	181.00'	L30	N44°14'08"W	48.22'
L3	S02°47'09"W	277.96'	L31	N28°12'34"W	194.55'
L4	S26°06'35"E	218.33'	L32	N02°47'09"E	15.08'
L5	S01°49'41"W	109.12'	L33	N86°18'12"W	131.95'
L6	S88°10'05"E	171.93'	L34	S60°08'23"W	123.72'
L7	S05°33'11"W	243.75'	L35	S54°08'38"W	158.25'
L8	N73°57'05"W	16.11'	L36	S13°59'30"E	236.93'
L9	S84°35'14"W	34.71'	L37	S27°34'57"E	103.96'
L10	S31°34'04"W	45.15'	L38	N88°10'05"W	30.70'
L11	S24°25'28"W	15.77'	L39	N01°49'41"E	23.92'
L12	S72°31'41"W	18.65'	L40	N27°34'57"W	69.83'
L13	N81°12'32"W	28.57'	L41	N13°59'30"W	248.86'
L14	S51°58'26"W	34.57'	L42	N54°08'38"E	169.18'
L15	N82°59'58"W	42.19'	L43	N60°08'23"E	129.03'
L16	N54°40'46"W	37.34'	L44	S86°18'12"E	136.23'
L17	N03°14'55"W	39.93'	L45	N02°47'09"E	91.98'
L18	S75°56'46"W	74.81'	L46	S88°09'57"E	100.22'
L19	N34°15'49"W	45.67'	L47	S88°10'06"E	249.57'
L20	N08°23'10"E	37.25'	L48	S28°24'40"W	55.61'
L21	N05°32'03"E	42.01'	L49	S16°01'10"W	449.60'
L22	N80°37'25"E	18.76'	L50	S61°41'23"W	41.15'
L23	N43°49'35"E	94.54'	L51	S26°23'48"W	384.50'
L24	N39°05'38"W	90.66'	L52	S27°49'58"W	298.37'
L25	S54°58'26"W	6.75'	L53	N87°51'00"W	22.93'
L26	N03°59'41"W	56.52'	L54	N27°49'58"E	312.32'
L27	S88°10'05"E	92.70'	L55	N26°23'48"E	382.01'
L28	N01°49'41"E	95.82'	L56	N05°33'11"E	250.26'

RECORDED AS DATA	
LINE NO.	LENGTH
L5	(109.18')
L6	(172.04')
L28	(95.89')
L37	(104.07')
L38	(30.76')
L39	(24.02')

CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	31.92'	1828.96'	000°59'59"	S06°03'09"W	31.91'
C2	78.40'	362.50'	012°23'30"	S22°12'55"W	78.25'
C3	163.43'	137.50'	068°05'57"	S50°04'09"W	153.98'
C4	10.31'	548.00'	001°04'40"	N87°18'40"W	10.31'
C5	429.43'	1928.96'	012°45'19"	N11°55'41"E	428.54'

M:\Avante Properties\180126_Nine Springs, OL4\CADD\180126_CSM.dwg by: mmarr

CERTIFIED SURVEY MAP No.

OUTLOTS 4, 5, & 6, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, ALSO OUTLOT 14, UPTOWN CROSSING, AS RECORDED IN VOLUME 60-075A OF PLATS, ON PAGES 399-403, AS DOCUMENT NUMBER 5332843, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NE¼ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

Notes (from Nine Springs plat, Doc. No. 4871633):

- 1. 6' Wide Underground Public Utility Easement, no poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of 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.
- 2. Permanent Limited Easement (PLE) for retaining wall structure encroachment. Easement is for the construction and periodic maintenance of a retaining wall structure. This easement and structure shall not adversely impair the property owner(s) ability to construct improvements within this easement. Improvements include, but are not limited to; parking areas, signs, sidewalks, fences, retaining walls and landscaping. All maintenance of the retaining wall structure for which this PLE is granted, including replacement/repair of improvements affected by such maintenance shall be the responsibility of the municipality.
- 3. Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of the lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.
- 4. Upon future development of Outlots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, and 17 additional parkland dedication may be required. The ultimate location, size and configuration of said dedicated parkland shall be determined during the formal land division process and shall be subject to final approval by the City of Fitchburg.
- 5. Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(ies) involved.
- 6. Noise Note: "The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table i. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity."

Notes (from Uptown Crossing plat, Doc. No. 5332843):

- 1. 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 the utility easements are located, except with the written consent of the utilities involved and the City Engineer.
- 2. The existing wetlands depicted hereon were delineated by Vierbicher on May 7, 2015 and concurred upon by the Wisconsin Department of Natural Resources on August 24, 2015.
- 3. Except for light poles, no above ground pedestals, 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 plat.

Description:

All of Outlots 4, 5, & 6, NINE SPRINGS, as recorded in Volume 60-003A of Plats, on Pages 8-16, as Document Number 4871633, Dane County Registry, also all of Outlot 14, UPTOWN CROSSING, as recorded in Volume 60-075A of Plats, on Pages 399-403, as Document Number 5332843, Dane County Registry, located in the SW¼-NE¼ of Section 11, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Said description contains 307,541 square feet or 7.060 acres.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Green-Tech Land Company, LLC, and the City of Fitchburg, and that the map on sheets one (1) and two (2) are a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Fitchburg in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 19th day of August, 2019

Signed: Michael S. Marty, P.L.S. S-2452

M:\Avante Properties\180126_Nine Springs, OL4\CADD\180126_CSM.dwg by: mmarr

vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 180126	SURVEYED FOR: Green-Tech Land Company, LLC 120 E. Lakeside St. Madison, WI 53715	C.S.M. No. _____	SHEET 4 OF 6
		DATE: 08-19-2019		Doc. No. _____	
		REV: _____		Vol. _____ Page _____	
		Drafted By: MMAR			
		Checked By: PKNU			

CERTIFIED SURVEY MAP No. _____

OUTLOTS 4, 5, & 6, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, ALSO OUTLOT 14, UPTOWN CROSSING, AS RECORDED IN VOLUME 60-075A OF PLATS, ON PAGES 399-403, AS DOCUMENT NUMBER 5332843, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NE¼ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER’S CERTIFICATE

Green-Tech Land Company, 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 the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.34 to be submitted to the City of Fitchburg for approval.

Witness the hand and seal of said owner this _____ day of _____, 2019.

Green-Tech Land Company, LLC

By: _____
Scott Kelly, Manager

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2019, the above named Scott Kelly, its Manager, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Monona Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner’s Certificate.

