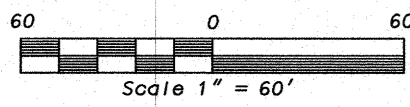
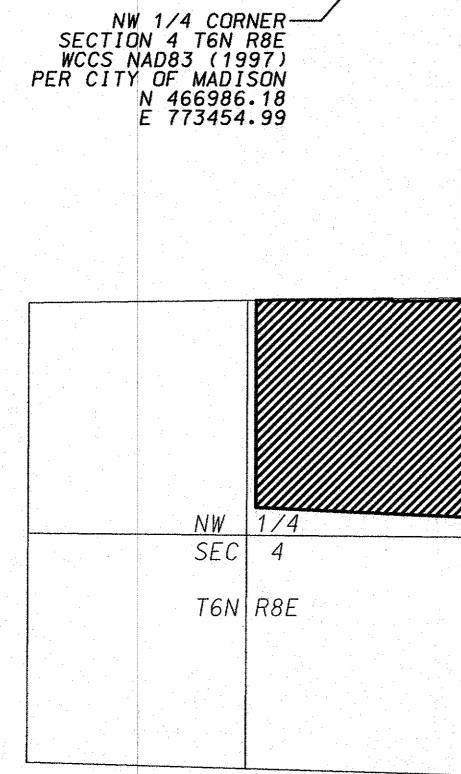


GRID NORTH
Bearings are referenced to
the North line of the NW 1/4
of Section 4, T6N, R8E,
WCCS Dane County Zone
Grid Bearing N89°38'28"E.



HAWKS VALLEY

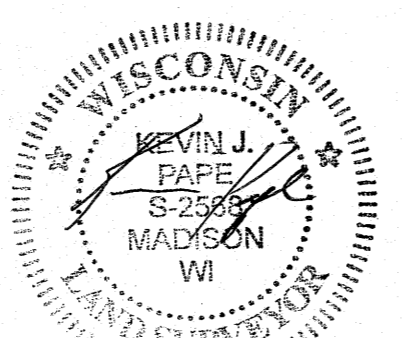
Located in the NE 1/4 of the NW 1/4 of Section 4, T6N, R8E,
City of Madison, Dane County, Wisconsin



LOCATION MAP
NOT TO SCALE



- LEGEND**
- Found City of Madison concrete monument w/brass cap
 - Found 1-1/4" diameter iron stake.
 - Found 1" diameter pipe.
 - ⊙ Found 3/4" diameter iron stake.
 - Placed 1-1/4" x 18" iron rebar, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" iron rebar, weighing 1.50 lbs/ft.
 - Public utility easement (unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- STREET
- () Recorded as information



4/1/14

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

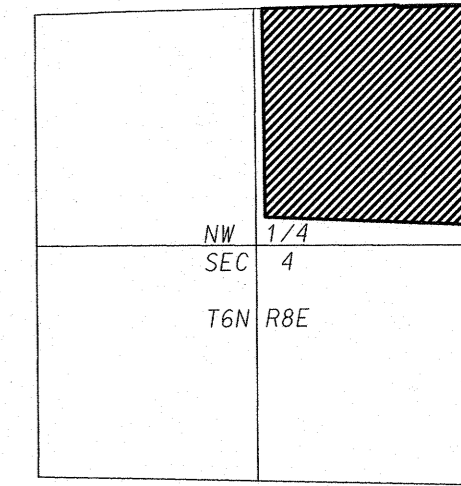
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

NOTES

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 10 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. 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.
- The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- The 30-foot building setback line and 20-foot landscaped buffer strip is reserved for the planting and maintenance of trees or shrubs by the owner; the building of buildings hereon is prohibited. Maintenance of the buffer strip is the responsibility of the lot owner.
- No vehicular access to Mid Town Road from lots 1-15, and no vehicular access to Woods Road from lots 15-23, 74, 75, and 83
- At the time building permits are requested for the construction of new homes on Lots 1-15, the permits plans shall show that the approved screening plan on file for this subdivision with the Planning Division has been or will be implemented for those lots.
- The Public Storm Sewer Easement(s) dedicated to the City of Madison on the face of this plat are subject to the following conditions:
 - The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, placement and/or modification of the public storm sewer facilities.
 - No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structures covers, and other access points to the public storm sewer facilities shall be permitted at grade level.
 - Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - The property owner shall not change the grade of the Public Storm Sewer Area(s) without prior written approval of the City's Engineering Division.
 - The Public Storm Sewer Area(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in interest.
- Lots within this subdivision are subject to impact fees that are due and payable at the time of issuance of building permit(s).
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.
- O.L. 1 is dedicated to the public for stormwater management.
- O.L. 2 is dedicated to the public for park purposes.

HAWKS VALLEY

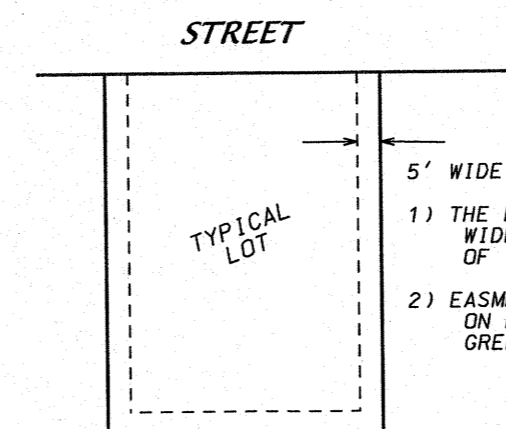
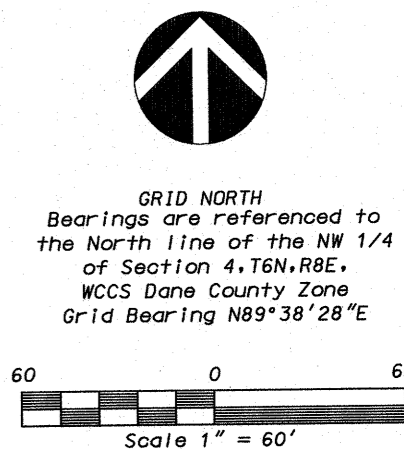
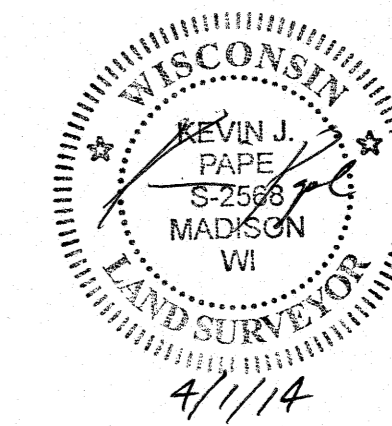
Located in the NE 1/4 of the NW 1/4 of Section 4, T6N, R8E,
City of Madison, Dane County, Wisconsin



LOCATION MAP
NOT TO SCALE

LEGEND

- Found 1-1/4" diameter iron stake.
 - Found 1" diameter pipe.
 - ⊙ Found 3/4" diameter iron stake.
 - Placed 1-1/4" x 18" iron rebar, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" iron rebar, weighing 1.50 lbs/ft.
- Public utility easement (unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- () Recorded as information

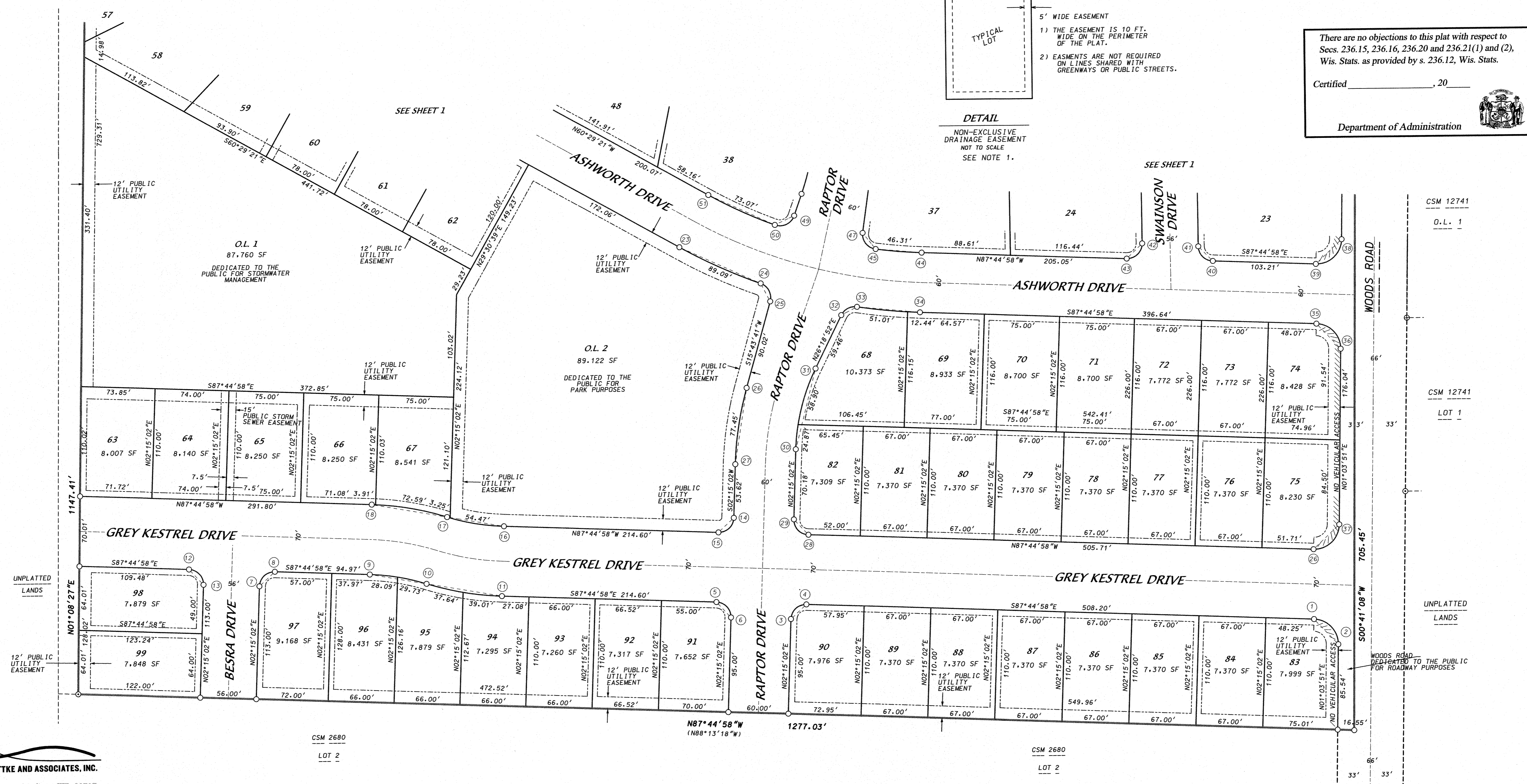


DETAIL
NON-EXCLUSIVE DRAINAGE EASEMENT
NOT TO SCALE
SEE NOTE 1.

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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HAWKS VALLEY

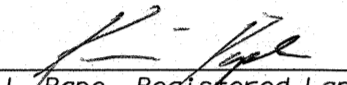
Located in the NE 1/4 of the NW 1/4 of Section 4, T6N, R8E,
City of Madison, Dane County, Wisconsin

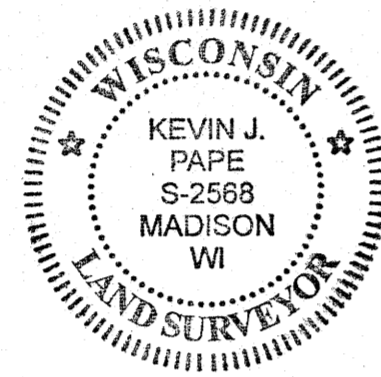
SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor, S-2568 do 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 listed below, I have surveyed, divided and mapped "HAWKS VALLEY" and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is described as follows:

Being Lot 1, Certified Survey Map No. 1964 and a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, T6N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North 1/4 corner of said Section 4; thence S89°38'28"W, along the North line of said Section 4, 8.60 feet; thence S01°03'51"W, 33.01 feet to the northeast corner of Lot 1, Certified Survey Map No. 1964 and the point of beginning; thence continuing S01°03'51"W, 466.98 feet along the east line of said Lot 1; thence N89°38'28"E, 11.88 feet; thence S00°41'08"W, 705.45 feet; thence N87°44'58"W, 1277.03 feet; thence N01°08'27"E, 1147.41 feet; thence N89°38'28"E, 791.33 feet; thence S01°07'13"W, 33.01 feet; thence N89°38'28"E, 467.77 feet along the north line of said Lot 1 to the point of beginning. Said parcel contains 1,475,812 square feet (33.880 acres).

Dated this 1st day of APRIL, 2014.


Kevin J. Pape, Registered Land Surveyor, S-2568



OWNER'S CERTIFICATE

Watermark JT, LLC, a Corporation 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.

Watermark JT, LLC, 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, Watermark JT, LLC, has caused these presents to be signed by its officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 20____.

Watermark JT, LLC.

STATE OF WISCONSIN
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20____, the above named officer(s) of the above named Watermark JT, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, 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 _____, 20____ affecting the land included in "HAWKS VALLEY".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, 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 _____, 20____ on any of the lands included in the plat of "HAWKS VALLEY".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

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

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "HAWKS VALLEY" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ 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.

Dated this _____ day of _____, 20____.

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

CURVE TABLE							
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		25.00	34.99	38.75	S43°20'33.5"E	88°48'49"	
3-4		15.00	21.21	23.56	N47°15'02"E	90°00'00"	
5-6		15.00	21.21	23.56	S42°44'58"E	90°00'00"	
7-8		15.00	21.21	23.56	N47°15'02"E	90°00'00"	
9-10		215.00	57.69	57.86	S80°02'21"E	15°25'14"	10-N72°19'44"W
	96	215.00	28.09	28.11	S84°00'14"E	07°29'28"	
	95	215.00	29.73	29.75	S76°17'37"E	07°55'46"	
10-11		285.00	76.47	76.70	S80°02'21"E	15°25'14"	
	95	285.00	37.64	37.66	S76°06'53"E	07°34'18"	
	94	285.00	39.01	39.04	S83°49'30"E	07°50'56"	
12-13		15.00	21.21	23.56	S42°44'58"E	90°00'00"	
14-15		15.00	21.21	23.56	S47°15'02"W	90°00'00"	
16-17		215.00	57.69	57.86	N80°02'21"W	15°25'14"	17-N72°19'44"W
	OL2	215.00	54.47	54.61	N80°28'20"W	14°33'16"	
	67	215.00	3.25	3.25	N72°45'43"W	00°51'58"	
17-18		285.00	76.47	76.70	N80°02'21"W	15°25'14"	
	67	285.00	72.59	72.79	N79°38'45"W	14°38'02"	
	66	285.00	3.91	3.91	N87°21'22"W	00°47'12"	
19-20		15.00	21.49	23.95	S44°36'32.5"E	91°29'59"	
21-22		180.00	184.42	193.62	S29°40'27"E	61°37'48"	
	56	180.00	22.83	22.85	S02°29'44"E	07°16'22"	
	57	180.00	65.00	65.36	S16°32'01"E	20°48'12"	
	58	180.00	62.79	63.11	S36°58'46"E	20°05'18"	
	59	180.00	42.21	42.30	S53°45'23"E	13°27'56"	
23-24		530.00	89.09	89.20	S65°18'37.5"E	09°38'33"	24-S60°29'21"E
24-25		15.00	20.43	22.48	S27°12'06.5"E	85°51'35"	
26-27		330.00	77.45	77.62	S08°59'21.5"W	13°28'39"	
28-29		15.00	21.21	23.56	N42°44'58"W	90°00'00"	
30-31		200.00	46.94	47.05	N08°59'21.5"E	13°28'39"	
	82	200.00	24.87	24.88	N05°48'54"E	07°07'44"	
	68	200.00	58.90	59.11	N17°50'49"E	16°56'06"	
32-33		15.00	17.80	19.06	N62°42'48"E	72°47'52"	33-S80°53'16"E
33-34		530.00	63.43	63.47	S84°19'07"E	06°51'42"	
	69	530.00	12.44	12.44	S87°04'37"E	01°20'42"	
	68	530.00	51.01	51.03	S83°38'46"E	05°31'00"	
35-36		25.00	34.99	38.75	S43°20'33.5"E	88°49'49"	
37-26		25.00	35.72	39.79	S46°39'26.5"W	91°11'11"	
38-39		25.00	35.72	39.79	S46°39'26.5"W	91°11'11"	
40-41		15.00	20.72	22.88	N44°03'16"W	87°23'24"	
42-43		15.00	21.69	24.25	S45°56'44.5"W	92°36'35"	
44-45		470.00	46.31	46.33	N84°55'32"W	05°38'52"	45-N82°06'06"W
45-47		15.00	21.26	23.62	N36°58'59"W	90°14'14"	
46-82		180.00	22.03	22.04	N04°37'40.5"E	07°00'55"	
83-48		250.00	78.91	79.24	S10°12'03"W	18°09'40"	
	39	250.00	14.49	14.49	S02°46'51"W	03°19'16"	
	38	250.00	64.57	64.75	S11°51'41"W	14°50'24"	
49-50		15.00	21.45	23.91	S64°56'16"W	91°18'46"	50-N69°24'21"W
50-51		470.00	73.07	73.14	N64°56'51"W	08°55'00"	
52-53		15.00	21.21	23.56	N15°29'21"W	90°00'00"	
54-55		228.00	117.52	118.86	S14°34'33"W	29°52'12"	
	46	228.00	36.83	36.87	S04°16'23"W	09°15'52"	
	47	228.00	56.11	56.26	S15°58'26"W	14°08'14"	
	48	228.00	25.73	25.74	S26°16'36"W	06°28'06"	
56-57		172.00	88.66	89.67	S14°34'33"W	29°52'12"	
	50	172.00	6.70	6.70	S00°45'25"W	02°13'56"	
	49	172.00	82.17	82.97	S15°41'31"W	27°38'16"	
58-59		15.00	21.21	23.56	S74°30'39"W	90°00'00"	
60-61		120.00	122.94	129.08	N29°40'27"W	61°37'48"	
62-63		15.00	20.93	23.17	N45°23'27.5"E	88°30'01"	
64-65		15.00	21.21	23.56	S45°21'32.5"E	89°59'59"	
66-67		15.00	21.21	23.56	N44°38'27.5"E	90°00'01"	
68-69		15.00	20.75	22.91	S46°35'44.5"E	87°31'35"	
70-71		25.00	35.81	39.92	S44°37'09.5"E	91°28'45"	
72-73		15.00	20.94	23.17	S45°22'50.5"W	88°31'15"	
74-75		15.00	21.49	23.95	N44°36'32.5"W	91°29'59"	
76-77		25.00	34.89	38.62	N45°23'27.5"E	88°30'01"	
78-79		25.00	35.82	39.92	S44°36'32.5"E	91°29'59"	
80-81		15.00	20.93	23.17	S45°23'27.5"W	88°30'01"	
84-85		15.00	21.49	23.95	N44°37'10"W	91°28'44"	
86-87		25.00	34.90	38.62	N45°22'51"E	88°31'16"	
88-89		25.00	35.79	39.89	S44°38'50"E	91°25'24"	
	15		32.00	34.72	S50°34'22"E	79°34'20"	
	16		5.16	5.17	S04°51'41"E	11°51'02"	
90-91		25.00	13.34	13.51	N15°07'13"E	30°57'32"	91-N30°35'58"E
91-92		35.00	67.91	92.80	S45°21'33"E	151°55'02"	
	16		30.83	31.93	N04°27'55"E	52°16'06"	
	15		44.44	48.14	N61°04'32"W	78°48'48"	
	14		12.66	12.73	S69°06'00"W	20°50'08"	
92-93		25.00	13.34	13.51	S74°09'42"W	30°57'34"	92-S58°40'56"W
94-95		15.00	21.21	23.56	N45°21'32"W	90°00'00"	
96-97		15.00	20.94	23.17	S45°22'50"W	88°31'14"	

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



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

U:\USER\1007116\DRAWINGS\FINAL 1307115.DGN (FINAL SHEET 3)

This instrument was drafted by D'Onofrio, Kottke & Associates, Inc. FN: 13-07-115

SHEET 3 OF 3