

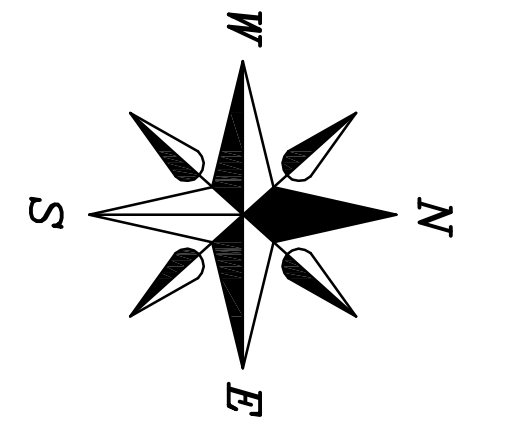
# JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.



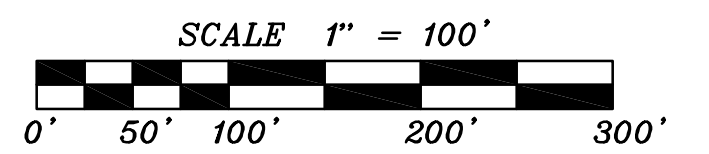
**WILLIAMSON SURVEYING & ASSOCIATES, LLC**

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NDA T. PRIEVE & CHRIS W. ADAMS  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



**WISCONSIN COORDINATE SYSTEM - DANE COUNTY**

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, T8N, R10E. LINE TO BEAR = N 00°49'57" E

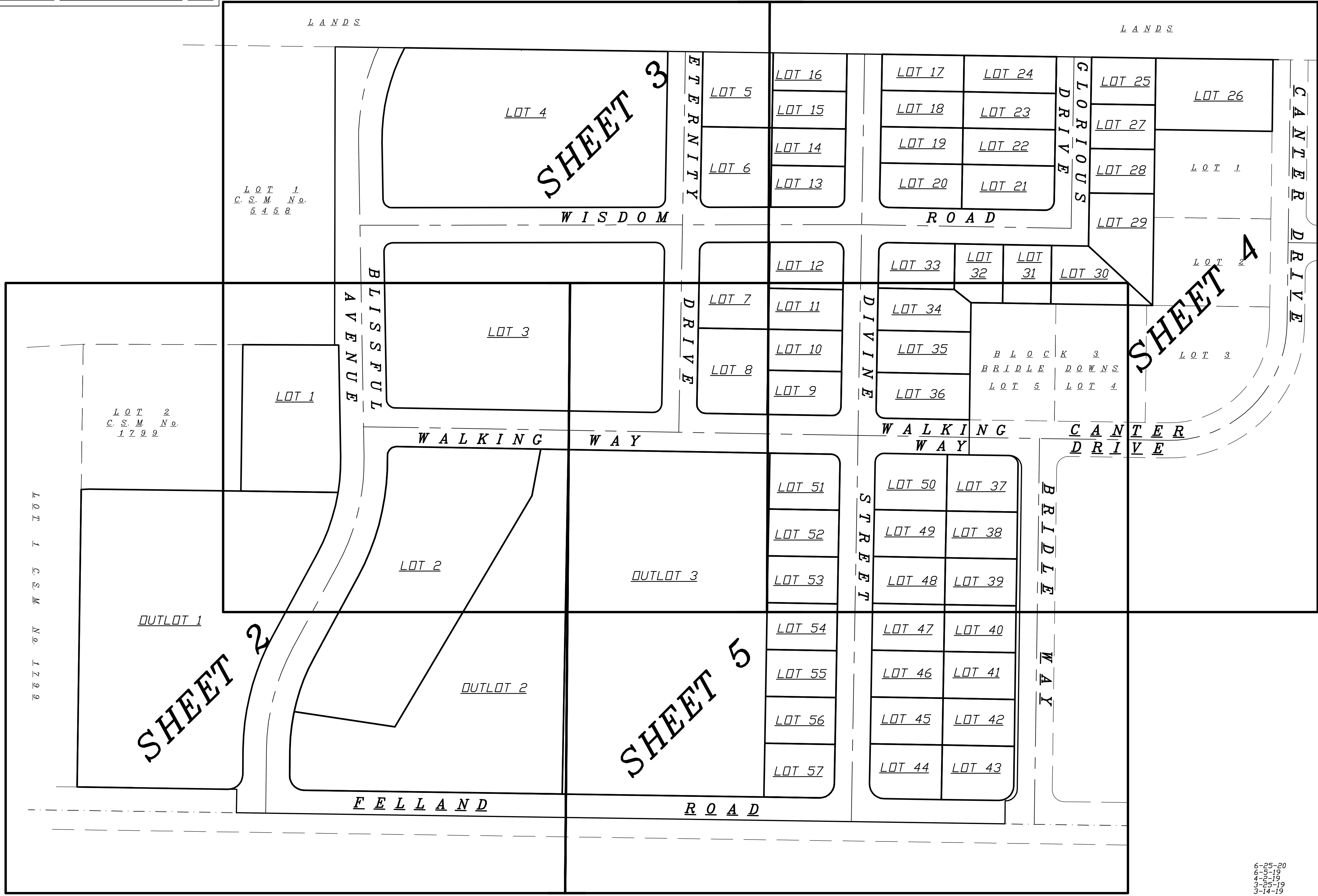
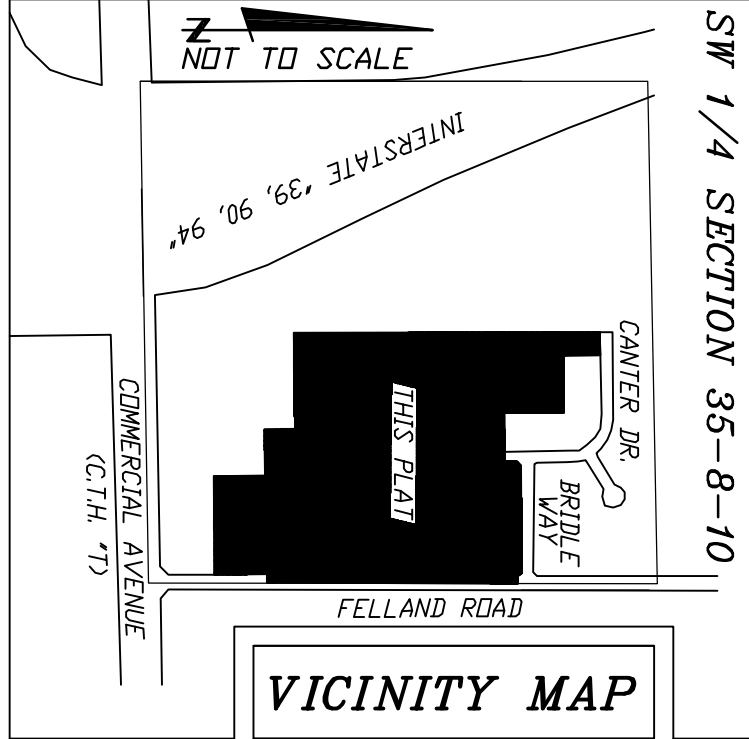


**LEGEND**

- = SET 1-1/4"x18" REBAR, MINIMUM WEIGHT OF 4.17 LBS./LINEAR FOOT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4"x18" REBAR, MINIMUM WEIGHT OF 1.50 LBS./LINEAR FOOT.
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- ⊗ = FOUND 1" PIPE
- ⊙ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- < ## > = RECORDED AS
- ▨ = NO VEHICULAR ACCESS
- 5.0 — = 5' WIDE PUBLIC BIKE PATH EASEMENT (UNLESS NOTED) SEE NOTE 5 ON SHEET 6.
- WIDTH NOTED — = PUBLIC UTILITY EASEMENT. SIZE NOTED ON PLAT. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

**NOTES:**

- 1.) Distances, lengths and widths are measured to the nearest hundredth of a foot.
- 2.) See sheet 6 for curve table.
- 3.) See sheet 6 for all notes.



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.

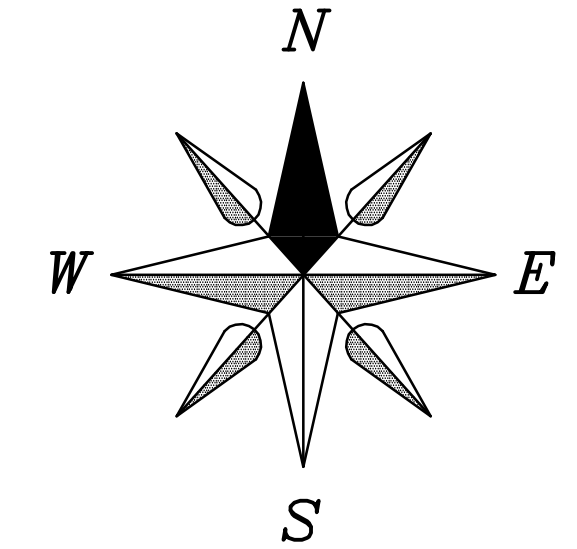
Certified \_\_\_\_\_, 20\_\_

Department of Administration

6-25-20  
 6-5-19  
 4-5-19  
 3-25-19  
 3-14-19  
 12-19-18  
 12-4-18  
 JOB NO. 18W-94  
 SHEET 1 OF 7

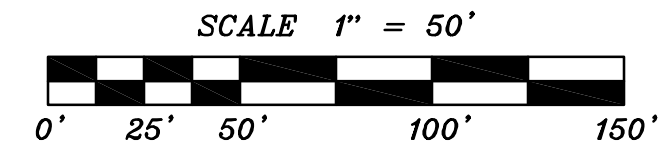
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### WISCONSIN COORDINATE SYSTEM - DANE COUNTY

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, T8N, R10E. LINE TO BEAR = N 00°49'57" E



### WETLAND LINE TABLE

W#	Bearing	Distance
W1	S 19°27'34" W	29.10
W2	S 41°33'25" W	11.49
W3	S 67°01'35" W	7.89
W4	S 58°48'50" W	9.59
W5	S 45°01'31" W	9.62
W6	S 00°34'03" W	9.76
W7	S 83°25'32" E	10.93
W8	S 76°39'23" E	7.16
W9	S 76°40'57" E	7.37
W10	S 75°12'00" E	7.41
W11	N 76°43'32" E	5.73
W12	S 83°42'46" E	7.16
W13	N 63°31'24" E	5.21
W14	N 18°12'20" E	4.97
W15	N 33°33'08" W	3.92
W16	N 86°20'46" W	8.35
W17	N 80°03'36" W	8.68
W18	N 74°03'13" W	7.38
W19	N 61°53'47" W	6.73
W20	S 84°15'38" W	7.34
W21	S 53°48'08" W	14.45

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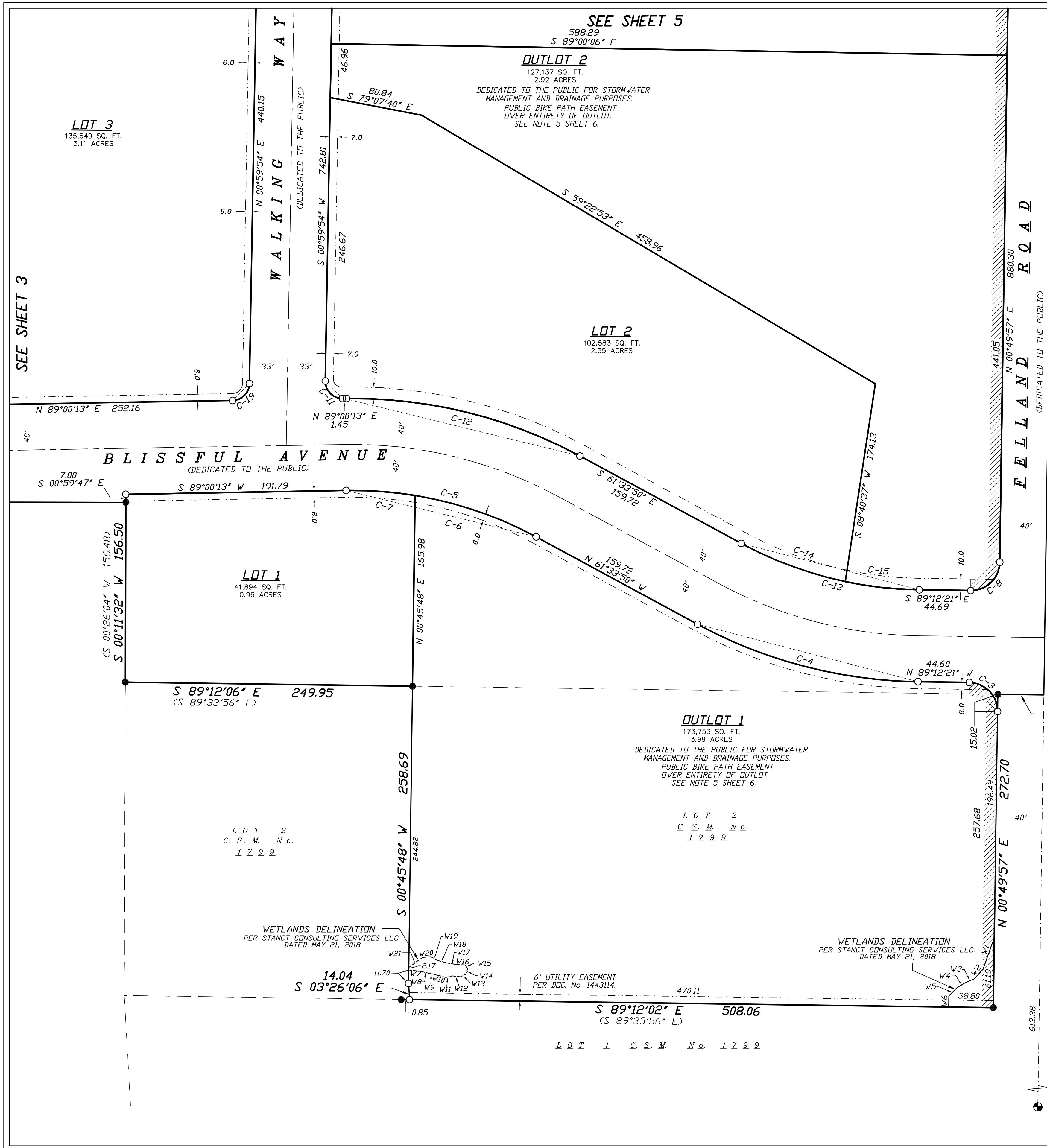
Certified \_\_\_\_\_, 20\_\_

Department of Administration



SOUTH 1/4 CORNER SECTION 35-B-10  
 F.D. BRASS CAP MONUMENT  
 N. = 494568.1943  
 E. = 849901.5029  
 (PER CITY OF MADISON)  
 (N. = 494568.25)  
 (E. = 849900.80)

6-25-20  
 6-5-19  
 4-2-19  
 3-25-19  
 3-14-19  
 12-19-18  
 12-4-18  
 JOB NO. 18W-94  
 SHEET 2 OF 7



LOT 3  
 135,649 SQ. FT.  
 3.11 ACRES

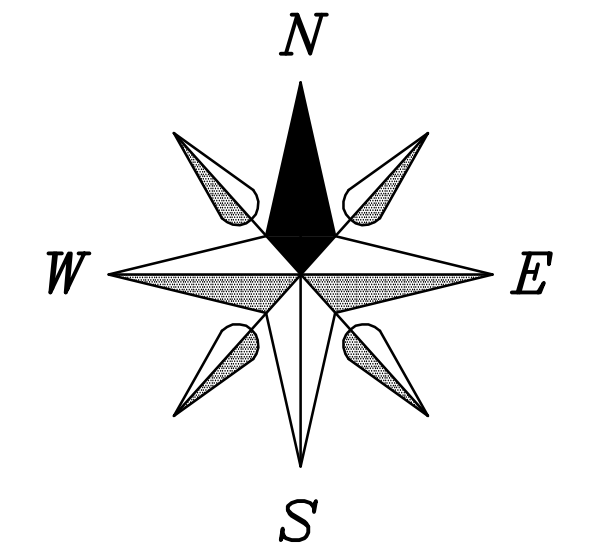
SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

# JANNAH VILLAGE

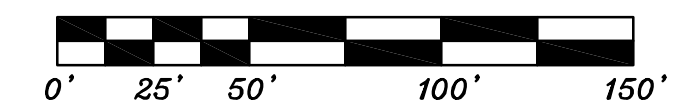
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SCALE 1" = 50'



### LEGEND

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

Department of Administration

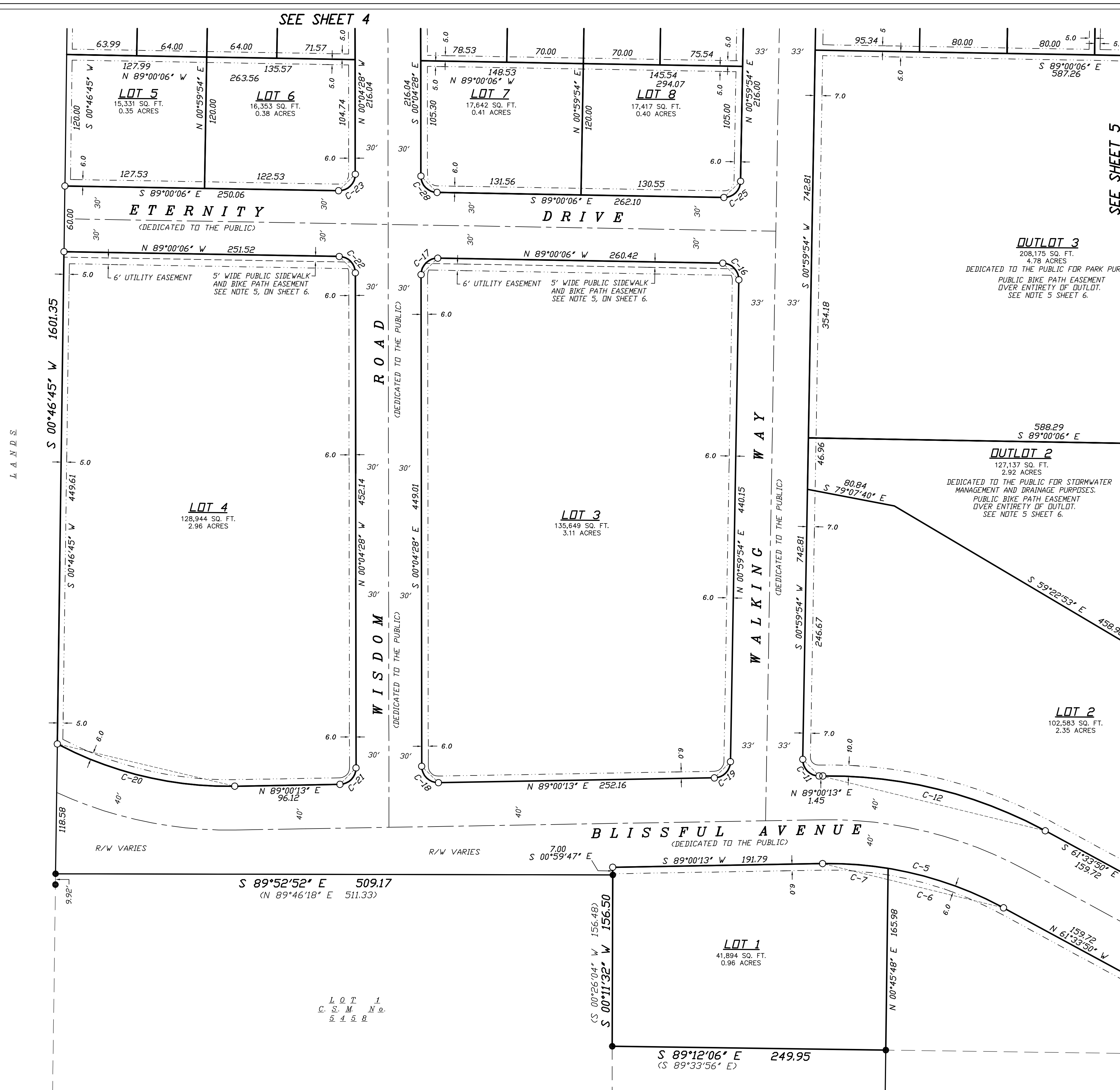


6-25-20  
6-5-19  
4-2-19  
3-25-19  
3-14-19  
12-19-18  
12-4-18  
JOB NO. 18W-94  
SHEET 3 OF 7

SEE SHEET 5

SEE SHEET 2

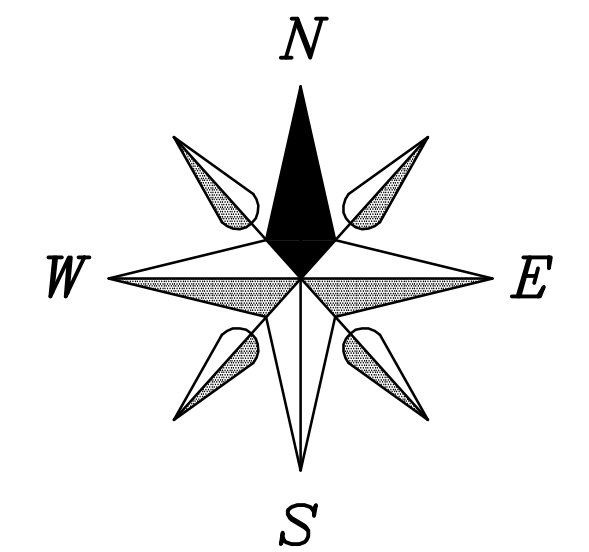
SEE SHEET 4



L O T 1  
C. S. M. N o.  
5 4 5 8

# JANNAH VILLAGE

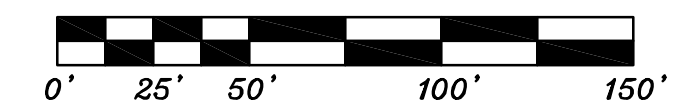
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SCALE 1" = 50'



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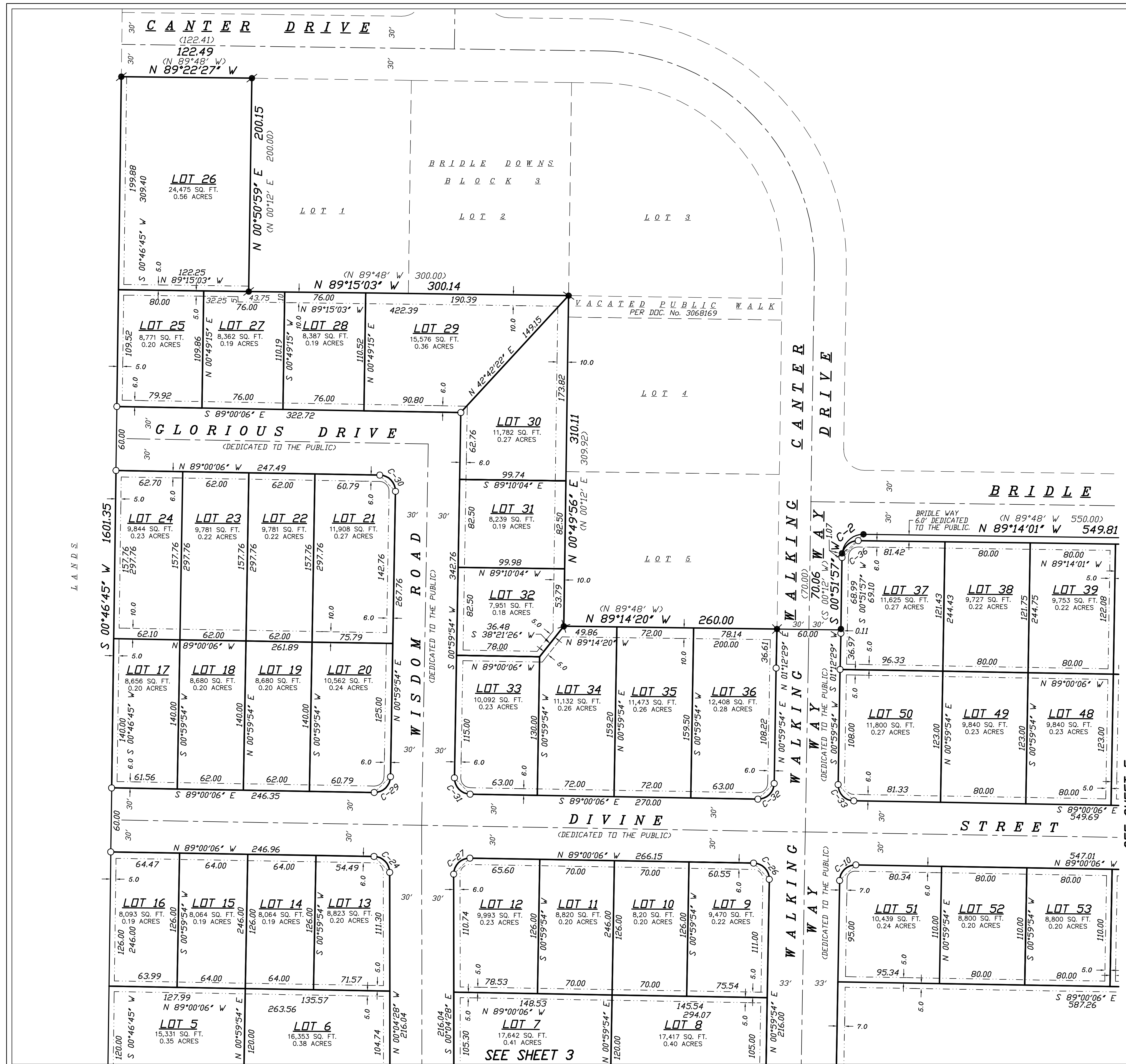
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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

Department of Administration



6-25-20  
6-5-19  
4-2-19  
3-25-19  
3-14-19  
12-19-18  
12-4-18  
JOB NO. 18W-94  
SHEET 4 OF 7



LANDS

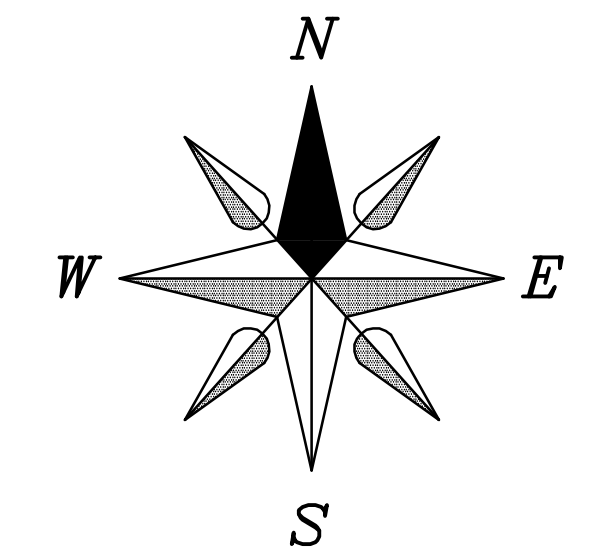
SEE SHEET 5

SEE SHEET 3



# JANNAH VILLAGE

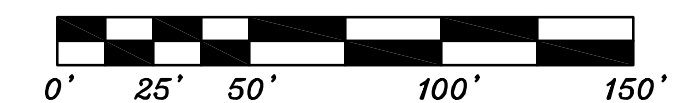
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Department of Administration

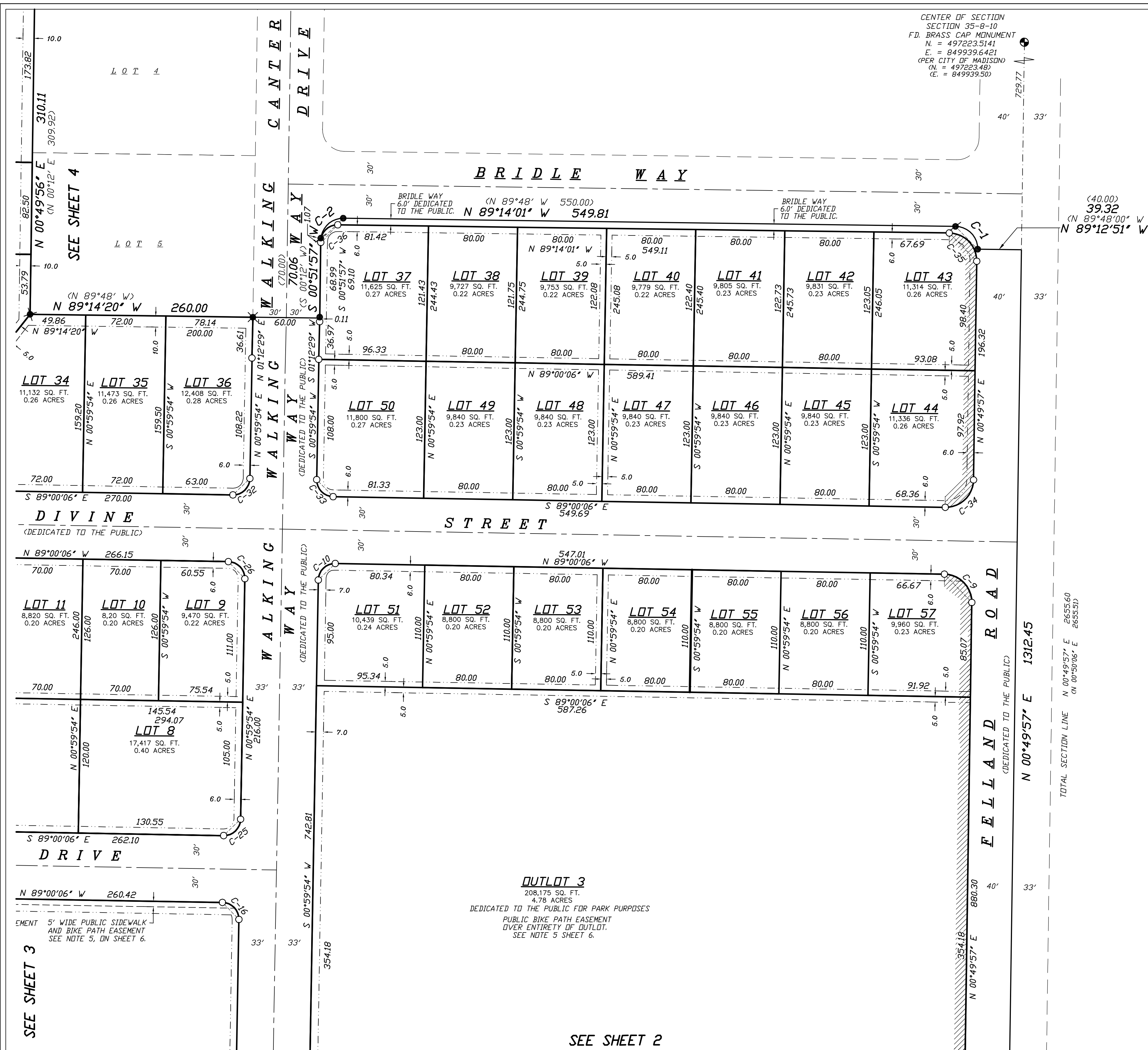


6-25-20  
6-5-19  
4-2-19  
3-25-19  
3-14-19  
12-19-18  
12-4-18  
JOB NO. 18W-94  
SHEET 5 OF 7

CENTER OF SECTION  
SECTION 35-8-10  
F.D. BRASS CAP MONUMENT  
N. = 497223.5141  
E. = 849939.6421  
(PER CITY OF MADISON)  
(N. = 497223.48)  
(E. = 849939.50)

(40.00)  
39.32  
(N 89°48'00" W  
N 89°12'51" W

SEE SHEET 2



**OUTLOT 3**  
208,175 SQ. FT.  
4.78 ACRES  
DEDICATED TO THE PUBLIC FOR PARK PURPOSES  
PUBLIC BIKE PATH EASEMENT  
OVER ENTIRETY OF OUTLOT.  
SEE NOTE 5 SHEET 6.

5' WIDE PUBLIC SIDEWALK  
AND BIKE PATH EASEMENT  
SEE NOTE 5, ON SHEET 6.

SEE SHEET 3

SEE SHEET 4

N 00°49'57" E 1312.45

TOTAL SECTION LINE N 00°49'57" E 2655.60  
(N 00°50'06" E 2655.53)

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**NOTES CONTINUED:**

4.) All lots within this plat are subject to public easement 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 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 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 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.

The intra-block drainage easement 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 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.

5.) Public Easement Terms and Conditions:

Public Storm Sewer 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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer 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 Sewer Facilities with the Easement Area. City of Madison shall have 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 and damage caused to any pavement, concrete 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 Sewer 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 ss236.293.

Public Sidewalk and Bike Path Easement:

Creation of Easement Rights:

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6.) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

7.) No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway.

8.) Lot 2 is restricted to 16 density units an acre consistent with the density recommendation for development in Housing Mix 2 in the Northeast Neighborhoods Development Plan.

**CURVE TABLE:**

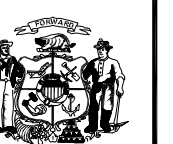
C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C-1	20.00	(N 44°48'00" W 28.28) N 44°13'00" W 28.55	31.79	91°04'13"	N 01°19'06" E
C-2	20.00	(S 45°12'00" W 28.28) S 45°38'17" W 28.08	31.13	89°10'54"	N 89°46'16" W
C-3	25.00	N 44°11'12" W 35.37	39.29	90°02'18"	
C-4	415.00	N 75°23'05" W 198.28	200.21	27°38'31"	
C-5	335.00	N 76°16'48" W 170.20	172.09	29°25'58"	
C-6	335.00	N 71°07'52" W 111.36	111.88	19°08'05"	
C-7	335.00	N 85°50'51" W 60.13	60.21	10°17'52"	
C-8	25.00	N 45°48'48" E 35.34	39.25	89°57'42"	
C-9	25.00	N 44°05'04" W 35.30	39.20	89°50'03"	
C-10	15.00	S 45°59'54" W 21.21	23.56	90°00'00"	
C-11	15.00	S 44°59'56" E 21.58	24.08	91°59'42"	
C-12	415.00	S 76°16'48" E 210.85	213.18	29°25'58"	
C-13	335.00	S 75°23'05" E 160.06	161.62	27°38'31"	
C-14	335.00	S 69°49'39" E 96.30	96.63	16°31'39"	
C-15	335.00	S 83°38'55" E 64.88	64.98	11°06'52"	
C-16	15.00	N 44°00'06" W 21.21	23.56	90°00'00"	
C-17	15.00	S 45°27'43" W 21.41	23.84	91°04'23"	
C-18	15.00	S 45°32'08" E 21.38	23.80	90°55'19"	
C-19	15.00	N 45°00'04" E 20.84	23.04	88°00'18"	
C-20	335.00	S 76°35'48" E 166.62	168.39	28°47'57"	S 62°11'49" E
C-21	15.00	N 44°27'52" E 21.04	23.32	89°04'41"	
C-22	15.00	N 44°32'17" W 21.01	23.28	88°55'37"	
C-23	15.00	N 45°27'43" E 21.41	23.84	91°04'23"	
C-24	15.00	N 44°32'17" W 21.01	23.28	88°55'37"	
C-25	15.00	N 45°59'54" E 21.21	23.56	90°00'00"	
C-26	15.00	N 44°00'06" W 21.21	23.56	90°00'00"	
C-27	15.00	S 45°27'43" W 21.41	23.84	91°04'23"	
C-28	15.00	S 44°32'17" E 21.01	23.28	88°55'37"	
C-29	15.00	N 45°59'54" E 21.21	23.56	90°00'00"	
C-30	15.00	N 44°00'06" W 21.21	23.56	90°00'00"	
C-31	15.00	S 44°00'06" E 21.21	23.56	90°00'00"	
C-32	15.00	N 45°59'54" E 21.21	23.56	90°00'00"	
C-33	15.00	S 44°00'06" E 21.21	23.56	90°00'00"	
C-34	25.00	N 45°54'56" E 35.41	39.34	90°09'57"	
C-35	25.00	N 44°12'02" W 35.38	39.30	90°03'59"	
C-36	15.00	S 45°48'58" W 21.19	23.54	89°54'02"	

6-25-20  
6-5-19  
4-2-19  
3-25-19  
3-14-19  
12-19-18  
12-4-18  
JOB NO. 18W-94  
SHEET 6 OF 7

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



# JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.

## DESCRIPTION:

Noa T. Prieve, Professional Land Surveyor S-2499 do hereby certify that in full compliance with provisions of Chapter 236 of the Wisconsin State 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 'Jannah Village' and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as described as follows:

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114; being more particularly described as follows:

Commencing at the South 1/4 corner of Section 35; thence N 00°49'57" E along the East line of the Southwest 1/4, 613.38 feet to the point of beginning.

Thence continue N 00°49'57" E, 1312.45 feet to a Southeast corner of Bridle Downs Plat; thence along said Bridle Downs Plat for the next 10 courses N 89°12'51" W, 39.32 feet; thence along an arc of a curve concaved southwesterly having a radius of 20.00 feet and a long chord bearing of N 44°13'00" W, 28.55 feet; thence N 89°14'01" W, 549.81 feet; thence along an arc of a curve concaved southeasterly having a radius 20.00 feet and a long chord bearing of S 45°38'17" W, 218.08 feet; thence S 00°51'57" W, 70.06 feet; thence N 89°14'20" W, 260.00 feet; thence N 00°49'56" E, 310.11 feet; thence N 89°15'03" W, 300.14 feet; thence N 00°50'59" E, 200.15 feet; thence N 89°22'27" W, 122.49 feet; thence S 00°46'45" W, 160.35 feet to the Northwest corner of Lot 1 Certified Survey Map No. 5458; thence along said Lot 1 for the next two course N 89°00'13" E, 509.38 feet; thence S 00°11'32" W, 156.50 feet to the Northwest corner of said Lot 2 Certified Survey Maps No. 1799; thence S 89°12'06" E along the North line of said Lot 2, 249.95 feet; thence S 00°45'48" W, 258.69 feet; thence S 03°26'06" E, 14.04 feet to the South line of said Lot 2; thence along said Lot 2 for the next courses S 89°12'02" E, 508.06 feet; thence N 00°49'57" E, 272.70 feet; thence S 89°12'06" E, 40.00 feet to the point of beginning. This parcels contains 1,899,906 sq. ft. or 43.62 acres thereof.

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

## LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE:

Simply Homes Madison LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as managing member, does hereby certify that said Company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat of Jannah Village, does further certify that this plat is required by s. 236.10 or 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

IN WITNESS WHEREOF, Simply Homes Madison LLC, has caused these presents to be signed by Lindsay Hagens, its managing member, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Simply Homes Madison LLC, a Limited Liability Company

By: \_\_\_\_\_  
Lindsay Hagens, Managing Member

STATE OF WISCONSIN)  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Lindsay Hagens, the managing member of the above 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 acknowledge that they executed the foregoing instrument as such Member as the deed of said company, by its authority.

\_\_\_\_\_  
County, Wisconsin.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

## CONSENT OF CORPORATE MORTGAGEE:

Fortifi Bank, a corporation 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 dedication of the land described on this plat, and does hereby consent to the above certificate of Simply Homes Madison LLC., owner.

IN WITNESS WHEREOF, the said Fortifi Bank has caused these presents to be signed by David Mills, its Senior Vice President Business Banking at Waunakee, Wisconsin, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:  
Fortifi Bank

-----  
David Mills - Senior Vice President Business Banking

STATE OF WISCONSIN)  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named David Mills of the above corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Vice President Business Banking of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
County, Wisconsin.

\_\_\_\_\_  
Print Name

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

## CITY OF MADISON COMMON COUNCIL CERTIFICATE:

Resolved that the plat of 'Jannah Village' located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said Enactment further provided for the acceptance of these lands dedicated and rights conveyed by said plat to the City of Madison for public use..

Date this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

## CITY OF MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the secretary of the City of Madison Plan Commission.

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\_\_\_\_\_, Secretary of Plan Commission  
City of Madison, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE:

I, David M. Gawenda, being the duly appointed, qualified and acting finance director 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 affecting any of the lands included in the plat of Jannah Village Subdivision as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

-----  
David M. Gawenda, City Treasurer, City of Madison, 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 records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 20\_\_\_\_, on any of the land included in the plat of Jannah Village Subdivision as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date \_\_\_\_\_

-----  
Adam Gallagher, Dane County Treasurer

## REGISTER OF DEEDS:

Received for the Recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Plats of Dane County on page(s) \_\_\_\_\_, as Document No. \_\_\_\_\_.

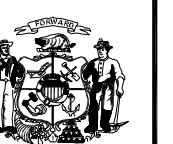
-----  
Kristi Chlebowski

Register of Deeds of Dane County

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



6-25-20  
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