IN WITNESS WHEREOF, the said Monona Bank, has caused these presents to be signed by Mark Kraemer, its Senior Vice President, at Monona, Wisconsin, on this _____ day of _____, 2019.

Monona Bank

By: _____
Mark Kraemer, Senior Vice President

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2019, Mark Kraemer, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Senior Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

CERTIFIED SURVEY MAP No.

OUTLOTS 4, 5, & 6, NINE SPRINGS, AS RECORDED IN VOLUME 60-003A OF PLATS, ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, ALSO OUTLOT 14, UPTOWN CROSSING, AS RECORDED IN VOLUME 60-075A OF PLATS, ON PAGES 399-403, AS DOCUMENT NUMBER 5332843, DANE COUNTY REGISTRY, LOCATED IN THE SW¹/₄-NE¹/₄ OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

The City of Fitchburg, a Wisconsin municipal corporation, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.34 to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the City of Fitchburg has caused these presents to be signed by Aaron Richardson,

Mayor, this _____ day of _____, 2019.

City of Fitchburg

By: Aaron Richardson, Mayor, City of Fitchburg Patti Anderson, City Clerk, City of Fitchburg

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 2019, the above named Aaron Richardson, Mayor of the City of Fitchburg, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2019, the above named Patti Anderson, City Clerk of the City of Fitchburg, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CITY OF FITCHBURG APPROVAL

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Date: _____

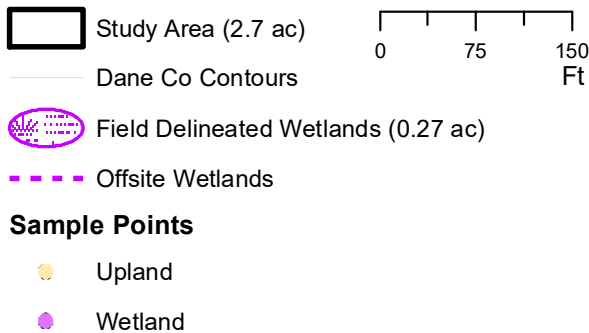
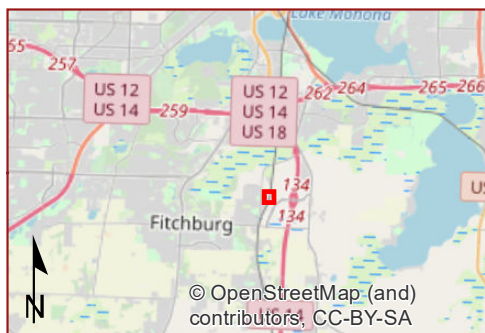
By: Patti Anderson, City Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____.m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

*Kristi Chlebowski,
Dane County Register of Deeds*





Heartland
ECOLOGICAL GROUP INC

Figure 5. Field Delineated Wetlands

Outlots 4 & 5, Ninesprings
Project #20180125
T6N, R9E, S11
C Fitchburg, Dane Co, WI

2017 NAIP
Data: Dane Co, HEG 10/19/2018

AFFIDAVIT OF CORRECTION

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5410030

05/17/2018 01:05 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 1

1. Pursuant to s. 236.295 (2) (a), Wisconsin Statutes, I, Paul R. Knudson, Professional Land Surveyor in the State of Wisconsin, (S-1556), and employed at Vierbicher Associates Inc., 999 Fourier Drive, Suite 201, Madison, WI 53717, do hereby certify to the following information.
2. On June 13, 2017 at 3:02 p.m., the subdivision plat of Uptown Crossing was recorded in Volume 60-075A of Plats, Pages 399-403 as Document Number 5332843, Dane County Registry. The purpose of this affidavit is to note the easements on said subdivision plat that have been released or terminated and granted by separate instruments.
3. On sheet 4 of 5 of the above said subdivision plat, a portion of a 6 foot wide public utility easement was released on Lot 61 per Document Numbers 5389257, 5389258, 5397135, 5403661 and a public utility easement was granted on Outlot 3 per Document Number 5397136. A 24 foot wide private rear lane easement was released on Lots 61-72 per Document Number 5386414 and a 24 foot wide private rear lane easement was granted on Lots 61-72 per Document Number 5385223.
4. On sheet 3 of 5 of the above said subdivision plat, the 30 foot wide sanitary sewer easement lying upon, over and across Lot 92, Outlots 12-14, Outlot 16 and Central Park Place has been terminated per Document Number 5380145.

RETURN TO:

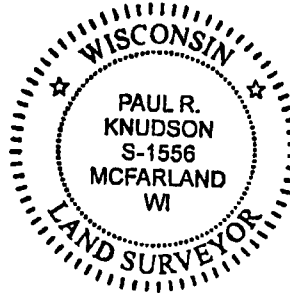
Vierbicher Associates Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

Parcel Identification Numbers

225/0609-111-3161-2 (Lot 61)
225/0609-111-3172-2 (Lot 62)
225/0609-111-3183-2 (Lot 63)
225/0609-111-3194-2 (Lot 64)
225/0609-111-3205-2 (Lot 65)
225/0609-111-3216-2 (Lot 66)
225/0609-111-3227-2 (Lot 67)
225/0609-111-3238-2 (Lot 68)
225/0609-111-3249-2 (Lot 69)
225/0609-111-3260-2 (Lot 70)
225/0609-111-3271-2 (Lot 71)
225/0609-111-3282-2 (Lot 72)
225/0609-111-4102-2 (Lot 92)
225/0609-111-3575-2 (Outlot 3)
225/0609-111-4150-2 (Outlot 12)
225/0609-111-4175-2 (Outlot 13)
225/0609-111-4200-2 (Outlot 14)
225/0609-111-4250-2 (Outlot 16)

Dated this 17th day of May, 2018.

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



STATE OF WISCONSIN)
)SS.
COUNTY OF DANE)

I, Michael S. Marty, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY THAT the above named Paul R. Knudson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Given under my hand and notarial seal, this 17th day of May, 2018.

My Commission expires/is permanent 12/18/2020

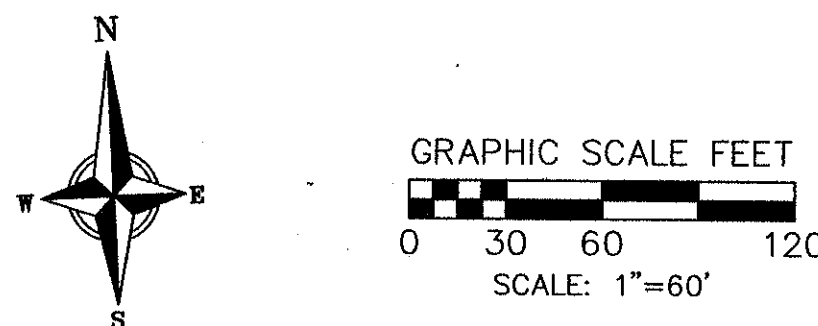
This instrument drafted by: Paul R. Knudson - Vierbicher Associates, Inc.

