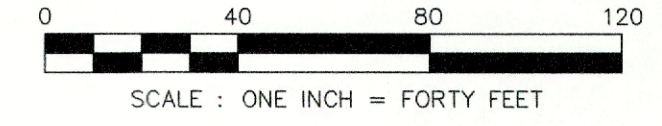


# FOURTH ADDITION TO TERRAVESSA

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 AND PART OF OUTLOT 40, TERRAVESSA, AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

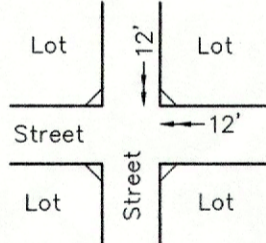


**GRID NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 BEARS 588°19'04"E

- LEGEND**
- 1-1/4" SOLID IRON ROD FOUND
  - 3/4" 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.

- SHEET 1 NOTES**
- 1) SEE SHEET 3 FOR CURVE TABLE.
  - 2) SEE SHEET 3 FOR LOT AREA TABLE.
  - 3) SEE SHEET 3 FOR SECTION LOCATION MAP.

**TYPICAL VISION CORNER DETAIL**



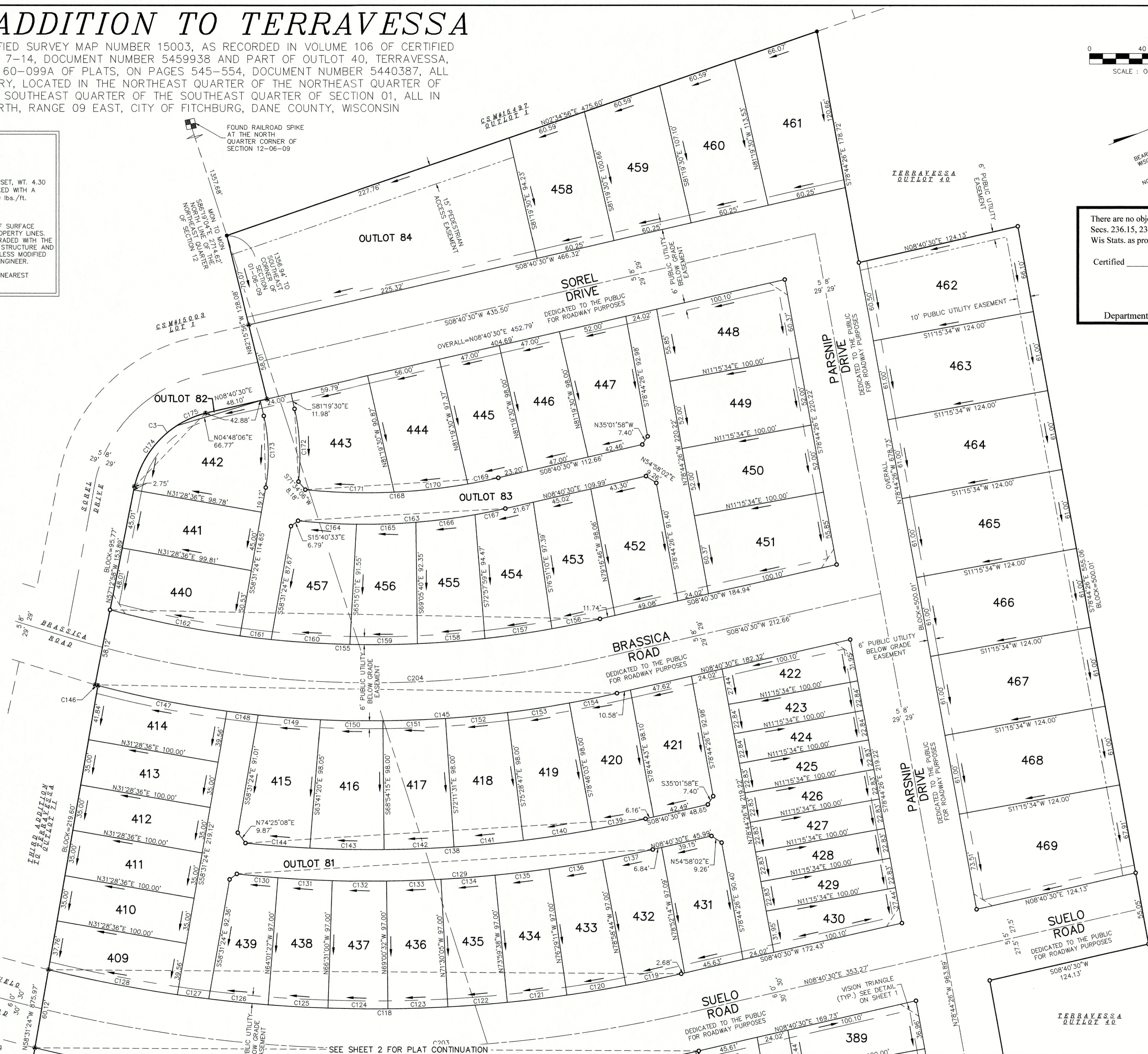
**NOTE:**  
Areas delineated as a vision triangle shall have no plantings or obstructions over two (2) feet in height.



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


Date: January 22, 2024  
Plot View: FP  
\\BSE1921\Final Plat\2023\BSE1921FP-FOURTH\20.dwg



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\_\_

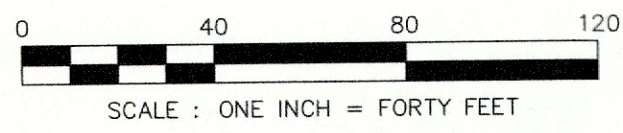
Department of Administration



SEE SHEET 2 FOR PLAT CONTINUATION

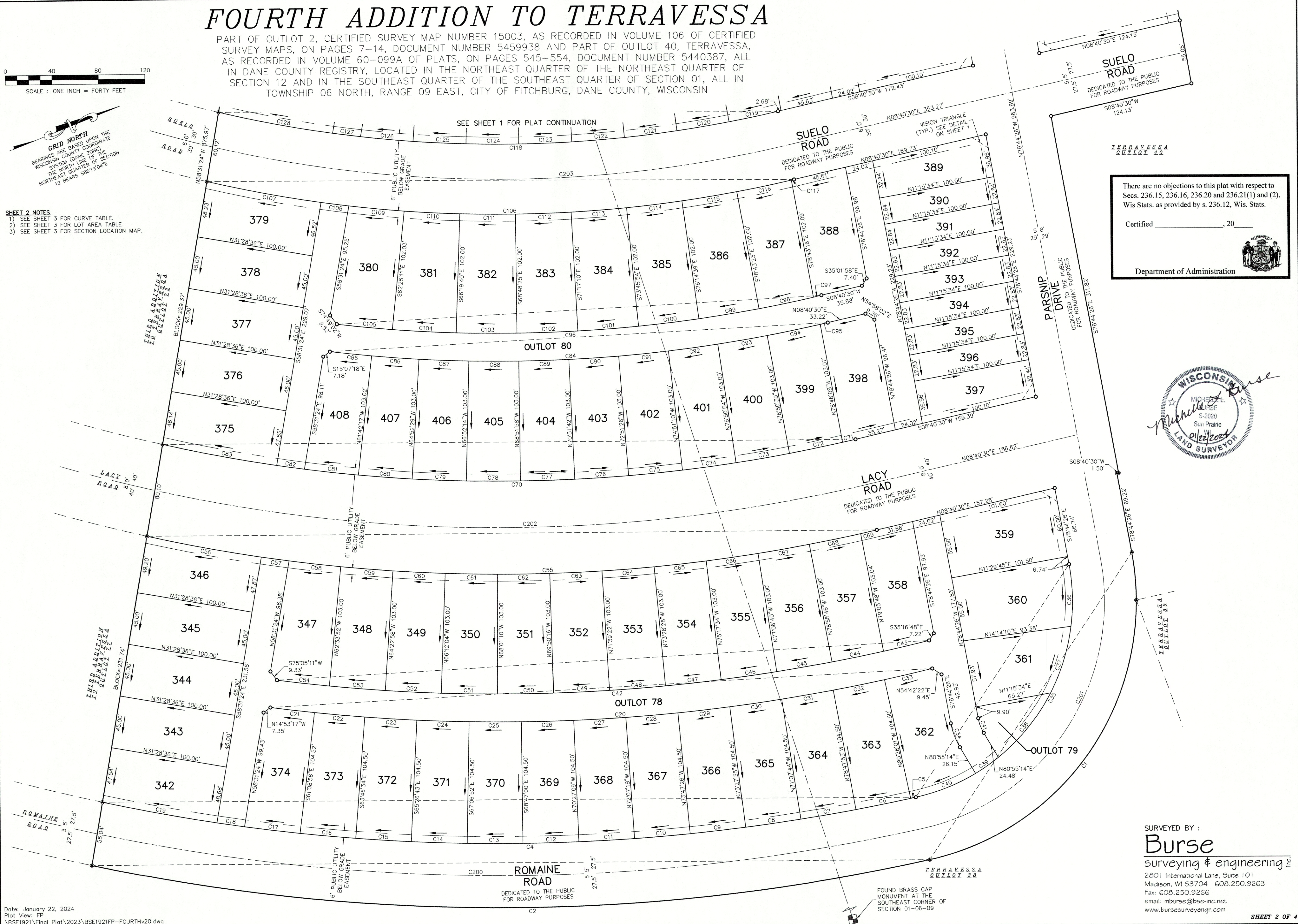
# FOURTH ADDITION TO TERRAVESSA

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 AND PART OF OUTLOT 40, TERRAVESSA, AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



**GRID NORTH**  
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 BEARS S86°19'04"E

**SHEET 2 NOTES**  
 1) SEE SHEET 3 FOR CURVE TABLE.  
 2) SEE SHEET 3 FOR LOT AREA TABLE.  
 3) SEE SHEET 3 FOR SECTION LOCATION MAP.



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

**WISCONSIN**  
 MICHELLE E. BURSE  
 S-2020  
 Sun Prairie  
 WI  
 01/22/2022  
 LAND SURVEYOR

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

# FOURTH ADDITION TO TERRAVESSA

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 AND PART OF OUTLOT 40, TERRAVESSA, AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Curve Table

