

	_							
		- 1	152.49	N08°35'39.5"W	427.00	20°34'17"	153.31	C50
	S 05.04,29" E	S 18°52'48" E	287.95	S11°58'38.5"E	1198.00	13°48'19"	288.65	C49
	N 05°04'29" W	N 50°05'47" W	229.71	N27°35'08"W	300.00	45°01'18"	235.73	C48
OUTLOT		l	238.43	N33°29'33.5"W	250.50	56°50'09"	248.49	C47
011101	05°04'29"	18.52,48,"	299.85	S11°58'38.5"E	1247.50	13°48'19"	300.58	C46
51		18°52'48"	134.81	N08°35'39.5"W	377.50	20°34'17"	135.54	C45
50		N 89°23'37" E	13.92	N 89°48'14" E	972.00	00°49'14"	13.92	C44
49	N 89°23'37" E		57.09	1	972.00	03°21′56″	57.10	C43
48			71.00	N 88°07'15" E	972.00	04°11′10"	71.01	C42
47		N 03°40'21" W	19.91	S 01°38'05" E	280.00	04°04'32"	19.92	C41
45 0	N 03°40'21" W		48.48	S 08°38'19" E	280.00	09°55′56"	48.54	C40
4 T			68.28	N 06°36'03" W	280.00	14°00'28"	68.46	C39
43		S 11°13′56" E	62.63	S 05°36′57.5" E	320.00	11°13'55"	62.73	C38
42	S 11°13'56" E		13.25	1	320.00	02°22'22"	13.25	C37
41			75.81	S 06.48.08.5" E	320.00	13°36'17"	75.98	C36
40			35.27	S 44°51'21" W	25.00	89°42'42"	39.14	C35
39		N 77°33'40" E	142.77	S 83°38'11" W	674.50	12°09'02"	143.04	C34
38	N 77°33'40" E	1	101.29	1	674.50	08°36'44"	101.38	C33
37			243.09	1 -	674.50	20°45'46"	244.42	C32
300			21.17	N 44°53'41.5" W	15.00	89°47'23"	23.51	C31
34		S 86°15'42" W	8.72		120.00	04.09.51"	8.72	C30
33	S 8615'42" W	S 09°52'27" W	148.40	N 48°04'04" E	120.00	76°23'14"	159.99	C29
32	S 09°52'27" W		19.81	N 05°08'19" E	120.00	09°28'16"	19.84	C28
31			169.74	S 45°24'52" W	120.00	90°01'22"	188.54	C27
30			20.95	S 43°53'50.5" E	15.00	88°36'03"	23.20	C26
20 28			21.25		15.00	90°12'50"	23.62	C25
2/			53.65	N 06.36,03, M	220.00	14.00,28,	53.79	C24
26		S 04°44'51" E	31.48		380.00	04°44'51"	31.49	C23
25	S 04°44'51" E		58.69	N 09°10'34" W	380.00	08.51,26,"	58.74	C22
24			90.02	S 06.48'08.5" E	380.00	13°36'17"	90.23	C21
23			35.44	٠,	25.00	90°17'18"	39.40	C20
22			35.27	- 1	25.00	89°42'42"	39.14	C19
21			21.17	S 44°53'35" E	15.00	89°47'10"	23.51	C18
30			20.39	N 43°12'56" E	15.00	85°37'30"	22.42	C17
18			22.01	S 46°47'04" E	15.00	94°22'30"	24.71	C16
17		N 86°28'29" E	67.08	N 88°20'39.5" E	1028.00	03°44'21"	67.09	C15
16	N 86.28.29" E		8.02	N 86°15'04.5" E	1028.00	00°26'49"	8.02	C14
15			75.09	S 88°07'15" W	1028.00	04°11'10"	75.11	C13
14			21.47	N 46°06'09.5" E	15.00	91°23'57"	23.93	C12
1.3			20.95	S 43°53'50.5" E	15.00	88°36'03"	23.20	C11
13 =			21.47	N 46°06'09.5" E	15.00	91°23'57"	23.93	C10
10			46.15	N 83°01'16" E	180.00	14°43'48"	46.28	C9
9	S 75°39'22" W	S 69°17'12" W	20.00	N 72°28'17" E	180.00	06°22'10"	20.01	C8
00		S 51°59'35" W	54.12	N 60°38'23.5" E	180.00	17°17'37"	54.33	C7
7	51°59'35"	34°41′54"	54.13	N 43°20'44.5" E	180.00	17°17'41"	54.33	C6
6	S 34°41′54″ W	17°39	53.34	N 26°10'39.5" E	180.00	17°02'29"	53.54	C5
υ I			54.00	N 09°01'48" E	180.00	17°15'14"	54.20	C4
<u> </u>			254.52	S 45°23'41" W	180.00	89.59,00,"	282.69	С3
2			21.25	N 45°06'18.5" E	15.00	90°12'37"	23.62	C2
			35.44	N45°08'39"W	25.00	90°17'18"	_	01
NAME	IN TANGENT BEARING OUT	TANGENT BEARING	CHORD LENGTH	CHORD DIRECTION	RADIUS	CEN KAL ANGLE	1270 [[20]	ZOMBEZ

MINERAL POINT ROAD	SW 1/4	PLAT ELDERBERRY ROAD	NW 1/4	VICINITY MAP  SECTION 21, TO7N, R08E
	SE 1/4	E BEAR DRIVE	NE 1/4	MAP 07N, R08E

# $\bigcirc$ $\bigcirc$ $\bigcirc$ LEGEND 1" PIPE FOUND

• 2" IRON PIPE FOUND

1-1/4" X 30" SOLID IRON RE—ROD SET, WT. 4.30
Ibs./ft. ALL OTHER CORNERS MARKED WITH A
3/4"X18" SOLID IRON ROD W/CAP, WT. 1.50 lbs./ft.

1-1/4" SOLID IRON ROD FOUND UNLESS NOTED
) INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST
HUNDREDTH OF A FOOT.

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES, AS WELL AS PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

6,

12,

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MIDDI FION WILE	
6840 SCHNEIDEF	
ENCORE AUTUMN	
OWNER/SUBD	

Burse SURVEYOR/ENGINEER: Inc.

Surveying & engineering 1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

Date: 02-10-2015 Plot View: Final Plat \PROJECTS\BSE1698\PLAT\BSE1698FP.

Approved for ding by

PART AUTUMNRIDGERESERVE

OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

 $\bigcirc$ 

## CONSENT OF MORTGAGEE

Oak Bank, a banking association duly organized and existing under and by laws of the State of Wisconsin, mortgagee of the above described land, does h the surveying, dividing, mapping and dedicating of the land described on this pl consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said This its ts has caused these at Madison

CITY TREASURER'S CERTIFICATE
STATE OF WISCONSIN )
COUNTY OF DANE )S.S.

State of Wisconsin

County of Dane

Personally came before me this

STATE OF WISCONSIN )
S.S.

COUNTY TREASURER'S CERTIFICATE

As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in AUTUMN RIDGE RESERVE.

Date

Dated this \_

\_ day of

20\_

Treasurer, City of Madison, Dane

County,

Wisconsin

AUTUMN RIDGE RESERVE.

I, David Gawenda, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_\_\_ on any of the land included in the plat of

## OWNER'S CERTIFICATE

ENCORE AUTUMN RIDGE LLC does further certify that this Plat is required by S.236.10 and S.236.12, Wisconsin Statutes to be submitted to the following for approval or objection: ENCORE AUTUMN RIDGE 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 Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Plat. City of Madison

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-One (21), Township Seven (7) North, Range Eight (8) East, in the City of Madison, Dane County, Wisconsin, to-wit: Beginning at the West quarter corner of said Section 21; thence North 01 degrees 17 minutes 16 seconds East, 682.95 feet; thence North 89 degrees 19 minutes 18 seconds East, 1320.17 feet; thence South 01 degrees 24 minutes 07 seconds West, 683.0 feet; thence South 89 degrees 19 minutes 18 seconds West, 1318.81 feet to the point of beginning.

DESCRIPTION FURNISHED:

Adam Gallagher, County Treasurer

WITNESS WHEREOF, the said ENCORE AUTUMN RIDGE \_, its managing member on CQL used day presents to be

STATE OF

County of Dane

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_, 20\_\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

My commission expires

NOTES

1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots 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. 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.

3) 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.

SD SD private

5) Dates of field work: 12-30-2013 to 01-03-2014.

6) Total parcel area = 900,477 square feet or 20.6721 acres.

7) Lots/Buildings within this subdivision are subject to building permit(s) are issued. impact fees

Dated this day of 20

Dated this \_

day of

20\_

Maribeth Witzel-Behl, ( City of Madison, Dane

Sity Clerk County, Wisconsin

Resolved that this plat located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_\_\_, File I.D. Number \_\_\_\_\_\_, adopted on the \_\_\_\_ 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.

by virtue of the ss hereby consent to splat and does hereby

day of \_ 20\_

Bank

of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_ and \_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, Wiscon My Com

ENCORE AUTUMN RIDGE LLC

Notary Public, Wisconsin

Revised this

of

Michelle

L. Burse, P.L.S. No.

2020

Dated this

are based upon

the Wisconsin County Coordinate System (Dane Zone).

20

Beginning at the West Quarter corner of said Section 21; thence North 01 degree 41 minutes 29 seconds East along the west line of the Northwest Quarter of said Section 21, 682.95 feet to the Southwest corner of Lot 4, Certified Survey Map Number (C.S.M.#) 6407; thence North 89 degrees 43 minutes 29 seconds East along the south line of said C.S.M.# 6407, 1320.24 feet to a point on the west line of the east half of the Northwest Quarter of said Section 21; thence South 01 degree 48 minutes 08 seconds West along said west line, 682.70 feet to a point on the south line of the Northwest Quarter of said Section 21; thence South 89 degrees 42 minutes 42 seconds West along said south line, 1318.93 feet to the point of beginning. This description contains 900,477 square feet or 20.6721 acres.

A parcel of land located East, City of Madison, Do

in the Southwest Quarter of the Northwest Quarter of Section ane County, Wisconsin, more fully described as follows:

21,

07 North, Rar

80

SURVEYOR'S CERTIFICATE

I, Michelle L. Burse, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the ENCORE AUTUMN RIDGE LLC, owner of said land, I have surveyed, divided and mapped AUTUMN RIDGE RESERVE; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

236 of

(This description contains 900,477 square feet or 20.6721 acres.)

2) The intra—block drainage easements shall be graded with the construction of each principle structure 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.

4) Utility easements as herein set forth are for the use of public bodies, right to serve the area. utilities having the

CITY OF MADISON PLAN COMMISSION CERTIFICATE

secretary of the City of Madison Con

Certified

Department o

Administration

MICHELLE L. BURSE S-2020 SCONS Sun Prairie WI SURVENIN

RECORDING DATA

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. Received of CERTIFICATE for OF REGISTER OF recording this day 201\_, at and recorded of Plats, on DEEDS

Volume

o'clock

<u>|</u>

Kristi Chlebowski, Dane County Register of Deeds

OF