MICHAEL S MARTY
Notary Public
State of Wisconsin

①

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



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 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

() "RECORDED AS" INFORMATION

NOTES:

1) THE EXISTING WETLANDS DEPICTED HEREON WERE DELINEATED BY VERBICHER ON MAY 7, 2015 AND CONCORDED UPON BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ON AUGUST 24, 2015.

2) EXCEPT FOR LIGHT POLES, NO ABOVE GROUND PEDESTALS, 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 PLAT.

3) "VISION TRIANGLES" - THERE SHALL BE NO IMPROVEMENTS OR PLANTINGS WITHIN THE VISION TRIANGLE OVER THREE AND ONE-HALF FEET (3.5') ABOVE EXISTING GROUND.

4) 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 ARROWS, SHEET 5 FOR LOT AND OUTLOT AREA TABLES.

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	25.00	38.62	088°30'18"	S47°02'18"W
C2	25.00	39.92	081°29'42"	S42°57'42"E
C3	15.00	23.56	090°00'00"	N42°12'51"W
C4	73.00	114.67	090°00'00"	N42°12'51"W
C5	73.00	13.77	010°48'32"	N81°48'35"W
C6	73.00	100.90	079°11'28"	N36°48'35"W
C7	25.00	39.27	090°00'00"	S42°12'51"E
C8	25.00	39.27	090°00'00"	S47°47'09"W

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

Ben H. Dorn
Department of Administration



2-15-2017

REVISED 4-27-2017

LOT 1
C.S.M. NO. 3606
(CENTER SECTION TO NORTH 1/4 CORNER)

NINEBARK DRIVE

3/5

NORTH 1/4 CORNER
SECTION 11-6-9
FOUND CONCRETE
MONUMENT WITH
ALUMINUM DISK

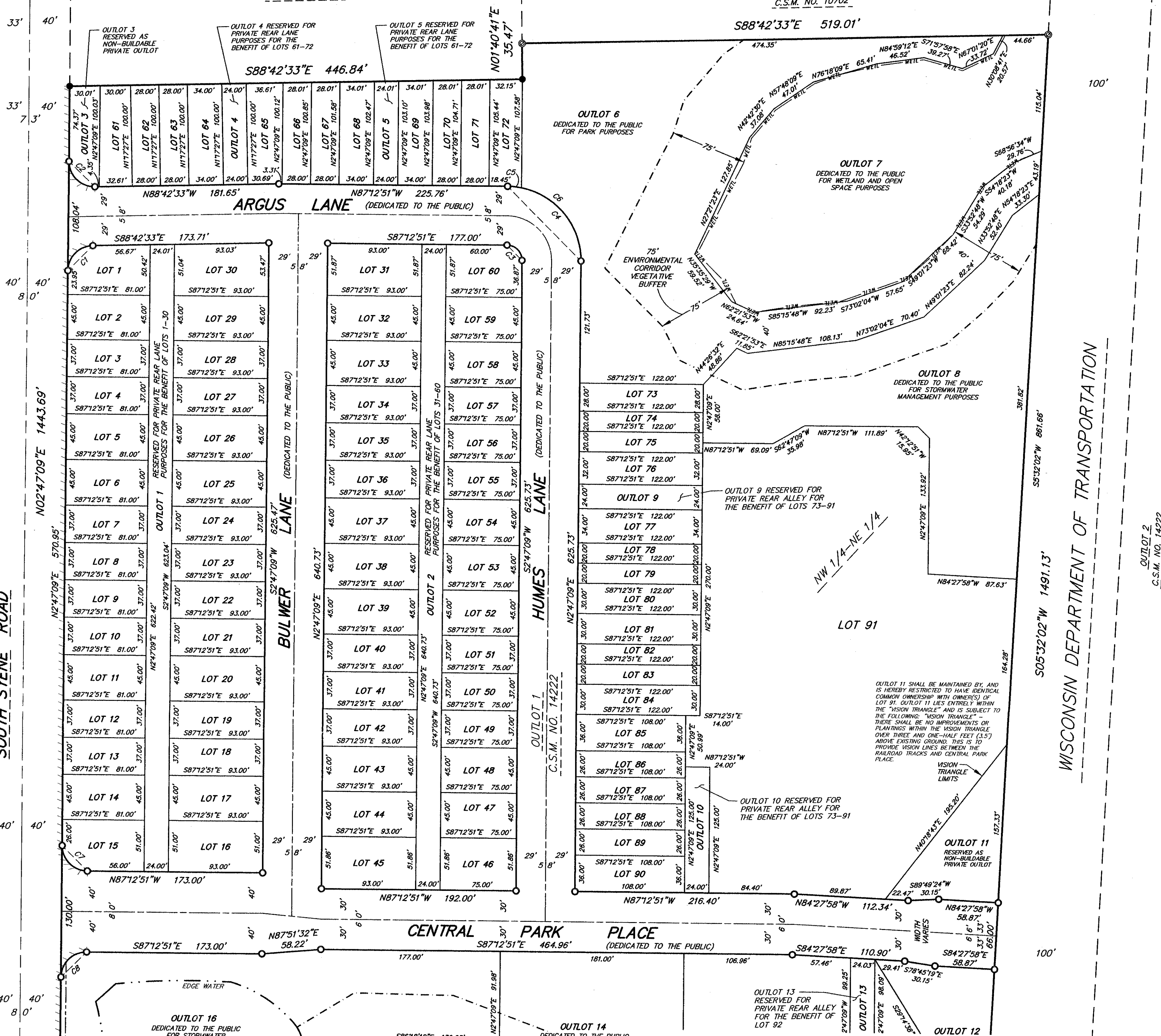
Document No. 5332843

LOT 1
C.S.M. NO. 14222

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

LOT 1
C.S.M. NO. 10702

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



vierbicher
planners | engineers | advisors

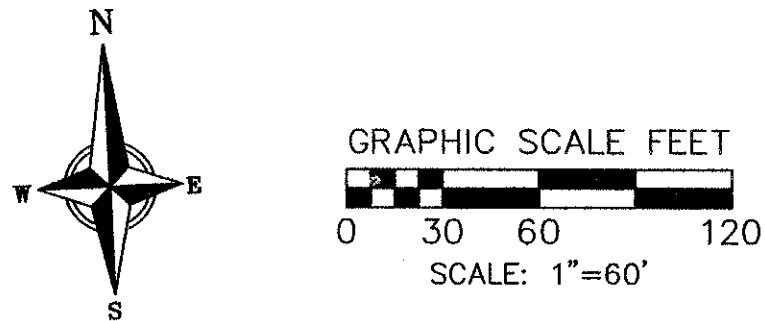
DRAFTED BY: PKN
DATE: January 25, 2017
REV: February 8, 2017
REV: February 15, 2017
REV: April 27, 2017

PREPARED FOR:
Fitchburg Land Partners, LLC
2453 Atwood 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



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

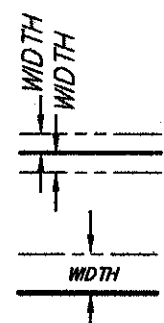
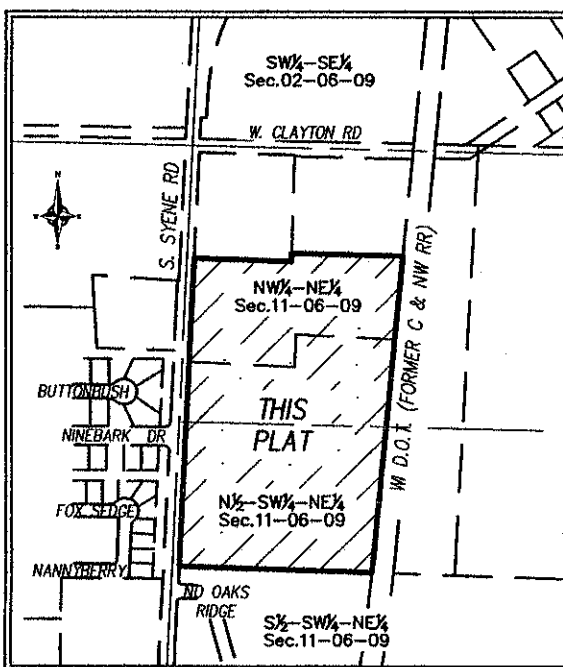
- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1 1/4" # REBAR
- FOUND 3/4" # REBAR
- FOUND 1" # IRON PIPE
- SET 1 1/4" # SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

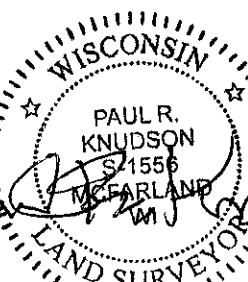
() "RECORDED AS" INFORMATION

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 11-6-9 FOUND CONCRETE MONUMENT WITH ALUMINUM CAP



There are no objections to this plat with respect to Sections 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

Rebecca L. Parn
Department of Administration

2-15-2017
REVISED 4-27-2017

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Foster Drive, Suite 201 - Madison, Wisconsin 53717
Phone: (608) 524-5522 Fax: (608) 564-5530

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

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

SHEET
2 OF 5

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

NINEBARK
DRIVE

SOUTH SYENE ROAD

3RD ADD. TO SWAN CREEK AT NINE SPRINGS

ENTER OF SECTION
SECTION 11-6-9
ROUND CONCRETE
MONUMENT WITH
ALUMINIUM CAP

PAUL R. KNUDSON
OS 1556
MC FARLAND
LAND SURVEYOR

2-15-2017

REVISED 4-27-2017

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


 Department of Administration

LOT 14

LOT 15

LOT 17

LOT 16

LOT 44

LOT 45

LOT 47

LOT 46

LOT 87

LOT 88

LOT 89

LOT 90

OUTLOT 10

OUTLOT 11

CENTRAL PARK PLACE

WITH OT 13

OUTLOT 12

30' WIDE SANITARY SEWER
EASEMENT PER
DOC. NO. 3983529 &
DOC. NO. 3983530
(NOTE: EASEMENTS SHALL
BE RELEASED AT THE TIME
OF ACCEPTANCE OF
PUBLIC IMPROVEMENTS
WITHIN THE PLAT)

LOT 92

OUTLOT 15

STORMWATER DRAINAGE
EASEMENT PER
DOC. NO. 3983535 &
DOC. NO. 3983536
(NOTE: EASEMENTS TO
BE RELEASED)

EXISTING LIMITS OF THE
ENVIRONMENTAL CORRIDOR PER
CAPITAL AREA REGIONAL
PLANNING COMMISSION (CARPC)

O.L. 3
NINE SPRINGS

34 | 3
3RD | ADD. TO
NINE | SPRINGS

NO OAKS
RIDGE

O.L. 4
NINE SPRINGS

OUTLOT 2
C.S.M. NO. 1422

WISCONSIN DEPARTMENT OF TRANSPORTATION

O.L. 5
NINE SPRINGS

SHEET
3 OF 5

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE
999 Fourier Drive, Suite 201 Madison, WI 53706
Phone: (608) 826-0532 Fax: (608) 826-0533



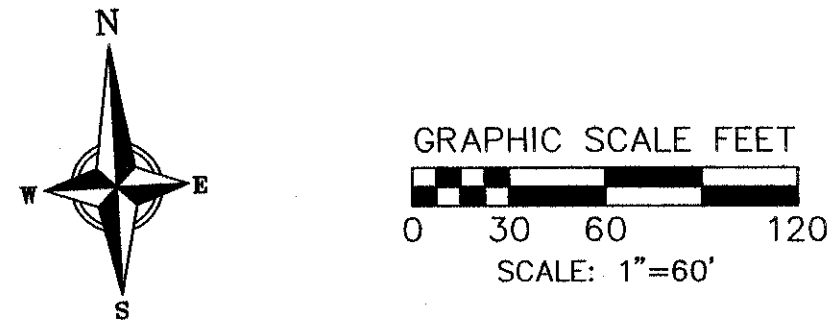
DRAFTED BY: PKNU	FN: 160277 DATE: January 25, 2017 REV: February 8, 2017
CHECKED BY: MSCH	REV: February 15, 2017 REV: April 27, 2017 REV:

