

OWNER/SUBDIVIDER  
T.R. McKenzie, Inc.  
1910 Hawks Ridge Dr #322  
Verona, WI 53593

SURVEYOR/ENGINEER/PLANNER  
Mead & Hunt  
2440 Deming Way  
Middleton, WI 53562

# Final Plat The Willows

All of Lot 3 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison, Dane County, Wisconsin

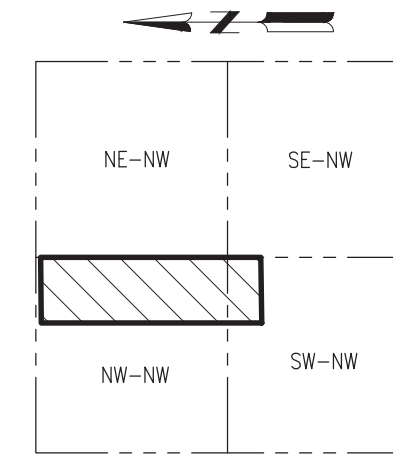
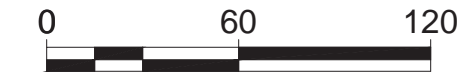
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

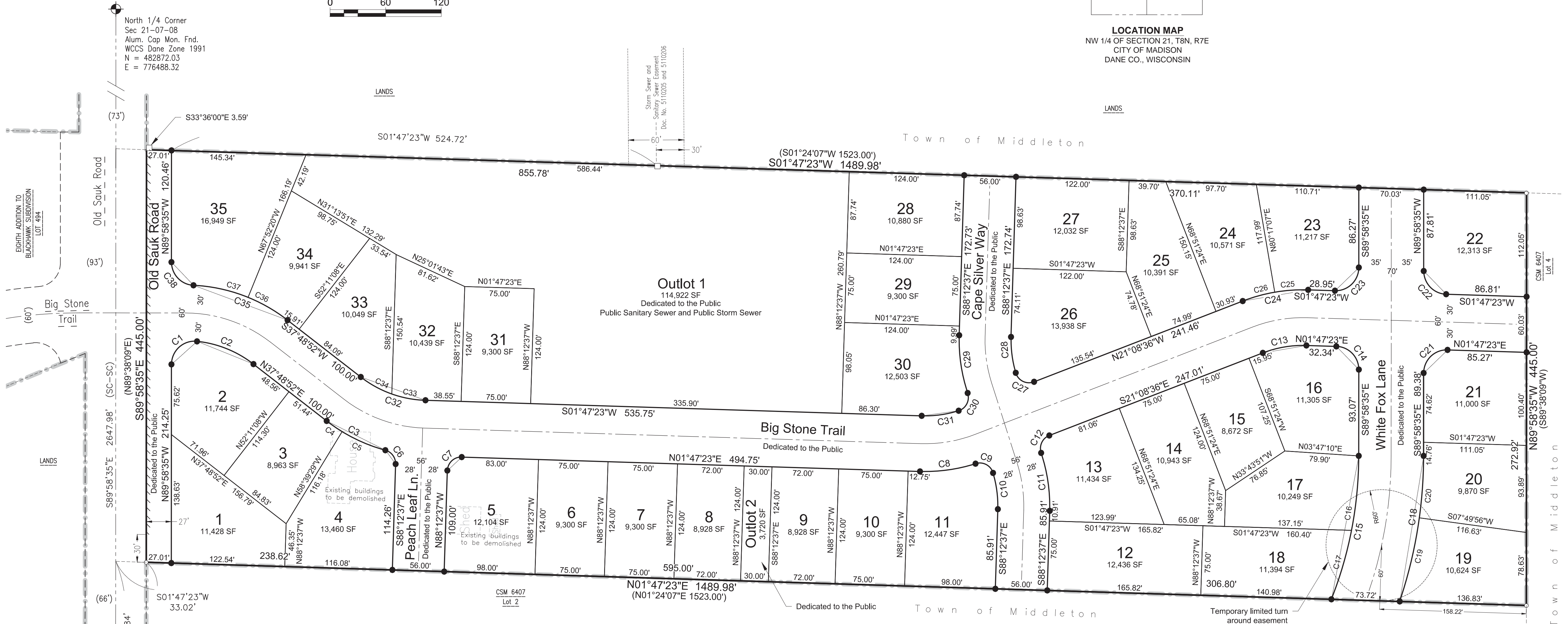
Department of Administration



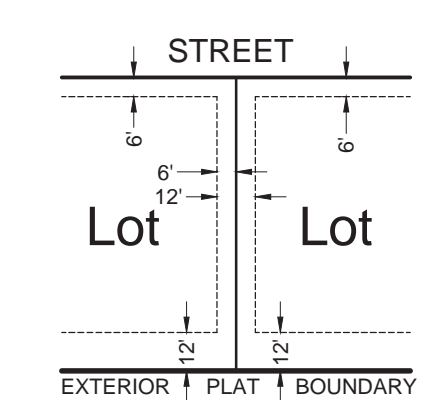
Bearings are referenced to the North line of the NW 1/4 Sec. 21, T8N, R7E assumed to bear S89°58'35"E



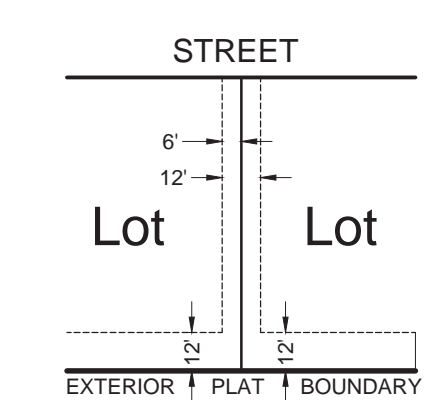
