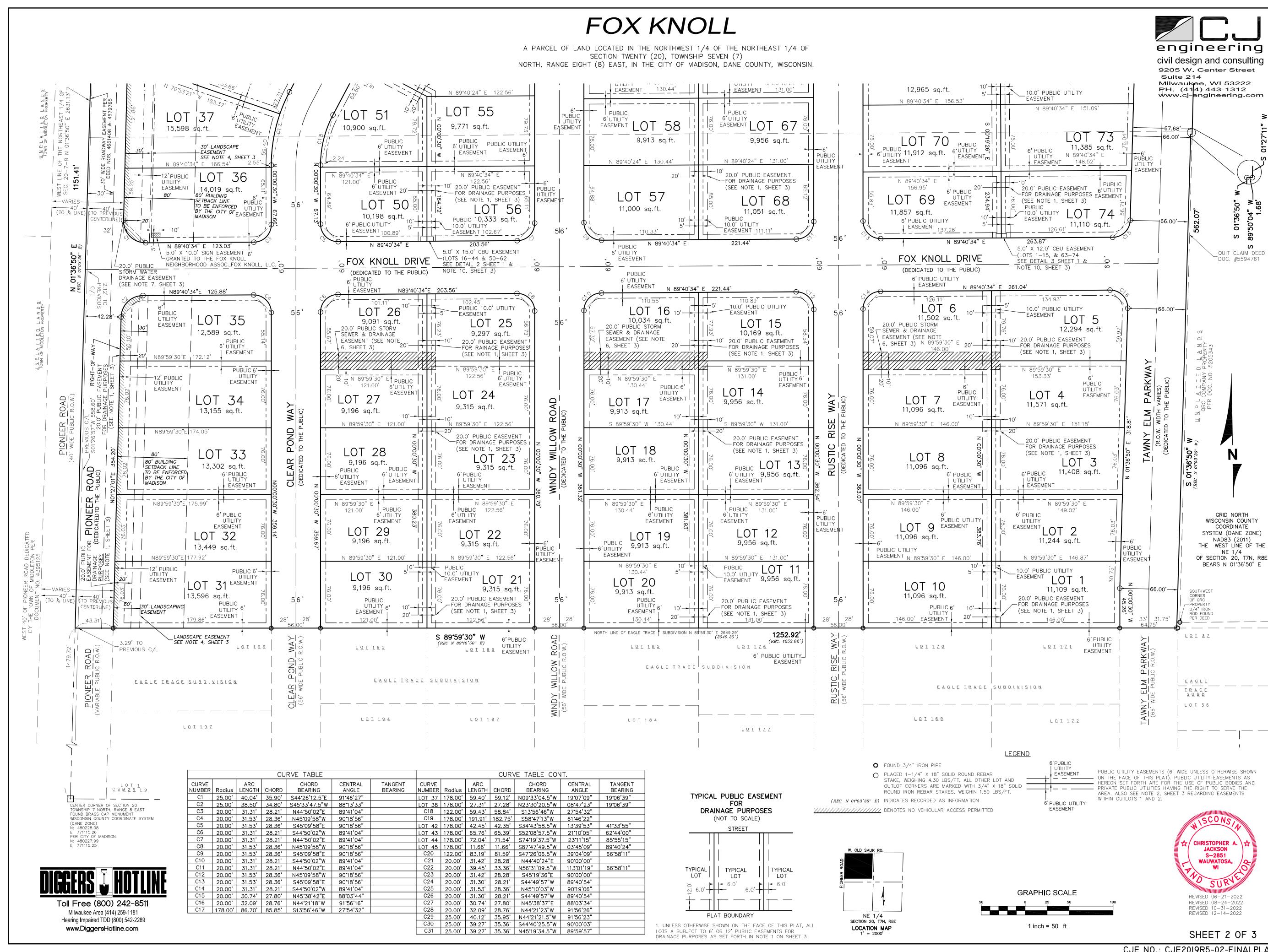
5.0' X 6.0' CBU EASEMENT (LOTS 45-49)-FOX KNOLL SEE NOTE 10, SHEET 3) 3.0' R.O.W LINE +-H-6.0' LOT 63 engineering LOT 62 A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) civil design and consulting NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. 9205 W. Center Street DETAIL 1 Suite 214 Milwaukee, WI 53222 5'X6' CLUSTER MAIL BOX UNIT EASEMENT NORTHEAST CORNER OF THE PH. (414) 443-1312

www.cj-engineering.com

NORTHEAST 1/4 OF SECTION 20

TOWNSHIP 7 NORTH, RANGE 8 EAST LOI 2 CSM 09859 TOWN OF MIDDLETON PROPERTY NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 8 EAST LOID CSM 09859 TOWN OF MIDDLETON PROPERTY -WISCONSIN COUNTY COORDINATE SYSTEM DANE ZUINE)
N: 482873.27
E: 773840.41
PER CITY OF MADISON WISCONSIN COUNTY COORDINATE SYSTEM W. OLD SAUK ROAD 482858.1 W. OLD SAUK ROAD E: 771189.36
PER CITY OF MADISON N: 482873.12 E: 773840.34 (40' WIDE PORTION OF PUBLIC R.O.W. IN THE (40' WIDE PORTION OF PUBLIC R.O.W. IN THE N 89'40'27" E **1253.14'** (REC. 1253.02') N: 482858.03 E: 771189.34 TOWN OF MIDDLETON) NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20-7-8 N 89°40'27" E 2651.09' 0 TOWN OF MIDDLETON) 12' PUBLIC UTILITY EASEMENT 5.0' X 10.0' SIGN EASEMENT  $^{\infty}$ LANDSCAPE EASEMENT 30' BUILDING SETBACK LINE OLD SAUK ROAD TO BE ENFORCED BY THE (DEDICATED TO THE PUBLIC) (SEE NOTE 2, SHEET 3 REGARDING 0 SEE NOTE 4, SHEET GRANTED TO THE FOX OLD SAUK ROAD PUBLIC UTILITY EASEMENTS WITHIN KNOLL NEIGHBORHOOD ASSOC., 30' BUILDING SETBACK LINE -RIGHT-OF-WAY FOX KNOLL, LLC. (DEDICATED TO THE PUBLIC) -RIGHT-OF-WAY LANDSCAPE EASEMENT TO BE ENFORCED BY THE -SEE NOTE 4, SHEET 3 406.49' N 89'40'27" E CITY OF MADISON 608.60 N 89°40'27" E 166.72' 306.67 ×| | | 30' LANDSCAPING 30' LANDSCAPING PUBLIC UTILITY\_ ,PUBLIC UTILITY PUBLIC UTILITY EASEMENT EASEMENT 12'EASEMENT 66.20'-2 EASEMENT 12'EASEMENT 12' PUBLIC UTILITY EASEMENT BORDER TO THE PUB OUTLOT 2 (SEE NOTE 2, SHEET 3 12' PUBLIC UTILITY 35.0' PUBLIC REGARDING PUBLIC UTILITY EASEMENT 26,763 sq.ft. EASEMENT PUBLIC UTILITY EASEMENTS WITHIN OUTLOT 1) (SEE NOTE 2, SHEET DEDICATED TO THE PUBLIC FOR EASEMENT FOR -\_FOR DRAINAGE EASEMENT 3 REGARDING PUBLIC DRAINAGE PURPOSES PURPOSES STORM WATER MANAGEMENT AND OT 46 UTILITY EASEMENTS LOT 48 DRAINAGE PURPOSES EE NOTE 1, SHEET 3) (SEE NOTE VARIES-WITHIN OUTLOT 2) SHEET 3) \_OT 47 12,268 sq.ft. 16,239 sq.ft. LOT 45 STONE (DEDICATE 12,523 sq.ft. 25' PUBLIC WATER MAIN AND UTILITY EASEMENT FOR FIBER OPTIC TO THE CITY 12,304 sq.ft. 13,154 sq.ft. 12,526 sq.ft. (SEE NOTE 2, SHEET 3 REGARDING PUBLIC PUBLIC UTILITY UTILITY EASEMENTS WITHIN OUTLOT 2) EASEMENT -6' PUBLIC UTILITY UTILITY 5|6 EASEMEN EASEMENT EASEMENT OUTLOT 1 88.25'\_ \_ \_ 12,510 sq.ft. 88,957 sq.ft. N 89°40'24" E 413.21' 6' PUBLIC UTILITY EASEMENT ---6' PUBLIC UTILITY EASEMENT 5.0' X 6.0' CBU EASEMENT (SEE NOTE 2, SHEET 3 REGARDING PUBLIC UTILITY (SEE NOTE 2, SHEET 3 REGARDING PUBLIC 6'PUBLIC UTILITY ROAI 144.35' (LOTS 45-49)ROAD R.O.W.) UTILITY EASEMENTS WITHIN OUTLOT 2) - EASEMENTS WITHIN OUTLOT 2) EASEMENT ~ (SEE DETAIL 1, SHEET 1 & NOTE 10, SHEET 3) DEDICATED TO