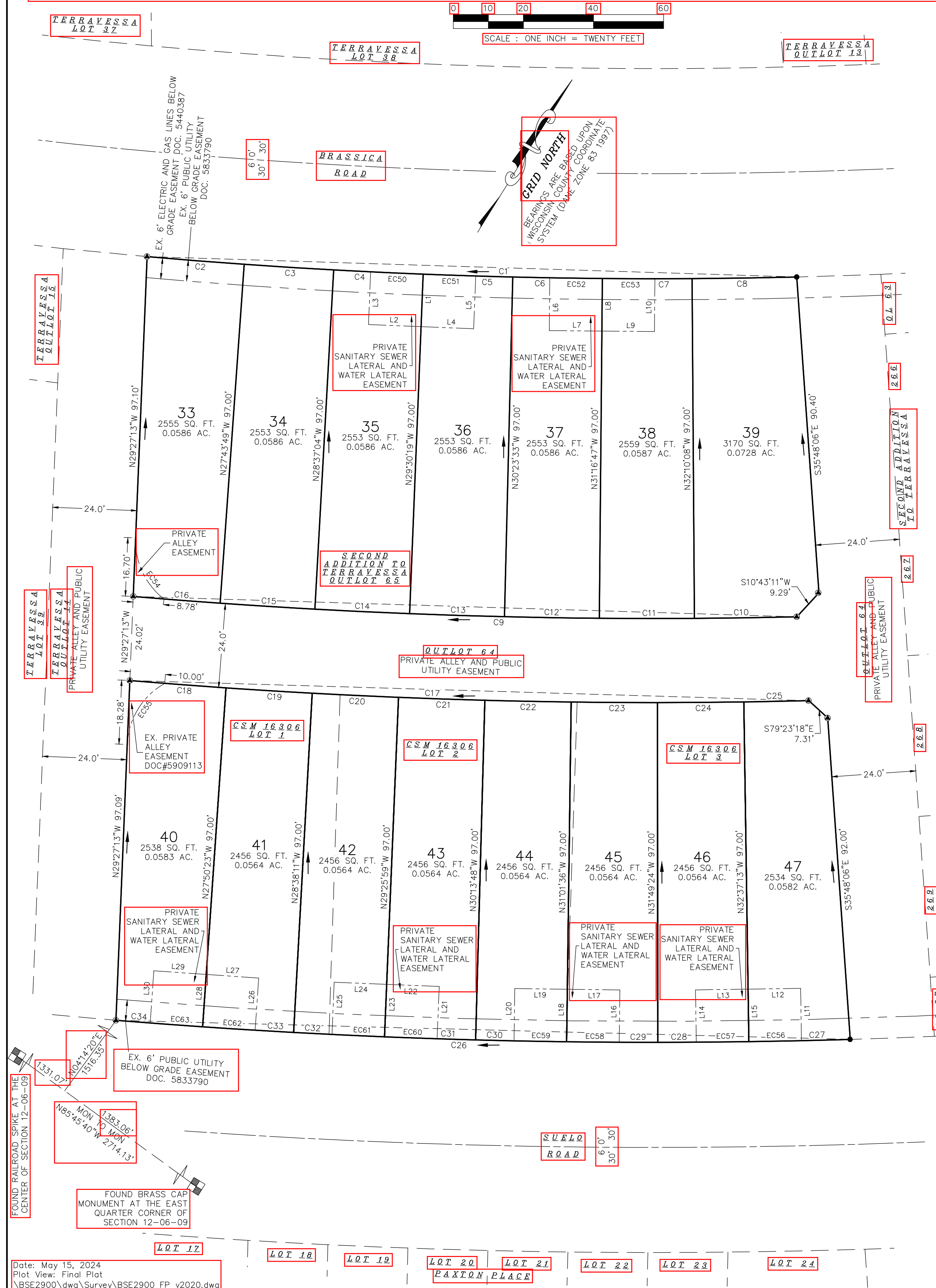
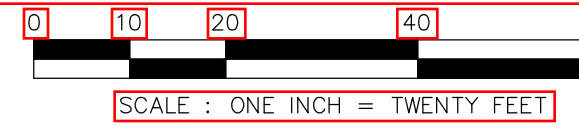


SILVER MAPLE COMMONS IV

OUTLOT 65, SECOND ADDITION TO TERRAVESSE, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, AND LOTS 1-3, CERTIFIED SURVEY MAP NUMBER 16306, AS RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS, ON PAGES 79-82, AS DOCUMENT NUMBER 5909113, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



Number	Direction	Length
L1	S29°30'19"E	15.00
L2	N60°29'41"E	15.00
L3	S29°30'19"E	15.07
L4	N60°29'41"E	15.00
L5	S29°30'19"E	15.07
L6	S31°16'47"E	15.07
L7	S58°43'13"W	15.00
L8	S31°16'47"E	15.00
L9	N58°43'13"E	15.00
L10	S31°16'47"E	15.07
L11	S32°37'13"E	14.94
L12	N57°22'47"E	15.00
L13	S57°22'47"W	15.00
L14	S32°37'13"E	14.94
L15	S32°37'13"E	15.00
L16	N31°01'36"W	14.94
L17	N58°58'24"E	15.00
L18	N31°01'36"W	15.00
L19	S58°58'24"W	15.00
L20	N31°01'36"W	14.94
L21	S29°25'59"E	14.94
L22	S60°34'01"W	15.00
L23	S29°25'59"E	15.00
L24	S60°34'01"W	15.00
L25	S29°25'59"E	14.94
L26	N27°50'23"W	14.94
L27	N62°09'37"E	15.00
L28	N27°50'23"W	15.00
L29	N62°09'37"E	15.00
L30	N27°50'23"W	14.94

CERTIFICATE OF CITY TREASURER
 State of Wisconsin)
 County of Dane)
 Date: _____
 Kari Miller, City Treasurer

OWNER'S CERTIFICATE OF DEDICATION
 As owners, we do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map herein. 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
 WITNESS the hands and seals of said owners this ____ day of _____, 202__.
 BY: AY DEVELOPMENT LLC
 _____ Manager

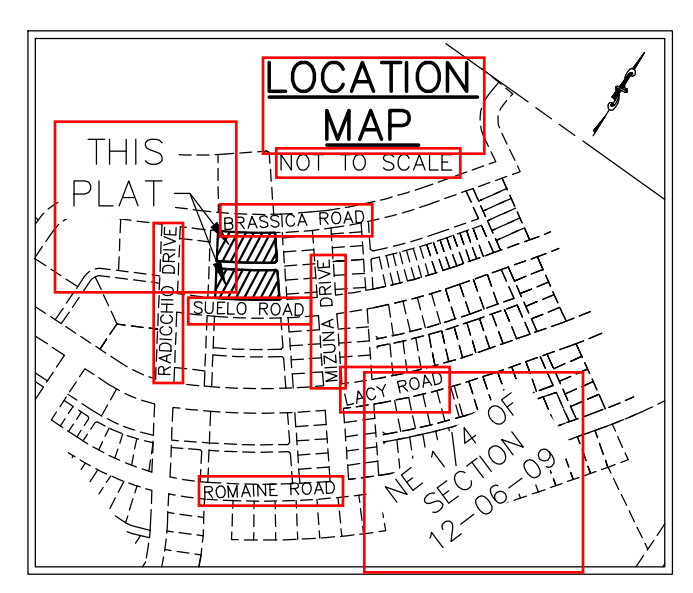
State of Wisconsin)
 County of Dane)
 Personally came before me this ____ day of _____, 202__, the above named _____, manager, AY DEVELOPMENT LLC to me known to be the persons who executed the foregoing instrument and acknowledge the same.
 Notary Public
 My Commission expires: _____

CERTIFICATE OF CITY CLERK
 State of Wisconsin)
 County of Dane)
 I, _____, City Clerk, do hereby certify that this plat known as SILVER MAPLE COMMONS IV, located in the City of Fitchburg was hereby approved by resolution No. _____, 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 SILVER MAPLE COMMONS IV for public use.
 Date: _____ Tracy Oldenburg, City Clerk

CERTIFICATE OF COUNTY TREASURER
 State of Wisconsin)
 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 unredemmed tax sales and no unpaid taxes or unpaid special assessments as of this ____ day of _____, 202__, affecting the lands included in the plat of SILVER MAPLE COMMONS IV.
 Date: _____ Adam Gallagher, County Treasurer

LEGEND

- FOUND 3/4" SOLID IRON ROD
- FOUND 1-1/4" SOLID IRON ROD, ALL OTHER CORNERS MARKED WITH A 3/4"x1/8" SOLID IRON ROD, WT. 1.50 LBS./FT.
- UTILITY EASEMENTS. SEE NOTE #1.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- 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.



- 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.
 - 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.
 - Lots 33-47 are located within Transect Zone T4.
 - Except as hereafter noted, in T4 above-grade appurtenances may not be located within 18 feet of any lot's principle and secondary frontage lines. Above-grade appurtenances may be located closer than 18 feet from a lot's principle and secondary frontage lines when the location of the building facade is known or restricted by deed, and it is closer than 18 feet from these frontage lines. In this case, above ground appurtenances may also be installed between 18 feet from the lot's principle and secondary frontage line and the building facade.

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 AY DEVELOPMENT LLC, owner of said lands, I have surveyed, divided and mapped the plat of SILVER MAPLE COMMONS IV, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows: ALL OF OUTLOT 65, SECOND ADDITION TO TERRAVESSE, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, AND LOTS 1-3, CERTIFIED SURVEY MAP NUMBER 16306, AS RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS, ON PAGES 79-82, AS DOCUMENT NUMBER 5909113, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.
 Dated this ____ day of _____, 202__.
 Signed: _____
 Michelle L. Burse, P.L.S. No. 2020
 SURVEYED FOR: AY DEVELOPMENT LLC
 SURVEYED BY: _____



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

No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN	TB OUT
C1	185.54'	1651.00'	6°26'20"	N60°00'53.8"E	185.44'	N6°31'40.4"E	N56°47'44"E
C2	27.80'	1651.00'	0°57'53"	N62°45'07.4"E	27.80'	N6°31'40.4"E	N62°16'11"E
C3	25.57'	1651.00'	0°53'15"	N61°49'33.6"E	25.57'	N62°16'11"E	N61°22'56"E
C4	25.57'	1651.00'	0°53'15"	N60°56'18.7"E	25.57'	N61°22'56"E	N60°29'41"E
C5	25.57'	1651.00'	0°53'14"	N60°03'04.3"E	25.57'	N60°29'41"E	N59°36'27"E
C6	25.57'	1651.00'	0°53'14"	N59°09'50.2"E	25.57'	N59°36'27"E	N58°43'13"E
C7	25.62'	1651.00'	0°53'21"	N58°16'32.5"E	25.62'	N58°43'13"E	N57°49'52"E
C8	29.84'	1651.00'	1°02'08"	N57°18'47.9"E	29.84'	N57°49'52"E	N56°47'44"E
C9	189.54'	1748.00'	6°12'45"	N59°58'43.8"E	189.44'	N6°30'50.6"E	N56°52'21"E
C10	29.24'	1748.00'	0°57'31"	N57°21'06.5"E	29.24'	N57°49'52"E	N56°52'21"E
C11	27.13'	1748.00'	0°53'21"	N58°16'32.5"E	27.13'	N58°43'13"E	N57°49'52"E
C12	27.07'	1748.00'	0°53'14"	N59°09'50.2"E	27.07'	N59°36'27"E	N58°43'13"E
C13	27.07'	1748.00'	0°53'14"	N60°03'04.3"E	27.07'	N60°29'41"E	N59°36'27"E
C14	27.07'	1748.00'	0°53'15"	N60°56'18.7"E	27.07'	N61°22'56"E	N60°29'41"E
C15	27.07'	1748.00'	0°53'15"	N61°49'33.6"E	27.07'	N62°16'11"E	N61°22'56"E
C16	24.88'	1748.00'	0°48'55"	N62°40'38.7"E	24.88'	N63°05'06"E	N62°16'11"E
C17	193.90'	1772.00'	6°16'10"	N59°54'57.5"E	193.80'	N6°30'03.0"E	N56°46'53"E
C18	27.54'	1772.00'	0°53'25"	N62°36'19.9"E	27.54'	N63°03'03"E	N62°09'37"E
C19	24.64'	1772.00'	0°47'48"	N61°45'43.1"E	24.64'	N62°09'37"E	N61°21'49"E
C20	24.64'	1772.00'	0°47'48"	N60°57'54.7"E	24.64'	N61°21'49"E	N60°34'01"E
C21	24.64'	1772.00'	0°47'48"	N60°10'06.4"E	24.64'	N60°34'01"E	N59°46'12"E
C22	24.64'	1772.00'	0°47'48"	N59°22'18.1"E	24.64'	N59°46'12"E	N58°58'24"E
C23	24.64'	1772.00'	0°47'48"	N58°34'29.7"E	24.64'	N58°58'24"E	N58°10'36"E
C24	24.64'	1772.00'	0°47'48"	N57°46'41.4"E	24.64'	N58°10'36"E	N57°22'47"E
C25	18.51'	1772.00'	0°35'55"	N57°04'49.9"E	18.51'	N57°22'47"E	N56°46'53"E
C26	209.69'	1869.00'	6°25'42"	N59°42'23.5"E	209.58'	N62°55'14"E	N56°29'33"E
C27	28.95'	1869.00'	0°53'15"	N56°56'09.9"E	28.95'	N57°22'47"E	N56°29'33"E
C28	25.99'	1869.00'	0°47'48"	N57°46'41.4"E	25.99'	N58°10'36"E	N57°22'47"E
C29	25.99'	1869.00'	0°47'48"	N58°34'29.7"E	25.99'	N58°58'24"E	N58°10'36"E
C30	25.99'	1869.00'	0°47'48"	N59°22'18.1"E	25.99'	N59°46'12"E	N58°58'24"E
C31	25.99'	1869.00'	0°47'48"	N60°10'06.4"E	25.99'	N60°34'01"E	N59°46'12"E
C32	25.99'	1869.00'	0°47'48"	N60°57'54.7"E	25.99'	N61°21'49"E	N60°34'01"E
C33	25.99'	1869.00'	0°47'48"	N61°45'43.1"E	25.99'	N62°09'37"E	N61°21'49"E
C34	24.80'	1869.00'	0°45'37"	N62°32'25.8"E	24.80'	N62°55'14"E	N62°09'37"E
EC50	15.00'	1651.00'	0°31'14"	N60°14'04.3"E	15.00'	N60°29'41"E	N59°58'27"E
EC51	15.00'	1651.00'	0°31'14"	N58°58'50.2"E	15.00'	N59°14'27"E	N58°43'13"E
EC52	15.00'	1651.00'	0°31'14"	N58°27'36.2"E	15.00'	N58°43'13"E	N58°11'59"E
EC53	19.93'	21.00'	54°22'57"	S56°38'41.3"E	19.19'	S29°27'13"E	S83°50'10"E
EC54	21.39'	21.00'	58°21'25"	N00°14'16.7"W	20.48'	N29°24'59"W	N28°56'26"E
EC55	15.00'	1869.00'	0°27'35"	S57°08'59.6"W	15.00'	S56°55'12"W	S57°22'47"W
EC56	15.00'	1869.00'	0°27'35"	S57°36'35.0"W	15.00'	S57°22'47"W	S57°50'23"W
EC57	15.00'	1869.00'	0°27'35"	S58°44'36.2"E	15.00'	N58°58'24"E	N58°30'48"E
EC58	15.00'	1869.00'	0°27'35"	N59°12'11.6"E	15.00'	N59°25'59"E	N58°58'24"E
EC59	15.00'	1869.00'	0°27'35"	S60°20'12.8"W	15.00'	S60°06'25"W	S60°34'01"W
EC60	15.00'	1869.00'	0°27'35"	S60°47'48.2"W	15.00'	S60°34'01"W	S61°01'36"W
EC61	15.00'	1869.00'	0°27'35"	N61°55'49.6"E	15.00'	N62°09'37"E	N61°42'02"E
EC63	15.00'	1869.00'	0°27'35"	N62°23'25.0"E	15.00'	N62°37'13"E	N62°09'37"E

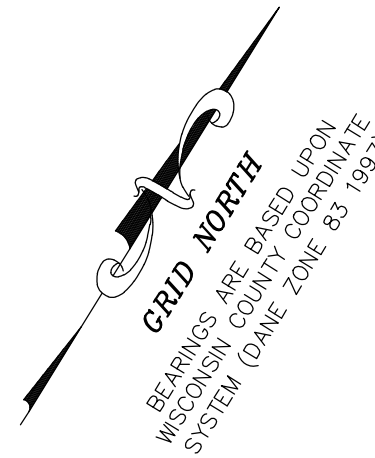
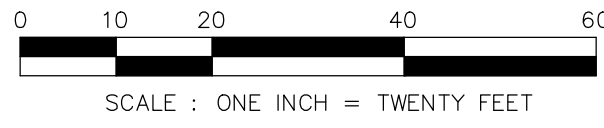
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____
 Department of Administration

RECORDING DATA
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

PRELIMINARY PLAT OF SILVER MAPLE COMMONS IV

OUTLOT 65, SECOND ADDITION TO TERRAVESSA, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, AND LOTS 1-3, CERTIFIED SURVEY MAP NUMBER 16306, AS RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS, ON PAGES 79-82, AS DOCUMENT NUMBER 5909113, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LEGEND	
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
●	1-1/4" SOLID IRON ROD FOUND
—G—	BURIED GAS LINE
—WM—	WATER MAIN
—SAN—	SANITARY SEWER
—ST—	STORM SEWER
—UT—	BURIED TELEPHONE
—UE—	BURIED ELECTRIC
—FO—	BURIED FIBER OPTIC
⊙	WATER VALVE
⊙	GAS VALVE
⊙	GAS METER
⊙	LIGHT POLE
⊙	ELECTRIC PEDESTAL
⊙	TELEPHONE PEDESTAL
⊙	FIRE HYDRANT
—	SIGN
—	STORM SEWER INLET
⊙	STORM SEWER MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	SANITARY SEWER MANHOLE
⊙	LIGHT POLE
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: May 10, 2024.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Fitchburg, markings provided by Digger's Hotline Ticket Number 20241413169, 20241413190 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISORS Network. WI GEOID 12B
- 9) Total Parcel Area = 38,302 sq. ft. or 0.8793 ac.

DESCRIPTION FURNISHED:

OUTLOT 65, SECOND ADDITION TO TERRAVESSA, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, AND LOTS 1-3, CERTIFIED SURVEY MAP NUMBER 16306, AS RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS, ON PAGES 79-82, AS DOCUMENT NUMBER 5909113, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for properly surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this _____ day of _____, 202__.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020



Curve Table						
No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN TB OUT
C1	185.54'	1651.00'	6°26'20"	N60°00'53.8"E	185.44'	N63°14'04"E N56°47'44"E
C2	189.54'	1748.00'	6°12'45"	N59°58'43.8"E	189.44'	N63°05'06"E N56°52'21"E
C3	193.90'	1772.00'	6°16'10"	N59°54'57.5"E	193.80'	N63°03'03"E N56°46'53"E
C4	209.69'	1869.00'	6°25'42"	N59°42'23.5"E	209.58'	N62°55'14"E N56°29'33"E

SURVEYED FOR :
AY DEVELOPMENT LLC

SURVEYED BY :

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

DESCRIPTION

ALL OF OUTLOT 65, SECOND ADDITION TO TERRAVESSA, AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, AND LOTS 1-3, CERTIFIED SURVEY MAP NUMBER 16306, AS RECORDED IN VOLUME 121 OF CERTIFIED SURVEY MAPS, ON PAGES 79-82, AS DOCUMENT NUMBER 5909113, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.