**LOCATION MAP**  
NW 1/4 OF SECTION 21, T8N, R7E  
CITY OF MADISON  
DANE CO., WISCONSIN



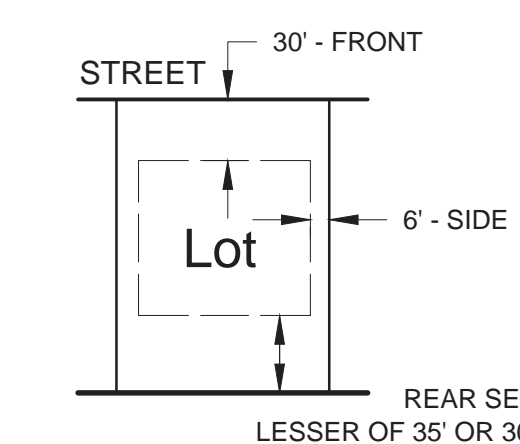
- Legend**
- Section Line
  - - - Existing Easement
  - - - Existing Parcel Line
  - - - Existing Right-of-way Line
  - Subdivision Boundary
  - - - Proposed Right-of-way Line
  - Proposed Lot Line
  - - - Proposed Easement
  - - - Proposed Centerline
  - ▨ No Vehicular Access per CSM 6407
  - City of Madison Corporate Boundary
  - US Public Land Survey Monument
  - 3/4" Rebar Found
  - 1-1/2" O.D. Iron Pipe Found
  - 1-1/4" x 18" Rebar, 4.30 lbs/lin ft Set
  - All other lot corners are marked by 3/4" x 18" rebar 1.5 lbs/lin ft Set



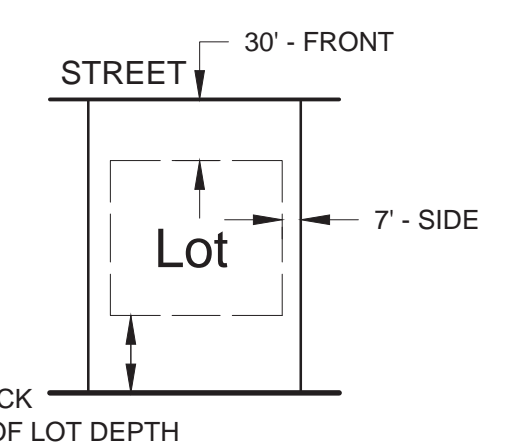
TYPICAL-NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES



TYPICAL-NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES

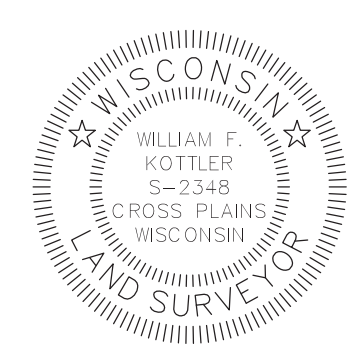


TYPICAL-BUILDING SETBACK SINGLE STORY



TYPICAL-BUILDING SETBACK TWO STORY

Northwest Corner  
Sec 21-07-08  
Alum. Cap Mon. Fnd.  
WCCS Dane Zone 1991  
N = 482873.12  
E = 773840.34



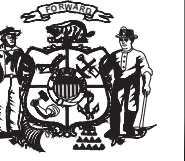
**Mead & Hunt**  
Mead & Hunt, Inc.  
6501 Watts Road  
Madison, WI 53719  
phone: 608-273-6380  
meadhunt.com

# Final Plat The Willows

All of Lot 3 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, 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

## Corporate Owner's Certificate

STATE OF WISCONSIN )  
COUNTY OF DANE ) SS  
T.R. McKenzie, Inc., a corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat of "THE WILLOWS" to be surveyed, divided, mapped, and dedicated as represented on this plat.

T.R. McKenzie, Inc., 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:

- Department of Administration
- Dane County Zoning and Natural Resource Committee
- City of Madison Common Council

IN WITNESS WHEREOF, the said T.R. McKenzie, Inc. has caused these presents to be signed by Mary Ann McKenzie, its president and countersigned by Jessie Crooks, its secretary, at \_\_\_\_\_ Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

In presence of:

\_\_\_\_\_  
May Ann McKenzie, President

\_\_\_\_\_  
Jessie Crooks, Secretary

STATE OF WISCONSIN )  
DANE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, Mary Anne McKenzie, President, and Jessie Crooks, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## City of Madison

COMMON COUNCIL RESOLUTION

I, Maribeth Witzel-Behl, being the duly elected, qualified, and acting City Clerk of the City of Madison, do hereby certify that this plat was approved by the City Council of the City of Madison, Dane County, Wisconsin, by resolution No. \_\_\_\_\_ adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, authorizing me to issue a certificate of approval of the final plat of THE WILLOWS, T.R. McKenzie, Inc., upon satisfaction of certain conditions, and I do hereby certify that all condition were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Date

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Wisconsin

## Certificate of Register of Deeds

Recieved for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in Volume \_\_\_\_\_ of plats on Page \_\_\_\_\_ and \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

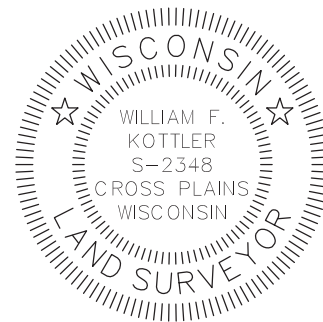
## Surveyor's Certificate

I, William F. Kottler, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of Wisconsin Statutes and the subdivision regulations of the City of Madison, Dane County, Wisconsin, and under direction of T.R. McKenzie, Inc. I have surveyed, divided and mapped THE WILLOWS; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 3 of Certified Survey Map 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, containing 662,728 square feet (15.214 acres) and described as follows:

Commencing at the Northwest corner of said Section 21; thence along the North line of the Northwest 1/4 of said Section 21, S89°58'35"E, 878.84 feet to the Northwest corner of said Lot 3; thence S01°47'23"W, 33.02 feet to the South right of way of Old Sauk Road and the point of beginning; thence along said South right of way line, S89°58'35"E, 445.00 feet to the East line of said Lot 3; thence along said East line, S01°47'23"W, 1489.98 feet to the South line of said Lot 3; thence along said South line, N89°58'35"W, 445.00 feet to the West line of said Lot 3; thence along said West line, N01°47'23"E, 1489.98 feet to the South right of way line of Old Sauk Road and the point of beginning.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
William F. Kottler S-2348



### Title Report Description of Property

First American Title Insurance Company  
Subdivision Approval Report  
30/60 Title Search  
Order No: 2595662  
Dated: October 31, 2014 at 7:00 o'clock A.M.

Parcel A:

Lot Three (3), Certified Survey Map No. 6407, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 21, 1991 in Volume 31 of Certified Survey Maps, pages 120, 121 and 122, as Document No. 2263459, located in the City of Madison, Dane County, Wisconsin.

Parcel No. 251/0708-212-0102-0

## Certificate of City Treasure

STATE OF WISCONSIN )  
DANE COUNTY ) SS

I, Dave Gawenda, being the duly elected, qualified and acting treasure 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 \_\_\_\_\_, 2015 on any of the land included in the plat of "The Willows".

(Date)

\_\_\_\_\_  
Dave Gawenda, Treasure  
City of Madison, Wisconsin

## Certificate of County Treasure

STATE OF WISCONSIN )  
DANE COUNTY ) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasure of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 2015 affecting the lands included in this plat of "The Willows".

(Date)

\_\_\_\_\_  
Adam Gallagher, Treasure  
Dane County, Wisconsin

## NOTES

- Existing buildings and improvements to be demolished.
- 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 combined for a single development site, or where two (2) or more lots have 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. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be places in any easement for drainage purposes. Fences may be placed in the easements 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 re-division 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 and buildings within the subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- The temporary limited turn around easement shall expire when White Fox Lane is extended.
- No Vehicular Access to Lots 2 and 35 from Old Sauk Road.
- No Vehicular Access to Lot 1 from Old Sauk Road except for the western most 30' of the lot.
- Old Sauk Road will be reconstructed in the future as an arterial roadway expected to include a center median. The owner of Lot 1 acknowledges if a median is to be installed no break shall be constructed in the future median to provide westbound access to his/her lot.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.

CURVE TABLE							
NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT BEARING IN	TANGENT BEARING OUT
C1	41.91'	25.00'	96.04	37.17'	N41° 57' 19"W	N06° 03' 57"E	N89° 58' 35"W
C2	66.49'	120.00'	31.75	65.65'	N21° 56' 25"E	N37° 48' 52"E	N06° 03' 57"E
C3	71.26'	180.00'	22.68	70.79'	N26° 28' 24"E	N15° 07' 55"E	N37° 48' 52"E
C4	20.33'	180.00'	6.47	20.32'	N34° 34' 42"E	N31° 20' 31"E	N37° 48' 52"E
C5	50.93'	180.00'	16.21	50.76'	N23° 14' 13"E	N15° 07' 55"E	N31° 20' 31"E
C6	20.07'	15.00'	76.66	18.61'	N53° 27' 39"E	S88° 12' 37"E	N15° 07' 55"E
C7	23.56'	15.00'	90.00	21.21'	N43° 12' 37"W	N01° 47' 23"E	N88° 12' 37"W
C8	60.84'	180.00'	19.37	60.55'	N07° 53' 34"W	N17° 34' 32"W	N01° 47' 23"E
C9	23.76'	15.00'	90.77	21.35'	N27° 48' 28"E	N73° 11' 28"E	N17° 34' 32"W
C10	39.60'	122.00'	18.60	39.43'	N82° 29' 26"E	S88° 12' 37"E	N73° 11' 28"E
C11	63.44'	178.00'	20.42	63.10'	S81° 34' 48"W	S71° 22' 14"W	N88° 12' 37"W
C12	22.90'	15.00'	87.49	20.74'	N64° 53' 11"W	N21° 08' 36"W	S71° 22' 14"W
C13	48.03'	120.00'	22.93	47.71'	N09° 40' 36"W	N01° 47' 23"E	N21° 08' 36"W
C14	38.50'	25.00'	88.23	34.81'	N45° 54' 24"E	S89° 58' 35"E	N01° 47' 23"E
C15	158.40'	421.00'	21.56	157.47'	S79° 11' 51"E	S68° 25' 06"E	S89° 58' 35"E
C16	80.83'	421.00'	11.00	80.70'	S84° 28' 35"E	S78° 58' 35"E	S89° 58' 35"E
C17	77.58'	421.00'	10.56	77.47'	S73° 41' 50"E	S68° 25' 05"E	S78° 58' 35"E
C18	159.77'	491.00'	18.64	159.07'	S80° 39' 15"E	S71° 19' 56"E	S89° 58' 35"E
C19	92.86'	491.00'	10.84	92.72'	N76° 45' 00"W	N82° 10' 04"W	N71° 19' 56"W
C20	66.92'	491.00'	7.81	66.87'	N86° 04' 19"W	N89° 58' 35"W	N82° 10' 04"W
C21	40.04'	25.00'	91.77	35.90'	S44° 05' 36"E	S89° 58' 35"E	S01° 47' 23"W
C22	38.50'	25.00'	88.23	34.81'	S45° 54' 24"W	N89° 58' 35"W	S01° 47' 23"W
C23	40.04'	25.00'	91.77	35.90'	S44° 05' 36"E	S01° 47' 23"W	S89° 58' 35"E
C24	72.05'	180.00'	22.93	71.57'	N09° 40' 36"W	N01° 47' 23"E	N21° 08' 36"W
C25	36.14'	180.00'	11.50	36.08'	S03° 57' 45"E	S09° 42' 53"E	S01° 47' 23"W
C26	35.90'	180.00'	11.43	35.84'	S15° 25' 44"E	S21° 08' 36"E	S09° 42' 53"E
C27	24.75'	15.00'	94.54	22.04'	S26° 07' 32"W	S73° 23' 39"W	S21° 08' 36"E
C28	39.17'	122.00'	18.40	39.00'	S82° 35' 31"W	N88° 12' 37"W	S73° 23' 39"W
C29	63.24'	178.00'	20.36	62.91'	N81° 36' 40"E	N71° 25' 56"E	S88° 12' 37"E
C30	23.83'	15.00'	91.03	21.40'	S63° 03' 09"E	S17° 32' 14"E	N71° 25' 56"E
C31	40.48'	120.00'	19.33	40.29'	S07° 52' 25"E	S01° 47' 23"W	S17° 32' 14"E
C32	75.45'	120.00'	36.02	74.21'	S19° 48' 07"W	S37° 48' 52"W	S01° 47' 23"W
C33	37.03'	120.00'	17.68	36.89'	S10° 37' 50"W	S19° 28' 17"W	S01° 47' 23"W
C34	38.42'	120.00'	18.34	38.25'	S28° 38' 34"W	S37° 48' 52"W	S19° 28' 17"W
C35	109.94'	180.00'	34.99	108.24'	N20° 19' 01"E	N37° 48' 52"E	N02° 49' 11"E
C36	49.28'	180.00'	15.69	49.13'	S29° 58' 16"W	S22° 07' 40"W	S37° 48' 52"W
C37	60.66'	180.00'	19.31	60.37'	S12° 28' 25"W	S02° 49' 11"W	S22° 07' 40"W
C38	38.05'	25.00'	87.20	34.48'	S46° 25' 18"W	N89° 58' 35"W	S02° 49' 11"W

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