

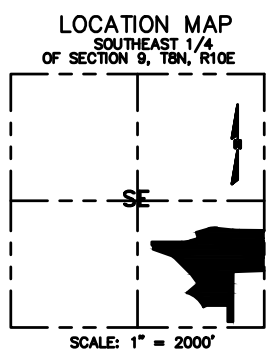
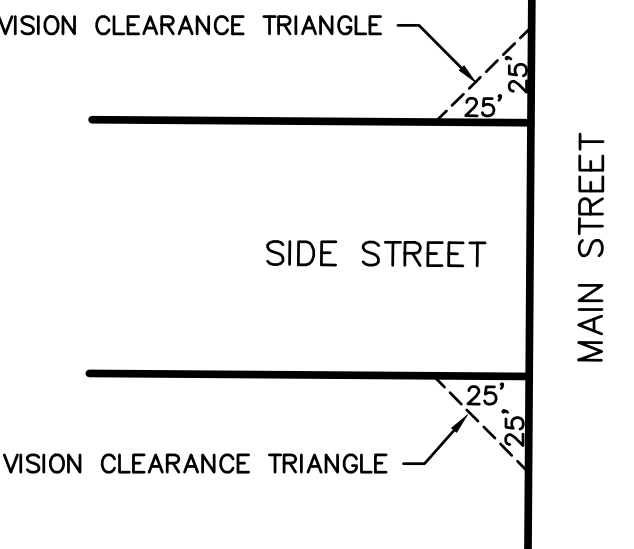
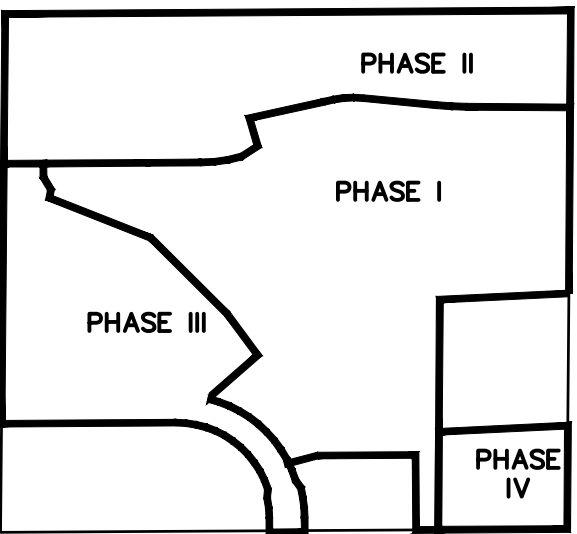
PUMPKIN HOLLOW - PHASE 1

City of Madison, Dane County, Wisconsin

Part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin

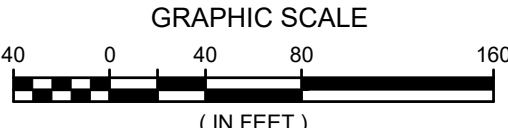
- Bearings are reference to the East line of the Southeast 1/4 of Section 9, Town 8 North, Range 10 East which is assumed to bear South 00°29'12" East, grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).
- Subdivision statistics
Subdivision to contain 2 Lots and 1 Outlots
- Outlot 1 may be park, playground, drainage way or other pubic use.
- The City of Madison shall not be liable for any fees or special assessments in the event they become owners of any Outlot by tax delinquency.
- There are no wetlands on this site. Assured delineation dated 10/12/2021 by Chad M. Fradette, EP, Wetland Scientist.
- Per published FEMA Flood Insurance Rate Maps, there are no flood plains on this site.
- Within the vision clearance triangle, screening, planting, fences or other obstructions are not permitted between a height of thirty (30) inches and ten (10) feet above the curb level or its equivalent, with the exception of fences a maximum of three (3) feet in height and at least fifty percent (50%) open to vision.

PHASING PLAN



Owner/Subdivider:
Prairie Creek I, LLC
1200 North Mayfair Road # 410
Milwaukee, WI., 53226

Surveyor:
R.A. Smith, Inc.
John P. Casucci
16745 W. Bluemound Rd.
Brookfield, WI., 53005



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



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET

⊙ INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL
FOOT AT LEAST 18" IN LENGTH, SET. UNLESS NOTED.

ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE,
18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.

