

# ASPEN GROVE

LOT 1, HAWKS RIDGE ESTATES, RECORDED IN VOLUME 59-018B OF PLATS ON PAGES 95-96 AS DOCUMENT NUMBER 4237057, DANE COUNTY REGISTRY, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 4, T6N, R8E, CITY OF MADISON, 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.

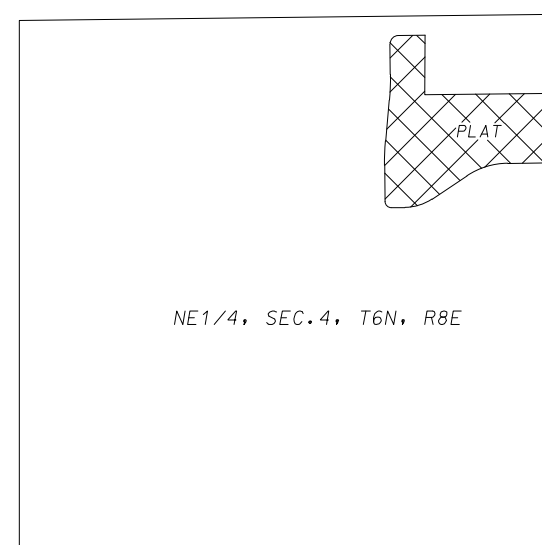
Certified \_\_\_\_\_, 20\_\_

Department of Administration

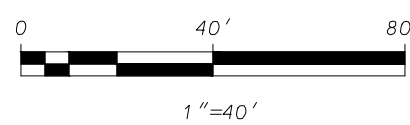
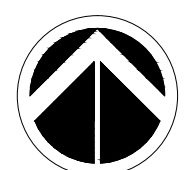
### LEGEND

- Found 1-1/4" iron rebar
- ▲ All other lot and outlet corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 12' Public utility easement (12' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- ( ) Recorded as information

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1		180.00	102.37	103.80	N73°15'12"E (N72°50'06"E)	33°02'26"
6		180.00	45.03	45.14	N63°55'04"E	14°22'12"
7		180.00	58.40	58.66	N80°26'18"E	18°40'14"
2		120.00	68.25	69.20	N73°15'12"E (N72°50'06"E)	33°02'26"
3		15.00	21.21	23.56	N45°13'35"W (S45°38'41"E)	90°00'00"
4		586.00	58.89	58.92	N02°39'14"E (N02°14'08"E)	05°45'39"
4		586.00	18.90	18.90	N00°41'52"E	01°50'54"
3		586.00	40.00	40.01	N03°34'41"E	03°54'45"
5		614.00	61.71	61.73	N02°39'14"E (N02°14'08"E)	05°45'39"
2		614.00	7.23	7.23	N05°11'49"E	00°40'28"
1		614.00	54.49	54.50	N02°19'00"E	05°05'10"
6		20.00	28.28	31.42	N44°46'23"E (N44°21'17"E)	89°59'56"



LOCATION MAP  
NOT TO SCALE



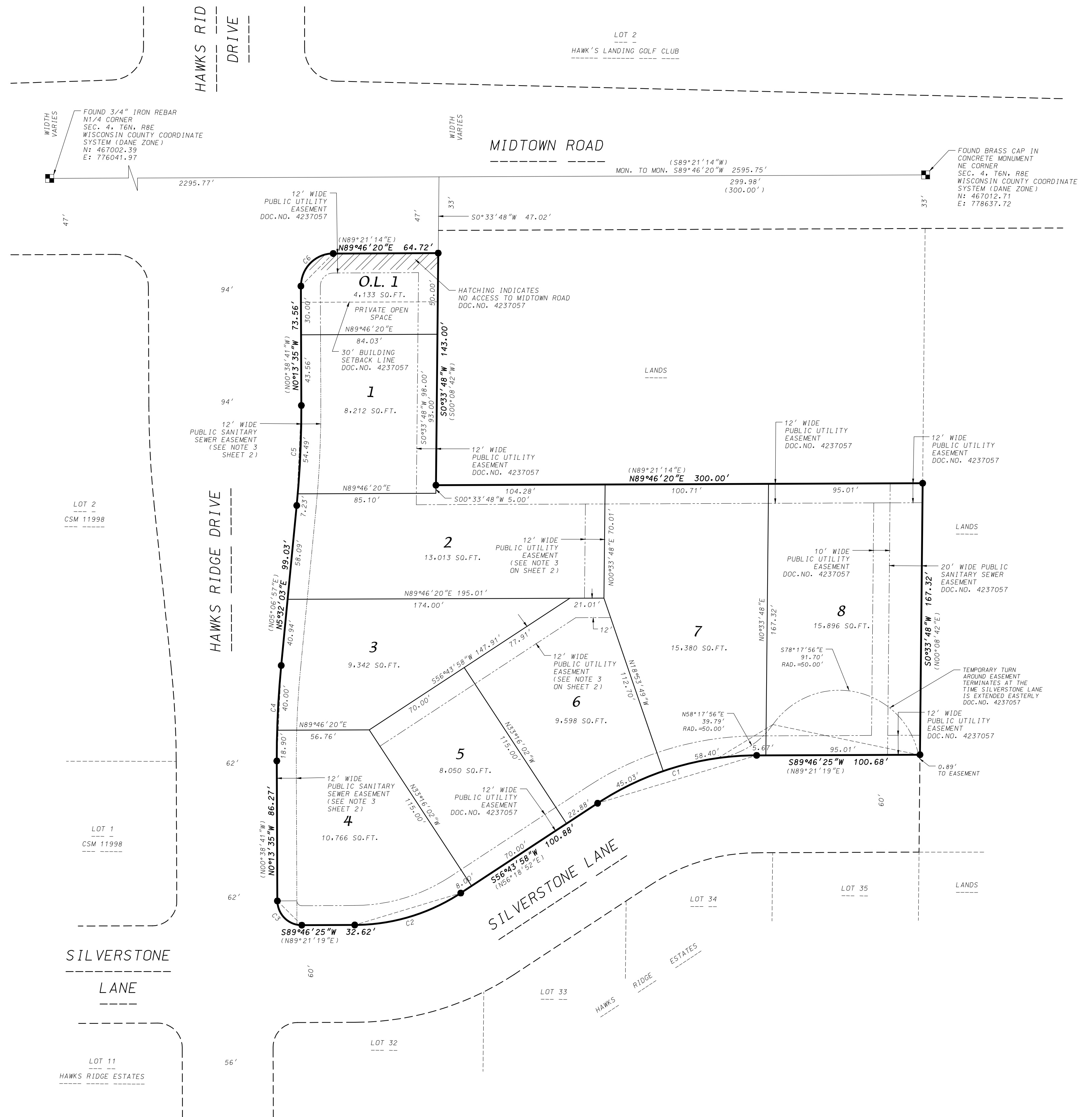
GRID NORTH BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, T6N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°46'20"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT


FN:14-07-105



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



# ASPEN GROVE

LOT 1, HAWKS RIDGE ESTATES, RECORDED IN VOLUME 59-018B OF PLATS ON PAGES 95-96 AS DOCUMENT NUMBER 4237057, DANE COUNTY REGISTRY, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 4, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Aspen Grove" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lot 1, Hawks Ridge Estates, recorded in Volume 59-018B of Plats on pages 95-96 as Document Number 4237057, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 4, T6N, R8E, City of Madison, Dane County, Wisconsin, containing 94,385 sq. ft.

Dated this 3rd day of July, 2014.

Brett T. Stoffregan, Registered Land Surveyor S-2742

NOTES

1. This Plat is subject to the following recorded instruments:

- A. Declaration of Conditions and Covenants recorded as Doc. Nos. 4281338 and 4281339.
- B. Land Use Restriction - Inclusionary Zoning recorded as Doc. No. 4243532.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3. Public Sanitary Sewer Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

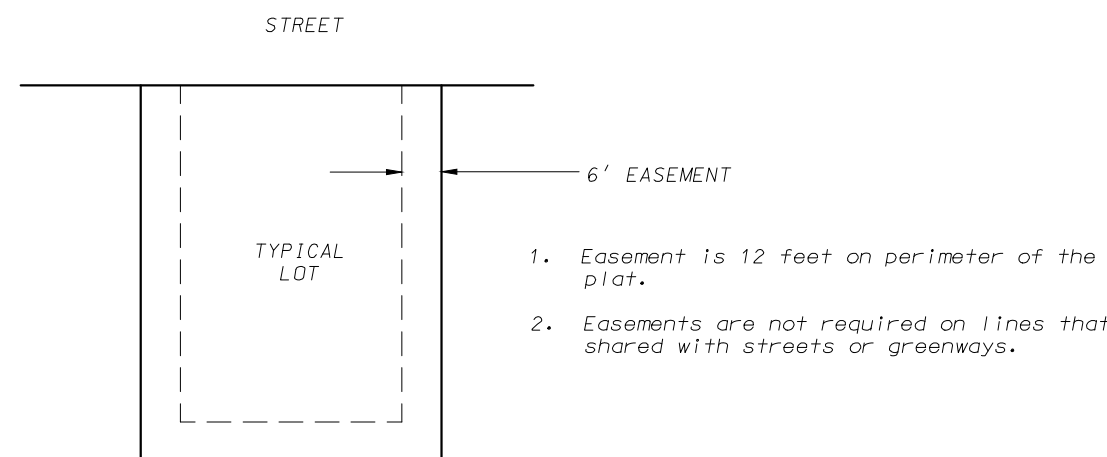
Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

- 4. Lots 1-8 are restricted to single-family detached residences.
- 5. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 6. Outlot 1 is private open space
- 7. Distances shown along curves are chord lengths.



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL  
Not to Scale - See note 2

OWNER'S CERTIFICATE

B & H Madison, LLC a 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

B & H Madison, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Common Council, City of Madison  
Dane County Zoning and Land Regulation Committee

In witness whereof, B & H Madison, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

B & H Madison, LLC

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named officer(s) of the above named B & H Madison, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Aspen Grove" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2014 affecting the land included in "Aspen Grove".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, 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 \_\_\_\_\_, 2014 on any of the lands included in the plat of "Aspen Grove".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds