

The Willows II

All of Lot 4 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison, Dane County, Wisconsin

COUNTY OF DANE) SS T.R. McKenzie, Inc., a corporat the laws of the State of Wiscon caused the land described on the mapped, and dedicated as repr	sin, as owners, does h	ereby certify that	said corporation
T.R. McKenzie, Inc., does furth to be submitted to the following -Department of Administration -Dane County Zoning an -City of Madison Commo	for approval or objecti ration d Natural Resource Co	on:	36.10 or s. 236.12
IN WITNESS WHEREOF, the s signed by Mary Ann McKenzie, secretary, at	its president and cour	ntersigned by Jess	sie Crooks, its
In presence of:			
Mary Ann McKenzie, President	Jessie C	Crooks, Secretary	
STATE OF WISCONSIN) DANE COUNTY) SS			
Personally came before me this Anne McKenzie, President, and corporation, to me known to be to me known to be such President that they executed the foregoin corporation, by its authority.	d Jessie Crooks, Secre the persons who exec ent and Secretary of sa	tary of the above uted the foregoing aid corporation, ar	named g instrument, and nd acknowledge
My Commission Expires	Notary F	Public, Dane Coun	ity, Wisconsin
City of Madison COMMON COUNCIL RESOLU	TION		
I, Maribeth Witzel-Behl, being the of Madison, do hereby certify the Madison, Dane County, Wisconsthisday ofof the final plat of THE WILLOW conditions, and I do hereby certifications.	nat this plat was approving this plat was approving the province of the plat was approving the plat was approving the plat was all condition we had all condition we	me to issue a cer Inc., upon satisfacere satisfied and the	ouncil of the City of adopted on tificate of approval ction of certain he APPROVAL
Maribeth Witzel-Behl, City Clerk City of Madison, Wisconsin	C Date		_
Certificate of City Treasu STATE OF WISCONSIN) DANE COUNTY) SS	rer		
I, Dave Gawenda, being the du Madison, do hereby certify that unpaid taxes or unpaid special of the land included in the plat of	in accordance with the assessments as of	records in my off	fice, there are no
Dave Gawenda, Treasurer City of Madison, Wisconsin	 Date		_
Certificate of County Treastante OF WISCONSIN) DANE COUNTY) SS	asurer		
I, Adam Gallagher, being the du Dane, do hereby certify that the no unpaid taxes or unpaid spec affecting the lands included in t	records in my office s rial assessments as of	how no unredeem	ned tax sales and
Adam Gallagher, Treasurer Dane County, Wisconsin	 Date		_
Certificate of Register of	Deeds		
Recieved for recording this	day of	, 2016, at	o'clockm.
and recorded in Volume	of plats on Page	and	

Corporate Owner's Certificate

STATE OF WISCONSIN)

Surveyor's Certificate

Dated this _____ day of _

William F. Kottler S-2348

I, William F. Kottler, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of Wisconsin Statutes and the subdivision regulations of the City of Madison, Dane County, Wisconsin, and under direction of T.R. McKenzie, Inc. I have surveyed, divided and mapped THE WILLOWS II; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 4 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison, Dane County, Wisconsin, containing 755439 square feet (17.343 acres) and described as follows:

All of Lot 4 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison, Dane County, Wisconsin.

perty ompany	WILLIAM F. KOTTLER CROSS PLAINS WISCONSIN WISCONSIN SURVE
o'clock A M	CROSS PLAINS WISCONSIN WIS

Title Report Description of Property
First American Title Insurance Company
Subdivision Approval Report

30/60 Title Search
Order No: 2595662
Dated: November 6, 2014 at 7:00 o'clock A.M.

Parcel B:
Lot Four (4), Certified Survey Map No. 6407, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 21, 1991 in Volume 31 of Certified Survey Maps, pages 120, 121 and 122, as Document No. 2263459, located in the City of Madison, Dane County, Wisconsin.

Parcel No. 251-0708-212-0105-4

NOTES

- 1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat except where easements and widths are shown otherwise on the face of the plat. For purposes of two (2) of more lots combined for a single development site, or where two (2) or more lots have shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) 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 driveway agreement, except that the easement shall be twelve (12) feet in 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 places in any easement for drainage purposes. Fences may be placed in the easements only if they do not impede the anticipated flow of water.
- 2. 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 re-division 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. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 4. Public Utility Easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
- 5. The Public Way of Shewe Road in Outlot 1 shall be discontinued by the City of Madison upon an adequate public access from the end of Schewe Road in the Town of Middleton going southerly to Elderberry Road being constructed to the satisfaction of the City of Madison Engineer.

Public Pedestrian and Bike Path 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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path 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 public use 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.

Public Storm 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.

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 sanitary 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 Sanitary 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 Sanitary 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.

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

CURVE TABLE



Department of Administration

CURVE TABLE								
NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT BEARING IN	TANGENT BEARING OUT	
C1	26.22'	180.00'	8°20'46"	26.20'	N05° 57' 46"E	N10° 08' 09"E	N01° 47' 23"E	
C2	9.72'	180.00'	3°05'43"	9.72'	N03° 20' 14"E	N04° 53' 05"E	N01° 47' 23"E	
С3	16.50'	180.00'	5°15'11"	16.50'	N07° 30' 41"E	N10° 08' 16"E	N04° 53' 05"E	
C4	17.49'	122.57'	8°10'25"	17.47'	N05° 57' 51"E	N10° 03' 03"E	N01° 52' 38"E	
C5	24.02'	15.00'	91°45'58"	21.54'	N44° 05' 36"W	N01° 47' 23"E	N89° 58' 35"W	
C6	93.28'	50.00'	106°53'16"	80.33'	S36° 34' 47"W	N89° 58' 35"W	S16° 51' 51"E	
C7	212.23'	60.00'	202°40'02"	117.66'	N84° 28' 10"E	S05° 48' 11"W	N16° 51' 51"W	
C8	29.54'	60.00'	28°12'34"	29.24'	S02° 45' 34"E	S16° 51' 51"E	S11° 20' 44"W	
C9	50.86'	60.00'	48°34'16"	49.35'	S35° 37' 52"W	S11° 20' 44"W	S59° 55' 00"W	
C10	49.63'	60.00'	47°23'32"	48.23'	S83° 36' 46"W	S59° 55' 00"W	N72° 41' 28"W	
C11	48.48'	60.00'	46°17'25"	47.17'	N49° 32' 46"W	N72° 41' 28"W	N26° 24' 03"W	
C12	33.72'	60.00'	32°12'15"	33.28'	N10° 17' 56"W	N26° 24' 03"W	N05° 48' 11"E	
C13	107.45'	50.00'	123°07'38"	87.93'	N55° 45' 38"W	N05° 48' 11"E	S62° 40' 33"W	
C14	20.94'	120.00'	10°00'00"	20.92'	S57° 40' 33"W	S62° 40' 33"W	S52° 40' 33"W	
C15	32.48'	25.00'	74°26'14"	30.24'	S15° 27' 25"W	S52° 40' 33"W	S21° 45' 42"E	
C16	69.27'	180.00'	22°02'57"	68.84'	S10° 44' 13"E	S21° 45' 42"E	S00° 17' 15"W	
C17	89.29'	120.00'	42°37'53"	87.24'	N20° 44' 21"W	N00° 34' 36"E	N42° 03' 17"W	
C18	137.41'	180.00'	43°44'20"	134.10'	S20° 11' 07"E	S01° 41' 03"W	S42° 03' 17"E	
C19	43.57'	180.00'	13°52'05"	43.46'	N35° 07' 15"W	N42° 03' 17"W	N28° 11' 12"W	
C20	60.29'	180.00'	19°11'23"	60.00'	N18° 35' 31"W	N28° 11' 12"W	N08° 59' 49"W	
C21	20.04'	180.00'	6°22'46"	20.03'	S05° 48' 26"E	S02° 37' 04"E	S08° 59' 49"E	
C22	13.51'	180.00'	4°17'57"	13.50'	N00° 28' 05"W	N02° 37' 04"W	N01° 40' 54"E	
C23	45.29'	180.00'	14°24'55"	45.17'	N08° 53' 21"E	N01° 40' 54"E	N16° 05' 48"E	
C24	29.96'	120.00'	14°18'25"	29.89'	N08° 56' 36"E	N16° 05' 48"E	N01° 47' 23"E	
C25	40.04'	25.00'	91°45'58"	35.90'	N44° 05' 36"W	N01° 47' 23"E	N89° 58' 35"W	
C26	38.50'	25.00'	88°14'02"	34.81'	S45° 54' 24"W	N89° 58' 35"W	S01° 47' 23"W	
C27	44.95'	180.00'	14°18'25"	44.83'	S08° 56' 36"W	S01° 47' 23"W	S16° 05' 48"W	
C28	10.26'	180.00'	3°16'02"	10.26'	S03° 25' 24"W	S01° 47' 23"W	S05° 03' 25"W	
C29	34.68'	180.00'	11°02'23"	34.63'	S10° 34' 37"W	S05° 03' 25"W	S16° 05' 48"W	
C30	30.19'	120.00'	14°24'55"	30.11'	S08° 53' 21"W	S16° 05' 48"W	S01° 40' 54"W	
C31	91.60'	120.00'	43°44'11"	89.39'	S20° 11' 12"E	S01° 40' 54"W	S42° 03' 17"E	
C32	37.21'	25.00'	85°16'10"	33.87'	S84° 41' 22"E	S42° 03' 17"E	N52° 40' 33"E	
C33	31.42'	180.00'	10°00'00"	31.38'	N57° 40' 33"E	N52° 40' 33"E	N62° 40' 33"E	
C34	23.56'	15.00'	90°00'00"	21.21'	N17° 40' 33"E	N62° 40' 33"E	N27° 19' 27"W	
C35	191.26'	280.00'	39°08'10"	187.56'	N07° 45' 22"W	N27° 19' 27"W	N11° 48' 43"E	
C36	39.06'	280.00'	7°59'35"	39.03'	N23° 19' 40"W	N27° 19' 27"W	N19° 19' 53"W	
C37	76.78'	280.00'	15°42'38"	76.54'	N11° 28' 33"W	N19° 19' 53"W	N03° 37' 14"W	
C38	75.42'	280.00'	15°25'57"	75.19'	N04° 05' 44"E	N03° 37' 14"W	N11° 48' 43"E	
C39	162.88'	220.00'	42°25'07"	159.18'	N06° 06' 54"W	N27° 19' 27"W	N15° 05' 40"E	
C40	90.33'	220.00'	23°31'31"	89.70'	S03° 19' 55"W	S15° 05' 40"W	S08° 25' 51"E	
C41	72.55'	220.00'	18°53'36"	72.22'	S17° 52' 39"E	S08° 25' 51"E	S27° 19' 27"E	
C42	23.56'	15.00'	90°00'00"	21.21'	S72° 19' 27"E	S27° 19' 27"E	N62° 40' 33"E	
C42	85.92'	180.00'	27°20'52"	85.10'	S76° 20' 59"W	N89° 58' 35"W	S62° 40' 33"W	
C43	52.86'	180.00'	16°49'30"	52.67'	N71° 05' 17"E	N62° 40' 33"E	N79° 30' 02"E	
C44	33.06'	180.00	10°31'23"	33.01'	N84° 45' 43"E	N79° 30' 02"E	S89° 58' 35"E	
			88°14'02"		N45° 54' 24"E			
C46	23.10'	15.00'	00 14 02	20.88'	1945 54 74 F	S89° 58' 35"E	N01° 47' 23"E	

OWNER/SUBDIVIDER
T.R. McKenzie, Inc.
1910 Hawks Ridge Dr #322
Verona, WI 53593

SURVEYOR/ENGINEER/PLANNER Mead & Hunt 2440 Deming Way Middleton, WI 53562



Mead & Hunt, Inc. 2440 Deming Way Middleton, WI 53562 phone: 608-273-6380 meadhunt.com

SHEET 2 OF 2

Kristi Chlebowski, Dane County Register of Deeds