

**BIRRENKOTT SURVEYING INC.**

BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL ST.  
P.O. BOX 257  
SUN PRAIRIE, WIS. 53750  
(608) 837-7463  
(608) 837-1081 (FAX)

**PREPARED FOR:**

GERALD AND DEBRA WOOD  
4933 REINER ROAD  
MADISON, WIS. 53704  
(608) 244-1013

WEST 1/4 CORNER  
SECTION 24, T8N, R10E  
FOUND BRASS CAPPED MONUMENT

**Legend**

- Found 1" Iron Pipe
- Set 1/4" x 30" Iron Bar  
Wt. 4.17#/Ln.Ft.
- All other lot corners marked with  
1"x24" Iron Pipes, Wt. 1.13#/Ln.Ft.

Wetlands

Existing buildings

Intermittent stream  
(location approximate)

No vehicular access

**Consent of Mortgagee**

Farmers & Merchants State Bank, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the certificate of JAD Land Development LLC, owner.

Farmers & Merchant State Bank

Authorized Representative

State of Wisconsin )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above-named Authorized Representative of Farmers & Merchants State Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires \_\_\_\_\_

**Notes:**

- This plat is subject to any and all easements and agreements both recorded and those that may be unrecorded.
- This plat shall be served by underground utilities.
- Before any digging, boring, construction near the ANR Pipeline, call collect at 313-365-1616.
- Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of the Wisconsin Statutes.
- When this property and development attach to the City of Madison, the lots within this subdivision shall be required to connect to City of Madison public sanitary sewer.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- All lots created by this plat are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.
- Lot owners are individually responsible for compliance with the Dane County Ordinance, Chapter 14, in regard to infiltration and erosion control requirements at the time they develop.
- The 40-foot building setback line and landscaped buffer strip is reserved for the planting and maintenance of trees or shrubs by the owner; the building of buildings hereon is prohibited. Maintenance of the buffer strip is the responsibility of the lot owner.
- Portions of this plat subject to Well Agreement and Easement, Doc. No. 2168258.
- This plat subject to the restrictions recorded in Doc. No. 2323870 and Doc. No. 3761431.
- Development on Lots 10, 11 shall be subject to Town and County regulations including but not limited to storm water management and erosion control.
- Building development on Lot 9 is prohibited until the conservation easement (Doc. No. 2157531) is released. The Town of Burke shall have the right of enforcement and authority to release the building restriction.
- Stormwater easement to encompass the entirety of Lot 8.
- Maintenance and fees associated with the stormwater management facilities shall be the responsibility of the homeowners Association.
- Upon the order of the Burke Town Board (until such time as Outlots 1 and 2 are within the City of Madison), or upon the order of the City of Madison Common Council (at such time as Outlots 1 and 2 are within the City of Madison), the owner of said Outlots 1 and 2 at such time shall grant to the Town of Burke or to the City of Madison, as the case may be, a perpetual easement for stormwater drainage and management purposes along, and 35 feet on either side of, the centerline of the main drainageway which traverses said Outlots 1 and 2 from the northeast to the southwest as shown on the plat map, subject to any required consent of the time of such easement grant, if any, that is needed from the U.S. Fish and Wildlife Service, with respect to Outlot 1. The aforesaid easement shall be exclusive once granted by the owner of said Outlots to the Town or City, as the case may be, but the owner of said Outlots, and its successors in interest, shall be permitted to continue normal agricultural activities within such easement area or to use such easement area for stormwater drainage and management purposes, conservation, or landscaping uses, so long as such activities comply with all applicable laws, ordinances and regulations and do not interfere with the use of such easement for the stormwater drainage and management purposes of the Town or the City as applicable. The Town of Burke or the City of Madison, as the case may be, shall have a right to enter the easement area at any time after the grant of the easement for purposes of inspecting, maintaining and improving the easement area for stormwater drainage and management purposes, if either of them so elect, in their sole discretion."

THIS PLAT LOCATION MAP  
NOT TO SCALE  
SECTION 24, T8N, R10E, TOWN OF BURKE

Note: Lands covered by this plat are within an area subject to height limitations owing to the operation of aircraft and equipment from a nearby airport. Owners of lands within the area covered by this plat are required by law to restrict the height of trees, other vegetation and man-made structures to less than the height limitations set forth in that certificate, recorded April 24, 2006, entered in the Public Record of Dane County, Wisconsin, as follows: "The height limitations, said map being on file in the Dane County Clerk's office."

Note: Lands covered by this plat are located within an area subject to height limitations owing to the operation of aircraft and equipment from a nearby airport. Owners of lands within the area covered by this plat are required by law to restrict the height of trees, other vegetation and man-made structures to less than the height limitations set forth in that certificate, recorded April 24, 2006, entered in the Public Record of Dane County, Wisconsin, as follows: "The height limitations, said map being on file in the Dane County Clerk's office."

Note: Lots in this plat which are within 300 feet of the intermittent stream are subject to the Dane County Shoreland-Wetland Zoning regulations.

**Vision Corner**  
No structure of any kind which exceeds 2.5 feet above the elevation of the intersection except for necessary highway and traffic signs, approved public utility lines and open fences through which there is clear vision shall be permitted within a vision corner. Nor shall any plant material, except grasses or similar turf, which obscures safe vision of the approaches to the intersection be permitted.

**Dane County Zoning and Natural Resources Committee Certificate**  
This plat known as WOOD GER DEVELOPMENT is hereby approved by the Dane County Zoning and Land Regulation Committee this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
  
Patrick Miles, Chairperson  
Dane County Zoning and Land Regulation Committee

**County Treasurer's Certificate**  
I, Adam Gallagher, being the duly elected, qualified and acting treasurer for the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2013, affecting any of the lands included in this plat of WOOD GER DEVELOPMENT.  
  
Adam Gallagher, Treasurer  
Dane County

**Town Treasurer's Certificate**  
I, Brenda Ayers, being the duly elected, qualified and acting treasurer for the Town of Burke, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2013, affecting any of the lands included in this plat of WOOD GER DEVELOPMENT.  
  
Brenda Ayers, Treasurer  
Town of Burke

**Register of Deeds Certificate**  
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2013,  
at \_\_\_\_\_ o'clock, \_\_\_\_\_, and recorded in Volume \_\_\_\_\_ of  
Plats on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_  
  
Kristi Chlebowski, Register of Deeds  
Dane County

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  
OFFICE MAP NO. 110003-PP

**WOOD GER DEVELOPMENT**

Lot 1 of Certified Survey Map Number 6408 as filed in Volume 31 of Dane County Certified Survey Maps on Pages 123-124, and part of the the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin

**Surveyor's Certificate**

I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the Town of Burke, and under the direction of the owners listed hereon, I have surveyed, divided and mapped WOOD GER DEVELOPMENT, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and is Lot 1 of Certified Survey Map No. 6408 as recorded in Volume 31 of Dane County Certified Survey Maps on Pages 123-124, and part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows:  
Beginning at the Southwest corner of said Section 24; Thence N00°53'15"E along the West line of said Southwest 1/4 of Section 24, 598.74 feet (recorded as 595 feet); Thence N87°43'00"E, 60.09 feet to the East right-of-way line of Reiner Road; Thence N00°53'15"E along said East right-of-way line, 720.00 feet to the Northwest corner of Lot 1 of said Certified Survey Map No. 6408; Thence N87°43'00"E along the North line of said Certified Survey Map No. 6408 and its Easterly extension, 1328.37 feet; Thence S28°32'33"E, 1471.10 feet to the South line of said Southwest 1/4 of Section 24; Thence S87°47'10"W along said South line, 2112.27 feet to the Southwest corner of said Section 24 and the point of beginning. Said parcel contains 2,263,412 Square Feet or 51.9608 Acres.

**Daniel V. Birrenkott**

Registered Land Surveyor No. 1531

**Owner's Certificate**

As owner, JAD Land Development LLC does hereby certify that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also 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 City of Madison Town of Burke  
Dane County Zoning and Land Regulation Committee

**Gerald R. Wood**

Authorized Representative

**Debra L. Wood**

Authorized Representative

State of Wisconsin )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, the above-named Gerald R. Wood and Debra L. Wood, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

**Town of Burke Certificate**

RESOLVED, that this plat of known as WOOD GER DEVELOPMENT, which has been duly filed for the approval of the Town of Burke, Dane County, Wisconsin, be, and the same is hereby approved as required by Chapter 236, Wisconsin Statutes. I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Burke, Dane County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**Brenda Ayers, Clerk**

Town of Burke

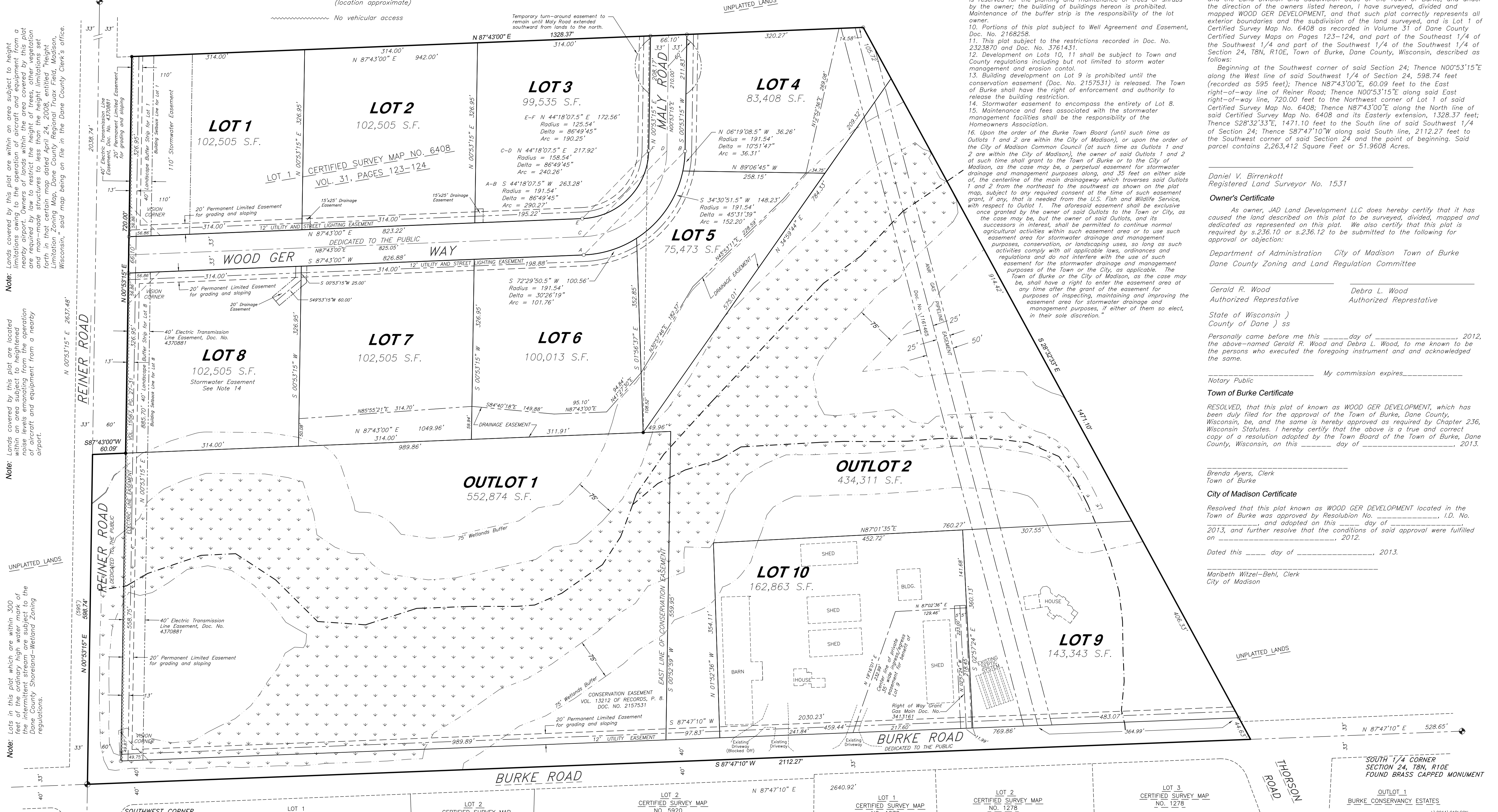
**City of Madison Certificate**

Resolved that this plat known as WOOD GER DEVELOPMENT located in the Town of Burke was approved by Resolution No. \_\_\_\_\_, I.D. No. \_\_\_\_\_, and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, and further resolve that the conditions of said approval were fulfilled on \_\_\_\_\_, 2012.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**Maribeth Witzel-Behl, Clerk**

City of Madison



SOUTHWEST CORNER  
SECTION 24, T8N, R10E  
FOUND BRASS CAPPED MONUMENT

OUTLOT 1  
BURKE CONSERVANCY ESTATES

June 20, 2013  
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