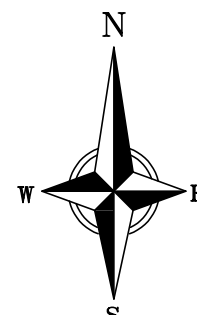
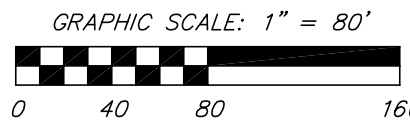


# SEVENTH ADDITION TO NINE SPRINGS

OUTLOT 10, NINE SPRINGS, LOCATED IN THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

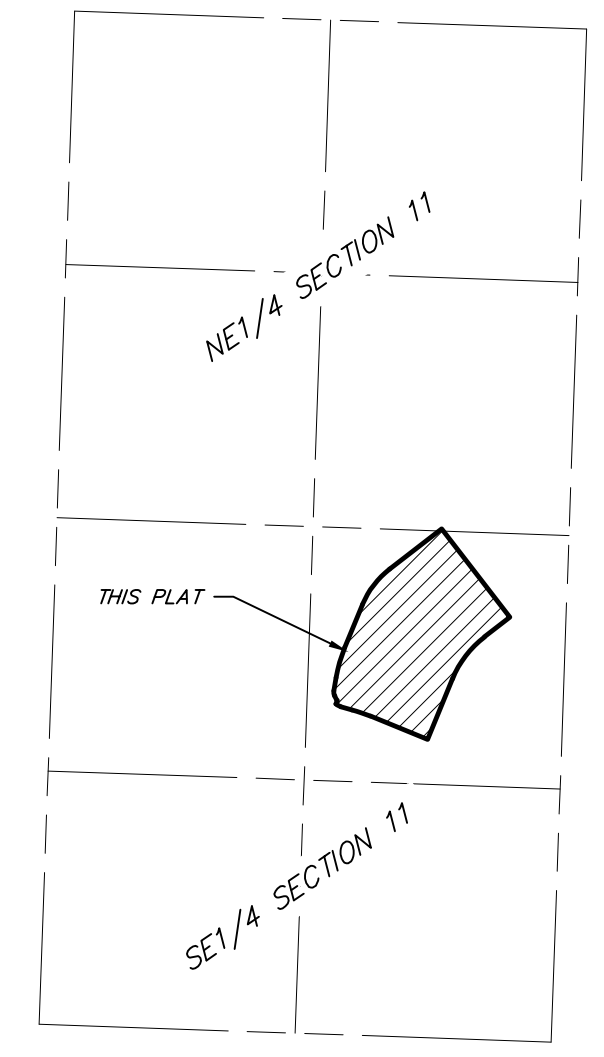


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE SE 1/4 OF SECTION 11, T6N, R9E MEASURED AS BEARING N 88°01'48" W

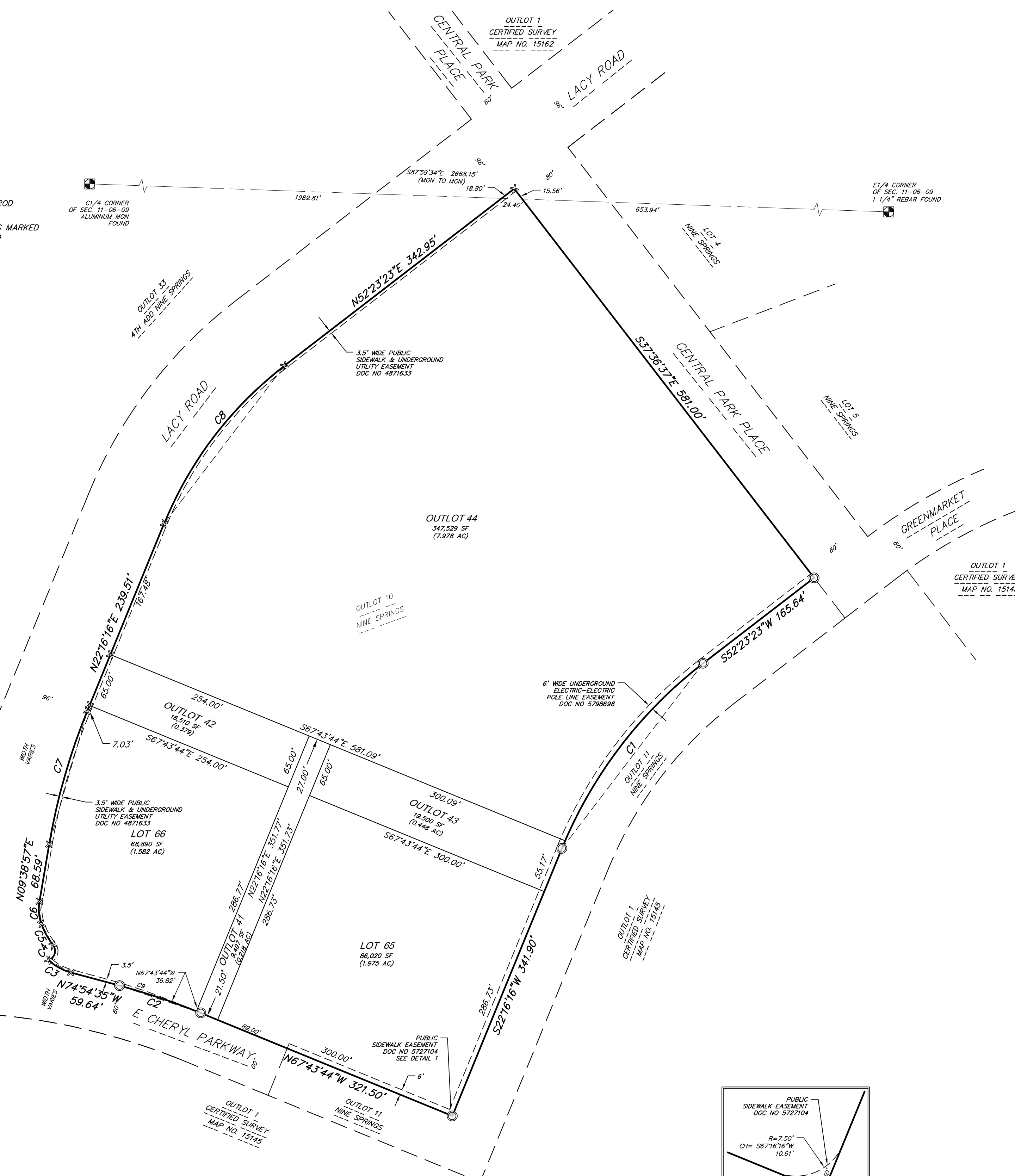


### SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
  - ⊗ SET CHEISEL "X"
  - SET 1-1/4" X 18" SOLID IRON RE-ROD WT. 4.30 LBS/FT
  - ALL OTHER LOT & OUTLOT CORNERS MARKED BY A 3/4" X 24" SOLID IRON RE-ROD WT. 1.50 LBS/FT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



LOCATION MAP NOT TO SCALE



### Notes (from Nine Springs plat, Doc. No. 4871633):

- Upon future development of Outlots 7, 9 and 10 developable lots abutting Central Park Place shall be deed restricted such that all buildings constructed on these lots shall be sprinklered.
- 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.
- Upon future development of Outlots 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.
- Additional right-of-way dedication may be obtained from Outlots 7, 9 and 10 to accommodate future intersection improvements at Lacy Road and Central Park Place to avoid conflicts with U.S.H. 14 or its interchange with Lacy Road, as outlined on exhibit 5 of the technical memorandum titled "Nine Springs neighborhood planning analysis" and dated April 16, 2012.
- Noise note:**  
The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04. Table 1. 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."

### CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	30°07'07"	530.00'	278.60'	S37°19'49"W	275.41'	
OL 44	29°03'20"	530.00'	268.77'	S37°51'42"W	265.90'	
OL 43	07°03'46"	530.00'	9.83'	S22°48'09"W	9.83'	
C2	06°59'41"	830.00'	101.33'	N71°24'44"W	101.27'	
OL 41	00°22'48"	830.00'	5.50'	N68°06'17"W	5.50'	
LOT 66	06°36'53"	830.00'	95.82'	N71°36'08"W	95.77'	
C3	27°41'34"	63.00'	30.45'	N61°03'48"W	30.15'	IN-N70°32'04"E
C4	109°00'42"	11.50'	21.88'	N16°01'43"E	18.73'	IN-N38°28'39"W
C5	19°15'33"	85.00'	28.57'	N28°50'51"W	28.44'	IN-N19°13'05"W
C6	28°32'00"	53.50'	28.95'	N64°47'04"W	28.67'	
C7	12°37'18"	746.00'	164.34'	N15°57'37"E	164.01'	
C8	30°07'07"	452.00'	237.60'	N37°19'49"E	234.88'	
C9	07°10'51"	647.00'	81.09'	N71°19'09"W	81.03'	

**OUTLOT 41:**  
"RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS AND OUTLOTS OF THIS PLAT."

OUTLOT 41 IS SUBJECT TO A PRIVATE STORM SEWER EASEMENT OVER ITS ENTIRETY.

**OUTLOT 42:**  
"RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS AND OUTLOTS OF THIS PLAT."

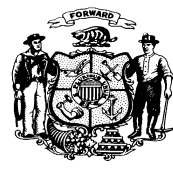
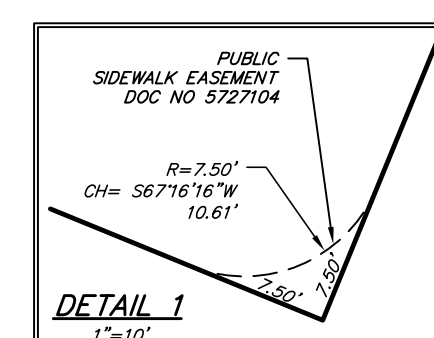
**OUTLOT 43:**  
"RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS AND OUTLOTS OF THIS PLAT."

**OUTLOT 44:** "RESERVED FOR FUTURE DEVELOPMENT"

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

**vierbicher**  
planners | engineers | advisors



Drafted by: KPAP  
Checked by: MZIE  
Job #: 170229  
Date: 02/13/2025  
Rev:  
Rev:  
Rev:

**SURVEYED FOR:**  
Green-Tech Land Company, LLC  
120 E Lakeside Street  
Madison, WI 53715

**SURVEYED BY:**  
Vierbicher Associates, Inc.  
999 Fourier Drive  
Suite 201  
Madison, WI 53717  
(608) 826-0532

# SEVENTH ADDITION TO NINE SPRINGS

OUTLOT 10, NINE SPRINGS, LOCATED IN THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 11, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor No. 2568 hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg and under the direction of the Owner listed herein, I have surveyed, divided, and mapped Seventh Addition to Nine Springs; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and is described as follows:

Outlot 10, Nine Springs recorded in Volume 60-003A of Plats on Pages 8-16 as Document No. 4871633, Dane County Registry, located in the NE1/4 of the SE1/4 and the SE1/4 of Section 11, T6N, R9E, City of Fitchburg, Dane County, Wisconsin. Contains 547,948 square feet (12.579 acres)

Vierbicher Associates Inc.  
By: Kevin J. Pape

Dated this 13th day of February, 2025.

**DRAFT**

Signed: Kevin J. Pape, P.L.S. No. 5-2568

### CITY OF FITCHBURG TREASURER'S CERTIFICATE:

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of SEVENTH ADDITION TO NINE SPRINGS.

Date: \_\_\_\_\_

By: Misty Dodge, City Treasurer

### CITY OF FITCHBURG APPROVAL:

Resolved, that the plat of SIXTH ADDITION TO NINE SPRINGS, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number \_\_\_\_\_ adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of SEVENTH ADDITION TO NINE SPRINGS to the City for Public use.

Date: \_\_\_\_\_

By: Tracy Oldenburg, City Clerk

### DANE COUNTY TREASURER'S CERTIFICATE:

I, T. 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 special assessments affecting any of the land included in the plat of SEVENTH ADDITION TO NINE SPRINGS, as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: T. Adam Gallagher, Dane County Treasurer

### 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 we caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented herein; and do 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

IN WITNESS WHEREOF, Green-Tech Land Company, LLC, has caused these presents to be signed by Scott E. Kelly, its Manager, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Green-Tech Land Company, LLC

By: Scott E. Kelly, Manager  
Green-Tech Land Company, LLC

State of Wisconsin )  
                                  ) ss  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Scott E. Kelly, its Manager, to me known to be the person 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 Subdivision Plat 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 Monona, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MONONGA BANK

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

Print Name and Title \_\_\_\_\_

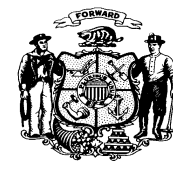
State of Wisconsin )  
                                  ) ss  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named corporate officer, to me known to be the person(s) who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.



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

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

### RECORDING DATA

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 \_\_\_\_\_ as Document Number \_\_\_\_\_  
  
Kristi Chlebowski  
Dane County Register of Deeds

 planners   engineers   advisors		Drafted by: KPAPE	SURVEYED FOR: Green-Tech Land Company, LLC 120 E Lakeside Street Madison, WI 53715	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826-0532
		Checked by: MZIE		
		Job #: 170229		
		Date: 02/13/2025		
Rev:	Rev:	Rev:	Rev:	

## Seventh Addition to Nine Springs

### Legal Description:

Outlot 10, Nine Springs recorded in Volume 60-003A of Plats on Pages 8-16 as Document No. 4871633, Dane County Registry, located in the NE1/4 of the SE1/4 and the SE1/4 of the NE1/4 of Section 11, T6N, R9E, City of Fitchburg, Dane County, Wisconsin