THE PUBLIC FOR HEARTH STONE DRIVE STORM WATER MANAGEMENT AND HEARTH STONE DRIVE DRAINAGE PURPOSES ER C 6' PUBLIC UTILITY (DEDICATED TO THE PUBLIC) (DEDICATED TO THE PUBLIC) EASEMENT [ EASEMENT N 89°40'24" E 276.19' N 89°40'24" E PIONE! EDICATED 10,440 sq.ft. 62 20.0' PUBLIC EASEMENT FOR DRAINAGE PURPOSES 2' PUBLIC UTILITY EASEMENT (SEE NOTE 2, SHEET 3 11,113 sq.ft. (SEE NOTE 1, SHEET 3) REGARDING PUBLIC UTILITY PARKWA 20.0' PUBLIC STORM EASEMENTS WITHIN OUTLOT 1) LOT 63 SEWER & DRAINAGE 8,970 sq.ft. EASEMENT (SEE NOTE 11,159 sq.ft. 10.0' PUBLIC UTILITY CENTERLINE N 89°40'24" E 130.44' ↓ ↓ EASEMENT N 89°40'24" E 131.00' EASEMEN' PUBLIC UTILITY EASEMENT LOT 64 \_OT 61 Z WNY 13,414 sq.ft. EASEMEN -9,913 sq.ft. 9,956 sq.ft. EASEMENT 40 N 89°40'24" E i UTILITY N 89°40'24" E 6' PUBLIC UTILITY LOT 75 6'PUBLIC UTILITY ▼ EASEMENT \_\_\_ \_ <u>\_</u> \_1<u>35.10'</u> \_ \_ 8,970 sq.ft. | EASEMENT 131.00' EASEMEN 75,006 sq.ft. PUBLIC VARIES-EASEMENT N 89°40'24" E 130.44 53 6'PUBLIC 39 LOT 20.0' PUBLIC EASEMENT EASEMENT UTILITY FOR DRAINAGE FOR DRAINAGE PURPOSES-© EASEMENT 11,802 sq.ft. 8,970 sq.ft. (SEE NOTE 1, SHEET 3) PURPOSES LOT 65 6' PUBLIC UTILITY N 89°40'34" E 309.97' 1, SHEET 3) 9,956 sq.ft. EASEMENT WISCONSIN COUNTY N 89°40'24" E 175.48' COORDINATE N 89°40'24" E 131.00' N 89°40'24" E 130.44' SYSTEM (DANE ZONE) LOT 54 NAD83 (2011) 10.0' PUBLIC THE WEST LINE OF THE RUS1 (DEDICA 38 6' PUBLIC UTILITY EASEMENT NE 1/4 14,038 sq.ft. 6' PUBLIC LOT 59 LOT 66 OF SECTION 20, T7N, R8E EASEMENT 9,974 sq.ft. UTILITY BEARS N 01°36'50" E EASEMENT 20.0' PUBLIC EASEMENT 9,913 sq.ft. 9,956 sq.ft. LOT 72 FOR DRAINAGE PURPOSES LOT (SEE NOTE 1, SHEET 3) 12,638 sq.ft. N 89°40'24" UTILITY N 89°40'24" E UTILITY 130.44' 12,965 sq.ft. <u> EASEMENT \_\_\_\_131.00'\_\_</u> \_EASEMENT\_ N 89°40'24" E 122.56' 10.0' PUBLIC UTILITY THE NORTHEAST 1/4 OF N 01°36'50" E 2631.13' EASEMENT N 89°40'34" E 156.53 N 89°40'34" E 151.09' 51 LOT 6'UTILITY EASEMENT LOT EASEMENT LOT 67 9,771 sq.ft. 10,900 sq.ft. 15,598 sq.ft. EASEMENT <u>67.</u>68<u>'</u> EA 108 LOT 73 66.00'-9,913 sq.ft. 9,956 sq.ft. PUBLIC PUBLIC UTILITY
6' UTILITY PUBLIC UTILITY *30' LANDSCAPE* | EASEMENT EASEMENT 11,385 sq.ft. 6' UTILITY PUBLIC 11,912 sq.ft. 6'UTILITY 6' PUBLIC - FASFMFNT | EASEMENT N 89°40'34" E EASEMENT<sub>m</sub> SEE NOTE 4, SHEET 3 N 89°40'24" E 131.00' EASEMENT N 89°40'24" E 130.44' N 89°40'34" E 166.54' EASEMEN -12' PUBLIC LOT 36 20.0' PUBLIC EASEMENT 122.56 -FOR DRAINAGE PURPOSES N 89°40'34" F 121.00' 10' 20.0' PUBLIC EASEMENT (SEE NOTE 1, SHEET 3) EASEMENT 156.95' 14,019 sq.ft. EASEMENT 20' 20.0' PUBLIC EASEMENT -FOR DRAINAGE PURPOSES EASEMENT 6' PUBLIC TOR DRAINAGE PURPOSES LOT 57 '80' BUILDING LOT 69 UTILITY LOT 68 (SEE NOTE 1, SHEET 3) SETBACK LINE EASEMEN' (SEE NOTE 1, SHEET 3) .50°04" W\_ 1.68° '<del>→</del> VARIFS EASEMENT TO BE ENFORCED BY THE CITY OF EASEMENT UTILITY 11,000 sq.ft. 10.0' UTILITY LOT 11,051 sq.ft. 11,857 sq.ft. 01.36 10,198 sq.ft. PUBLIC 10,333 sq.ft. EASEMENT 6' PUBLIC UTILITY †66.00'<del>–</del> , 11,110 sq.ft. 6' PUBLIC UTILITY 10.0' UTILITY 10.0' UTILITY EASEMENT EASEMENT 100.89 EASEMENT 111 S N 89°40'34" E PUBLIC 5.0' X 12.0' CBU EASEMENT 5.0' X 15.0' CBU EASEMENT 5.0' X 10.0' SIGN EASEMENT 6' UTILITY QUIT CLAIM DEED -(LOTS 1-15, & 63-74 (LOTS 16-44 & 50-62 FOX KNOLL DRIVE -GRANTED TO THE FOX KNOLL EASEMENT DOC. #5594761 FOX KNOLL DRIVE SEE DETAIL 3 SHEET 1 & SEE DETAIL 2 SHEET 1 & NEIGHBORHOOD ASSOC., FOX KNOLL, LLC. NOTE 10, SHEET 3) (DEDICATED TO THE PUBLIC) (DEDICATED TO THE PUBLIC) 01°36° DRAINAGE EASEMENT 6' PUBLIC UTILITY 5, 6' UTILITY (SEE NOTE 7, SHEET 3) [ EASEMENT EASEMENT N 89°40'34" E 261.04' N 89°40'34" E 221.44' ZZ N89°40'34"E 125.88' SE O - + --- <sub>101 11</sub>, -- - - + | - - -102.45 **LEGEND** O FOUND 3/4" IRON PIPE W. OLD SAUK RD. O PLACED 1-1/4" X 18" SOLID ROUND REBAR . COOPERATIVE PLAN RESIDENTIONAL DENSITY CALCULATION: STAKE, WEIGHING 4.30 LBS/FT. ALL OTHER LOT AND TOTAL PLATTED AREA = 1,446,892 S.F. (33.216 ACRES) OUTLOT CORNERS ARE MARKED WITH 3/4" X 18" SOLID TOTAL AREA DEDICATED TO THE PUBLIC (R.O.W. & OUTLOT) = 630,569 S.F. (14.476 ACRES) ☆/CHRISTOPHER A ROUND IRON REBAR STAKES, WEIGHIN 1.50 LBS/FT. TOTAL RESIDENTIAL LOT AREA = 816,323 S.F. = 18.740 ACRES **JACKSON** 4 LOTS PER NET ACRE OF DEVELOPMENT = 4 X 18.740 = 74.96 ≈ 74 LOT NET MAXIMUM DENSITY Toll Free (800) 242-8511 S-2851 (REC. N 01°03'36" E) INDICATES RECORDED AS INFORMATION 6.0' R.O.W LINE 7.5 WAUWATOSA, Milwaukee Area (414) 259-1181 //////////////////// DENOTES NO VEHICULAR ACCESS PERMITTED 5.0' X 12.0' CBU EASEMENT 5.0' X 15.0' CBU EASEMENT (LOTS 1-15, & 63-74 — Hearing Impaired TDD (800) 542-2289 (LOTS 16-44 & 50-62) DETAIL 3 DETAIL 2 NOTE 10, SHEET 3) www.DiggersHotline.com **GRAPHIC SCALE** SEE NOTE 10, SHEET 3) PUBLIC UTILITY EASEMENTS (6' WIDE UNLESS OTHERWISE SHOWN 5'X12' CLUSTER MAIL BOX UNIT EASEMENT NE 1/4 5'X15' CLUSTER MAIL BOX UNIT EASEMENT — ON THE FACE OF THIS PLAT). PUBLIC UTILITY EASEMENTS AS SECTION 20, T7N, R8E HEREON SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND
 PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. ALSO SEE NOTE 2, SHEET 3 REGARDING EASEMENTS REVISED 06-21-2022 LOCATION MAP REVISED 08-24-2022 PUBLIC UTILITY WITHIN OUTLOTS 1 AND 2. 6 EASEMENT REVISED 10-31-2022 SHEET I OF 3 1 inch = 50 ft REVISED 12-14-2022 CJE NO.: CJE2019R5-02-FINALPLAT



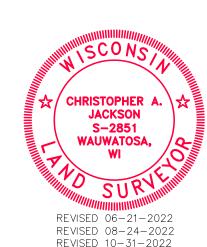
#### **SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR S-2851 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 "FOX KNOLL" AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL THE EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AS IS DESCRIBED AS FOLLOW:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N 89'40'27" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 1253.14 FEET; THENCE S 01°27'11 W, ALONG THE WEST LINE OF A PARCEL OWNED BY QRS COMPANY, LLC, 596.23 FEET; THENCE S 89'50'04" W 1.68 FEET ALONG THE NORTH LINE OF QUIT CLAIM DEED DOCUMENT NO. 5594761; THENCE S 01°36'50" W 562.07 FEET TO THE NORTH LINE OF EAGLE TRACE SUBDIVISION; THENCE S 89'59'30" W 1252.92 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION: THENCE N 01'36'50" E. ALONG SAID WEST LINE, 1151.41 FEET TO THE POINT OF BEGINNING. CONTAINING 1,446,892 SQUARE FEET OR 33.216 ACRES.

DATED THIS 14TH DAY OF DECEMBER, 2022.

CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR, S-2851



NOTES:

1. PUBLIC EASEMENT FOR DRAINAGE PURPOSES: ALL LOTS (1-75) WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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, OR AS SHOWN ON THE FACE OF THIS 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 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/CERTIFIED SURVEY, 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. 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. (AM. BY ORD. 13,639, 6-23-04; ORD-08-00094, 8-23-08)

THE INTRA-BLOCK DRAINAGE EASEMENT SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL 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.

