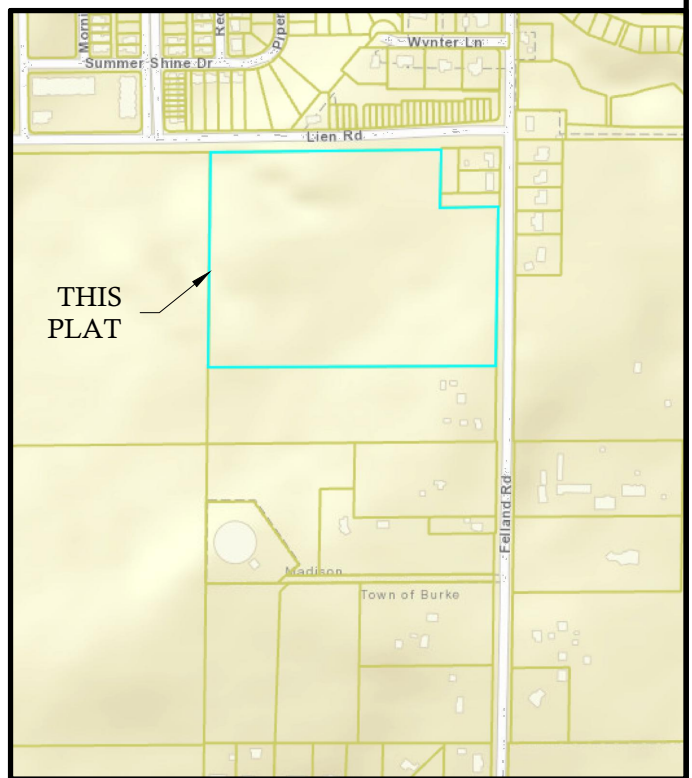


# PRELIMINARY PLAT OF EAST MEADOW ESTATES

LOT ONE (1), CERTIFIED SURVEY MAP NO. 13765, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 91 OF CERTIFIED SURVEY MAPS, PAGES 44-46 AS DOCUMENT NO. 5086431 AND ALSO BEING LOCATED IN PART OF THE NORTHEAST QUATER OF THE NORTHWEST QUATER (NE1/4-NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE TEN (10) EAST, IN THE 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



VICINITY MAP  
 NOT TO SCALE

- 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" IRON ROD
  - FOUND 1" IRON PIPE
  - FOUND DANE COUNTY SECTION CORNER (AS NOTED) RECORDED AS

- NOTES:**
1. ALL STREETS AND OUTLOTS WILL BE DEDICATED TO THE PUBLIC.
  2. DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
  3. SEE SHEET 2 FOR CURVE TABLE.
  4. CLUSTER MAILBOX LOCATIONS WILL BE IDENTIFIED AND APPROVED BY THE U.S. POST OFFICE AND THE CITY OF MADISON AND DEPICTED ON THE FINAL PLAT.
  5. UTILITY EASEMENTS ARE NOT DEPICTED ON THIS PRELIMINARY PLAT AS THEIR LOCATIONS ARE YET TO BE DETERMINED.



0 35' 70' 140'  
 1" = 70'

**WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, U.S. FOOT**  
 BEARING ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, T8N, R10E MEASURED TO BEAR S0°36'55"W

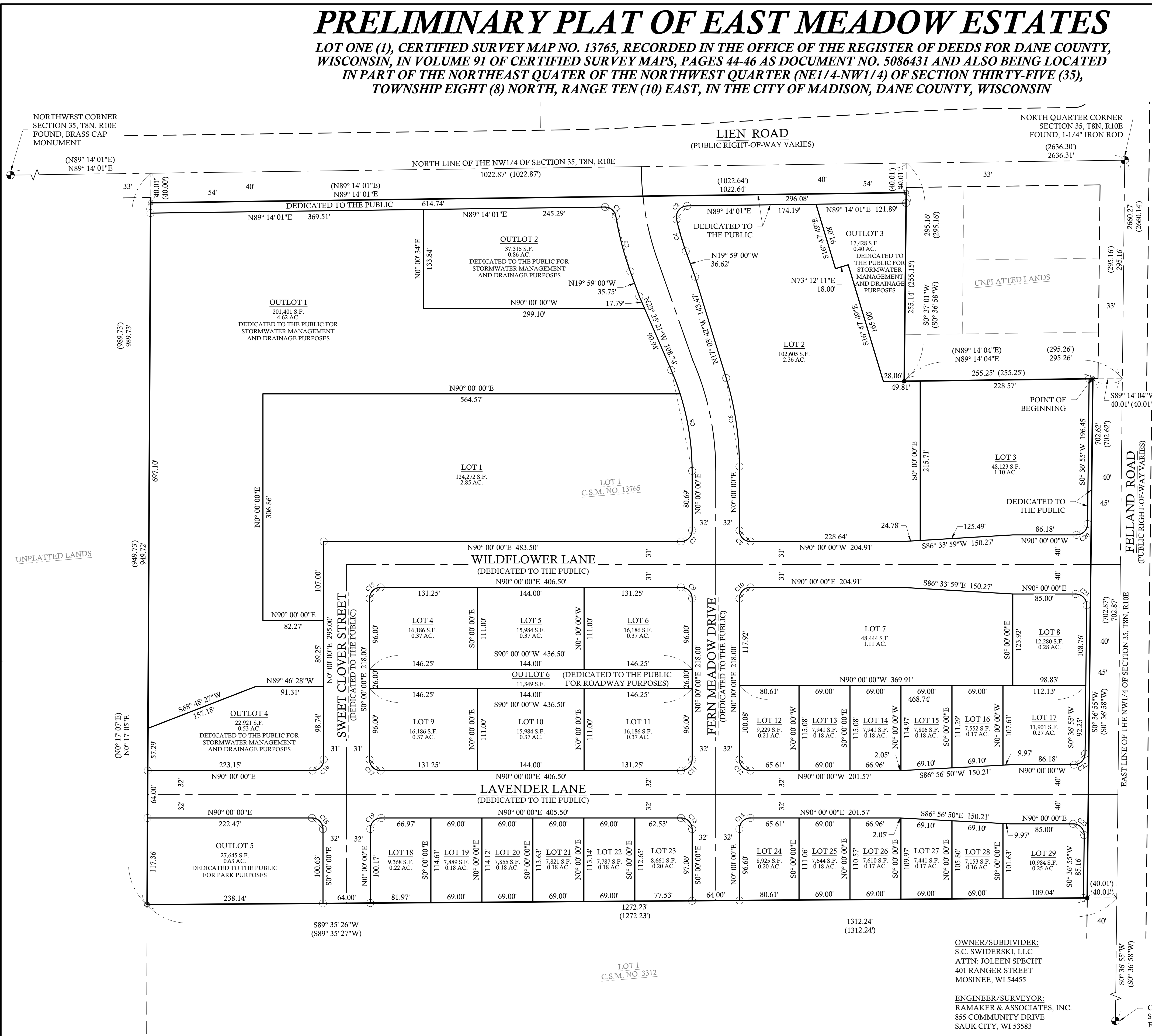


JOB NUMBER: 50413  
 DATE: 09/18/2023  
 SHEET 1 OF 2

OWNER/SUBDIVIDER:  
 S.C. SWIDERSKI, LLC  
 ATTN: JOLEEN SPECHT  
 401 RANGER STREET  
 MOSINEE, WI 54455

ENGINEER/SURVEYOR:  
 RAMAKER & ASSOCIATES, INC.  
 855 COMMUNITY DRIVE  
 SAUK CITY, WI 53583

CENTER CORNER  
 SECTION 35, T8N, R10E  
 FOUND, BRASS CAP



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 DRAWN BY: JAS  
 CHECKED BY: TDN

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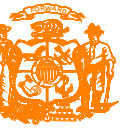
# PRELIMINARY PLAT OF EAST MEADOW ESTATES

LOT ONE (1), CERTIFIED SURVEY MAP NO. 13765, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, IN VOLUME 91 OF CERTIFIED SURVEY MAPS, PAGES 44-46 AS DOCUMENT NO. 5086431 AND ALSO BEING LOCATED IN PART OF THE NORTHEAST QUATER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE TEN (10) EAST, IN THE 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



### BOUNDARY DESCRIPTION:

I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR 3132-8, 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 SUPERVISION OF THE OWNERS LISTED BELOW, I HAVE SURVEYED, DIVIDED AND MAPPED "EAST MEADOW ESTATES" 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 BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 13765, RECORDED IN VOLUME 91 OF CERTIFIED SURVEYS, PAGES 44 - 46 AS DOCUMENT NO. 5086431 AND ALSO BEING LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHT (8) NORTH, RANGE TEN (10) EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE S0°36'55"W, 295.16 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S89°14'04"W, 40.01 FEET TO THE WEST PUBLIC RIGHT-OF-WAY OF FELLAND ROAD AND THE POINT OF BEGINNING; THENCE S0°36'55"W, 702.62 FEET ALONG SAID WEST PUBLIC RIGHT-OF-WAY OF FELLAND ROAD; THENCE S89°35'26"W, 1272.23 FEET ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 13765 TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE N0°17'05"E, 949.72 FEET TO THE SOUTH PUBLIC RIGHT-OF-WAY OF LIEN ROAD; THENCE N89°14'01"E, 1022.64 FEET ALONG SAID SOUTH PUBLIC RIGHT-OF-WAY OF LIEN ROAD; THENCE S0°37'01"W, 255.14 FEET; THENCE N89°14'04"E, 255.25 FEET TO THE WEST PUBLIC RIGHT-OF-WAY OF FELLAND ROAD AND THE POINT OF BEGINNING. THIS PARCELS CONTAINS 1,150,763 SQUARE FEET OR 26.42 ACRES THEREOF.

DATE: \_\_\_\_\_

TRENT D. NELSON, #3132-8  
PROFESSIONAL LAND SURVEYOR

### LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE:

S.C. SWIDERSKI, 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 AND MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT OF EAST MEADOW ESTATES, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY WISCONSIN STATUTES 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, S.C. SWIDERSKI, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOLEEN SPECHT, ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

S.C. SWIDERSKI, LLC, A LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
JOLEEN SPECHT, DEVELOPMENT PROJECT MANAGER

STATE OF WISCONSIN  
(COUNTY OF DANE) S.S.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 THE ABOVE NAMED JOLEEN SPECHT, THE DEVELOPMENT PROJECT MANAGER 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 SUCH 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:

NICOLET NATIONAL 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 S.C. SWIDERSKI, LLC, OWNER.

IN WITNESS THEREOF, THE SAID NICOLET NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEITH BARRS, ITS SENIOR VICE PRESIDENT & COMMERCIAL BANKING MANAGER AT WAUSAU, WI AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

IN THE PRESENCE OF:  
NICOLET NATIONAL BANK

\_\_\_\_\_  
KEITH BARRS, SENIOR VICE PRESIDENT & COMMERCIAL BANKING MANAGER

STATE OF WISCONSIN  
(COUNTY OF DANE) S.S.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 THE ABOVE NAMED JOLEEN SPECHT, THE DEVELOPMENT PROJECT MANAGER 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 SUCH 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

### CITY OF MADISON COMMON COUNCIL CERTIFICATE:

RESOLVED THAT THE PLAT OF "EAST MEADOW ESTATES" LOCATED IN THE CITY OF MADISON, WAS HEREBY APPROVED BY ENACTMENT NUMBER \_\_\_\_\_, FILE I.D. NUMBER \_\_\_\_\_, ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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.

\_\_\_\_\_  
CITY OF MADISON, DANE COUNTY, WISCONSIN

### CITY OF MADISON TREASURER'S CERTIFICATE:

I, (FINANCE DIRECTOR'S NAME), 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 EAST MEADOW ESTATES SUBDIVISION AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023, ON ANY OF THE LAND INCLUDED IN THE PLAT OF EAST MEADOW ESTATES SUBDIVISION AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
ADAM GALLAGHER, DANE COUNTY TREASURER

### REGISTER OF DEEDS:

RECEIVED FOR THE RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS OF DANE COUNTY ON PAGE(S) \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	CENTRAL ANGLE
C1	21.32	15.00	81.45	19.57	S50° 02' 34"E	81° 26' 51"
C2	26.58	15.00	101.53	23.24	N38° 28' 12"E	101° 31' 39"
C3	77.24	415.00	10.66	77.13	S14° 39' 04"E	10° 39' 52"
C4	44.96	335.00	7.69	44.93	N16° 08' 19"W	7° 41' 23"
C5	140.22	343.00	23.42	139.24	N11° 42' 40"W	23° 25' 21"
C6	121.20	407.00	17.06	120.75	N8° 31' 51"W	17° 03' 42"
C7	23.56	15.00	90.00	21.21	N45° 00' 00"E	90° 00' 00"
C8	23.56	15.00	90.00	21.21	N45° 00' 00"W	90° 00' 00"
C9	23.56	15.00	90.00	21.21	S45° 00' 00"E	90° 00' 00"
C10	23.56	15.00	90.00	21.21	N45° 00' 00"E	90° 00' 00"
C11	23.56	15.00	90.00	21.21	S45° 00' 00"W	90° 00' 00"
C12	23.56	15.00	90.00	21.21	N45° 00' 00"W	90° 00' 00"
C13	23.56	15.00	90.00	21.21	S45° 00' 00"E	90° 00' 00"
C14	23.56	15.00	90.00	21.21	N45° 00' 00"E	90° 00' 00"
C15	23.56	15.00	90.00	21.21	N45° 00' 00"E	90° 00' 00"
C16	23.56	15.00	90.00	21.21	S45° 00' 00"W	90° 00' 00"
C17	23.56	15.00	90.00	21.21	N45° 00' 00"W	90° 00' 00"
C18	23.56	15.00	90.00	21.21	S45° 00' 00"E	90° 00' 00"
C19	23.56	15.00	90.00	21.21	N45° 00' 00"E	90° 00' 00"
C20	23.40	15.00	89.38	21.10	S45° 18' 27"W	89° 23' 05"
C21	23.72	15.00	90.61	21.33	S44° 41' 33"E	90° 36' 54"
C22	23.40	15.00	89.38	21.10	S45° 18' 27"W	89° 23' 05"
C23	23.72	15.00	90.61	21.33	S44° 41' 33"E	90° 36' 54"



JOB NUMBER: 50413

DATE: 09/18/2023

SHEET 2 OF 2