No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN	TB OUT
C1	349.88'	227.50'	88°06'57"	S34°40'57.8"E	316.40'	S78°44'26"E	S9°22'31"W
C2	726.41'	1704.50'	24°25'04"	S21°35'02.8"W	720.92'	S9°22'31"W	S33°47'35"W
C3	81.84'	74.31'	63°06'10"	N24°16'13.9"W	77.77'	N55°49'19"W	N7°16'51"E
C4	705.19'	1649.50'	24°29'42"	S21°37'21.9"W	699.83'	S33°52'13"W	S9°22'31"W
C5	4.54'	1649.50'	0°09'28"	S09°27'14.8"W	4.54'	S9°22'31"W	S9°31'59"W
C6	48.05'	1649.50'	1°40'09"	S10°22'03.1"W	48.05'	S9°31'59"W	S11°12'07"W
C7	48.05'	1649.50'	1°40'09"	S12°02'11.8"W	48.05'	S11°12'07"W	S12°52'16"W
C8	48.05'	1649.50'	1°40'09"	S13°42'20.5"W	48.05'	S12°52'16"W	S14°32'25"W
C9	48.05'	1649.50'	1°40'09"	S15°22'29.3"W	48.05'	S14°32'25"W	S16°12'34"W
C10	48.05'	1649.50'	1°40'09"	S17°02'38.0"W	48.05'	S16°12'34"W	S17°52'42"W
C11	48.05'	1649.50'	1°40'09"	S18°42'46.7"W	48.05'	S17°52'42"W	S19°32'51"W
C12	48.05'	1649.50'	1°40'09"	S20°22'55.4"W	48.05'	S19°32'51"W	S21°13'00"W
C13	48.05'	1649.50'	1°40'09"	S22°03'04.1"W	48.05'	S21°13'00"W	S22°53'08"W
C14	48.05'	1649.50'	1°40'09"	S23°43'12.8"W	48.05'	S22°53'08"W	S24°33'17"W
C15	48.05'	1649.50'	1°40'09"	S25°23'21.5"W	48.05'	S24°33'17"W	S26°13'26"W
C16	48.05'	1649.50'	1°40'09"	S27°03'30.3"W	48.05'	S26°13'26"W	S27°53'35"W
C17	48.05'	1649.50'	1°40'09"	S28°43'39.3"W	48.05'	S27°53'35"W	S29°33'44"W
C18	24.01'	1649.50'	0°50'02"	S29°58'44.4"W	24.01'	S29°33'44"W	S30°23'46"W
C19	100.02'	1649.50'	3°28'27"	S32°07'59.2"W	100.01'	S30°23'46"W	S33°52'13"W
C20	573.72'	1545.00'	21°16'35"	N18°36'22.0"E	570.43'	N29°14'39"E	N7°58'05"E
C21	38.19'	1545.00'	1°24'58"	N28°32'10.3"E	38.19'	N29°14'39"E	N27°49'41"E
C22	43.26'	1545.00'	1°36'15"	N27°01'33.6"E	43.26'	N27°49'41"E	N26°13'26"E
C23	45.01'	1545.00'	1°40'09"	N25°23'21.5"E	45.01'	N26°13'26"E	N24°33'17"E
C24	45.01'	1545.00'	1°40'09"	N23°43'12.8"E	45.01'	N24°33'17"E	N22°53'08"E
C25	45.01'	1545.00'	1°40'09"	N22°03'04.1"E	45.01'	N22°53'08"E	N21°13'00"E
C26	45.01'	1545.00'	1°40'09"	N20°22'55.4"E	45.01'	N21°13'00"E	N19°32'51"E
C27	45.01'	1545.00'	1°40'09"	N18°42'46.7"E	45.01'	N19°32'51"E	N17°52'42"E
C28	45.01'	1545.00'	1°40'09"	N17°02'38.0"E	45.01'	N17°52'42"E	N16°12'34"E
C29	45.01'	1545.00'	1°40'09"	N15°22'29.3"E	45.01'	N16°12'34"E	N14°32'25"E
C30	45.01'	1545.00'	1°40'09"	N13°42'20.5"E	45.01'	N14°32'25"E	N12°52'16"E
C31	45.01'	1545.00'	1°40'09"	N12°02'11.8"E	45.01'	N12°52'16"E	N11°12'07"E
C32	45.01'	1545.00'	1°40'09"	N10°22'03.1"E	45.01'	N11°12'07"E	N9°31'59"E
C33	42.20'	1545.00'	1°33'54"	N08°45'01.7"E	42.20'	N9°31'59"E	N7°58'05"E
C34	22.01'	62.00'	20°20'20"	N88°54'36.4"W	21.89'	N78°44'26"W	S80°55'14"W
C35	265.29'	172.50'	88°06'57"	S34°40'57.8"E	239.91'	S78°44'26"E	S9°22'31"W
C36	53.55'	172.50'	17°47'13"	S69°50'49.8"E	53.34'	S78°44'26"E	S60°57'13"E
C37	60.31'	172.50'	20°01'51"	S50°56'17.6"E	60.00'	S60°57'13"E	S40°55'22"E
C38	71.79'	172.50'	23°50'45"	S28°59'59.8"E	71.28'	S40°55'22"E	S17°04'37"E
C39	24.08'	172.50'	7°59'51"	S13°04'41.8"E	24.06'	S17°04'37"E	S9°04'46"E
C40	55.56'	172.50'	18°27'17"	S00°08'52.2"W	55.32'	S9°04'46"E	S9°22'31"W
C41	13.49'	38.00'	20°20'20"	S88°54'36.4"E	13.42'	S78°44'26"E	N80°55'14"E
C42	565.46'	1521.00'	21°18'03"	N18°29'42.5"E	562.21'	N29°08'44"E	N7°50'41"E
C43	40.33'	1521.00'	1°31'09"	N08°36'15.5"E	40.33'	N9°21'50"E	N7°50'41"E
C44	45.30'	1521.00'	1°42'23"	N10°13'01.8"E	45.30'	N11°04'14"E	N9°21'50"E
C45	48.27'	1521.00'	1°49'06"	N11°58'46.5"E	48.27'	N12°53'20"E	N11°04'14"E
C46	48.27'	1521.00'	1°49'06"	N13°47'52.6"E	48.27'	N14°42'26"E	N12°53'20"E
C47	48.27'	1521.00'	1°49'06"	N15°36'58.6"E	48.27'	N16°31'32"E	N14°42'26"E
C48	48.27'	1521.00'	1°49'06"	N17°26'04.7"E	48.27'	N18°20'38"E	N16°31'32"E
C49	48.27'	1521.00'	1°49'06"	N19°15'10.7"E	48.27'	N20°09'44"E	N18°20'38"E
C50	48.27'	1521.00'	1°49'06"	N21°04'16.8"E	48.27'	N21°58'50"E	N20°09'44"E
C51	48.27'	1521.00'	1°49'06"	N22°53'22.9"E	48.27'	N23°47'56"E	N21°58'50"E
C52	48.27'	1521.00'	1°49'06"	N24°42'28.9"E	48.27'	N25°37'02"E	N23°47'56"E
C53	48.27'	1521.00'	1°49'06"	N26°31'35.0"E	48.27'	N27°26'08"E	N25°37'02"E
C54	45.40'	1521.00'	1°42'36"	N28°17'26.0"E	45.39'	N29°08'44"E	N27°26'08"E
C55	633.23'	1418.00'	25°35'11"	N21°28'05.4"E	627.98'	N34°15'41"E	N8°40'30"E
C56	100.03'	1418.00'	4°02'30"	N32°14'25.5"E	100.01'	N34°15'41"E	N30°13'10"E
C57	24.01'	1418.00'	0°58'13"	N29°44'03.8"E	24.01'	N30°13'10"E	N29°14'57"E
C58	44.89'	1418.00'	1°48'49"	N28°20'32.7"E	44.89'	N29°14'57"E	N27°26'08"E
C59	45.00'	1418.00'	1°49'06"	N26°31'35.0"E	45.00'	N27°26'08"E	N25°37'02"E
C60	45.00'	1418.00'	1°49'06"	N24°42'28.9"E	45.00'	N25°37'02"E	N23°47'56"E
C61	45.00'	1418.00'	1°49'06"	N22°53'22.9"E	45.00'	N23°47'56"E	N21°58'50"E
C62	45.00'	1418.00'	1°49'06"	N21°04'16.8"E	45.00'	N21°58'50"E	N20°09'44"E
C63	45.00'	1418.00'	1°49'06"	N19°15'10.7"E	45.00'	N20°09'44"E	N18°20'38"E
C64	45.00'	1418.00'	1°49'06"	N17°26'04.7"E	45.00'	N18°20'38"E	N16°31'32"E
C65	45.00'	1418.00'	1°49'06"	N15°36'58.6"E	45.00'	N16°31'32"E	N14°42'26"E
C66	45.00'	1418.00'	1°49'06"	N13°47'52.6"E	45.00'	N14°42'26"E	N12°53'20"E
C67	45.00'	1418.00'	1°49'06"	N11°58'46.5"E	45.00'	N12°53'20"E	N11°04'14"E
C68	45.00'	1418.00'	1°49'06"	N10°09'40.5"E	45.00'	N11°04'14"E	N9°15'07"E
C69	14.28'	1418.00'	0°34'37"	N08°57'48.8"E	14.28'	N9°15'07"E	N8°40'30"E
C70	601.39'	1338.00'	25°45'10"	N21°33'05.4"E	596.34'	N34°25'41"E	N8°40'30"E
C71	11.33'	1338.00'	0°29'07"	N08°55'03.7"E	11.33'	N9°09'37"E	N8°40'30"E
C72	46.60'	1338.00'	1°59'44"	N10°09'29.3"E	46.60'	N11°09'21"E	N9°09'37"E