2. REASONABLE USE AND OCCUPATION BY CITY - ADDITIONAL CONDITIONS FOR PUBLIC UTILITY EASEMENTS WITHIN OUTLOTS 1 AND 2 AS GRANTED BY THIS PLAT: THE PRINCIPAL PURPOSE OF OUTLOT 1 AND OUTLOT 2 ARE FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. ALL OTHER PUBLIC AND PRIVATE UTILITY FACILITIES INSTALLED WITHIN SAID OUTLOTS ARE HEREBY SUBSERVIENT TO THE PRINCIPAL PUBLIC USE OF THE SAID OUTLOTS FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. THE CITY OF MADISON "CITY" RESERVES THE RIGHT OF REASONABLE USE AND OCCUPATION OF THE PUBLIC UTILITY EASEMENT AREAS WITHIN SAID OUTLOTS, PROVIDED THAT SUCH USE AND OCCUPANCY SHALL NOT INTERFERE WITH OR DISTURB THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR MODIFICATION OF THE PUBLIC OR PRIVATE UTILITY FACILITIES. IF ANY REASONABLE USE AND OCCUPATION OF THE PUBLIC UTILITY EASEMENT AREAS WITHIN SAID OUTLOTS BY THE CITY SHALL NECESSITATE THE PRIVATE AND PUBLIC UTILITIES TO REMOVE OR RELOCATE THEIR FACILITIES OR ANY PART THEREOF, THE PUBLIC OR PRIVATE UTILITY SHALL PERFORM SUCH WORK AT SUCH TIME AS THE CITY MAY APPROVE AND WITHOUT ANY COST TO THE CITY.

3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT(S) ARE ISSUED.

4. THE 30' WIDE LANDSCAPING EASEMENT FOR THE BENEFIT OF THE FOX KNOLL NEIGHBORHOOD ASSOCIATION, FOX KNOLL, LLC, ITS SUCCESSORS, HEIRS AND ASSIGNS ON LOTS 31, 32, 33, 34, 35, 36 AND 37 ADJACENT TO PIONEER ROAD AND LOTS 44, 45, 46, 47, 48 AND 49 ADJACENT TO OLD SAUK ROAD IS RESERVED FOR THE PLANTING AND OF TREES OR SHRUBS. MAINTENANCE OF THE 30' LANDSCAPE EASEMENT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER; HOWEVER, THE FOX KNOLL NEIGHBORHOOD ASSOCIATION, FOX KNOLL, LLC. RESERVES THE RIGHT TO MAINTAIN THE EASEMENT IF THE HOMEOWNER FAILS TO DO SO.

5. THE BUILDING OF PRINCIPAL OR ACCESSORY BUILDINGS WITHIN THE 80-FOOT SETBACK ON LOTS 31, 32, 33, 34, 35, 36, 37 AND 38, ADJACENT TO PIONEER ROAD AND WITHIN THE 30—FOOT SETBACK ON LOTS 44, 45, 46, 47, 48 AND 49 ADJACENT TO OLD SAUK ROAD, IS PROHIBITED.

# 6. PUBLIC STORM SEWER AND DRAINAGE 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 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 AND ALSO STORM SURFACE DRAINAGE WAY 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 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 OR 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.

# 7. PUBLIC STORM WATER DRAINAGE EASEMENTS:

OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

DEEDS IN ACCORDANCE WITH SS236.293.

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (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

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

# FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

8. NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM DRIVEWAY ENTRANCES; A CURB-HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES.

9. NO VEHICULAR ACCESS PERMITTED TO PIONEER ROAD FROM LOTS 31-37 AND NO VEHICULAR ACCESS TO OLD SAUK ROAD FROM LOTS 44-49.

10. CLUSTER BOX UNIT (CBU) EASEMENT ARE EASEMENT AREAS DEFINED HEREIN ARE FOR U.S. POSTAL SERVICE APPROVED, MULTIPLE GANG, MULTI-USER JOINT MAILBOXES. SEE INDIVIDUAL EASEMENT LOCATIONS ON THE FACE OF THE PLAT DENOTING THE SPECIFIC LOTS BENEFITTING FROM EACH SPECIFIC EASEMENT AREA. ALSO SEE THE SEPARATELY RECORDED CBU EASEMENT AGREEMENT(S) SETTING FORM THE REQUIREMENTS AND RESTRICTIONS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE CBU'S AND THEIR ASSOCIATED IMPROVEMENTS.

#### OWNER'S CERTIFICATE:

HAWTHORN & STONE CONSTRUCTION, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

HAWTHORN & STONE CONSTRUCTION, INC. DOES HEREBY CERTIFY THAT THIS PLAT IS REQUIRED BY \$236.10 OR \$236.12 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, HAWTHORN & STONE CONSTRUCTION, INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICIAL OFFICER(S) OF SAID CORPORATION AT MADISON, WISCONSIN THIS \_\_\_\_\_DAY OF \_\_\_\_

HAWTHORN & STONE CONSTRUCTION, INC

JANICE FAGA, AUTHORIZED OFFICER AND SIGNATORY

STATE OF WISCONSIN) SS DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS\_\_\_\_DAY OF\_\_\_\_ THE ABOVE NAMED OFFICER(S) OF THE ABOVE NAMED HAWTHORN & STONE CONSTRUCTION, INC. TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

> NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_

# MORTGAGEE CERTIFICATE:

OAK BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF LANDS CONTAINED IN THIS PLAT, DOES HEREBY CONSENT TO THE ABOVE OWNER'S CERTIFICATE AND TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT.

IN WITNESS WHEREOF, SAID OAK BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICER(S) LISTED BELOW ON THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_\_, 20 \_\_\_\_.

STATE OF WISCONSIN) SS DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS\_\_\_\_DAY OF\_\_\_\_\_ THE ABOVE NAMED \_, TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

> NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES\_

engineering civil design and consulting 9205 W. Center Street Suite 214 Milwaukee, WI 53222

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#### OWNER'S CERTIFICATE:

THE CITY OF MADISON, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

THE CITY OF MADISON DOES HEREBY CERTIFY THAT THIS PLAT IS REQUIRED BY \$236.10 OR \$236.12 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

WITNESS WHEREOF, THE SAID CITY OF MADISON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ATYA RHODES—CONWAY, MAYOR AND MARIBETH WITZEL—BEHL, CITY CLERK AND ITS CORPORATE EAL TO BE HEREUNTO AFFIXED ON THISDAY OF, 20
ATYA RHODES—CONWAY, MAYOR
ARIBETH WITZEL—BEHL, CITY CLERK
STATE OF WISCONSIN) SS DANE COUNTY)
ERSONALLY CAME BEFORE ME THISDAY OF, 20, HE ABOVE NAMED SATYA RHODES—CONWAY, MAYOR AND MARIBETH WITZEL—BEHL, CITY CLERK TO ME KNOWN D BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES\_\_\_\_

MADISON	PLAN	COMMISSION	CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION

BY:	BY:					DATE:		
	MATTHEW WACHTER,	SECRETARY	OF	PLAN	COMMISSION	_		

# MADISON COMMON COUNCIL CERTIFICATE:

RESOLVED THAT THE PLAT OF "FOX KNOLL" LOCATED IN THE CITY OF MADISON, WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-\_\_\_\_\_\_\_, FILE I.D. NUMBER\_\_\_\_\_\_, ENACTED THIS\_\_\_\_\_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, 20									
MARIBETH W	/ITZEL-BEHL,	CITY CLER	K, CITY O	F MADISON,	DANE	COUNTY,	WISCONSIN		

# CITY OF MADISON TREASURER'S CERTIFICATE:

I, CRAIG FRANKLIN, 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 \_\_\_\_\_\_, 20\_\_\_\_\_, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

CRAIG FRANKLIN, CITY TREASURER, 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 UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_, 20\_\_\_ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

ADAM GALLAGHER, TREASURER, DANE COUNTY, WISCONSIN

GISTER	OF	DEEDS	CERTIFICATE:	

\_\_\_\_\_, 20\_\_\_\_AT\_\_\_\_AM/PM. RECEIVED FOR RECORDING THIS\_\_\_\_\_DAY OF \_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_\_OF PLATS ON PAGES \_\_\_\_\_AS DOCUMENT NUMBER

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS.