

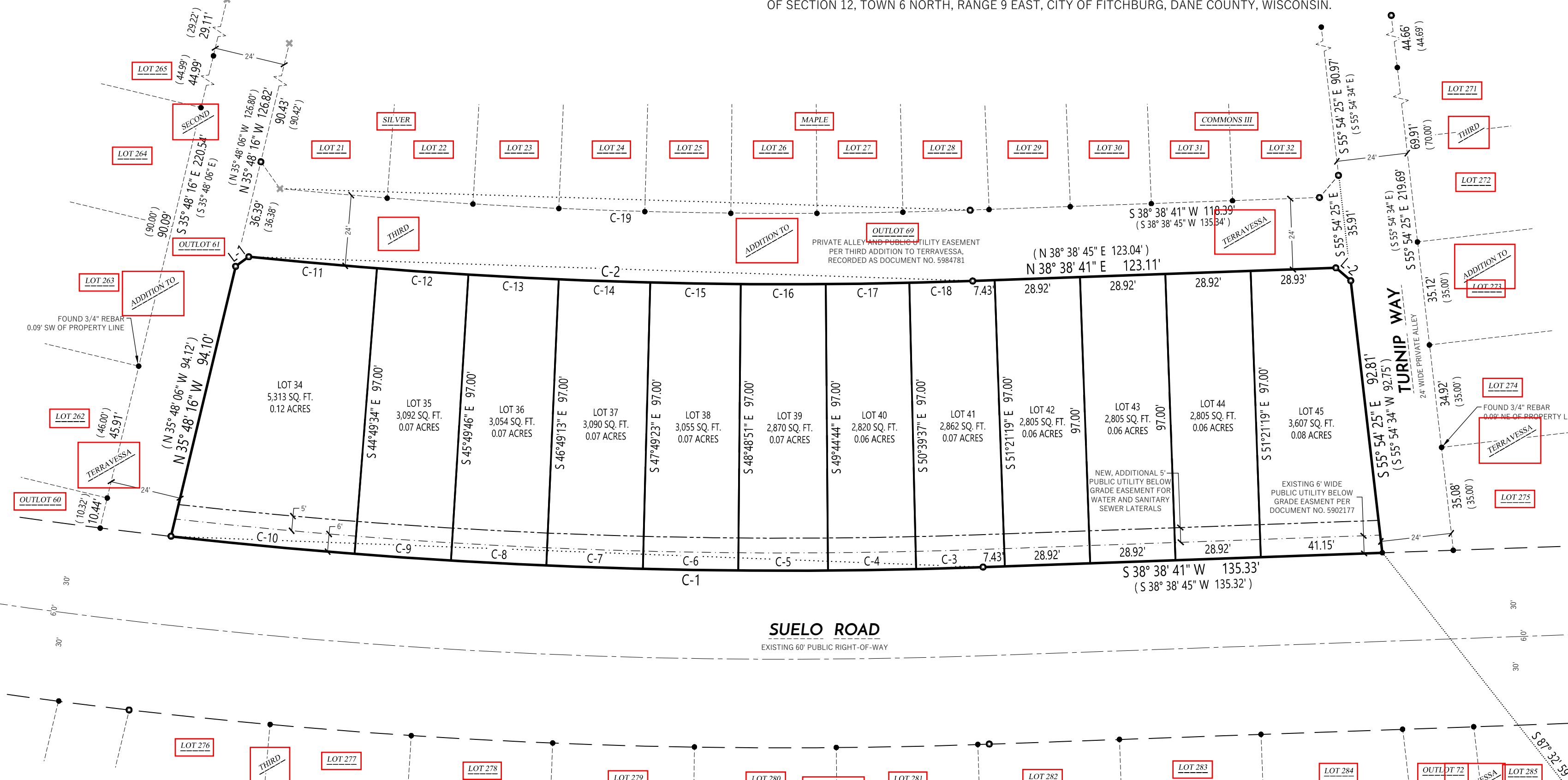
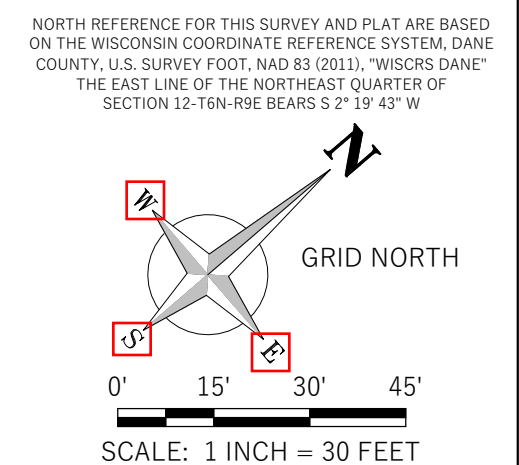
PAXTON PLACE V

BEING A REPLAT OF OUTLOT 68, THIRD ADDITION TO TERRAVESSA, RECORDED IN VOLUME 61-087B OF PLATS, ON PAGES 507-508 AS DOCUMENT NO. 5902177, LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

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



NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON SEPTEMBER 15TH & 26TH, 2024.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT CORNERS NOT SHOWN ARE MONUMENTED WITH 3/4" X 18" REBAR - 1.55 LBS./LIN. FT.
- 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 OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA. UTILITY FACILITIES WHEN INSTALLED ON UTILITY EASEMENTS, WHETHER OVERHEAD OR UNDERGROUND, SHALL NOT BE CLOSER THAN ONE (1) FOOT TO A PROPERTY LINE OR THREE (3) FEET TO ANY MONUMENT. LAND DISTURBED BY SUCH INSTALLATION SHALL BE RESTORED. WHERE UTILITY FACILITIES ARE TO BE INSTALLED UNDERGROUND, THE UTILITY EASEMENTS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF THE FINAL GRADE BY THE SUBDIVIDER PRIOR TO THE INSTALLATION OF SUCH FACILITIES, AND EARTH FILL, PILES OR MOUNDS OF DIRT SHALL NOT BE STORED ON SUCH EASEMENT.
- 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 34-45 ARE TO BE ZONED SMARTCODE - NEW COMMUNITY (SC-NC) - ORDINANCE 2016-0-23 (T4 TRANSECT ZONE).
- EXCEPT AS HEREAFTER NOTED, IN T4 ABOVE-GRADE APPURTENANCES MAY NOT BE LOCATED WITHIN 18 FEET OF ANY LOTS PRINCIPLE AND SECONDARY FRONTAGE LINES. ABOVE-GRADE APPURTENANCES MAY BE LOCATED CLOSER THAN 18 FEET FROM A LOTS 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-GRADE APPURTENANCES MAY ALSO BE INSTALLED BETWEEN 18 FEET FROM THE LOTS PRINCIPLE AND SECONDARY FRONTAGE LINE AND THE BUILDING FACADE.

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND CHISELED CROSS
- SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
- RECORDED AS PER THIRD ADDITION TO TERRAVESSA UNLESS NOTED
- PLAT BOUNDARY LINE
- INTERIOR LOT LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- CHORD LINE
- EXISTING EASEMENT
- NEW EASEMENT LINE

CORPORATE OWNERS CERTIFICATE OF DEDICATION

ENCORE HOMES, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DO HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE, ENCORE HOMES, INC., DO 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

IN WITNESS WHEREOF, THE SAID ENCORE HOMES, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFFREY A. JASCHINSKI, ITS CHIEF FINANCIAL OFFICER.

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 20____.

IN PRESENCE OF:

JEFFREY A. JASCHINSKI, CHIEF FINANCIAL OFFICER
ENCORE HOMES, INC.

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED JEFFREY A. JASCHINSKI, CHIEF FINANCIAL OFFICER OF ENCORE HOMES, INC., TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH CHIEF FINANCIAL OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

OAK 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 SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID OAK BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS _____ DAY OF _____, 20____.

BY: _____
LINDA ZIMDARS, - SENIOR VICE PRESIDENT - BUSINESS BANKING
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED BANKING ASSOCIATION, OAK BANK AUTHORIZED OFFICER, LINDA ZIMDARS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20____ AT _____ O'CLOCK _____ M AS
DOCUMENT # _____
IN VOL _____ OF PLATS,
ON PAGE(S) _____
REGISTER OF DEEDS

