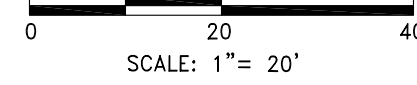


# SILVER MAPLE COMMONS II

Outlot 54, Second Addition to Terravessa, located in the the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, and the Southwest ¼ of the Northeast ¼, Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



## Surveyor's Certificate

I, Mark A. Pynnönen, Professional Land Surveyor S-2538, do 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 the owners listed hereon, I have surveyed, divided and mapped SILVER MAPLE COMMONS II and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Outlot 54, Second Addition to Terravessa, located in the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, and the Southwest ¼ of the Northeast ¼, Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin; Containing 26,373 square feet, or 0.6054 acres.

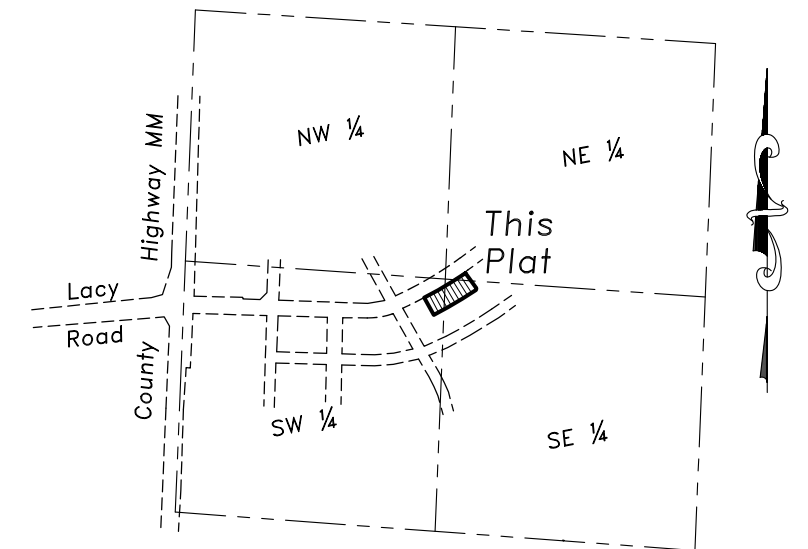
*Mark A. Pynnönen* 7-28-2023  
Mark A. Pynnönen, PLS S-2538



Bearings referenced to the South line of the Northeast ¼, Section 12, T6N, R9E, City of Fitchburg, Wisconsin.

## Notes:

- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- 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 stake 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.
- 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.
- Wetlands, if present have not been delineated.
- Each lot contains a Private Sanitary Sewer Lateral and Water Lateral Easement created by a separate instrument.



LOCATION SKETCH  
Northeast 1/4  
SECTION 12, T6N, R9E  
NOT TO SCALE

## Owners' Certificate:

AY Development, LLC, as owner, hereby certifies that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration  
Common Council, City of Fitchburg

In witness hereof, Ryan Werth, Member of AY Development, LLC, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ryan Werth, Member  
AY Development, LLC

State of Wisconsin )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Ryan Werth, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

Printed name \_\_\_\_\_ My commission expires \_\_\_\_\_

## Consent of Mortgagee:

One Community Bank, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat of SILVER MAPLE COMMONS II, and does hereby consent to the owners certificate hereon.

One Community Bank

By: \_\_\_\_\_

(printed name)

Its: \_\_\_\_\_

State of Wisconsin )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above-named

\_\_\_\_\_

who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

Printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

## City of Fitchburg Certificate:

Resolved that this plat known as SILVER MAPLE COMMONS II, located in the City of Fitchburg was approved by

Resolution No. \_\_\_\_\_

adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, and further resolved that the conditions of said approval were fulfilled on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, and that said resolution further provided for the acceptance of those lands and rights dedicated by said SILVER MAPLE COMMONS II for public use.

Tracy Oldenburg, Clerk  
City of Fitchburg

## City Treasurer's Certificate:

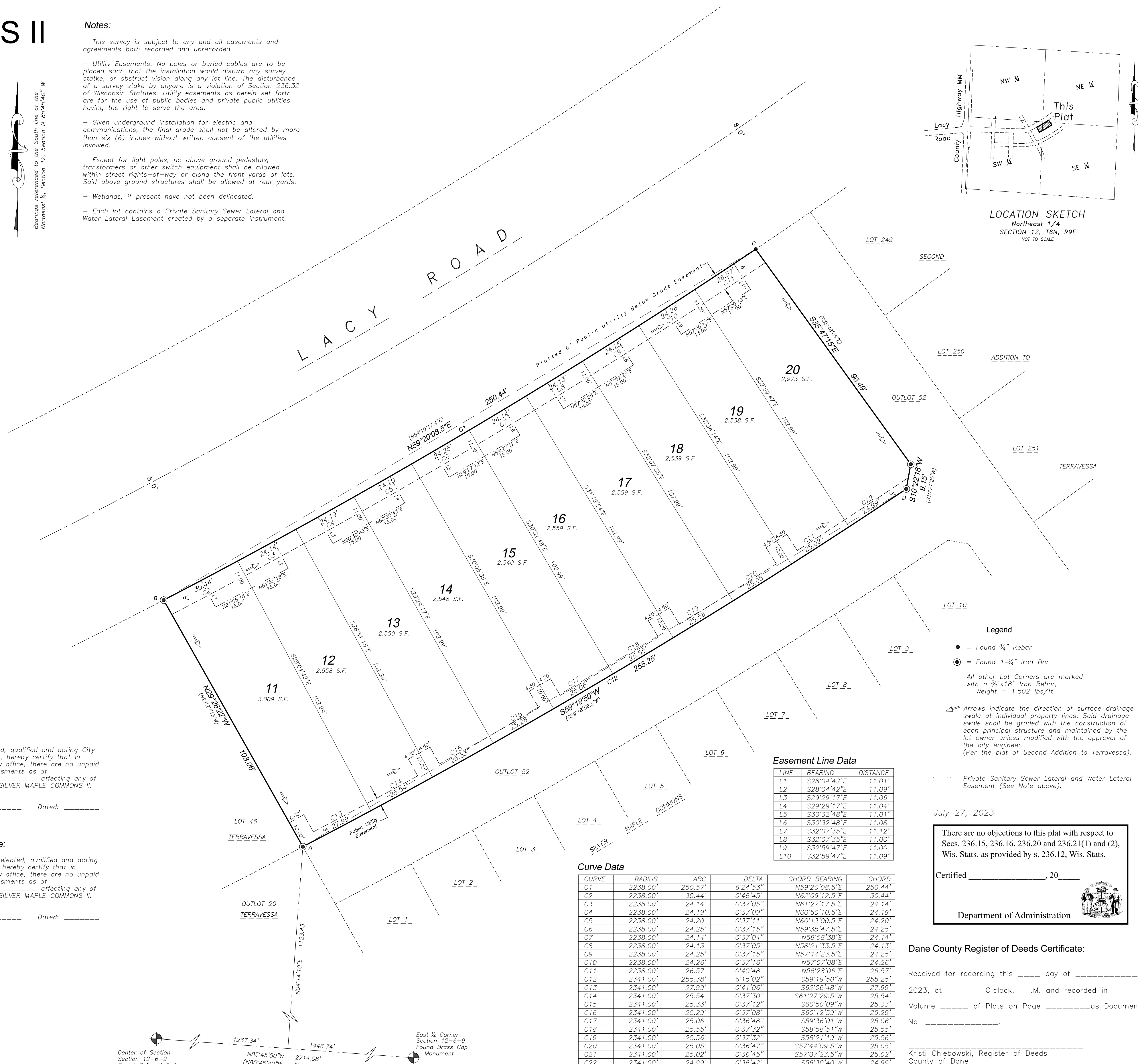
I, Kari Miller, being the duly elected, qualified and acting City Treasurer for the City of Fitchburg, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in the plat of SILVER MAPLE COMMONS II.

Dated: \_\_\_\_\_  
Kari Miller, City Treasurer  
City of Fitchburg

## County Treasurer's Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in the plat of SILVER MAPLE COMMONS II.

Dated: \_\_\_\_\_  
Adam Gallagher, Treasurer  
County of Dane



### Easement Line Data

LINE	BEARING	DISTANCE
L1	S28°04'42"E	11.01'
L2	S28°04'42"E	11.09'
L3	S29°29'17"E	11.06'
L4	S29°29'17"E	11.04'
L5	S30°32'48"E	11.01'
L6	S30°32'48"E	11.08'
L7	S32°07'35"E	11.12'
L8	S32°07'35"E	11.00'
L9	S32°59'47"E	11.00'
L10	S32°59'47"E	11.09'

### Curve Data

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	2238.00'	250.57'	6°24'53"	N59°20'08.5"E	250.44'
C2	2238.00'	30.44'	0°46'45"	N62°09'12.5"E	30.44'
C3	2238.00'	24.14'	0°37°05"	N61°27'17.5"E	24.14'
C4	2238.00'	24.19'	0°37°09"	N60°50'10.5"E	24.19'
C5	2238.00'	24.20'	0°37'11"	N60°13'00.5"E	24.20'
C6	2238.00'	24.25'	0°37'15"	N59°35'47.5"E	24.25'
C7	2238.00'	24.14'	0°37°04"	N58°58'38"E	24.14'
C8	2238.00'	24.13'	0°37°05"	N58°21'33.5"E	24.13'
C9	2238.00'	24.25'	0°37'15"	N57°44'23.5"E	24.25'
C10	2238.00'	24.26'	0°37'16"	N57°07'08"E	24.26'
C11	2238.00'	26.57'	0°40'48"	N56°28'06"E	26.57'
C12	2341.00'	255.38'	6°15'02"	N59°19'50"W	255.25'
C13	2341.00'	27.99'	0°41'06"	S62°06'48"W	27.99'
C14	2341.00'	25.54'	0°37'30"	S61°27'29.5"W	25.54'
C15	2341.00'	25.33'	0°37'12"	S60°50'09"W	25.33'
C16	2341.00'	25.29'	0°37'08"	S60°12'59"W	25.29'
C17	2341.00'	25.06'	0°36'48"	S59°36'01"W	25.06'
C18	2341.00'	25.55'	0°37'32"	S58°58'51"W	25.55'
C19	2341.00'	25.56'	0°37'32"	S58°21'19"W	25.56'
C20	2341.00'	25.05'	0°36'47"	S57°44'09.5"W	25.05'
C21	2341.00'	25.02'	0°36'45"	S57°07'23.5"W	25.02'
C22	2341.00'	24.99'	0°36'42"	S56°30'40"W	24.99'

Tangent Bearing B = N 62°32'35" E  
Tangent Bearing A = S 62°27'21" W  
Tangent Bearing C = N 56°07'42" E  
Tangent Bearing D = S 56°12'19" W

### Legend

- = Found 3/4" Rebar
- ⊙ = Found 1-1/4" Iron Bar

All other Lot Corners are marked with a 3/4"x18" Iron Rebar, Weight = 1,502 lbs/ft.

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 engineers. (Per the plat of Second Addition to Terravessa).

July 27, 2023

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

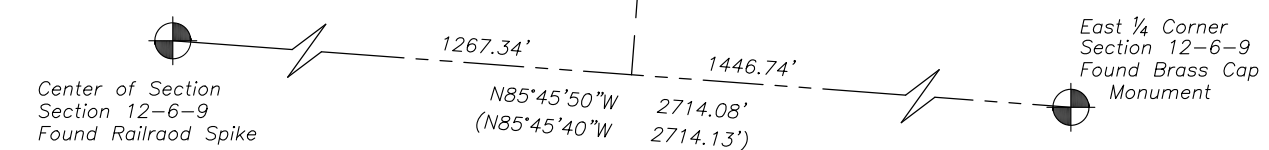
### Dane County Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on Page \_\_\_\_\_ as Document No. \_\_\_\_\_

Kristi Chlebowski, Register of Deeds  
County of Dane

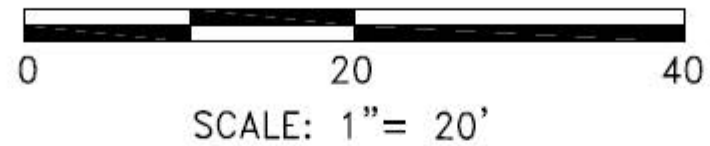
**BIRRENKOTT SURVEYING**  
BIRRENKOTT SURVEYING  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
Alterra Design Homes, LLC  
2972 Cty Hwy MM  
Fitchburg, WI 53711  
(608) 212-0386



# SILVER MAPLE COMMONS II

Outlot 54, Second Addition to Terravessa, located in the the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, and the Southwest 1/4 of the Northeast 1/4, Section 12, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



## Surveyor's Certificate

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Mark A. Pynnonen 1-28-2023  
Mark A. Pynnonen, PLS S-2538

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Department of Administration  
Common Council, City of Fitchburg

In witness hereof, Ryan Werth, Member of AY Development, LLC, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ryan Werth, Member  
AY Development, LLC



Bearings referenced to the South line of the Northeast 1/4, Section 12, bearing N 85°45'40" W