Curve Table

No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN	TB OUT
C73	46.60'	1338.00'	1°59'44"	N12°09'13.4"E	46.60'	N13°09'06"E	N11°09'21"E
C74	46.60'	1338.00'	1°59'44"	N14°08'57.6"E	46.60'	N15°08'50"E	N13°09'06"E
C75	46.60'	1338.00'	1°59'44"	N16°08'41.8"E	46.60'	N17°08'34"E	N15°08'50"E
C76	46.60'	1338.00'	1°59'44"	N18°08'26.0"E	46.60'	N19°08'18"E	N17°08'34"E
C77	46.60'	1338.00'	1°59'44"	N20°08'10.1"E	46.60'	N21°08'02"E	N19°08'18"E
C78	46.60'	1338.00'	1°59'44"	N22°07'54.3"E	46.60'	N23°07'46"E	N21°08'02"E
C79	46.60'	1338.00'	1°59'44"	N24°07'38.5"E	46.60'	N25°07'31"E	N23°07'46"E
C80	46.60'	1338.00'	1°59'44"	N26°07'22.7"E	46.60'	N27°07'15"E	N25°07'31"E
C81	46.59'	1338.00'	1°59'43"	N28°07'06.2"E	46.59'	N29°06'58"E	N27°07'15"E
C82	24.01'	1338.00'	1°01'42"	N29°37'48.7"E	24.01'	N30°08'40"E	N29°06'58"E
C83	100.03'	1338.00'	4°17'01"	N32°17'10.1"E	100.01'	N34°25'41"E	N30°08'40"E
C84	431.42'	1235.00'	20°00'53"	N18°40'56.9"E	429.23'	N28°41'24"E	N8°40'30"E
C85	35.93'	1235.00'	1°40'02"	N27°51'22.8"E	35.93'	N28°41'24"E	N27°01'22"E
C86	40.90'	1235.00'	1°53'51"	N26°04'26.3"E	40.90'	N27°01'22"E	N25°07'31"E
C87	43.01'	1235.00'	1°59'44"	N24°07'38.5"E	43.01'	N25°07'31"E	N23°07'46"E
C88	43.01'	1235.00'	1°59'44"	N22°07'54.3"E	43.01'	N23°07'46"E	N21°08'02"E
C89	43.01'	1235.00'	1°59'44"	N20°08'10.1"E	43.01'	N21°08'02"E	N19°08'18"E
C90	43.01'	1235.00'	1°59'44"	N18°08'26.0"E	43.01'	N19°08'18"E	N17°08'34"E
C91	43.01'	1235.00'	1°59'44"	N16°08'41.8"E	43.01'	N17°08'34"E	N15°08'50"E
C92	43.01'	1235.00'	1°59'44"	N14°08'57.6"E	43.01'	N15°08'50"E	N13°09'06"E
C93	43.01'	1235.00'	1°59'44"	N12°09'13.4"E	43.01'	N13°09'06"E	N11°09'21"E
C94	46.68'	1235.00'	2°09'56"	N10°04'23.2"E	46.68'	N11°09'21"E	N8°59'25"E
C95	6.80'	1235.00'	0°18'55"	N08°49'57.7"E	6.80'	N8°59'25"E	N8°40'30"E
C96	419.87'	1211.00'	19°51'55"	S18°36'27.6"W	417.77'	S8°40'30"W	S28°32'25"W
C97	7.01'	1211.00'	2°01'55"	S08°50'27.5"W	7.01'	S9°00'25"W	S8°40'30"W
C98	47.98'	1211.00'	2°16'12"	S10°08'30.8"W	47.97'	S11°16'37"W	S9°00'25"W
C99	52.40'	1211.00'	2°28'45"	S12°30'59.0"W	52.39'	S13°45'21"W	S11°16'37"W