① INDICATES "DEDICATED TO THE CITY OF MADISON FOR ROAD PURPOSES".

NE COR OF
SE 1/4 OF
SEC. 9-8-10
FOUND BRASS
CAP MONUMENT

E. LINE OF SE 1/4 SEC. 9-8-10

PORTAGE ROAD

PORTAGE ROAD

PORTAGE ROAD

SE COR OF
SE 1/4 OF
SEC. 9-8-10
FOUND 1 1/4"
IRON ROD
P.O.C.

UNPLATTED LANDS

LANDS TO BE RETAINED
BY THE OWNER

WISCONSIN TELEPHONE
EASEMENT PER DOC. 1780421

STREET B

LOT 1
239,900 sq.ft.

OUTLOT 1
175,751 sq.ft.

LOT 2
78,272 sq.ft.

LOT 1
CSM 8211

CITY OF MADISON

TOWN OF BURKE

CITY OF MADISON
TOWN OF BURKE

TOWN OF BURKE

CITY OF MADISON

WISCONSIN TELEPHONE
EASEMENT PER DOC. 1780421

33.0' EXISTING R.O.W.
40.0' ULTIMATE R.O.W.

UNPLATTED LANDS

LANDS TO BE RETAINED
BY THE OWNER

LANDS TO BE RETAINED
BY THE OWNER

FUTURE HOEPKER ROAD R.O.W.

HOEPKER ROAD

VARIABLE WIDTH PUBLIC R.O.W.

CITY OF MADISON

TOWN OF BURKE

HOEPKER ROAD

VARIABLE WIDTH PUBLIC R.O.W.

Curve Table						
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out
BNDY C1	233.95	283.00	N49°27'31"W	227.34	N25°46'35"W	N73°08'28"W
BNDY C2	93.36	333.00	N81°37'33"E	93.05	N89°39'27"E	N73°35'39"E
BNDY C3	89.33	233.00	N84°34'38"E	88.78	N73°35'39"E	S84°26'24"E
BNDY C4	69.12	767.00	S87°01'18"E	69.10	S84°26'24"E	S89°36'12"E
C/L C5	72.09	800.00	N87°01'18"W	72.07	N89°36'12"W	N84°26'24"W
LOT 1 C6	75.07	833.00	S87°01'18"E	75.04	S84°26'24"E	S89°36'12"E
C/L C7	76.67	200.00	S84°34'38"W	76.21	N84°26'24"W	S73°35'39"W
LOT 1 C8	64.02	167.00	N84°34'38"E	63.63	N73°35'39"E	S84°26'24"E
LOT 2 C9	75.85	283.00	N33°27'17"W	75.63	N25°46'35"W	N41°08'00"W
O.L. 1 C10	158.10	283.00	N57°08'14"W	156.05	N41°08'00"W	N73°08'28"W

SW COR OF
SE 1/4 OF
SEC. 9-8-10
FOUND BRASS
CAP MONUMENT

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 9; thence South 89° 39' 27" West along the South line of said 1/4 Section a distance of 328.89 feet to a point; thence North North 00° 20' 33" West 60.00 feet to the point of beginning of lands to be described; thence South 89° 39' 27" West 53.12 feet to a point; thence North 00° 20' 33" West 170.00 feet to a point; thence South 89° 39' 27" West 221.92 feet to a point; thence South 64° 13' 25" West 36.00 feet to a point; thence 233.95 feet along an arc of a curve, whose center lies the Southwest, whose radius is 283.00 feet and whose chord bears North 49° 27' 31" West 227.34 feet to a point; thence North 48° 52' 00" East 149.31 feet to a point; thence North 36° 23' 55" West 115.57 feet to a point; thence North 45° 05' 10" West 243.66 feet to a point; thence North 57° 26' 27" West 39.62 feet to a point; thence North 70° 36' 00" West 207.46 feet to a point; thence North 11° 58' 54" East 18.96 feet to a point; thence North 22° 45' 37" West 16.79 feet to a point; thence North 41° 21' 54" West 16.16 feet to a point; thence North 00° 20' 33" West 31.26 feet to a point; thence North 89° 39' 27" East 311.04 feet to a point; thence Northeasterly 93.36 feet along an arc of a curve, whose center lies the Northwest, whose radius is 333.00 feet and whose chord bears North 81° 37' 33" East 93.05 feet to a point; thence North 73° 35' 39" East 84.10 feet to a point; thence North 16° 24' 21" West 66.00 feet to a point; thence North 73° 35' 39" East 131.64 feet to a point; thence Northeasterly 89.33 feet along an arc of a curve, whose center lies the Southeast, whose radius is 233.00 feet and whose chord bears North 84° 34' 38" East 88.78 feet to a point; thence South 84° 26' 24" East 165.90 feet to a point; thence Southeasterly 69.12 feet along an arc of a curve, whose center lies the Northeast, whose radius is 767.00 feet and whose chord bears South 87° 01' 18" East 69.10 feet to a point; thence South 89° 36' 12" East 274.78 feet to a point in the East line of said Southeast 1/4 Section; thence South 00° 23' 48" West along said East line 419.72 feet to a point in the extension of the North line of Lot 1 in Certified Survey Map No. 8211; thence South 87° 15' 49" West along said North line and its extension 333.00 feet to the Northwest corner of said Lot; thence South 00° 23' 48" West along the West line of said Lot 300.00 feet to the Southwest corner of said lot; thence South 00° 20' 33" East 222.28 feet to the point of beginning.

Said land contains 555,707 square feet.

That I have made such survey, land division and plat by the direction of PRAIRIE CREEK I, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the City of Madison in surveying, dividing and mapping the same.

Date: October 31, 2023

John P. Casucci
Professional Land Surveyor
Registration No. 2055

OWNER'S CERTIFICATE OF DEDICATION

PRAIRIE CREEK I, LLC, a limited liability 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.

PRAIRIE CREEK I, LLC, does 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:

- City of Madison
- Wisconsin Department of Administration
- Dane County Zoning and Natural Resources Committee

In witness where, said PRAIRIE CREEK I, LLC, has caused these presents to be signed by _____, its _____, this _____ day of _____, 20_____

PRAIRIE CREEK I, LLC

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20____, _____, its _____, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the PRAIRIE CREEK I, LLC, by its authority.

Notary Public, State of Wisconsin
my commission expires _____

PRAIRIE CREEK I, LLC

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20____, _____, its _____, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the PRAIRIE CREEK I, LLC, by its authority.

Notary Public, State of Wisconsin
my commission expires _____

MORTGAGE CERTIFICATE

Spring Bank, a national banking association, mortgagee of that portion of the above-described land identified in this Plat, does hereby consent to the surveying, dividing, mapping and dedicating of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said Spring Bank, has caused these presents to be signed

by _____, its _____, and by _____,
(name) (title)

_____, its _____, its corporate seal to be hereunto affixed.
(name) (title)

this _____ day of _____, 20_____.

STATE OF _____ }
:SS
COUNTY OF _____ }

PERSONALLY came before me this _____ day of _____, 20_____.

_____, _____ and _____ of the
(name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me

known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin

My commission expires _____

PUMPKIN HOLLOW - PHASE 1
City of Madison, Dane County, Wisconsin

Part of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin

CITY COMMON COUNCIL CERTIFICATE

Resolved that the plat known as Pumpkin Hollow - Phase 1, in the City of Madison, Dane County, Wisconsin, which has been approved by Enactment No. _____, File No. _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and right conveyed by said plat to the City of Madison of public use.

Date: _____
Maribeth L. Witzel-Behl, City Clerk

CITY PLAN COMMISSION CERTIFICATE

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

Date: _____
Matthew Wachter, Secretary of the Plan Commission

CITY TREASURER CERTIFICATE

State of Wisconsin }
:SS
Waukesha County }

I, Craig Franklin, being the duly elected, qualified and acting City 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 special assessments as of this , _____ day of _____, 2023, on any of the land included in the Plat of Pumpkin Hollow - Phase 1.

Date: _____
Craig Franklin, City Treasurer

COUNTY TREASURER'S CERTIFICATE

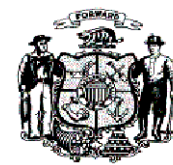
I, Adam Gallagher, being the duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this , _____ day of _____, 20____, on any of the land included in the Plat of Pumpkin Hollow - Phase 1.

Date: _____
Adam Gallagher, County Treasurer

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



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