

R. 16.004838 8/25/21

76575.00 RB



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:** 50

**4. No. Of Buildable Lots Proposed:** 33

**5. Zoning District:** SC-NC

**6. Current Owner of Property:** Fitchburg Lands LLC

**Address:** 2920 Marketplace Dr., Suite 202, Fitchburg, WI 53719 **Phone No:** 608-288-3339

**7. Contact Person:** Phil Sveum

**Email:** psveum@cbsuccess.com

**Address:** 2920 Marketplace Dr., Suite 202, Fitchburg, WI 53719 **Phone No:** 608-288-3339

**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:**  Phil Sveum

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:** 8/24/21

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$6,575

**Permit Request No.** FP-2400-21

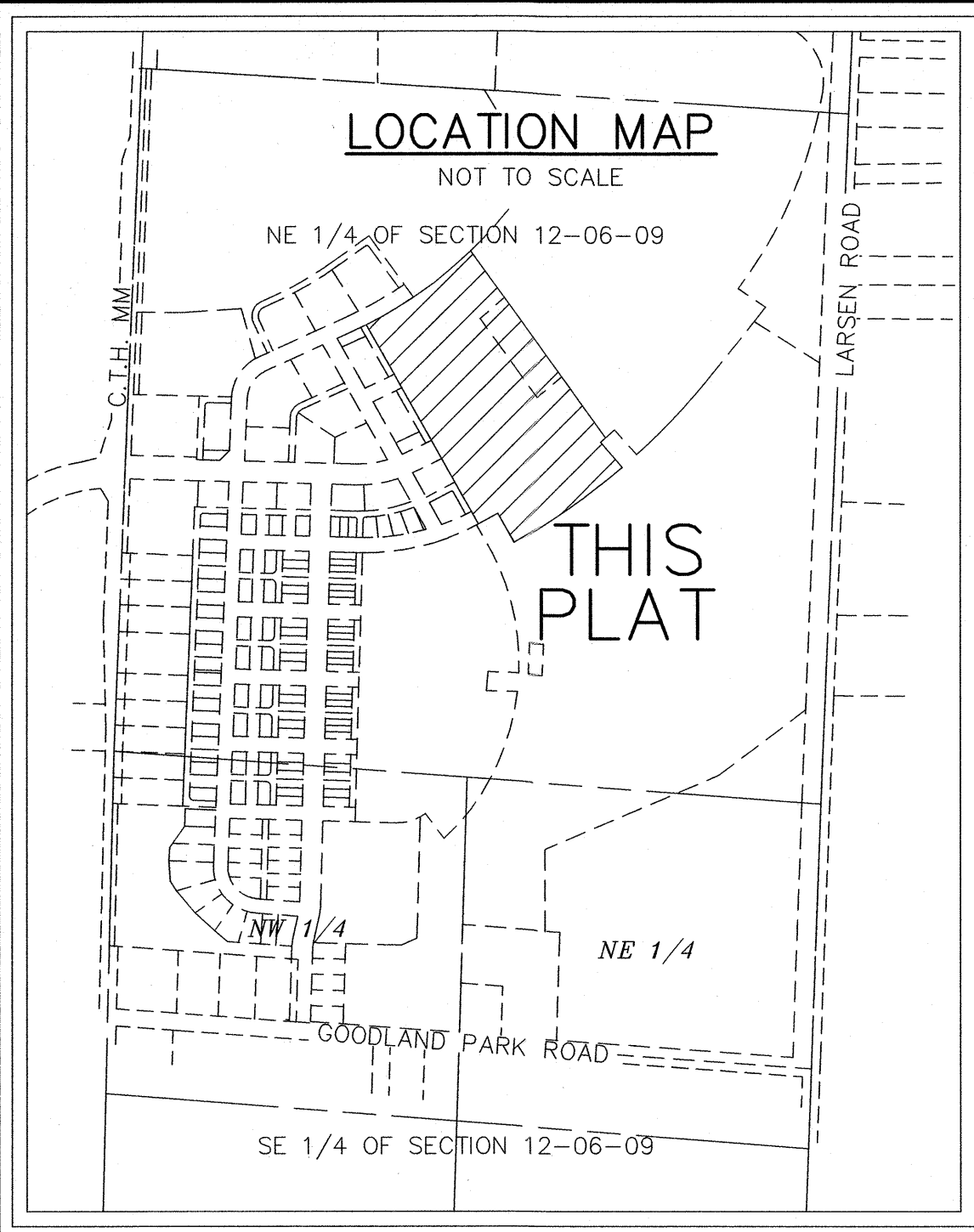
SECOND ADDITION TO TERRAVESSA  
METES AND BOUNDS DESCRIPTION

Outlot 3 and part of Outlot 2, certified survey map number 15003, as recorded in volume 106 of certified survey maps, on pages 7-14, document number 5459938, Dane County registry, located in all quarters of the Northeast Quarter of Section 12, township 06 north, range 09 east, city of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 12;  
thence North 85 degrees 45 minutes 40 seconds West along the south line of said Northeast Quarter, 1345.10 feet;  
thence North 04 degrees 14 minutes 20 seconds East, 970.61 feet to the Point of Beginning, also being the southeast right of way corner of Romaine Road;  
thence North 29 degrees 27 minutes 13 seconds West, 874.13 feet to a point of non-tangential curvature, also to the south right of way of Brassica Road;  
thence 308.57 feet along the arc of a curve to the left, also along said south right of way, a radius of 1651.00 feet, through a central angle of 10 degrees 42 minutes 31 seconds and a chord bearing North 57 degrees 52 minutes 48.4 seconds East, 308.12 feet;  
thence North 50 degrees 31 minutes 46 seconds East along said south right of way, 60.12 feet to a point of non-tangential curvature; thence 123.69 feet along the arc of a curve to the left, also along said south right of way, a radius of 1650.00 feet, through a central angle of 04 degrees 17 minutes 42 seconds and a chord bearing North 48 degrees 17 minutes 29.0 seconds East, 123.66 feet;  
thence South 35 degrees 48 minutes 06 seconds East, 880.17 feet to a point of non-tangential curvature;  