C100	52.40'	1211.00'	2°28'45"	S14°59'43.6"W	52.39'	S16°14'06"W	S13°45'21"W
C101	52.40'	1211.00'	2°28'45"	S17°28'28.2"W	52.39'	S18°42'50"W	S16°14'06"W
C102	52.40'	1211.00'	2°28'45"	S19°57'12.8"W	52.39'	S21°11'35"W	S18°42'50"W
C103	52.40'	1211.00'	2°28'45"	S22°25'57.4"W	52.39'	S23°40'20"W	S21°11'35"W
C104	54.94'	1211.00'	2°35'58"	S24°58'18.6"W	54.94'	S26°16'18"W	S23°40'20"W
C105	47.95'	1211.00'	2°16'07"	S27°24'21.4"W	47.95'	S28°32'25"W	S26°16'18"W
C106	510.27'	1109.00'	26°21'47"	N21°51'23.6"E	505.79'	N35°02'17"E	N8°40'30"E
C107	100.05'	1109.00'	5°10'08"	N32°27'12.9"E	100.01'	N35°02'17"E	N29°52'09"E
C108	24.02'	1109.00'	1°14'27"	N29°14'55.2"E	24.02'	N29°52'09"E	N28°37'42"E
C109	47.94'	1109.00'	2°28'37"	N27°23'22.9"E	47.94'	N28°37'42"E	N26°09'04"E
C110	47.98'	1109.00'	2°28'45"	N24°54'41.9"E	47.98'	N26°09'04"E	N23°40'20"E
C111	47.98'	1109.00'	2°28'45"	N22°25'57.4"E	47.98'	N23°40'20"E	N21°11'35"E
C112	47.98'	1109.00'	2°28'45"	N19°57'12.8"E	47.98'	N21°11'35"E	N18°42'50"E
C113	47.98'	1109.00'	2°28'45"	N17°28'28.2"E	47.98'	N18°42'50"E	N16°14'06"E
C114	47.98'	1109.00'	2°28'45"	N14°59'43.6"E	47.98'	N16°14'06"E	N13°45'21"E
C115	47.98'	1109.00'	2°28'45"	N12°30'59.0"E	47.98'	N13°45'21"E	N11°16'37"E
C116	47.98'	1109.00'	2°28'45"	N10°02'14.5"E	47.98'	N11°16'37"E	N8°47'52"E
C117	2.38'	1109.00'	0°07'22"	N08°44'11.2"E	2.38'	N8°47'52"E	N8°40'30"E
C118	486.40'	1049.00'	26°34'01"	S21°57'30.8"W	482.06'	S8°40'30"W	

# FOURTH ADDITION TO TERRAVESSA

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 AND PART OF OUTLOT 40, TERRAVESSA, AS RECORDED IN VOLUME 60-099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 01, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

**NOTES:**

- 1) 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.
- 2) 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.
- 3) OUTLOTS 78, 80, 81 AND 83 ARE "PRIVATE ALLEYS" AND PUBLIC UTILITY EASEMENTS.
- 4) OUTLOTS 79 AND 82 AND 84 ARE PRIVATE, RESERVED FOR OPEN SPACE.
- 5) 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.
- 6) THE AREA OF PUBLIC RIGHT OF WAY FOR ROADWAY DEDICATIONS IS 279,462 SQ. FT.

**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 plot of FOURTH ADDITION TO TERRAVESSA, that such plot correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plot is described as follows:

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 and part of Outlot 40, Terravessa, as recorded in Volume 60-099A of Plats, on pages 545-554, Document Number 5440387, all in Dane County Registry, located in the Northeast Quarter of the Northeast Quarter of Section 12 and in the Southeast Quarter of the Southeast Quarter of Section 01, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 12; thence South 86 degrees 19 minutes 04 seconds East along the north line of said Northeast Quarter of Section 12, 1357.68 feet to the Point of Beginning, also to the northern most Southwest corner of said Outlot 2 and to the southeast corner of Outlot 1, Certified Survey Map Number 15497, as recorded in Volume 11 of Certified Survey Maps, on pages 303-308; as Document Number 5638562, Dane County Registry; thence North 02 degrees 34 minutes 56 seconds East along the west line of said Outlot 2 and along the east line of said Outlot 1, 475.60 feet to the northwest corner of said Outlot 2; thence South 78 degrees 44 minutes 26 seconds East along the north line of said Outlot 2, 178.72 feet; thence North 08 degrees 40 minutes 30 seconds East, 124.13 feet; thence South 78 degrees 44 minutes 26 seconds East, 555.06 feet; thence South 08 degrees 40 minutes 30 seconds West, 124.13 feet to the aforementioned north line; thence South 78 degrees 44 minutes 26 seconds East along said north line, 311.82 feet; thence South 08 degrees 40 minutes 30 seconds West along said north line, 1.50 feet; thence South 78 degrees 44 minutes 26 seconds East along said north line, 69.22 feet to a point of curvature; thence 349.88 feet along the arc of a curve to the right, also along said north line, having a radius of 227.50 feet, through a central angle of 88 degrees 06 minutes 57 seconds and a chord bearing South 34 degrees 40 minutes 57.8 seconds East, 316.40 feet to a point of compound curvature; thence 726.41 feet along the arc of a curve to the right, also along the east line of said Outlot 2, having a radius of 1704.50 feet, through a central angle of 24 degrees 25 minutes 04 seconds and a chord bearing South 21 degrees 35 minutes 02.8 seconds West, 720.92 feet to the northern most northeast corner of Third Addition to Terravessa, as recorded in Volume 61-087B of Plats, on pages 507-508, as Document Number 5902177, Dane County Registry and to the Northeast right of way corner of Romaine Road; thence North 58 degrees 31 minutes 24 seconds West along the north line of said Third Addition to Terravessa, 875.97 feet to the northwest corner of Outlot 71 of said Third Addition to Terravessa, also to a point of non-tangential curvature; thence 2.24 feet along the arc of a curve to the right, having a radius of 830.00 feet, through a central angle of 00 degree 09 minutes 17 seconds and a chord bearing South 36 degrees 18 minutes 53.7 seconds West, 2.24 feet to the northeast right of way corner of Brassica Road; thence North 57 degrees 12 minutes 58 seconds West along the northeast right of way of said Brassica Road and along the northeast right of way of Sorel Drive, 153.89 feet to a point of curvature; thence 81.84 feet along the arc of a curve to the right, also along the northeast right of way of said Sorel Drive, having a radius of 74.31 feet, through a central angle of 63 degrees 06 minutes 10 seconds and a chord bearing North 24 degrees 16 minutes 13.9 seconds West, 77.77 feet; thence North 08 degrees 40 minutes 30 seconds East along the east right of way of said Sorel Drive, 48.10 feet; thence North 82 degrees 15 minutes 56 seconds West along the northeast right of way of said Sorel Drive and along the northeast line of Lot 1 of said Certified Survey Map Number 15003, 128.08 feet to the Point of Beginning. This description contains 980,340 square feet or 22.5055 acres.

Date this 22 day of JANUARY, 2024  
 Signed: Michelle L. Burse  
 Michelle L. Burse, P.L.S. No. 2020



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

Date: January 22, 2024  
 Plot View: FP  
 \\BSE1921\Final Plat\2023\BSE1921FP-FOURTHv20.dwg

**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 also 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

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

FITCHBURG LANDS, LLC  
 Phillip A. Sveum, member

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, Tracy Oldenburg, 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\_\_, affecting the lands included in the plat of FOURTH ADDITION TO TERRAVESSA.

Date \_\_\_\_\_ Tracy Oldenburg 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 FOURTH ADDITION TO TERRAVESSA.

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

**CONSENT OF MORTGAGEE**

One Community 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 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 \_\_\_\_\_, Wisconsin. 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 FOURTH 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 FOURTH ADDITION TO TERRAVESSA for public use".

Date \_\_\_\_\_ Tracy Oldenburg, City Clerk

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 \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Kristi Chlebowski, Dane County Register of Deeds

Fourth Addition to Terravessa Final Plat  
Metes and Bounds Description

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 and part of Outlot 40, Terravessa, as recorded in Volume 60-099A of Plats, on pages 545-554, Document Number 5440387, all in Dane County Registry, located in the Northeast Quarter of the Northeast Quarter of Section 12 and in the Southeast Quarter of the Southeast Quarter of Section 01, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter corner of said Section 12; thence South 86 degrees 19 minutes 04 seconds East along the north line of said Northeast Quarter of Section 12, 1357.68 feet to the Point of Beginning, also to the northern most Southwest corner of said Outlot 2 and to the southeast corner of Outlot 1, Certified Survey Map Number 15497, as recorded in Volume 111 of Certified Survey Maps, on pages 303-308, as Document Number 5638562, Dane County Registry; thence North 02 degrees 34 minutes 56 seconds East along the west line of said Outlot 2 and along the east line of said Outlot 1, 475.60 feet to the northwest corner of said Outlot 2; thence South 78 degrees 44 minutes 26 seconds East along the north line of said Outlot 2, 178.72 feet; thence North 08 degrees 40 minutes 30 seconds East, 124.13 feet; thence South 78 degrees 44 minutes 26 seconds East, 555.06 feet; thence South 08 degrees 40 minutes 30 seconds West, 124.13 feet to the aforementioned north line; thence South 78 degrees 44 minutes 26 seconds East along said north line, 311.82 feet; thence South 08 degrees 40 minutes 30 seconds West along said north line, 1.50 feet; thence South 78 degrees 44 minutes 26 seconds East along said north line, 69.22 feet to a point of curvature; thence 349.88 feet along the arc of a curve to the right, also along said north line, having a radius of 227.50 feet, through a central angle of 88 degrees 06 minutes 57 seconds and a chord bearing South 34 degrees 40 minutes 57.8 seconds East, 316.40 feet to a point of compound curvature; thence 726.41 feet along the arc of a curve to the right, also along the east line of said Outlot 2, having a radius of 1704.50 feet, through a central angle of 24 degrees 25 minutes 04 seconds and a chord bearing South 21 degrees 35 minutes 02.8 seconds West, 720.92 feet to the northern most northeast corner of Third Addition to Terravessa, as recorded in Volume 61-087B of Plats, on pages 507-508, as Document Number 5902177, Dane County Registry and to the Northeast right of way corner of Romaine Road; thence North 58 degrees 31 minutes 24 seconds West along the north line of said Third Addition to Terravessa, 875.97 feet to the northwest corner of Outlot 71 of said Third Addition to Terravessa, also to a point of non-tangential curvature; thence 2.24 feet along the arc of a curve to the right, having a radius of 830.00 feet, through a central angle of 00 degree 09 minutes 17 seconds and a chord bearing South 36 degrees 18 minutes 53.7 seconds West, 2.24 feet to the northeast right of way corner of Brassica Road; thence North 57 degrees 12 minutes 58 seconds West along the north east right of way of said Brassica Road and along the northeast right of way of Sorel Drive, 153.89 feet to a point of curvature; thence 81.84 feet along the arc of a curve to the right, also along the northeast right of way of said Sorel Drive, having a radius of 74.31 feet, through a central angle of 63 degrees 06 minutes 10 seconds and a chord bearing North 24 degrees 16 minutes 13.9 seconds West, 77.77 feet; thence North 08 degrees 40 minutes 30 seconds East along the east right of way of said Sorel Drive, 48.10 feet; thence North 82 degrees 15 minutes 56 seconds West along the northeast right of way of said Sorel Drive and along the northeast line of Lot 1 of said Certified Survey Map Number 15003, 128.08 feet to the Point of Beginning. This description contains 980,340 square feet or 22.5055 acres.

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

M:\BSE1921\documents\Description\FP Boundary 2nd ADD.doc