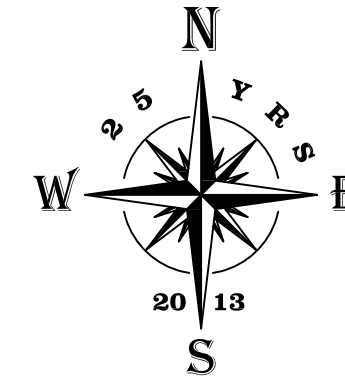


# Woodstone Replat No. 3

BEING ALL OF LOTS 9, 10, 11, 12, 103 & 104, BEAR CLAW WAY, WILRICH ROAD, AND PART OF COBALT STREET, WOODSTONE, LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 435,668 SQ. FT. - 10.00 ACRES

**BASIS OF BEARINGS:** IS THE NORTH LINE OF THE SW1/4, SECTION 21, WHICH BEARS N89°42'50"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83 (1991).

SCALE: 1" = 80'



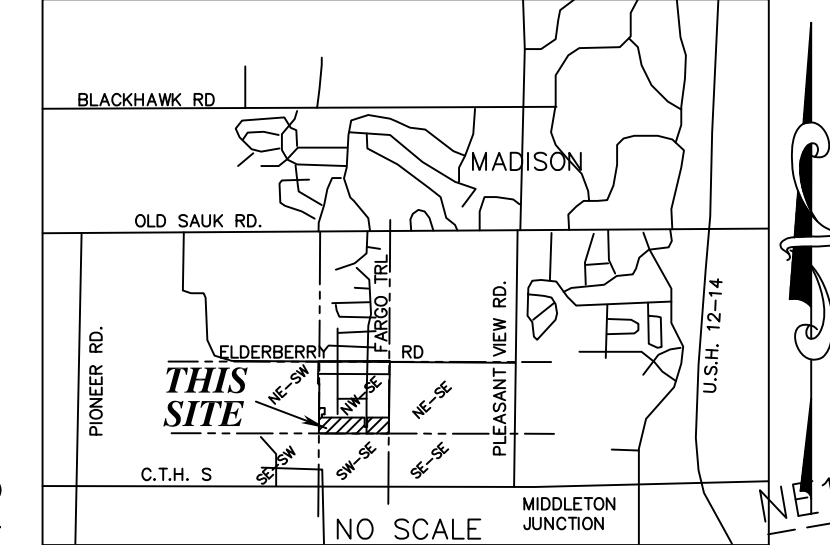
## APPROVING AUTHORITIES

CITY OF MADISON  
DANE COUNTY

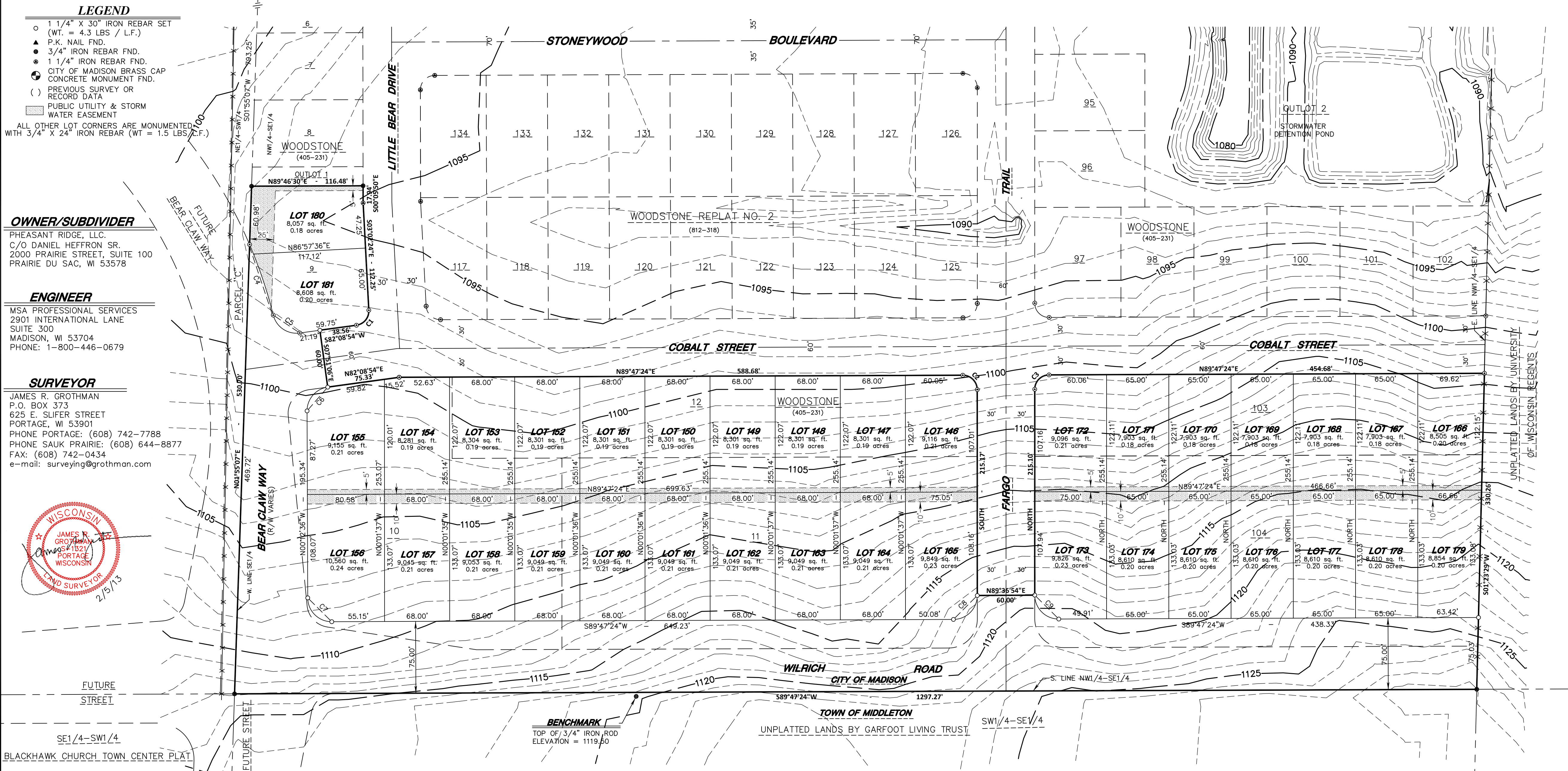
## OBJECTING AUTHORITIES

DEPARTMENT OF ADMINISTRATION

## LOCATION SKETCH



NO SCALE  
CITY OF MADISON, DANE COUNTY



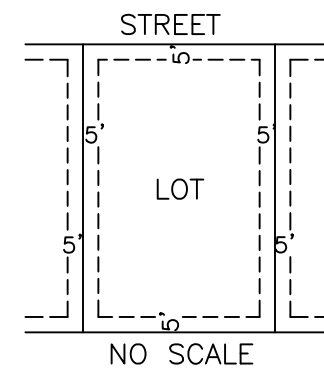
NOTE: NO PRIVATE FENCING SHALL BE ERECTED WITHIN THE PUBLIC STORM SEWER EASEMENT AREA.

NOTE: UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

NOTE: ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT(S).

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.

NOTE: 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.



**TYPICAL DRAINAGE EASEMENT SKETCH**  
TYPICAL DRAINAGE EASEMENT MAY OVERLAP OTHER EASEMENTS SHOWN.

NOTE: ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 5- 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 WEST 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 DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE WEST 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. 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.

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

2/5/13	SEAL DATE	JRG
DATE	REVISION	BY
A PRELIMINARY PLAT OF		
<b>Woodstone Replat No. 3</b>		
FILE NO. 113-22	PROJ. NO. 405-231	DWG NO. 11322 Prelim
THIS INSTRUMENT DRAFTED BY JERON ABBEGLEN		SHEET 1 OF 2



# Woodstone Replat No. 3

BEING ALL OF LOTS 9, 10, 11, 12, 103 & 104, BEAR CLAW WAY, WILRICH ROAD, AND PART OF COBALT STREET, WOODSTONE, LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 435,668 SQ. FT. - 10.00 ACRES

## OWNER'S CERTIFICATE OF DEDICATION

As Owner, I hereby certify that I caused the land on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner, I do further certify that this plat is required by Statutes 236.10 or 236.12 to be submitted to the following for approval or objection:

- City of Madison
- Department of Administration
- Dane County Zoning and Land Regulation Committee

Witness the hand and seal of said Owner this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

In the Presence of:

Pheasant Ridge, L.L.C.

Witness

Daniel R. Heffron  
Managing Member Pheasant Ridge, L.L.C.

STATE OF WISCONSIN)  
SS)  
COUNTY OF DANE)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

## CONSENT OF MORTGAGEE

We, **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus**, Mortgagees of the above described land do hereby certify to the surveying, dividing, mapping, and dedication of the land described on this plat, and we do consent to the above certificates of **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, Owners.

Witness the hand and seal of **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_

Susan E. Annen

\_\_\_\_

Richard A. Annen

\_\_\_\_

Alan E. Backus

\_\_\_\_

Jane A. Backus

\_\_\_\_

Kay E. Backus

STATE of WISCONSIN)  
SS)  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus** to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

STATE of WISCONSIN)  
SS)  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named **Susan E. Annen, Richard A. Annen, Alan E. Backus, Jane A. Backus, Kay E. Backus** to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
SS)  
COUNTY OF Dane)

I, **David Worzala** being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 20\_\_ affecting the lands included in the plat of **Woodstone Replat No 3**.

\_\_\_\_\_  
David Worzala, County Treasurer

## CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock, \_\_, M. and recorded in Volume \_\_\_\_ of

Plats on Page \_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

## COMMON COUNCIL RESOLUTION

Resolved, that the plat of **Woodstone Replat No. 3** located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Maribeth Witzel - Behl, City Clerk

## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
SS)  
COUNTY OF Dane)

I, **David Gawenda**, being duly appointed, qualified and acting Treasurer of the City of Madison, do hereby certify that in accordance with my records in my office there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 20\_\_ affecting the lands included in the plat of **Woodstone Replat No. 3**.

\_\_\_\_\_  
David Gawenda, Treasurer

\_\_\_\_\_  
Date

## PLAN COMMISSION

Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin.

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

\_\_\_\_\_  
Timothy Parks, Secretary

## CONSENT OF MORTGAGEE

I, of **State Bank of Cross Plains**, Mortgagee of the above described land do hereby certify to the surveying, dividing, mapping, and dedication of the land described on this plat, and I do consent to the above certificates of **Daniel R. Heffron, Managing Member Pheasant Ridge, L.L.C.**, Owners.

Witness the hand and seal of **State Bank of Cross Plains**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
State Bank of Cross Plains

\_\_\_\_\_  
James Tubbs, Vice President

STATE of WISCONSIN)  
SS)  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named **James Tubbs, Vice President**, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

## CURVE DATA TABLE

CURVE	LOT #	DELTA	ARC	RADIUS	BEARING	DIST	TAN. IN	TAN. OUT
C1	181	85°11'18"	22.30	15.00	S39°33'15"W	20.30		
C2	146	90°12'36"	23.62	15.00	S45°06'18"E	21.25		
C3	172	89°47'24"	23.51	15.00	N44°53'42"E	21.17		
C4		09°06'00"	77.82	490.00	N18°31'55"W	77.74	N13°58'55"W	N23°04'55"W
	180	01°15'19"	10.74	490.00	N22°27'06"W	10.74		
	181	07°50'40"	67.09	490.00	N17°54'15"W	67.04		
C5	181	85°11'18"	22.30	15.00	S39°33'15"W	20.30		
C6	155	82°21'30"	35.94	25.00	N40°58'09"E	32.92		
C7	156	90°00'00"	39.27	25.00	N45°12'35"W	35.36		
C8	165	89°47'24"	39.18	25.00	S44°53'42"W	35.29		
C9	173	90°12'36"	39.36	25.00	N45°06'18"W	35.42		

## SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and the City of Madison Subdivision Ordinance and under the direction of **Daniel R. Heffron of Pheasant Ridge, L.L.C.**, I have surveyed, monumented, mapped and divided the plat of **Woodstone Replat No 3.**, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being all of Lots 9, 10, 11, 12, 103 and 104, existing Bear Claw Way right-of-way, Wilrich Road right-of-way and part of Cobalt Street Plat of Woodstone located in the Northwest Quarter of the Southeast Quarter of Section 21, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the west quarter corner of said Section 21;  
thence North 89°42'50" East along the north line of the Southwest Quarter of said Section 21, 2,637.13 feet to the center quarter corner of said Section 21;  
thence South 01°55'07" West along the west line of the Northwest Quarter of the Southeast Quarter of said Section 21, 793.25 feet to the point of beginning;  
thence North 89°46'30" East along the south line of Outlot 1 of Woodstone, 116.48 feet;  
thence South 00°05'50" East along the west right-of-way line of Little Bear Drive, 17.94 feet;  
thence South 03°02'24" East along said west right-of-way line of Little Bear Drive, 112.25 feet;  
thence southwesterly along a 15.00 foot radius curve to the right in the northerly right-of-way line of Cobalt Street having a central angle of 85°11'18" and whose long chord bears South 39°33'15" West, 20.30 feet;  
thence South 82°08'54" West along the west right-of-way line of Cobalt Street, 38.56 feet;  
thence South 07°51'06" East, 60.00 feet to a point in the south right-of-way line of Cobalt Street;  
thence North 82°08'54" East along the south right-of-way line of Cobalt Street, 75.33 feet;  
thence North 89°47'24" East along the south right-of-way line of Cobalt Street, 588.68 feet;  
thence southeasterly along a 15.00 foot radius curve to the right in the southerly right-of-way line of Cobalt Street having a central angle of 90°12'36" and whose long chord bears South 45°06'18" East, 21.25 feet;  
thence South along the west right-of-way line of Fargo Trail, 215.17 feet;  
thence North 89°36'54" East, 60.00 feet to a point in the east right-of-way line of Fargo Trail;  
thence North along the east right-of-way line of Fargo Trail, 215.10 feet;  
hence northeasterly along a 15.00 foot radius curve to the right in the southerly right-of-way line of Cobalt Street having a central angle of 89°47'24" and whose long chord bears North 44°53'42" East, 21.17 feet;  
thence North 89°47'24" East along the south right-of-way line of Cobalt Street, 454.68 feet to a point in the east line of the Northwest Quarter of the Southeast Quarter of said Section 21;  
thence South 01°23'29" West along said East line of the Northwest Quarter of the Southeast Quarter, 330.26 feet to the southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 21;  
thence South 89°47'24" West along the south line of the Northwest Quarter of the Southeast Quarter of said Section 21, 1,297.27 feet to the southwest corner thereof;  
thence North 01°55'07" East along the west line of the Southeast Quarter of said Section 21, 530.70 feet to the point of beginning. Containing 435,668 square feet, (10.00 acres), more or less.

\_\_\_\_\_  
**JAMES R. GROTHMAN**  
Registered Land Surveyor, No. 1321  
Dated: February 5, 2013  
File No: 113-22



## OWNER/SUBDIVIDER

PHEASANT RIDGE, LLC.  
C/O DANIEL HEFFRON SR.  
2000 PRAIRIE STREET, SUITE 100  
PRAIRIE DU SAC, WI 53578

## ENGINEER

MSA PROFESSIONAL SERVICES  
2901 INTERNATIONAL LANE  
SUITE 300  
MADISON, WI 53704  
PHONE: 1-800-446-0679

## SURVEYOR

JAMES R. GROTHMAN  
P.O. BOX 373  
625 E. SUPER STREET  
PORTAGE, WI 53901  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com

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

2/5/13 DATE	SEAL DATE REVISION	JRG BY	APV'D
A PRELIMINARY PLAT OF <b>Woodstone Replat No. 3</b>		<b>GROTHMAN &amp; ASSOCIATES S.C.</b> LAND SURVEYORS 625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com	
<b>113-22</b>		PROJ. NO. <b>405-231</b>	DWG NO. <b>11322 Prelim</b>
THIS INSTRUMENT DRAFTED BY JERON ABEGLLEN		SHEET <b>2</b> OF <b>2</b>	