thence 24.85 feet along the arc of a curve to the right, a radius of 2524.50 feet, a central angle of 00 degrees 33 minutes 50 seconds and a chord bearing South 49 degrees 13 minutes 33.4 seconds West, 24.85 feet;  
thence South 40 degrees 29 minutes 31 seconds East, 126.50 feet;  
thence South 50 degrees 11 minutes 14 seconds West, 62.86 feet;  
thence South 51 degrees 32 minutes 45 seconds West, 62.86 feet;  
thence South 52 degrees 54 minutes 16 seconds West, 62.86 feet;  
thence South 54 degrees 15 minutes 46 seconds West, 62.86 feet;  
thence South 55 degrees 37 minutes 17 seconds West, 62.86 feet;  
thence South 56 degrees 58 minutes 48 seconds West, 62.86 feet;  
thence South 58 degrees 20 minutes 19 seconds West, 62.86 feet;  
thence South 59 degrees 41 minutes 50 seconds West, 62.86 feet;  
thence North 29 degrees 37 minutes 25 seconds West, 126.50 feet to a point of non-tangential curvature;  
thence 84.93 feet along the arc of a curve to the right, a radius of 2524.50 feet, through a central angle of 01 degree 55 minutes 39 seconds and a chord bearing South 61 degrees 20 minutes 24.6 seconds West, 84.92 feet to the Point of Beginning.

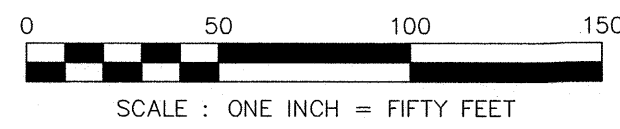
# SECOND ADDITION TO TERRAVESSA

OUTLOT 3 AND PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15003, AS RECORDED IN VOLUME 106 OF CERTIFIED SURVEY MAPS, ON PAGES 7-14, DOCUMENT NUMBER 5459938, DANE COUNTY REGISTRY, LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



**LEGEND**

- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- ← ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12-06-09 BEARS S02°06'40"W

**OWNER'S CERTIFICATE OF DEDICATION**

FITCHBURG LANDS, LLC, as owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We 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

WITNESS the hands and seals of said owner this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

FITCHBURG LANDS, LLC

State of Wisconsin )  
                                  )ss.  
County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, the above named Phillip A. Sveum, member of, FITCHBURG LANDS, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission expires : \_\_\_\_\_

**CERTIFICATE OF CITY TREASURER**

State of Wisconsin )  
                                  )ss.  
County of Dane )

I, Brian J. Doheny, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, on any of the lands included in the plat of SECOND ADDITION TO TERRAVESSA.

