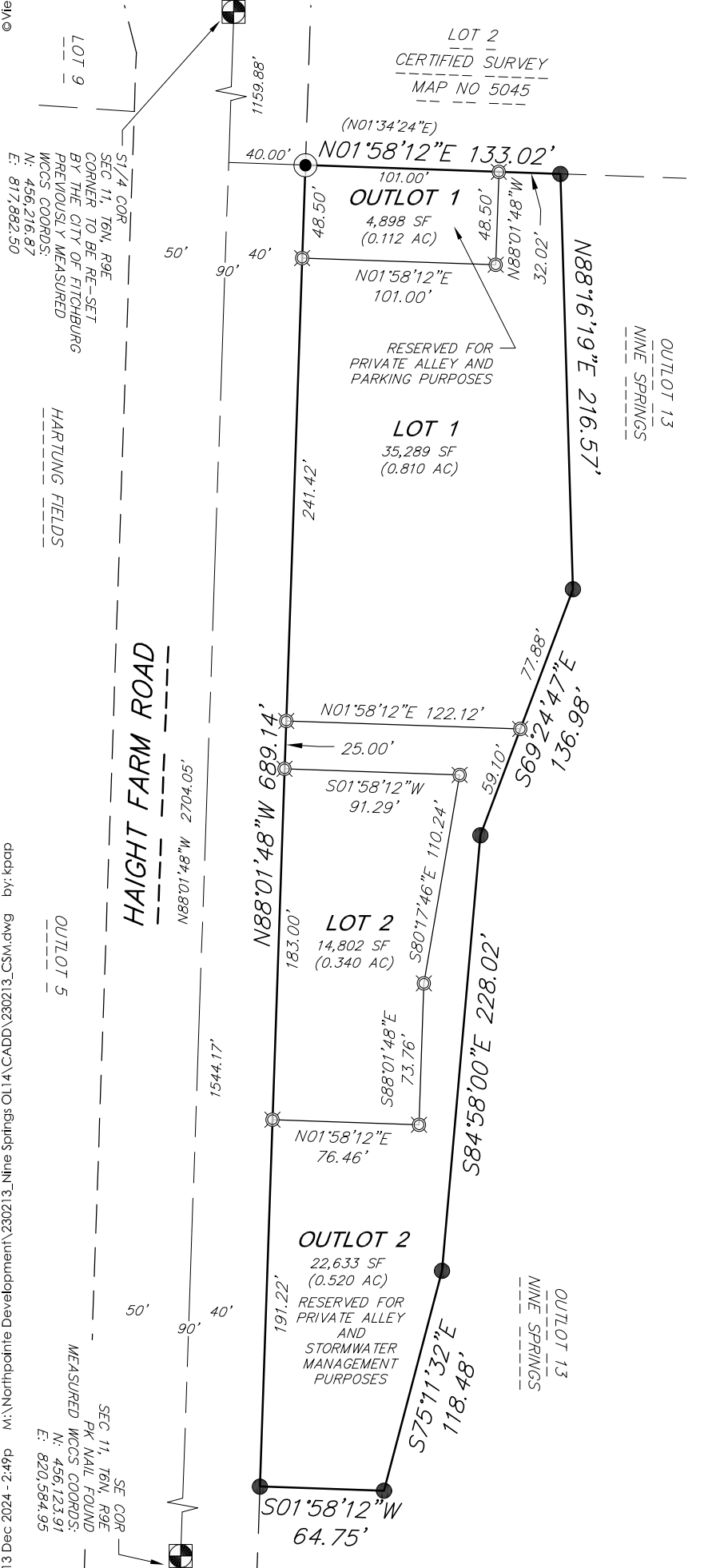


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 14, NINE SPRINGS, RECORDED IN VOLUME 60-003A OF PLATS ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

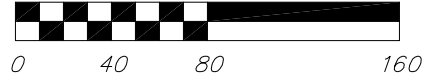
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-07-08 MEASURED AS BEARING N88°01'48"W

GRAPHIC SCALE: 1" = 80'



### SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- ( ) INDICATES RECORDED AS

SEE SHEET 2 FOR EXISTING CONDITIONS  
SEE NOTES ON SHEET 3

**vierbicher**  
planners | engineers | advisors



Job #: 230213  
Date: 12/11/24  
Rev:  
Drafted By: KPAP  
Checked By: MZIE

SURVEYED FOR:  
Northpointe Development  
230 Ohio Street  
Suite 200  
Oshkosh, WI 54902

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**1 OF 5**

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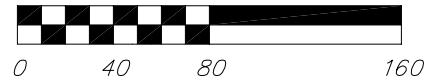
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## EXISTING CONDITIONS



GRAPHIC SCALE: 1" = 80'



LOT 6

LOT 2  
CERTIFIED SURVEY  
MAP NO 5045

OUTLOT 1

RESERVED FOR  
PRIVATE ALLEY AND  
PARKING PURPOSES

LOT 1

SEPTIC MOUND

SEPTIC TANKS

EXISTING HOUSE

WELL

ASPHALT DRIVE

LOT 2

OUTLOT 2

RESERVED FOR  
PRIVATE ALLEY AND  
STORMWATER  
MANAGEMENT  
PURPOSES

OUTLOT 13  
NINE SPRINGS

EXISTING IMPROVEMENTS TO  
BE REMOVED PRIOR TO SITE  
DEVELOPMENT

HARTUNG FIELDS

HAIGHT FARM ROAD

OUTLOT 5

OUTLOT 13  
NINE SPRINGS

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**vierbicher**  
planners | engineers | advisors



Job #: 230213  
Date: 12/11/2024  
Rev:  
Drafted By: KPAP  
Checked By: MZIE

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Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
2 OF 5**

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 14, NINE SPRINGS, RECORDED IN VOLUME 60-003A OF PLATS ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor No., S-2568, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Land Division Code of the City of Fitchburg; and under the direction of the Owner listed heron, I have surveyed, divided and mapped the lands described herein and that said map is a correct representation of the exterior boundaries and division of the land surveyed.

Date: December 16, 2024

## DRAFT

Kevin J. Pape, WI PLS No. S-2568  
Vierbicher Associates, Inc

## DESCRIPTION

Outlot 14, Nine Springs, recorded in Volume 60-003A of Plats on Pages 8-16, as Document No. 4871633, Dane County Registry, located in the SW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 11, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Contains 77,632 SF (1.782 AC).

## NOTES:

1. Subject to Memorandum of Understanding between the City of Fitchburg and the Wisconsin Department of Transportation for Future Transportation Improvements in the Nine Springs plat, recorded as Document No. 4871634
2. Subject to Agreement for Subdivision Improvements in the Plat of Nine Springs, recorded as Document No. 4872855.
3. Subject to First Amendment to the Agreement for Subdivision Improvements in the Plat of Nine Springs, recorded as Document No. 5137072.
4. Subject to Second Amendment to the Agreement for Subdivision improvement in the Plant of Nine Springs, recorded as Document No. 5419005.
5. Subject to Third Amendment to the Agreement for Subdivision improvement in the Plant of Nine Springs, recorded as Document No. 5452987.
6. Subject to Fourth Amendment to the Agreement for Subdivision improvement in the Plant of Nine Springs, recorded as Document No. 5727103.
7. Subject to Memorandum of Understanding#2 between the City of Fitchburg and the Wisconsin Department of Transportation for Future Transportation Improvements in the Nine Springs plat, recorded as Document No. 4983928.
8. Subject to Use Restriction Agreement recorded as Document No. 4877706.

## NOTES PER NINE SPRINGS PLAT:

1. 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.
2. 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.
3. Upon future development of Outlot 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.
4. Outlots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15 and 17 are created for staging purposes in accord with Section 24-2(j) of the Municipal Code. A land division is required prior to development of the respective Outlot(s).
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."

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

OUTLOT 14, NINE SPRINGS, RECORDED IN VOLUME 60-003A OF PLATS ON PAGES 8-16, AS DOCUMENT NUMBER 4871633, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4-SE1/4 AND THE SE1/4-SE1/4 OF SECTION 11, T6N, R9E, 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 said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

GREEN-TECH LAND COMPANY, LLC

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

\_\_\_\_\_  
PRINT NAME AND TITLE

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the person(s) 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 \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

\_\_\_\_\_  
PRINT NAME AND TITLE

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

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

10 Dec 2024 - 11:33a M:\Northpointe Development\230213\_Nine Springs 0114\CADD\230213\_CSM.dwg by: kpap



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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Tracy Oldenburg, 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

10 Dec 2024 - 11:33a M:\Northpointe Development\230213\_Nine Springs 0114\CADD\230213\_CSM.dwg by: kpap



## Legal Description

Outlot 14, Nine Springs, recorded in Volume 60-003A of Plats on Pages 8-16, as Document No. 4871633, Dane County Registry. Located in the SW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 11, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.