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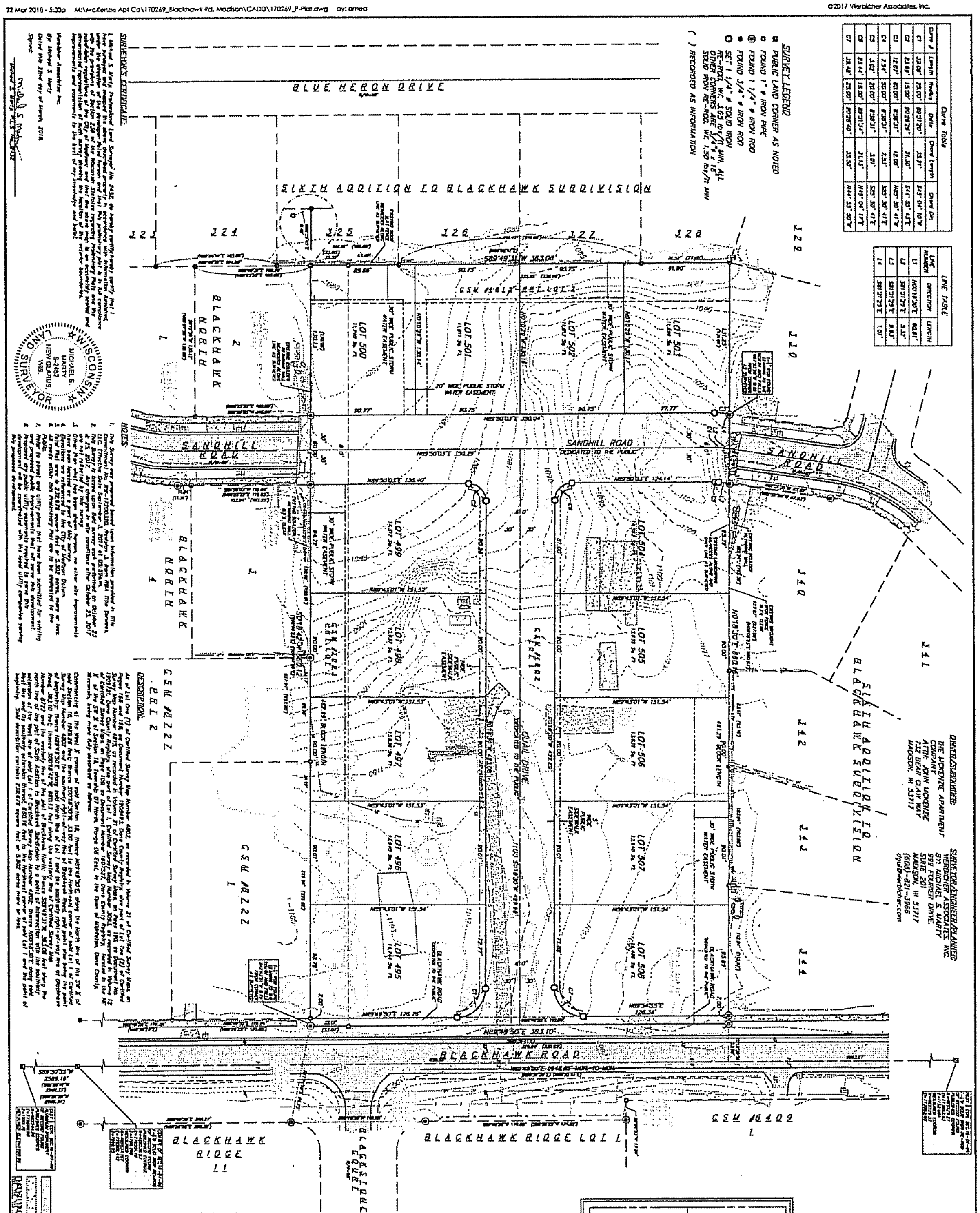


Preliminary Plat of Ninth Addition to Blackhawk Subdivision

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3093, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGE 100, AS DOCUMENT NUMBER 1607527, DANE COUNTY REGISTRY, ALSO LOT 1, CERTIFIED SURVEY MAP NUMBER 4802, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 148–149, AS DOCUMENT NUMBER 1908483, DANE COUNTY REGISTRY, ALSO PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4815, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGE 190, AS DOCUMENT NUMBER 1909721, DANE COUNTY REGISTRY, LOCATED IN THE NE¼–SW¼ OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

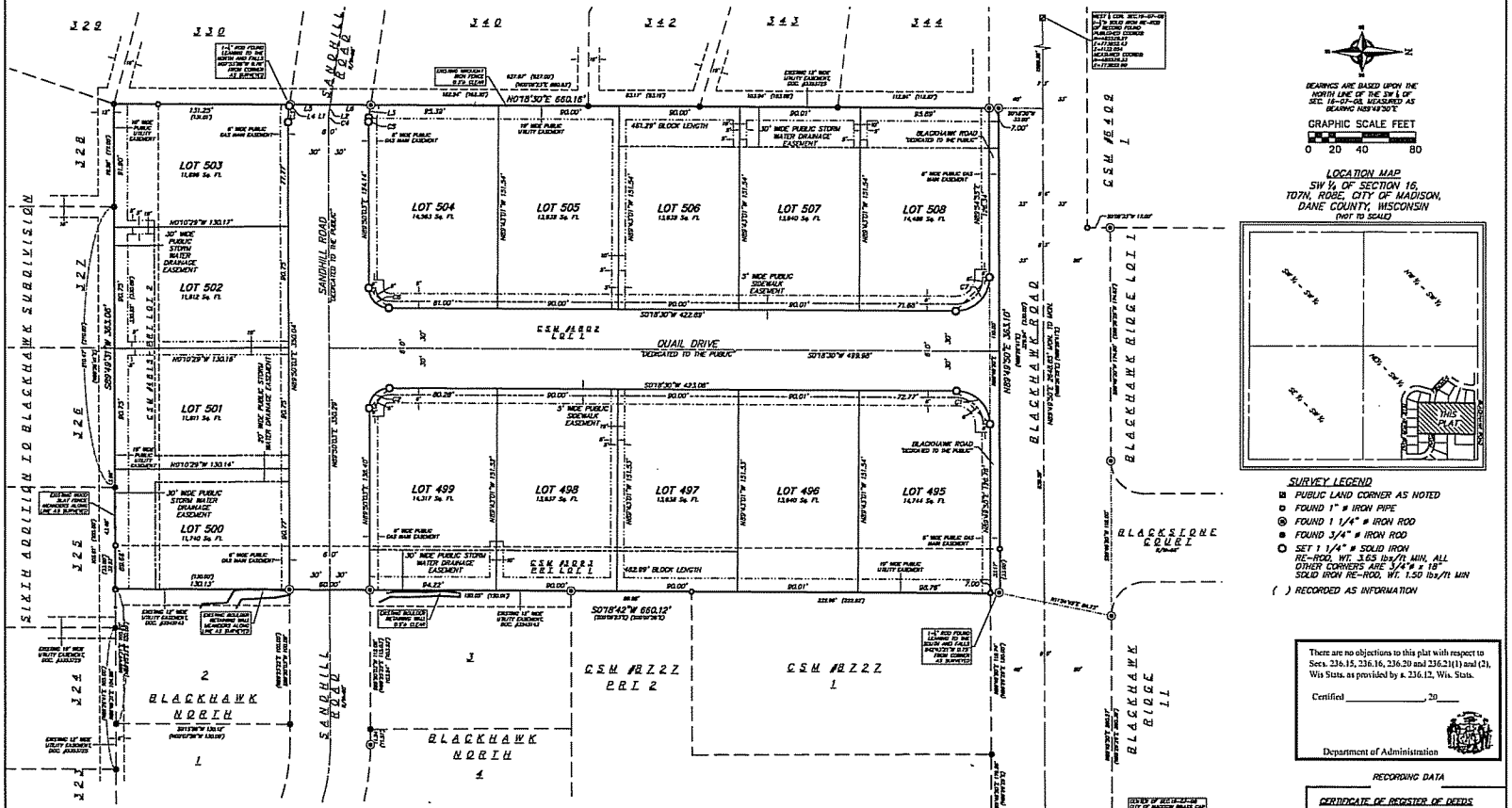
REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SCALE: 1"=40' (22"x34") 1"=80' (11"x17")
DATE: MARCH 22, 2018
DRAFTER: DOLL
CHECKED: MMAR
PROJECT NO. 170269
SHEET: 1 OF 1
DWG. NO.

9a10

NINTH ADDITION TO BLACKHAWK SUBDIVISION

ALL OF LOT ONE (1) OF CERTIFIED SURVEY MAP NUMBER 4802, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 168 AND 169, AS DOCUMENT NUMBER 1908493, DANE COUNTY REGISTRY, ALSO PART OF LOT TWO (2) OF CERTIFIED SURVEY MAP NUMBER 4815, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGE 190, AS DOCUMENT NO. 1909721, DANE COUNTY REGISTRY, ALSO PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3093, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGE 109, AS DOCUMENT NUMBER 1607527, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, IN THE 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

RECORDING DATA

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

NOTES:

1. I found a 1-½" solid iron re-rod and like monument at the West ¼ corner of Section 16, T07N, R08E as established on tie sheet by Chris W. Adams, dated May 18, 2017, and that the points as referenced on said tie sheet are still intact. Coordinates listed on this tie sheet are as follows: N=485,529.32', E=773,652.84.
2. I found and accepted a City of Madison Brass Cap and like representing the Center of Section 16, T07N, R08E as established on tie sheet by Timothy J. Moore, dated November 18, 2010, and that the points as referenced on said tie sheet are still intact. Coordinates listed on this tie sheet are as follows: N=485,537.815', E=775,501.375'.
3. I found and accepted a City of Madison Brass Cap and like representing the East ¼ corner of Section 16, T07N, R08E as established on tie sheet by Timothy J. Moore, dated November 18, 2010, and that the points as referenced on said tie sheet are still intact. Coordinates listed on this tie sheet are as follows: N=482,544.505', E=779,903.85'. I also found set like as shown on tie sheet by Neo Pikes, dated June 23, 2011. Said tie sheet sets for an Aluminum Monument at the corner instead of the City of Madison Brass Cap.
4. All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
5. No changes in drainage patterns associated with development on any or all lots within this Plat shall be allowed without prior approval of the City Engineer.
6. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
7. See sheet 2 for notes regarding easements.

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	39.08'	25.00'	89°31'20"	35.21'	S43° 04' 10"W
C2	23.69'	15.00'	90°28'28"	21.30'	S44° 33' 43"E
C3	12.07'	80.00'	8°38'31"	12.06'	N85° 50' 41"W
C4	7.54'	50.00'	8°38'21"	7.53'	S85° 50' 41"E
C5	3.02'	20.00'	8°38'21"	3.01'	S85° 50' 41"E
C6	23.44'	15.00'	89°31'34"	21.13'	N45° 04' 17"E
C7	38.48'	25.00'	90°28'40"	35.30'	N44° 33' 50"W

LINE TABLE

LINE NUMBER	DIRECTION	LENGTH
L1	N00°18'30"E	60.81'
L2	S81°31'25"E	5.33'
L3	S81°31'25"E	8.63'
L4	S81°31'25"E	1.01'
L5	N00°18'30"E	30.305'
L6	N00°18'30"E	30.305'

vierbicher
planners | engineers | advisors
Phone: (608) 821-3976

Drafted by: DGS
Checked by: MMR
File: 170203
Date: April 4, 2018
Rev.
Rev.
Rev.

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3962
mmr@vierbicher.com

SURVEYED FOR:
SHIDEL, LLC
attn: John McKenzie
7.28 Deer Chs Way
Madison, WI 53717

SHEET 1 OF 2

03 Apr 2018 - 7:14p K:\Active\Sandhill Apt Co\170268_Blackhawk Rd. Madison\CADD\170203_Plat.dwg bc: mmr

NINTH ADDITION TO BLACKHAWK SUBDIVISION

ALL OF LOT ONE (1) OF CERTIFIED SURVEY MAP NUMBER 4802, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGES 168 AND 169, AS DOCUMENT NUMBER 1908493, DANE COUNTY REGISTRY, ALSO PART OF LOT TWO (2) OF CERTIFIED SURVEY MAP NUMBER 4815, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGE 190, AS DOCUMENT NO. 1909721, DANE COUNTY REGISTRY, ALSO PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3093, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGE 109, AS DOCUMENT NUMBER 1607527, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

DANE COUNTY TREASURER'S CERTIFICATE

I, 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 unpaid special assessments affecting any of the lands included in the plat of NINTH ADDITION TO BLACKHAWK SUBDIVISION, as of this _____ day of _____, 2018.

_____
Adam Gallagher, Dane County Treasurer

OWNER'S CERTIFICATE

BHTOO, LLC as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We 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 Madison
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2018.

BHTOO, LLC

By: _____
John McKenzie, Member

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this _____ day of _____, 2018, the above named John McKenzie, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

_____
Notary Public, State of Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of NINTH ADDITION TO BLACKHAWK SUBDIVISION as of this _____ day of _____, 2018.

_____
David M. Gawenda, City of Madison Treasurer

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of NINTH ADDITION TO BLACKHAWK SUBDIVISION, located in the NE¼-SW¼ of Section 16, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on this _____ day of _____, 2018, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of Ninth Addition to Blackhawk Subdivision to the City of Madison for public use.

Dated this _____ day of _____, 2018.

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

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of BHTOO, LLC, owner of said land, I have surveyed, divided, and mapped NINTH ADDITION TO BLACKHAWK SUBDIVISION; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is all of Lot One (1) of Certified Survey Map Number 4802, as recorded in Volume 21 of Certified Survey Maps, on Pages 168 and 169, as Document Number 1908493, Dane County Registry, also part of Lot Two (2) of Certified Survey Map Number 4815, as recorded in Volume 21 of Certified Survey Maps, on Page 190, as Document No. 1909721, Dane County Registry, also part of Lot 1, Certified Survey Map Number 3093, as recorded in Volume 12 of Certified Survey Maps, on Page 109, as Document Number 1607327, Dane County Registry, located in the NE ¼ of the SW ¼ of Section 16, Township 07 North, Range 08 East, in the City of Madison, Dane County, Wisconsin, being more fully described as follows: Commencing at the West ¼ corner of said Section 16; thence N89°49'30"E, along the North line of the SW ¼ of said Section 16, 1989.26 feet; thence S00°18'30"W, 33.00 feet to the Northwest corner of said Lot 1 of Certified Survey Map Number 4802 and the southerly right-of-way line of Blackhawk Road, said point also being the point of beginning; thence N89°49'30"E along said North line of Lot 1 and the southerly right-of-way line of Blackhawk Road, 353.10 feet; thence S00°18'42"W, 660.12 feet along the westerly line of Certified Survey Map Number 8722 and the westerly line of the plat of Blackhawk North; thence S89°49'31"W, 353.06 feet along the north line of the plat of Sixth Addition to Blackhawk Subdivision to a point of intersection with the southerly extension of the West line of said Lot 1 of Certified Survey Map Number 4802; thence N00°18'30"E along said West line and its southerly extension thereof, 660.16 feet to the Northwest corner of said Lot 1 and the point of beginning. Said description contains 235,678 square feet or 5.302 acres more or less.

Vierbicher Associates Inc.
By: Michael S. Marty

Dated this _____ day of _____, 2018.

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

Permanent Limited Easement for Public Sidewalk:

Grantor 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 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 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 Water Drainage Easements:

Grantor 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 storm water drainage 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 Water Drainage 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 Water Drainage 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____

Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 2018, at _____ o'clock ___M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

_____
Kristi Chlebowski
Dane County Register of Deeds

vierbicher | planners | engineers | advisors
Phone: (608) 251-4843

Drafted by: DGE
Checked by: MMAR
File: 170269
Date: April 4, 2018
Rev.
Rev.
Rev.

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael S. Marty
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3962
mms@vierbicher.com

SURVEYED FOR:
BHTOO, LLC
attn: John McKenzie
732 Deer Chase Way
Madison, WI 53717

SHEET 2 OF 2

03 Apr 2018 - 7:15a M:\Mckenzie Apt Co\170269_Blackhawk Rd. Madison\CADD\170269_FPlat.dwg by: mmar

9-2-10