Date \_\_\_\_\_ Brian J. Doheny, City Treasurer

**CERTIFICATE OF COUNTY TREASURER**

State of Wisconsin )  
                                  )ss.  
County of Dane )

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 unpaid special assessments as of this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, affecting the lands included in the plat of SECOND ADDITION TO TERRAVESSA.

Date \_\_\_\_\_ Adam Gallagher, County Treasurer

**CONSENT OF MORTGAGEE**

\_\_\_\_\_ a banking association duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, and countersigned by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_ This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

State of Wisconsin )  
                                  )ss.  
County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_ and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

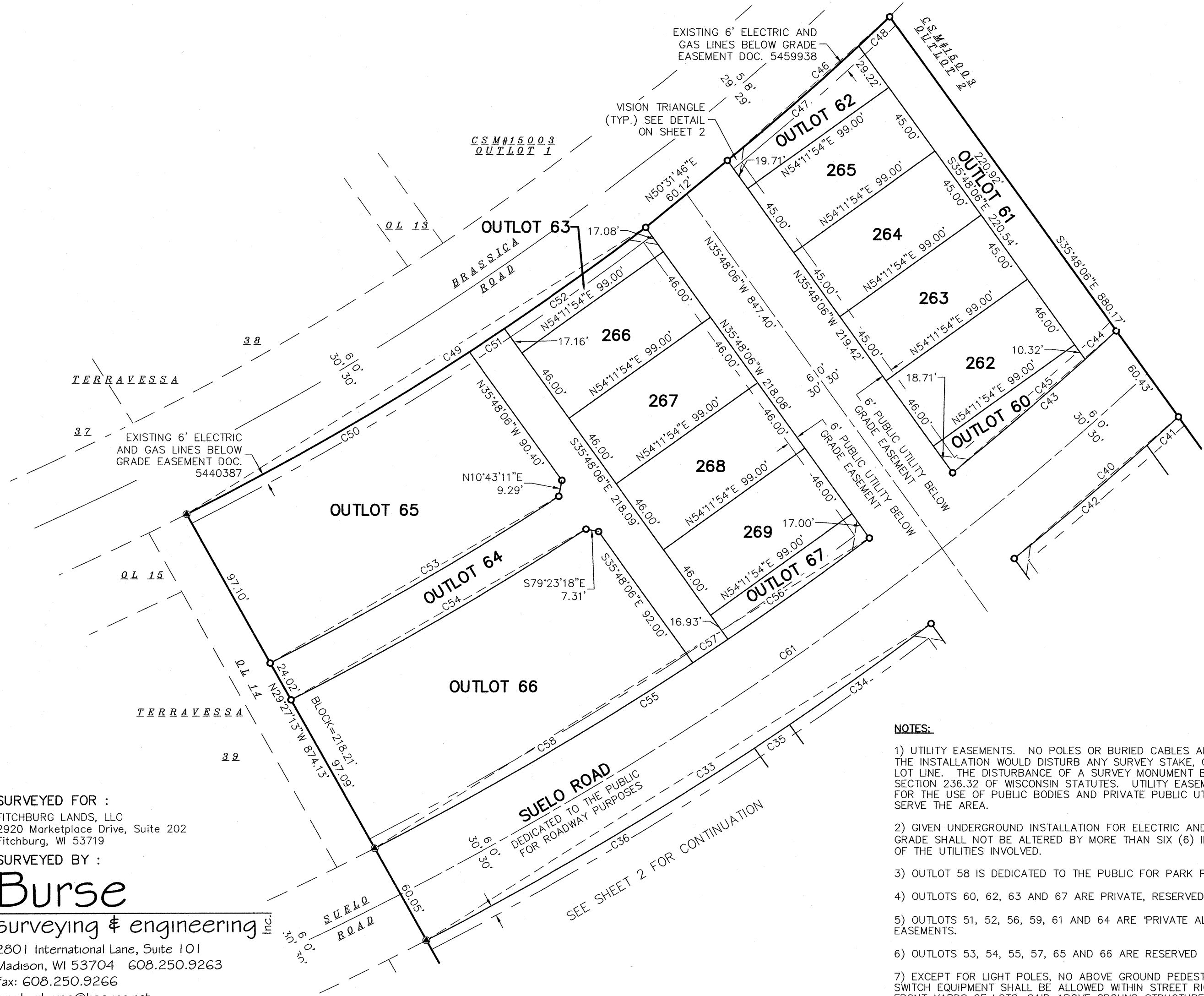
Notary Public, Wisconsin My Commission expires : \_\_\_\_\_

**CERTIFICATE OF CITY CLERK**

State of Wisconsin )  
                                  )ss.  
County of Dane )

"RESOLVED that this plat known as SECOND ADDITION TO TERRAVESSA, located in the City of Fitchburg was hereby approved by resolution No. \_\_\_\_\_ file number \_\_\_\_\_ adopted on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, and further resolved that the conditions of said approval were fulfilled on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, and that said resolution further provided for the acceptance of those lands and rights dedicated by said SECOND ADDITION TO TERRAVESSA for public use".

Date \_\_\_\_\_ Linda Cory, City Clerk



- NOTES:**
- UTILITY EASEMENTS. 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.
  - GIVEN UNDERGROUND INSTALLATION FOR ELECTRIC AND COMMUNICATIONS, THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.
  - OUTLOT 58 IS DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
  - OUTLOTS 60, 62, 63 AND 67 ARE PRIVATE, RESERVED FOR OPEN SPACE.
  - OUTLOTS 51, 52, 56, 59, 61 AND 64 ARE "PRIVATE ALLEYS" AND PUBLIC UTILITY EASEMENTS.
  - OUTLOTS 53, 54, 55, 57, 65 AND 66 ARE RESERVED FOR FUTURE USE.
  - 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 LOTS. SAID ABOVE GROUND STRUCTURES SHALL BE ALLOWED AT REAR YARDS OR WHERE SPECIFICALLY CALLED OUT ON THIS PLAT.
  - THE AREA OF PUBLIC RIGHT OF WAY FOR ROADWAY DEDICATIONS IS 148,375 SQ. FT.
  - SEE SHEET 2 FOR CURVE TABLE.

**Lot Area Table**

Number	Sq. Ft.	Acres
237	8863	0.2035
238	8862	0.2034
239	8862	0.2034
240	8861	0.2034
241	8862	0.2034
242	8862	0.2034
243	8861	0.2034
244	4628	0.1062
245	4595	0.1055
246	4595	0.1055
247	4595	0.1055
248	4559	0.1047
249	4555	0.1046
250	4584	0.1052
251	4584	0.1052
252	4584	0.1052
253	4614	0.1059

**Lot Area Table**

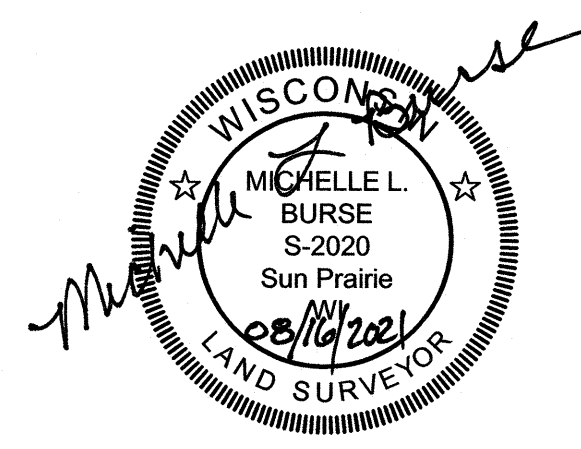
Number	Sq. Ft.	Acres
254	4498	0.1033
255	4535	0.1041
256	4535	0.1041
257	4535	0.1041
258	4570	0.1049
259	4554	0.1045
260	4554	0.1045
261	5310	0.1219
262	4554	0.1045
263	4455	0.1023
264	4455	0.1023
265	4455	0.1023
266	4554	0.1045
267	4554	0.1045
268	4554	0.1045
269	4554	0.1045

**Outlot Area Table**

Number	Sq. Ft.	Acres
OUTLOT 51	5580	0.1281
OUTLOT 52	11913	0.2735
OUTLOT 53	28247	0.6485
OUTLOT 54	26375	0.6055
OUTLOT 55	24295	0.5577
OUTLOT 56	11030	0.2532
OUTLOT 57	22621	0.5193
OUTLOT 58	8324	0.1911
OUTLOT 59	5528	0.1269
OUTLOT 60	1481	0.0340
OUTLOT 61	5297	0.1216
OUTLOT 62	2372	0.0545
OUTLOT 63	1646	0.0378
OUTLOT 64	10014	0.2299
OUTLOT 65	18496	0.4246
OUTLOT 66	19806	0.4547
OUTLOT 67	1723	0.0396

SURVEYED FOR :  
FITCHBURG LANDS, LLC  
2920 Marketplace Drive, Suite 202  
Fitchburg, WI 53719

SURVEYED BY :  
**Burse**  
surveying & engineering inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.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.

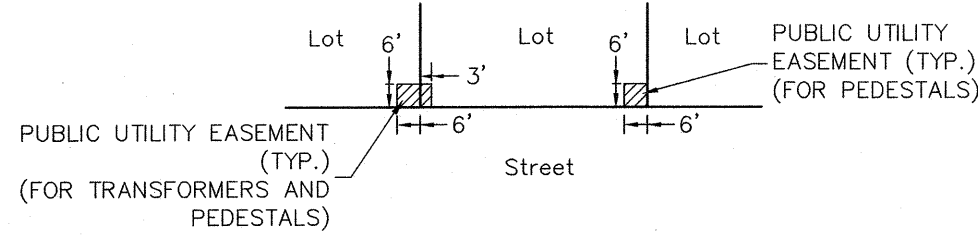
Certified \_\_\_\_\_, 20\_\_

Department of Administration

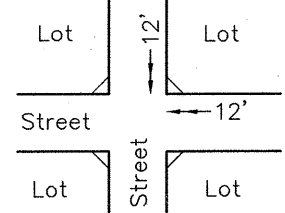
# SECOND ADDITION TO TERRAVESSA

OUTLOT 3 AND PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15003, AS RECORDED IN VOLUME 106 OF CERTIFIED SURVEY MAPS, ON PAGES 7-14, DOCUMENT NUMBER 5459938, DANE COUNTY REGISTRY, LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

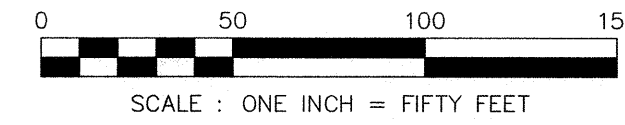
### TYPICAL PUBLIC UTILITY EASEMENTS



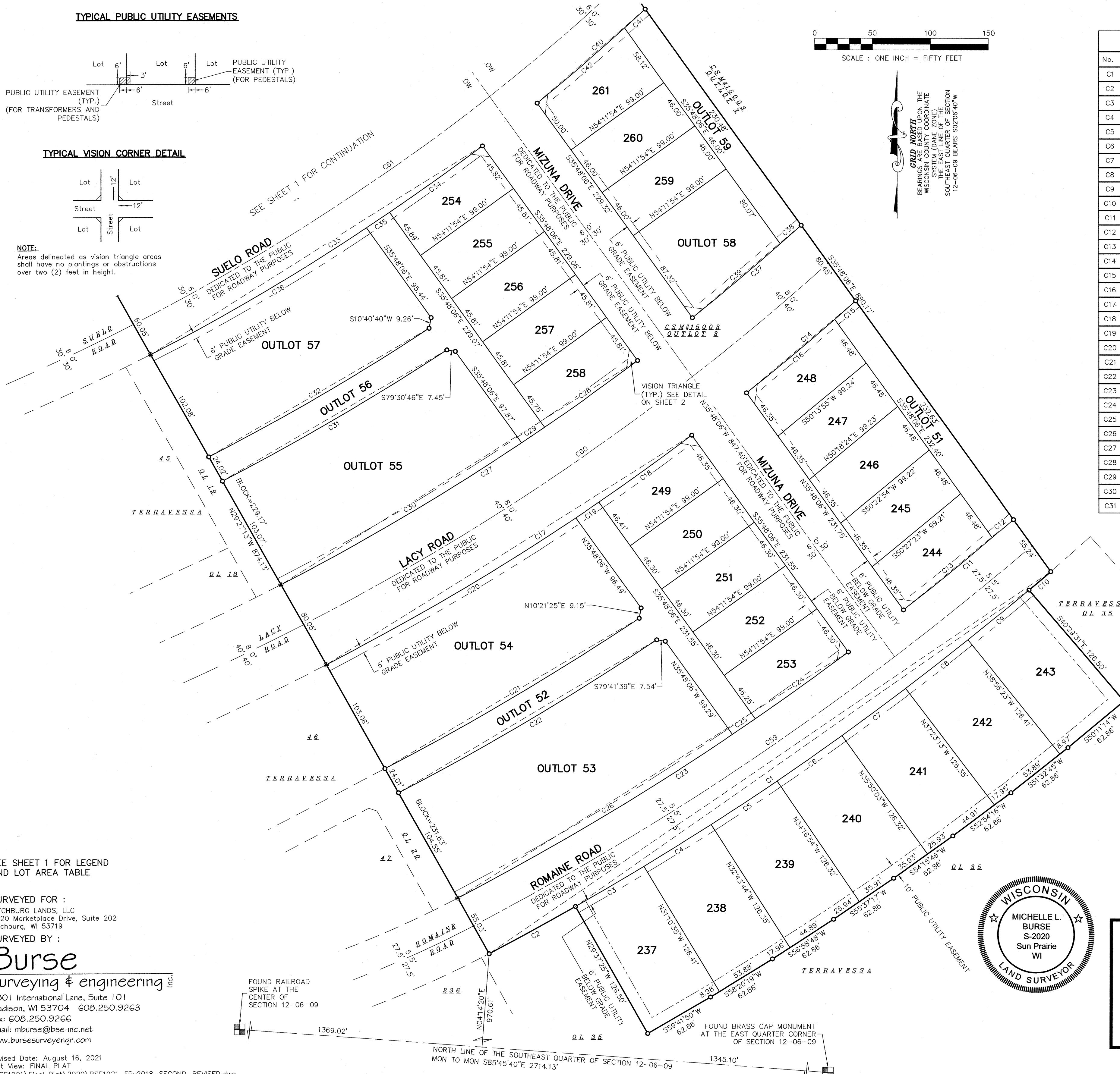
### TYPICAL VISION CORNER DETAIL



**NOTE:**  
Areas delineated as vision triangle areas shall have no plantings or obstructions over two (2) feet in height.



**CRUD NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (NAD 83) ZONE 16E. THE SOUTH-EAST QUARTER OF SECTION 12-06-09 BEARS 502°06'40"W



Curve Table					
No.	Length	Radius	Delta	Chord Direction	Chord L.
C1	588.65'	2524.50'	13°21'36"	S55°37'26.2"W	587.32'
C2	84.93'	2524.50'	1°55'39"	S61°20'24.6"W	84.92'
C3	68.41'	2524.50'	1°33'10"	S59°36'00.3"W	68.41'
C4	68.41'	2524.50'	1°33'10"	S58°02'50.6"W	68.41'
C5	68.41'	2524.50'	1°33'10"	S56°29'41.0"W	68.41'
C6	68.41'	2524.50'	1°33'10"	S54°56'31.4"W	68.41'
C7	68.41'	2524.50'	1°33'10"	S53°23'21.8"W	68.41'
C8	68.41'	2524.50'	1°33'10"	S51°50'12.1"W	68.41'
C9	68.40'	2524.50'	1°33'09"	S50°17'03.0"W	68.40'
C10	24.85'	2524.50'	0°33'50"	S49°13'33.4"W	24.85'
C11	123.30'	2469.50'	2°51'39"	S50°15'25.2"W	123.29'
C12	24.10'	2469.50'	0°33'33"	S49°06'21.9"W	24.10'
C13	99.21'	2469.50'	2°18'06"	S50°32'11.4"W	99.20'
C14	123.37'	2238.00'	3°09'30"	S49°50'53.7"W	123.36'
C15	24.12'	2238.00'	0°37'03"	S48°34'39.8"W	24.12'
C16	99.25'	2238.00'	2°32'28"	S50°09'25.1"W	99.25'
C17	373.59'	2238.00'	9°33'59"	N57°44'48.4"W	373.16'
C18	99.01'	2238.00'	2°32'05"	S54°13'54.9"W	99.00'
C19	24.01'	2238.00'	0°36'53"	S55°48'23.9"W	24.01'
C20	250.57'	2238.00'	6°24'54"	S59°19'17.4"W	250.44'
C21	255.38'	2341.00'	6°15'02"	S59°16'59.5"W	255.25'
C22	258.41'	2365.00'	6°17'05"	S59°16'48.5"W	259.28'
C23	399.24'	2469.50'	9°15'46"	S57°42'42.0"W	398.80'
C24	99.01'	2469.50'	2°17'50"	S54°13'43.5"W	99.00'
C25	24.01'	2469.50'	0°33'25"	S55°39'20.9"W	24.01'
C26	276.22'	2469.50'	6°24'32"	S59°08'19.3"W	276.08'
C27	364.73'	2158.00'	9°41'01"	S57°45'38.4"W	364.30'
C28	99.01'	2158.00'	2°37'43"	S54°13'59.4"W	99.00'
C29	24.01'	2158.00'	0°38'15"	S55°51'58.6"W	24.01'
C30	241.71'	2158.00'	6°25'03"	S59°23'37.6"W	241.58'
C31	225.14'	2055.00'	6°16'38"	S59°34'01.2"W	225.03'

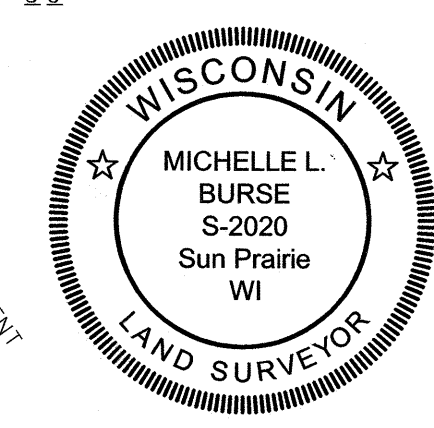
Curve Table					
No.	Length	Radius	Delta	Chord Direction	Chord L.
C32	220.92'	2031.00'	6°13'56"	S59°36'54.2"W	220.81'
C33	339.36'	1929.00'	10°04'48"	S57°48'24.6"W	338.93'
C34	99.01'	1929.00'	2°56'27"	S54°14'14.4"W	99.00'
C35	24.01'	1929.00'	0°42'48"	S56°03'51.7"W	24.01'
C36	216.34'	1929.00'	6°25'33"	S59°38'02.0"W	216.23'
C37	123.40'	2158.00'	3°16'35"	S49°41'11.5"W	123.38'
C38	24.12'	2158.00'	0°38'26"	S48°22'07.2"W	24.12'
C39	99.27'	2158.00'	2°38'09"	S50°00'24.5"W	99.27'
C40	123.50'	1929.00'	3°40'06"	S49°08'56.8"W	123.48'
C41	24.16'	1929.00'	0°43'03"	S47°40'25.4"W	24.16'
C42	99.34'	1929.00'	2°57'03"	S49°30'28.3"W	99.33'
C43	123.53'	1869.00'	3°47'13"	S48°59'11.0"W	123.51'
C44	24.04'	1869.00'	0°44'13"	S47°27'54.8"W	24.04'
C45	99.37'	1869.00'	3°02'46"	S49°21'24.6"W	99.35'
C46	123.69'	1650.00'	4°17'42"	N48°17'29.0"E	123.66'
C47	99.47'	1650.00'	3°27'15"	N48°42'42.6"E	99.46'
C48	24.21'	1650.00'	0°50'27"	N46°33'51.7"E	24.21'
C49	308.57'	1651.00'	10°42'31"	N57°52'48.4"E	308.12'
C50	185.54'	1651.00'	6°26'20"	N60°00'53.8"E	185.44'
C51	24.02'	1651.00'	0°50'01"	N56°22'43.5"E	24.02'
C52	99.01'	1651.00'	3°26'10"	N54°14'38.1"E	99.00'
C53	189.54'	1748.00'	6°12'45"	S59°58'43.8"W	189.44'
C54	193.90'	1772.00'	6°16'10"	S59°54'57.5"W	193.80'
C55	332.72'	1869.00'	10°11'59"	S57°49'14.9"W	332.28'
C56	99.01'	1869.00'	3°02'07"	S54°14'18.9"W	99.00'
C57	24.01'	1869.00'	0°44'10"	S56°07'27.5"W	24.01'
C58	209.69'	1869.00'	6°25'42"	S59°42'23.5"W	209.58'
C59	585.61'	2497.00'	13°26'15"	N55°36'16.6"E	584.27'
C60	554.02'	2198.00'	14°26'31"	N55°22'53.9"E	552.56'
C61	520.85'	1899.00'	15°42'54"	N55°03'47.4"E	519.22'

### SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fitchburg and under the direction of FITCHBURG LANDS, LLC, owner of said lands, I have surveyed, divided and mapped the plat of SECOND ADDITION TO TERRAVESSA, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows:

OUTLOT 3 AND PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 15003, AS RECORDED IN VOLUME 106 OF CERTIFIED SURVEY MAPS, ON PAGES 7-14, DOCUMENT NUMBER 5459938, DANE COUNTY REGISTRY, LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, more fully described as follows: Commencing at the East Quarter corner of said Section 12; thence North 85 degrees 45 minutes 40 seconds West along the south line of said Northeast Quarter, 1345.10 feet; thence North 04 degrees 14 minutes 20 seconds East, 970.61 feet to the Point of Beginning, also being the southeast right of way corner of Romaine Road; thence North 29 degrees 27 minutes 13 seconds West, 874.13 feet to a point of non-tangential curvature, also to the south right of way of Brassica Road; thence 308.57 feet along the arc of a curve to the left, also along said south right of way, a radius of 1650.00 feet, through a central angle of 10 degrees 42 minutes 31 seconds and a chord bearing North 57 degrees 52 minutes 48.4 seconds East, 308.12 feet, thence North 50 degrees 31 minutes 46 seconds East along said south right of way, 60.12 feet to a point of non-tangential curvature; thence 123.69 feet along the arc of a curve to the left, also along said south right of way, a radius of 1650.00 feet, through a central angle of 04 degrees 17 minutes 42 seconds and a chord bearing North 48 degrees 17 minutes 29.0 seconds East, 123.66 feet; thence South 35 degrees 48 minutes 06 seconds East, 850.17 feet to a point of non-tangential curvature; thence 24.85 feet along the arc of a curve to the right, a radius of 2524.50 feet, a central angle of 00 degrees 33 minutes 50 seconds and a chord bearing South 49 degrees 13 minutes 33.4 seconds West, 24.85 feet; thence South 40 degrees 29 minutes 31 seconds East, 126.50 feet; thence South 50 degrees 11 minutes 14 seconds West, 62.86 feet; thence South 51 degrees 32 minutes 45 seconds West, 62.86 feet; thence South 52 degrees 54 minutes 16 seconds West, 62.86 feet; thence South 54 degrees 15 minutes 46 seconds West, 62.86 feet; thence South 56 degrees 58 minutes 48 seconds West, 62.86 feet; thence South 58 degrees 58 minutes 48 seconds West, 62.86 feet; thence South 59 degrees 41 minutes 50 seconds West, 62.86 feet; thence North 29 degrees 37 minutes 25 seconds West, 126.50 feet to a point of non-tangential curvature; thence 84.93 feet along the arc of a curve to the right, a radius of 2524.50 feet, through a central angle of 01 degree 55 minutes 39 seconds and a chord bearing South 61 degrees 20 minutes 24.6 seconds West, 84.92 feet to the Point of Beginning.

Dated this 16 day of August, 2021.  
Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020



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

**CERTIFICATE OF REGISTER OF DEEDS**  
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_ of Doc. No. \_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

SEE SHEET 1 FOR LEGEND AND LOT AREA TABLE

SURVEYED FOR :  
FITCHBURG LANDS, LLC  
2920 Marketplace Drive, Suite 101  
Fitchburg, WI 53719  
SURVEYED BY :  
**Burse**  
surveying & engineering llc  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Revised Date: August 16, 2021  
Plot View: FINAL PLAT  
\\BSE1921\Final\_Plat\2020\BSE1921-FPv2018-SECOND-REVISED.dwg