

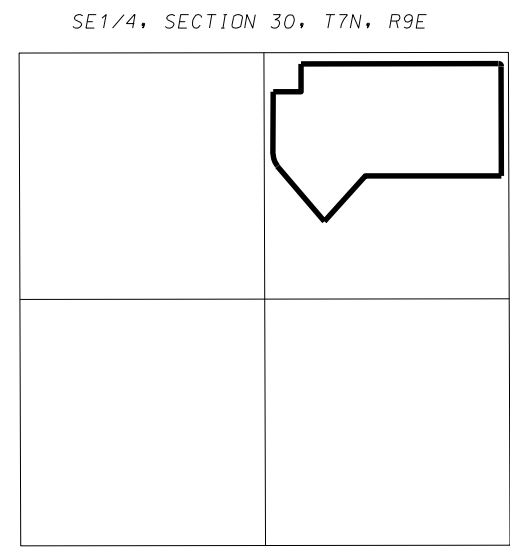
WESTGATE REDEVELOPMENT PLAT

PART OF BLOCK 1, WESTGATE, RECORDED IN VOLUME 22 OF PLATS ON PAGE 22 AS DOCUMENT NUMBER 977079, IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 30, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

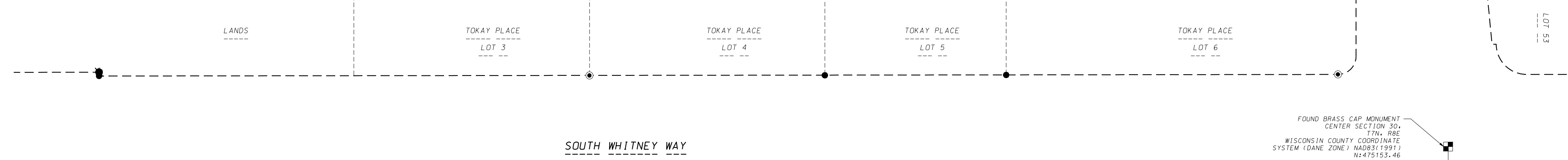
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



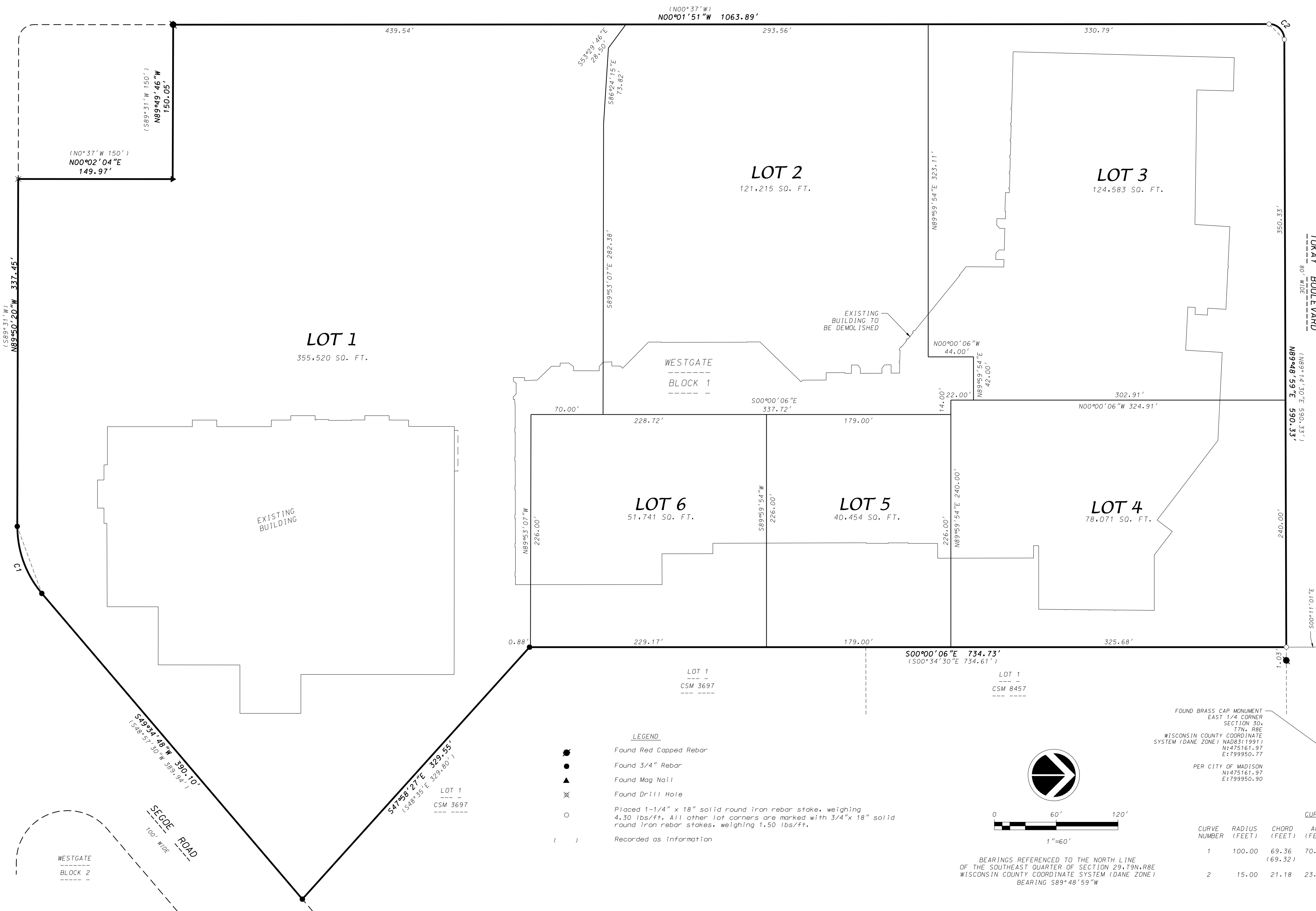
LOCATION MAP NOT TO SCALE



FOUND BRASS CAP MONUMENT CENTER SECTION 30, T7N, R9E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(1991) N:475153.46 E:797292.88

PRE. D.L. A GOLF GREEN SUBDIVISION AND VACATED SECDE RD.

ODANA ROAD 100' WIDE



TOKAY BOULEVARD 80' WIDE

UNIVERSITY OF WISCONSIN - MADISON FIRST ADDITION

UNIVERSITY RESEARCH PARK

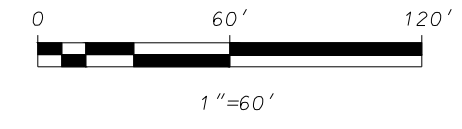
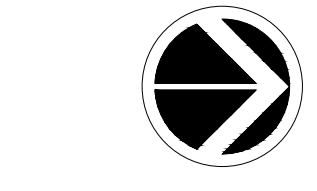
GOLF GREEN SUBDIVISION

ODANA ROAD 100' WIDE

WESTGATE BLOCK 2

SEGDE ROAD 100' WIDE

- LEGEND**
- Found Red Capped Rebar
 - ▲ Found 3/4" Rebar
 - Found Mag Nail
 - ⊗ Found Drill Hole
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - () Recorded as information



BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, T9N, R9E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°48'59"W

FOUND BRASS CAP MONUMENT EAST 1/4 CORNER SECTION 30, T7N, R9E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) NAD83(1991) N:475161.97 E:799950.77 PER CITY OF MADISON N:475161.97 E:799950.90

CURVE TABLE					
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	100.00	69.36	70.83	S69°52'14"W (69.32)	40°34'52" (40°33'30")
2	15.00	21.18	23.52	N44°53'34"E	89°50'50"

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN: 19-05-151

WESTGATE REDEVELOPMENT PLAT

PART OF BLOCK 1, WESTGATE, RECORDED IN VOLUME 22 OF PLATS ON PAGE 22 AS DOCUMENT NUMBER 977079, IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 30, T7N, R9E, 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

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 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 "Westgate Development Plat" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows: Part of Block 1, Westgate, recorded in Volume 22 of Plats on page 22 as Document Number 977079, in the Dane County Register of Deeds Office, located in the NW1/4 of the SE1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 30; thence S89°48'59"W, 1991.96 feet along the North line of said SE1/4; thence S00°11'01"E, 40.00 feet to the point of beginning, also being a point on the Southerly right-of-way line of Tokay Boulevard and the Northwest corner of Lot 1, Certified Survey Map No. 8457; thence S00°00'06"E, 734.73 feet along the West line of said Lot 1 and the West line of Lot 1, Certified Survey Map No. 3697; thence S47°58'27"E, 329.55 feet along the Southwesterly line of Lot 1, Certified Survey Map No. 3697; to a point on the Northwesterly right-of-way line of Segoe Road; thence S49°34'48"W, 390.10 feet along said Northwesterly right-of-way line to a point of curve; thence Southwesterly along said Northwesterly right-of-way line on a curve to the right which has a radius of 100.00 feet and a chord which bears S69°52'14"W, 69.36 feet to a point on the North right-of-way line of Odana Road; thence N89°50'20"W, 337.47 feet along said North right-of-way line; thence N00°02'04"E, 149.97 feet; thence N89°49'46"W, 150.05 feet to a point on the East right-of-way line of South Whitney Way; thence N00°01'51"W, 1063.89 feet along said East right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°53'34"E, 21.18 feet to a point on the South right-of-way line of Tokay Boulevard; thence N89°48'59"E, 590.33 feet along said South right-of-way line to the point of beginning, Containing 771,591 square feet (17.713 acres).

Dated this 20th day of May, 2020.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

- This Plat is subject to the following recorded instruments:
 - Encroachment Agreement recorded as Doc. No. 3100743.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4840999.
 - Declaration of Easements, Covenants and Restrictions recorded as Doc. No. 5529388.
 - Madison Gas and Electric Easement recorded as Doc. Nos. 375956 and 4937018 released by Doc. No. _____
 - Wisconsin Telephone Company Easement recorded as Doc. No. 993203 released by Doc. No. _____
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 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. 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 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 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.

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 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.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

OWNER'S CERTIFICATE

Hy-Vee, Inc., a corporation company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hy-Vee, Inc. does further certify that this plat is required by S236.10 or S236.12 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, Hy-Vee, Inc. has caused these presents to be signed this _____ day of _____, 2020.

Hy-Vee, Inc.

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above authorized signatory of the above named Hy-Vee, Inc. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Westgate Redevelopment Plat" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2020, 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 _____, 2020.

Maribeth Witzel-Behl, Clerk, City of 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 _____, 2020 on any of the lands included in the plat of "Westgate Redevelopment Plat".

Craig Franklin, 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 special assessments as of this _____ day of _____, 2020 affecting the land included in "Westgate Redevelopment Plat".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020
at _____ .M. and recorded in Volume _____ of Plats on Pages _____
as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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