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

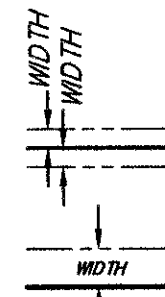
SHEET
3 OF 5

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



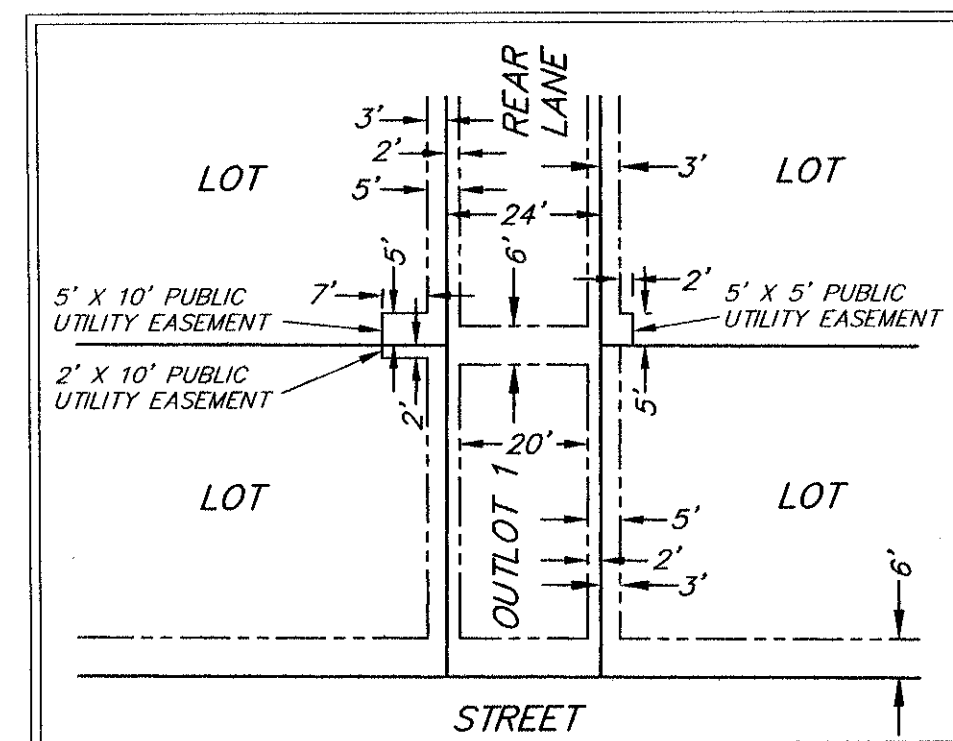
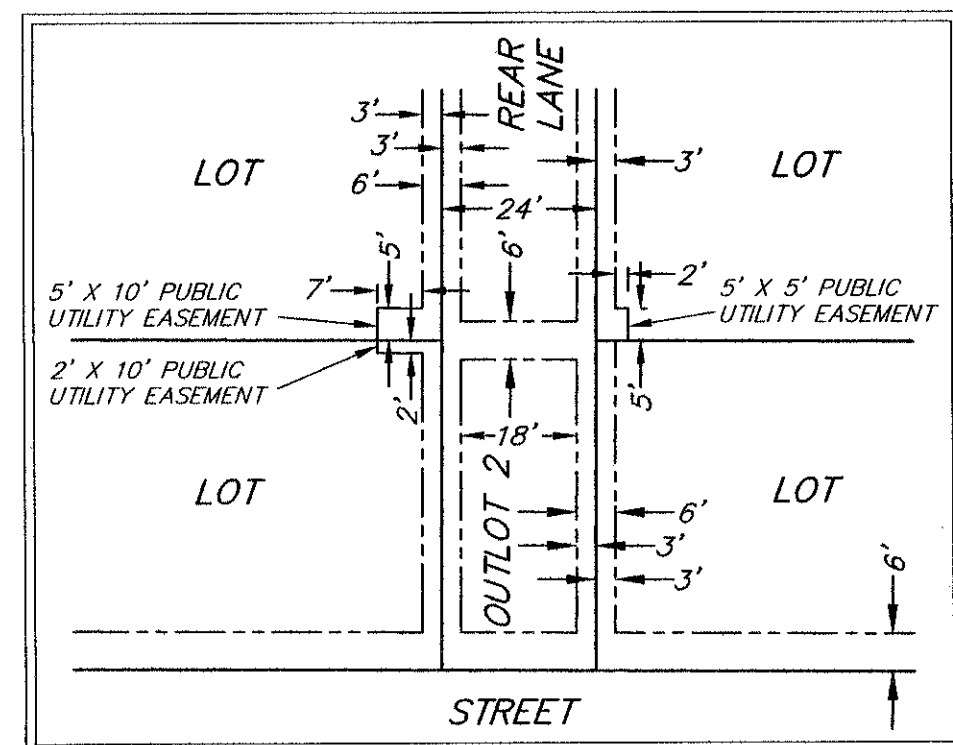
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N02°47'09"E



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 SUCCESSOR OWNERS OF THE LOTS UPON WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.

DRAINAGE ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) MUST BE APPROVED BY THE CITY OF FITCHBURG ENGINEER.

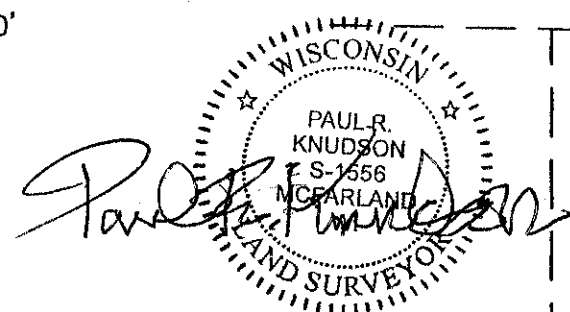
PUBLIC UTILITY EASEMENT DETAILS (NOT TO SCALE)



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 *Mar 3rd 2017*

Benich Pomeroy
Department of Administration



2-15-2017
REVISED
4-27-2017

LOT 1
C.S.M. NO. 3606

3RD ADD. TO SWAN CREEK AT NINE SPRINGS
267
268
269

NINEBARK DRIVE

315

SOUTH SYENE ROAD

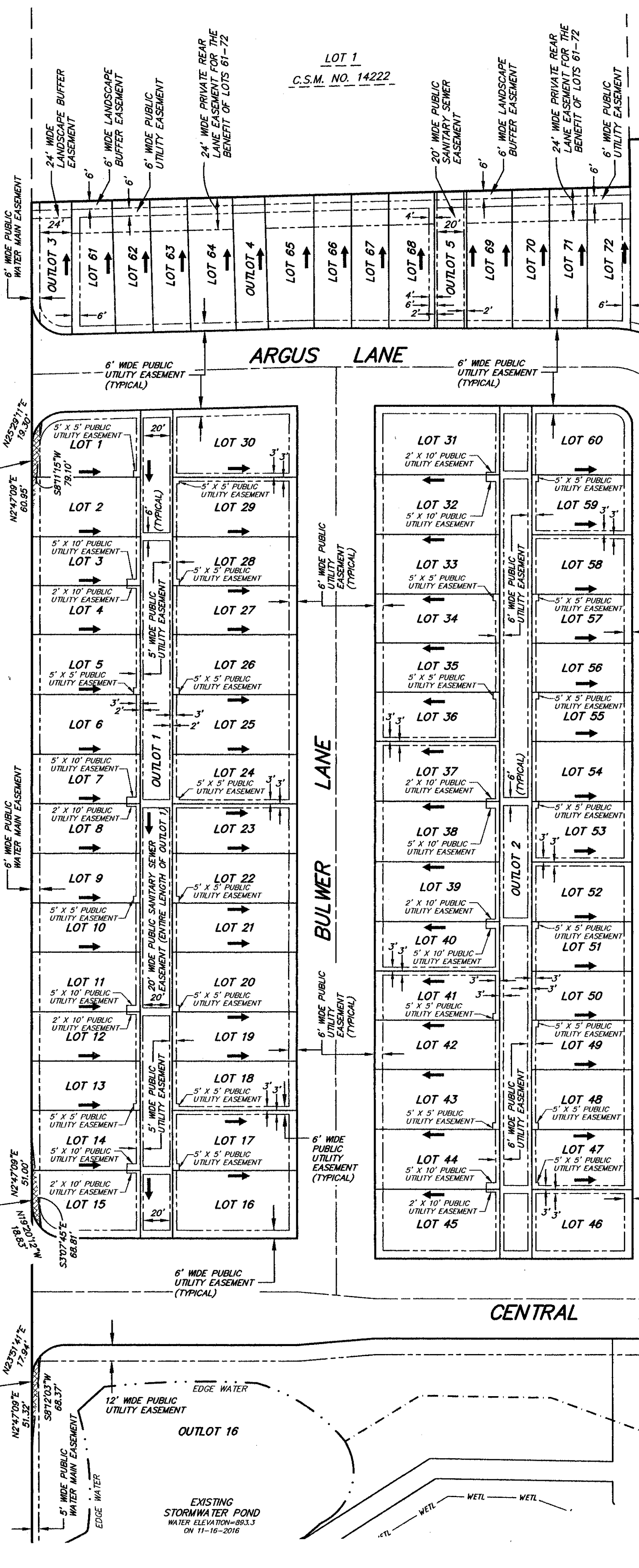
VISION TRIANGLE (CROSS HATCH)

VISION TRIANGLE (CROSS HATCH)

VISION TRIANGLE (CROSS HATCH)

VISION TRIANGLE (CROSS HATCH)

VISION TRIANGLE (CROSS HATCH)



OUTLOT 6

OUTLOT 7

OUTLOT 8

LOT 91

OUTLOT 9

OUTLOT 10

OUTLOT 11

OUTLOT 12

OUTLOT 13

OUTLOT 14

OUTLOT 15

OUTLOT 16

vierbicher
planners | engineers | advisors



DRAFTED BY:
PKNU

DATE: January 25, 2017
REV: February 8, 2017
REV: February 15, 2017
REV: April 27, 2017

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

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourter Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 836-0332 Fax: (608) 836-0330

SHEET
4 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:

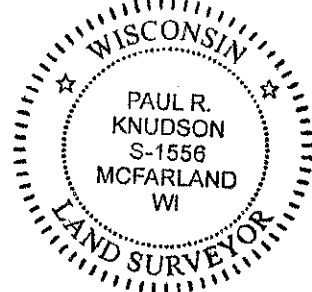
I, Paul R. Knudson, Professional Land Surveyor No. 1556, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of Fitchburg Land Partners, LLC, owner of said land, I have surveyed, 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 4-27-2017

OWNER'S CERTIFICATE

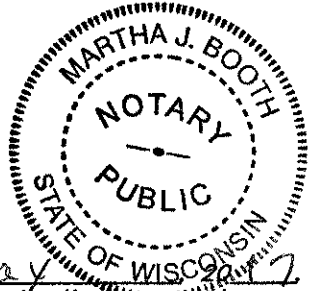
Fitchburg Land Partners, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented herein; and 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 20th 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 26 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: 10/2/20
Notary Public, State of Wisconsin

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE:

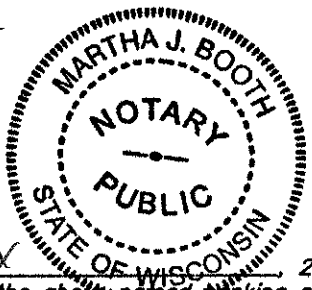
State Bank of Cross Plains, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent 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 Dennis J. Haefler, 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: Dennis J. Haefler Vice President
(name) (title)



STATE OF WISCONSIN)
COUNTY OF DANE) ss

Personally came before me this 26 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: 10/2/20
Notary Public, State of Wisconsin

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 P. Pomy
Department of Administration



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.236.16(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.236.16(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 8-53-17, adopted on this 28th 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 399-403 as Document No. 5332843

Kristi Chlebowski by John H. Dobson, Deputy
Kristi Chlebowski, Dane County Register of Deeds

LOT TABLE		
LOT NUMBER	AREA (sf)	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 (sf)	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	118930	2.73
LOT 92	134138	3.08

OUTLOT TABLE		
OUTLOT NUMBER	AREA (sf)	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 (sf)	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

vierbicher
planners | engineers | advisors

DRAFTED BY:
PKNU
CHECKED BY:
MSCH

DATE: January 25, 2017
REV: February 8, 2017
REV: February 15, 2017
REV: April 27, 2017

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

SHEET
5 OF 5

Document 4871633

NINE SPRINGS

ALL OF CERTIFIED SURVEY MAP #3811, AS RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, ON PAGES 336-338, AS DOCUMENT NUMBER 1723755, DANE COUNTY REGISTRY, ALSO ALL OF CERTIFIED SURVEY MAP NUMBER 4545, AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, ON PAGES 15-16, AS DOCUMENT NUMBER 1861406, DANE COUNTY REGISTRY, ALSO PART OF THE SW 1/4-NE 1/4, THE SE 1/4-NE 1/4, THE NE 1/4-SE 1/4, THE NW 1/4-SE 1/4, THE SW 1/4-SE 1/4, AND THE SE 1/4-SE 1/4 OF SEC. 11, ALSO LOCATED IN THE SW 1/4-NW 1/4, THE NW 1/4-SW 1/4, AND THE SW 1/4-SW 1/4 OF SEC. 12, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OVERALL DETAIL SHEET

GRAPHIC SCALE FEET

0 100 200 400

SCALE: 1"=200'

NOTES

1. Only the dimensioning of the exterior boundary of this plat and the dimensioning of that portion of Outlots 4 & 5 lying outside of the Environmental Corridor has been depicted on this sheet. See sheets 2-8 for interior dimensioning, new utility easements, notes and additional information. See sheet 8 for civic space area detail.
2. See sheet 2 for legend.
3. See sheet 6 for existing easements, stormwater management easement details, stormwater detention areas, permanent limited easements and public sanitary sewer easements.
4. Outlots 2, 14 and 15 shall be subject to access restrictions to Syene Road, Lacy Road or Haight Farm Road placed by the City at the time a new land division is accomplished for the respective Outlot.
5. The existing structures located on Outlot 2 shall be removed at the time development occurs.
6. The existing structure located on Outlot 1 shall be removed at the time development occurs or at the time the rail line becomes active with train operations, whichever comes first.
7. "See Note 9 on Sheet 7." "See Note 12 on Sheet 7." "See Note 14 on Sheet 7."
8. See sheet 8 for Parks, Stormwater Management and Open Space Area Detail.

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 11TH, 2012

Renita M. Power
Department of Administration

Highway Setback Detail
(Not to Scale)

LOT AREA TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LOT NUMBER	AREA (Square Feet)	AREA (Acres)	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
Lot 1	85295	1.958	L1	N02°47'13"E	375.34'	L25	S88°04'20"E	40.00'	L48	S08°35'36"E (S08°35'36"E)	250.02'
Lot 2	83739	1.922	L2	S88°10'05"E	933.33'	L26	N02°47'13"E (N02°23'10"E)	66.00'	L49	S01°22'39"W (S01°22'31"W)	241.41'
Lot 3	64500	1.481	L3	S05°33'11"W	243.75'	L27	N88°04'20"W	40.00'	L50	S01°35'58"W (S01°32'31"E)	1976.44'
Lot 4	58560	1.344	L4	S22°21'23"W	393.46'	L28	N88°01'48"W	1047.28'	L51	N88°17'55"W (N88°21'25"E)	105.76'
Lot 5	70299	1.614	L5	S27°49'58"W (S27°28'50"W)	263.58'	L29	N01°58'12"E (N01°34'24"E)	480.00'	L52	N03°31'49"E	460.02'
Lot 6	44345	1.018	L6	S34°32'58"W (S34°11'50"W)	147.00'	L30	N88°01'48"W (N88°25'36"W)	45.00'	L53	N88°18'58"W	202.78'
Lot 7	50569	1.161	L7	S25°34'08"W (S26°33'50"W)	84.29'	L31	N64°34'55"W (N88°01'48"W)	452.35'	L54	N88°01'48"W	496.90'
Lot 8	124542	2.859	L8	N89°38'52"W (WEST)	116.00'	L32	N01°58'12"E (N01°34'24"E)	660.00'	L55	S03°31'38"W	284.16'
Lot 9	162274	3.725	L9	N00°52'16"E (NORTH)	200.39'	L33	N88°01'48"W (N88°34'55"W)	362.27'	L56	S03°31'38"W	285.91'
OUTLOT AREA TABLE			L10	S88°28'23"W (S88°09'50"W)	36.75'	L34	N01°41'27"E (N01°58'11"E)	200.12'	L57	S88°09'57"E	100.22'
Outlot 1	33866	0.777	L11	N74°35'11"W (N74°57'00"W)	60.11'	L35	N88°01'48"W	150.00'	WISCONSIN MICHAEL S. MARTY msharty@state.nj.us NEW GLARUS, WI LAND SURVEY 1/21/21 Rev: 5/12/21 Rev: 5/10/21		
Outlot 2	463942	10.651	L12	N89°21'50"W (N89°44'50"W)	177.06'	L36	N01°41'27"E (N01°13'24"E)	200.00'			
Outlot 3	390058	8.954	L13	N02°08'58"E (N01°45'10"E)	76.89'	L37	N88°01'48"W	108.07'			
Outlot 4	95637	2.196	L14	S88°06'35"E (S88°26'50"E)	168.00'	L38	N131°37'E	55.21'			
Outlot 5	19974	0.458	L15	N02°08'58"E	96.27'	L39	N24°39'58"E	387.15'			
Outlot 6	116601	2.677	L16	S88°04'17"E	40.00'	L40	N27°49'58"E	319.05'			
Outlot 7	881817	20.244	L17	N02°08'58"E	10.00'	L41	N26°23'48"E	382.01'			
Outlot 8	54875	1.260	L18	N88°04'17"W	40.00'	L42	N05°33'11"E	250.26'			
Outlot 9	433101	9.943	L19	N02°08'58"E	93.57'	L43	S88°10'06"E	1634.28'			
Outlot 10	547948	12.579	L20	S88°04'17"E	207.90'	L44	S87°36'56"E	321.68'			
Outlot 11	62483	1.434	L21	N02°07'43"E	279.71'	L45	S02°44'33"W	675.90'			
Outlot 12	1380462	31.691	L22	N88°07'44"W	207.80'	L46	S88°00'52"E	216.41'			
Outlot 13	1630626	42.025	L23	N02°08'58"E	68.50'	L47	S12°06'41"E (S12°06'49"E)	147.72'			
Outlot 14	77623	1.782	L24	N02°47'13"E	228.64'			147.73'			

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	436.62'	1828.96'	13°40'40"	S12°23'29"W	435.58'	S05°33'09"W	S19°13'49"W
C90	404.70'	1828.96'	12°40'41"	S12°53'29"W	403.88'		
C91	31.92'	1828.96'	00°59'59"	S06°03'09"W	31.91'		
C2	127.37'	4126.02'	01°46'07"	S26°58'52"W	127.36'	S27°49'56"W	S26°03'49"W
C3	20.83'	5798.00'	00°12'21"	N11°38'17"E	20.83'	N11°32'07"E	N11°44'28"E
C4	346.46'	4899.30'	04°03'36"	N13°46'16"E	346.39'	N11°44'28"E	N15°48'04"E
C5	491.74'	3892.40'	07°14'18"	N19°25'13"E	491.41'	N15°48'04"E	N23°02'22"E
C6	298.52'	7845.82'	02°10'48"	N24°07'46"E	298.50'	N23°02'22"E	N25°31'10"E
C7	224.39'	4080.00'	03°10'00"	N26°14'58"E	224.36'	N18°18'21"E	N05°33'02"E
C8	429.43'	1928.96'	12°45'19"	N11°55'41"E	428.54'		

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - FARMERSBURG
999 Foster Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 924-0532 Fax: (608) 924-0530

DRAFTED BY: JMMAR
DATE: January 24, 2012

REV: 05-02-2012

REV: 05-10-2012

CHECKED BY: JQUA, CRUE

SURVEYED FOR:

Green-Tech Land Company, LLC
120 E. Lakeside Street
Madison, WI 53715
ph: (608) 294-4086

SHEET
1 OF 9



1/24/2012

Rev: 5/2/2012

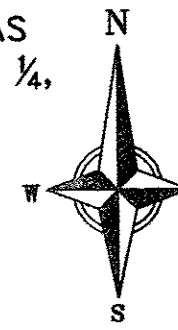
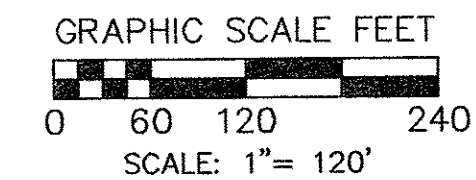
Rev: 5/10/2012

NINE SPRINGS

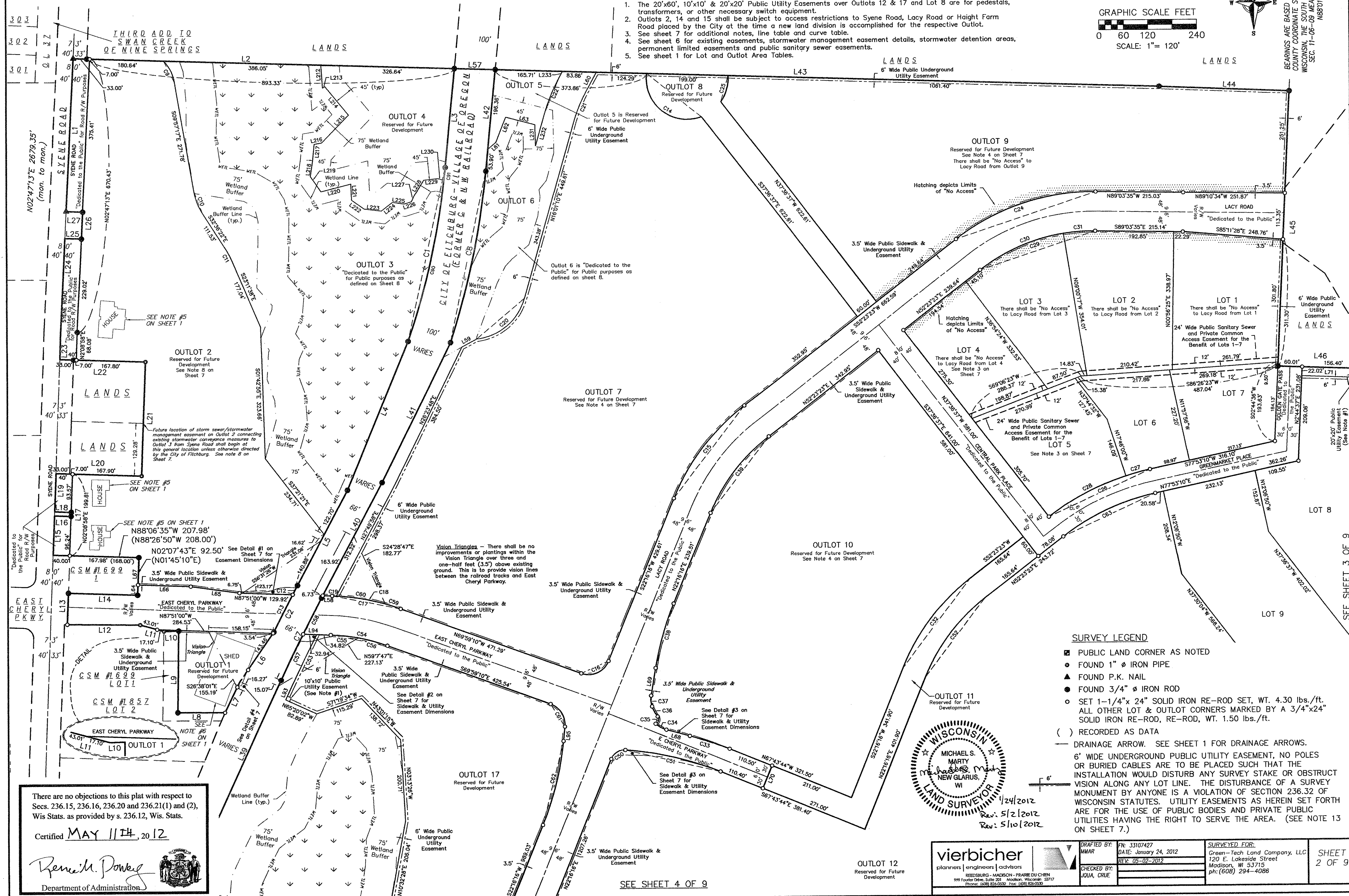
ALL OF CERTIFIED SURVEY MAP #3811, AS RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, ON PAGES 336-338, AS DOCUMENT NUMBER 1723755, DANE COUNTY REGISTRY, ALSO ALL OF CERTIFIED SURVEY MAP NUMBER 4545, AS RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, ON PAGES 15-16, AS DOCUMENT NUMBER 1861406, DANE COUNTY REGISTRY, ALSO PART OF THE SW $\frac{1}{4}$ -NE $\frac{1}{4}$, THE SE $\frac{1}{4}$ -NE $\frac{1}{4}$, THE NE $\frac{1}{4}$ -SE $\frac{1}{4}$, THE NW $\frac{1}{4}$ -SE $\frac{1}{4}$, THE SW $\frac{1}{4}$ -SE $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ OF SEC. 11, ALSO LOCATED IN THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$, THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$, AND THE SW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF SEC. 12, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

NOTES

1. The 20'x60', 10'x10' & 20'x20' Public Utility Easements over Outlots 12 & 17 and Lot 8 are for pedestals, transformers, or other necessary switch equipment.
2. Outlots 2, 14 and 15 shall be subject to access restrictions to Syene Road, Lacy Road or Haight Farm Road placed by the City at the time a new land division is accomplished for the respective Outlot.
3. See sheet 7 for additional notes, line table and curve table.
4. See sheet 6 for existing easements, stormwater management easement details, stormwater detention areas, permanent limited easements and public sanitary sewer easements.
5. See sheet 1 for Lot and Outlot Area Tables.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF SEC. 11-09-09 MEASURED AS BEARING N88°01'48"W



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 11th, 2012

Renée M. Poney
Department of Administration

SEE SHEET 4 OF 9

SEE SHEET 3 OF 9