

TENNYSON RIDGE REPLAT

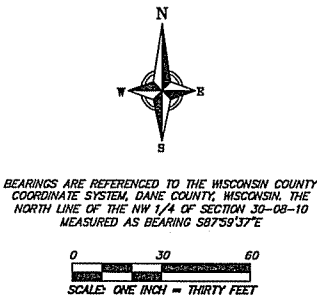
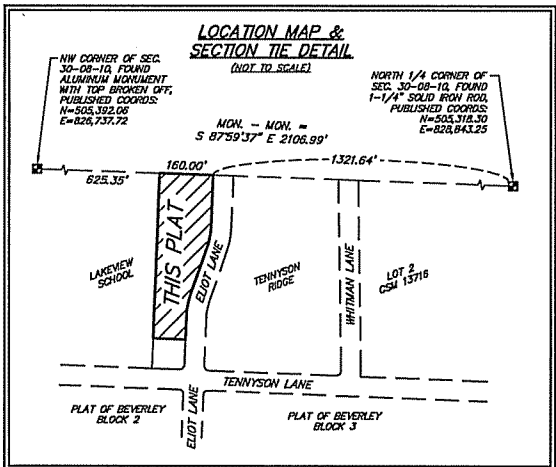
BEING A REPLAT OF LOTS 8-14 INCLUSIVE, TENNYSON RIDGE AS RECORDED IN VOLUME 60-058A OF PLATS, ON PAGES 302 AND 303, AS DOCUMENT NUMBER 5248652, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Tree Preservation Easement Note:

The tree preservation easement is intended to preserve existing mature trees and vegetation at the rear of Lots 10-14 (now Lots 4, 5, 6 and Outlot 1) in particular the over-story trees present. Removal of trees and vegetation within the tree preservation easement is prohibited except for the removal of diseased trees or the clearing of underbrush. The construction of any principal or accessory building or structure within the tree preservation easement is strictly prohibited, including the construction of any deck, patio, pool, shed, gazebo, etc. No retaining walls may be constructed or erected within the easement unless for the direct purpose of tree preservation. Fences consistent with zoning requirements are permissible. Management of the tree preservation area shall be the responsibility of the property owner. The Director of the Planning Division of the Department of Planning and Community and Economic Development or his or her designee shall be responsible for the management and enforcement of the easement and any violations of the easement shall be enforced by the city as provided in Madison General Ordinance.

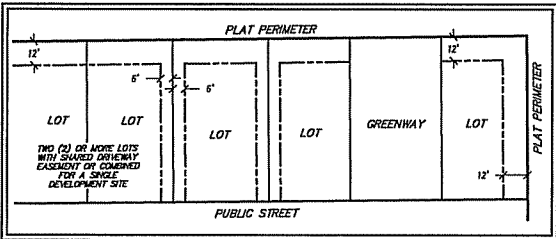
NOTES:

- This survey was prepared based upon information provided in Subdivision Approval Report 30.00 Title Search, Order No. HCS-560377A-MAD prepared by First American Title Insurance Company dated November 10, 2014 at 7:00 A.M.
- Lots 10-14 (now Lots 4, 5, 6 and Outlot 1) of this plat are subject to the requirements of a tree preservation plan per Certified Survey Map Number 13716.
- 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 the easement 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 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. In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easement for drainage purposes are released by those required and created by the current approved subdivision.
- The intra-block drainage easements shall be graded with the construction of each principal 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.
- Public 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.
- All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to storm water detention at the time they develop.
- This property is subject to any and all easements and agreements recorded and unrecorded.
- Lots/Building within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.



EASEMENT DETAIL (TYPICAL)

PUBLIC EASEMENT FOR DRAINAGE PURPOSES
(UNLESS OTHERWISE DEPICTED ON THE FACE OF THE PLAT)



SURVEY LEGEND

- FOUND 1" # IRON PIPE
- FOUND 1-1/4" # IRON ROD
- FOUND 3/4" # IRON ROD
- SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	16°43'55"	170.00'	49.64'	S 10°38'03" W	49.47'	S 02°16'05" W	S 19°00'00" W
C2	07°26'11"	170.00'	22.06'	S 05°59'11" W	22.05'	S 02°16'05" W	S 19°00'00" W
C3	09°17'44"	170.00'	27.58'	S 14°21'08" W	27.55'	S 19°00'00" W	S 02°16'05" W
C4	16°43'55"	230.00'	67.17'	S 10°38'03" W	66.93'	S 19°00'00" W	S 02°16'05" W
C5	15°09'18"	230.00'	60.84'	S 11°25'21" W	60.66'	S 19°00'00" W	S 02°16'05" W
C6	01°34'37"	230.00'	6.33'	S 03°03'24" W	6.33'	S 19°00'00" W	S 02°16'05" W

UTILITY EASEMENT NOTE: 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 OBSTRUCTION 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 AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

vierbicher
planning | engineering | advisors
1111 Maple Drive, Suite 201, Madison, Wisconsin 53711
Phone: (608) 261-2521 Fax: (608) 261-2522

Drafted by: MZIE
Checked by: MMAR
Plat: 180329
Date: 01/16/2017
Rev: _____
Rev: _____
Rev: _____

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
1014 Fessler Lane, #29
999 Fourth Drive,
Suite 201
Madison, WI 53717
(608) 821-3362
mzie@vierbicher.com

SURVEYED FOR:
Habitat for Humanity
1014 Fessler Lane, #29
P.O. Box 258128
Madison, WI 53725-8128

SHEET
1 OF 2

TENNYSON RIDGE REPLAT

BEING A REPLAT OF LOTS 8-14 INCLUSIVE, TENNYSON RIDGE AS RECORDED IN VOLUME 60-058A OF PLATS, ON PAGES 302 AND 303, AS DOCUMENT NUMBER 5248652, DANE COUNTY REGISTRY AND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Tennyson Terrace, LLC as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We 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
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2017.

Tennyson Terrace, LLC

By: _____
Member

State of Wisconsin)
County of Dane)

Personally came before me this _____ day of _____, 2017, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, and countersigned by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 2017.

By: _____

State of Wisconsin)
County of Dane)

Personally came before me this _____ day of _____, 2017, _____, 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 _____, 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.

My Commission expires: _____

Notary Public, State of Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer 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 affecting any of the lands included in the plat of TENNYSON RIDGE REPLAT, as of this _____ day of _____, 2017.

Adam Gallagher, Dane County Treasurer

CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of TENNYSON RIDGE REPLAT as of this _____ day of _____, 2017.

David M. Gawenda, City of Madison Treasurer

CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 2017.

Natalie Erdman, Secretary of Planning Commission

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of TENNYSON RIDGE REPLAT, located in the NW 1/4 of the NW 1/4 of Section 30, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____ File I.D. Number _____

adopted on this _____ day of _____, 2017, and that said enactment further provided for the acceptance of these lands dedicated and rights conveyed by said plat of TENNYSON RIDGE REPLAT to the City of Madison for public use.

Dated this _____ day of _____, 2017.

Maribeth Witzel-Bahl, City Clerk
City of Madison, Dane County, Wisconsin

NOTES:

Public Storm Water Drainage Easements

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, curbside or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.29A.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of the owners of said land, I have surveyed, divided, and mapped TENNYSON RIDGE REPLAT; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is a replat of Lots 8-14 inclusive, TENNYSON RIDGE as recorded in Volume 60-058A of Plats, on pages 302 and 303, as Document Number 5248652 and located in the Northwest Quarter of the Northwest Quarter of Section 30, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Containing 65,122 square feet or 1.4950 acres more or less.

Verbicher Associates Inc.

By: Michael J. Ziehr

Dated this _____ day of _____, 2017.

Signed: Michael J. Ziehr, P.L.S. No. S-2401

NOTES:

Descriptions of all declarations and restrictions as shown in the Subdivision Title Report, NCS-560377A-MAD, dated August 7, 2015

- Easement and Right-of-Way for Street Purposes recorded August 3, 1956, as Doc. No. 923386.**
Right-of-Way easement to the City of Madison for the North 30 feet of Tennyson Lane.
- Declaration of Conditions, Covenants, and Restrictions, recorded May 13, 2014, as Doc. No. 5069640.**
Declaration that Lots 1-4 of C.S.M. Number 13716 will not be sold without approval of the City of Madison.
- Release of Part of the Declaration recorded February 13, 2015, as Doc. No. 5128019.**
Release of Declaration of Conditions, Covenants, and Restrictions, recorded May 13, 2014 as Doc. No. 5069640.
- Declaration of Conditions and Covenants recorded February 13, 2015, as Doc. No. 5128020.**
 - The owner agrees to the installation of public infrastructure.
 - The owner agrees to execute the waiver of assessment to complete the infrastructure improvements.
 - The owner acknowledges the City of Madison policy to assess the full cost of improvements.
 - The owner waives all special assessment notices and hearings as required by Wisconsin Statutes and the City of Madison General Ordinances.
 - The City of Madison shall have the right to charge interest.
 - The City of Madison shall enforce payment of taxes by action for debt or sale of the property.
 - Release conditions for City of Madison
- Deed Restriction recorded February 17, 2015, as Doc. No. 5128497.**
Agreement between the owners of Lot 2, C.S.M. Number 13716 and Lot 3, C.S.M. Number 13716 for the cost of constructing roadway improvements abutting the common lot line.
- Deed Restriction recorded February 17, 2015, as Doc. No. 5128498.**
Prohibits Lots 1, 3 & 4 from being used as senior housing.

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____M., and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Kristi Chlebowski
Dane County Register of Deeds

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

vierbicher
planners | engineers | advisors



Drafted by: MZIE
Checked by: MMAR
File: 160329
Date: 01/16/2017
Rev: _____
Rev: _____
Rev: _____

SURVEYED BY:
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999 Fourier Drive,
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Madison, WI 53725-8128

SHEET
2 OF 2