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	275.49'	1869.00'	8° 26' 43"	S 42° 52' 03" W	275.24'	S 38° 38' 41" W	S 47° 05' 25" W
()	275.55'		8° 26' 50"	S 42° 52' 09.5" W	275.30'	S 38° 38' 45" W	S 47° 05' 34" W
C-2	245.51'	1772.00'	7° 56' 18"	N 42° 36' 50" E	245.31'	N 46° 34' 59" E	N 38° 38' 41" E
()	245.50'		7° 56' 16"	N 42° 36' 52" E	245.30'	N 46° 35' 01" E	N 38° 38' 45" E
C-3	22.67'	1869.00'	0° 41' 41"	S 38° 59' 32" W	22.67'	S 38° 38' 41" W	S 39° 20' 23" W
C-4	29.84'	1869.00'	0° 54' 53"	S 39° 47' 50" W	29.84'	S 39° 20' 23" W	S 40° 15' 16" W
C-5	30.38'	1869.00'	0° 55' 53"	S 40° 43' 13" W	30.38'	S 40° 15' 16" W	S 41° 11' 09" W
C-6	32.33'	1869.00'	0° 59' 28"	S 41° 40' 53" W	32.33'	S 41° 11' 09" W	S 42° 10' 37" W
C-7	32.71'	1869.00'	1° 00' 10"	S 42° 40' 42" W	32.71'	S 42° 10' 37" W	S 43° 10' 47" W
C-8	32.33'	1869.00'	0° 59' 28"	S 43° 10' 31" W	32.33'	S 43° 10' 47" W	S 44° 10' 14" W
C-9	32.73'	1869.00'	1° 00' 12"	S 44° 40' 20" W	32.72'	S 44° 10' 14" W	S 45° 10' 26" W
C-10	62.51'	1869.00'	1° 54' 59"	S 46° 07' 55" W	62.51'	S 45° 10' 26" W	S 47° 05' 25" W
C-11	43.59'	1772.00'	1° 24' 33"	N 45° 52' 43" E	43.58'	N 46° 34' 59" E	N 45° 10' 26" E
C-12	31.03'	1772.00'	1° 00' 12"	N 44° 40' 20" E	31.03'	N 45° 10' 26" E	N 44° 10' 14" E
C-13	30.65'	1772.00'	0° 59' 28"	N 43° 40' 31" E	30.65'	N 44° 10' 14" E	N 43° 10' 47" E
C-14	31.01'	1772.00'	1° 00' 10"	N 42° 40' 42" E	31.01'	N 43° 10' 47" E	N 42° 10' 37" E
C-15	30.65'	1772.00'	0° 59' 28"	N 41° 40' 53" E	30.65'	N 42° 10' 37" E	N 41° 11' 09" E
C-16	28.80'	1772.00'	0° 55' 53"	N 40° 43' 13" E	28.80'	N 41° 11' 09" E	N 40° 15' 16" E
C-17	28.29'	1772.00'	0° 54' 53"	N 39° 47' 50" E	28.29'	N 40° 15' 16" E	N 39° 20' 23" E
C-18	21.49'	1772.00'	0° 41' 41"	N 38° 59' 32" E	21.49'	N 39° 20' 23" E	N 38° 38' 41" E
C-19	234.06'	1748.00'	7° 40' 19"	S 42° 28' 51" W	233.88'	S 38° 38' 41" W	S 46° 19' 00" W
()	234.08'		7° 40' 21"	S 42° 28' 55.1" W	233.90'	S 38° 38' 45" W	S 46° 19' 06" W

SURVEYOR'S CERTIFICATE

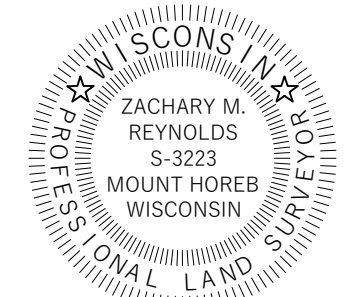
I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG - CODE OF ORDINANCES AND UNDER THE DIRECTION OF ENCORE HOMES, INC., I HAVE SURVEYED, DIVIDED AND MAPPED PAXTON PLACE V; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NE-1/4 OF THE NE-1/4 OF SECTION 12, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, CONTAINING 0.88 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

OUTLOT 68, THIRD ADDITION TO TERRAVESSA, RECORDED IN VOLUME 61-087B OF PLATS, ON PAGES 507-508 AS DOCUMENT NO. 5902177, LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

ABOVE DESCRIBED PARCEL CONTAINS 38,178 SQUARE FEET OR 0.88.

DATED THIS 7TH DAY OF MARCH, 2025

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, KARI MILLER, 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 _____, 20____.

ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PAXTON PLACE V.

DATE _____ KARI MILLER, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20____.

AFFECTING THE LANDS INCLUDED IN THE PLAT OF PAXTON PLACE V.

DATE _____ ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS PAXTON PLACE V, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY RESOLUTION NO. _____, FILE NUMBER _____ ADOPTED ON THIS _____ DAY OF _____, 20____.

AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THIS _____ DAY OF _____, 20____.

AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID STONER PRAIRIE FOR PUBLIC USE.

DATE _____ TRACY OLDENBURG, CITY CLERK

LOCATION MAP NOT TO SCALE

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