

FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

CJ
engineering
 civil design and consulting
 9205 W. Center Street
 Suite 214
 Milwaukee, WI 53222
 PH. (414) 443-1312
 www.cj-engineering.com

NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 8 EAST FOUND ALUMINUM CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 N: 482873.27
 E: 77189.36
 PER CITY OF MADISON N: 482873.12 E: 77189.34

LOT 1 CSM 08859 TOWN OF MIDDLETON PROPERTY

LOT 2 CSM 08859 TOWN OF MIDDLETON PROPERTY

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20-7-8 N 89°40'27" E 2651.09'
 N 89°40'27" E 1253.14'
 (REC. N 89°16'50" E)

WEST OLD SAUK ROAD
 (40' WIDE PUBLIC R.O.W.)

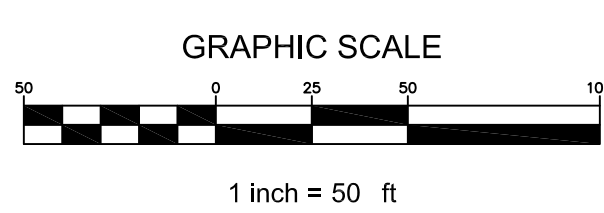
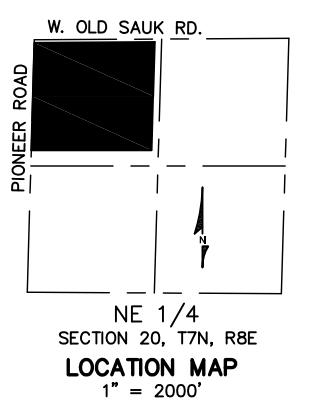
WEST OLD SAUK ROAD
 (DEDICATED TO THE PUBLIC)

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 8 EAST FOUND ALUMINUM CAP MONUMENT WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 N: 482873.27
 E: 773840.41
 PER CITY OF MADISON N: 482873.12 E: 773840.34



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LEGEND
 ○ FOUND 3/4" IRON PIPE
 ○ PLACED 1-1/4" X 18" SOLID ROUND REBAR STAKE, WEIGHING 4.30 LBS/FT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" X 18" SOLID ROUND IRON REBAR STAKES, WEIGHING 1.50 LBS/FT.
 RECORDED AS INFORMATION



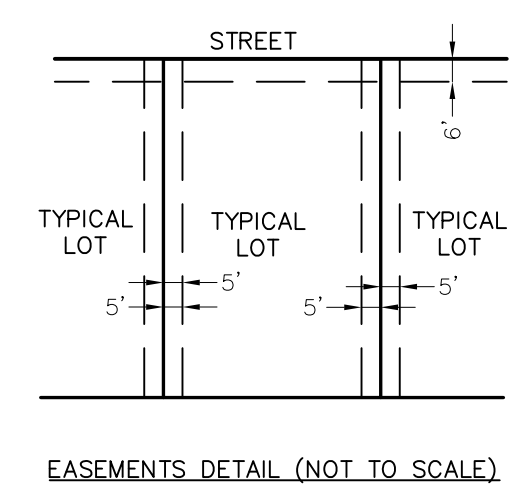
FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

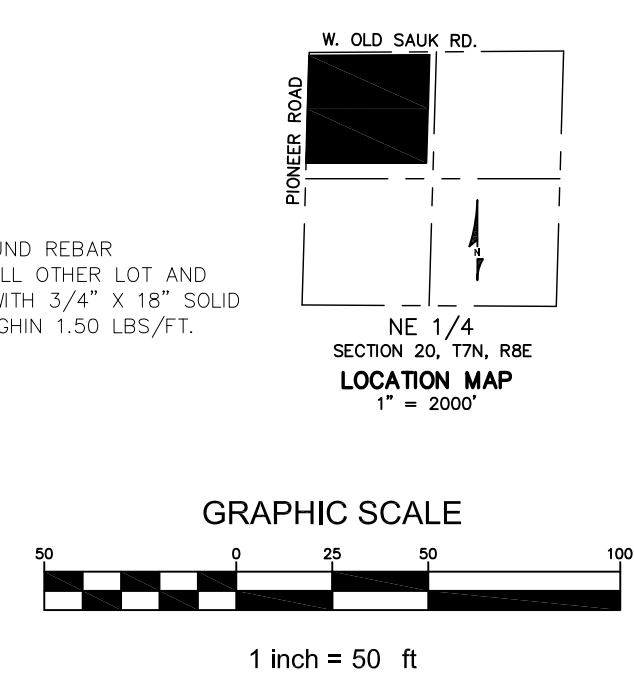
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CURVE TABLE					CURVE TABLE CONT.						
CURVE NUMBER	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	TANGENT BEARING
C1	25.00'	40.04'	35.90'	S44°26'12.5"E	91°46'27"	LOT 37	178.00'	59.40'	N09°33'04.5"W	19°07'09"	19°06'39"
C2	25.00'	38.50'	34.80'	S45°33'47.5"W	88°13'33"	LOT 38	178.00'	27.31'	N23°30'20.5"W	08°47'23"	19°06'39"
C3	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"	C18	122.00'	59.43'	S13°56'46"W	27°54'32"	
C4	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"	C19	178.00'	156.79'	S53°08'05"W	50°28'06"	78°22'08"
C5	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"	LOT 42	178.00'	42.45'	S34°43'58.5"W	13°39'53"	41°33'55"
C6	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"	LOT 43	178.00'	65.76'	S52°08'57.5"W	21°10'05"	62°44'00"
C7	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"	LOT 44	178.00'	48.58'	S70°33'04"W	15°38'08"	78°22'08"
C8	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"	C20	122.00'	83.19'	S47°26'06.5"W	39°04'09"	66°58'11"
C9	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"	C21	20.00'	27.36'	N39°10'49"E	78°22'38"	78°22'08"
C10	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"	C22	20.00'	39.45'	N56°31'09.5"W	11°30'19"	66°58'11"
C11	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"	C23	20.00'	31.53'	S45°10'03"E	90°19'06"	
C12	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"	C24	20.00'	31.30'	S44°49'57"W	89°40'54"	
C13	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"	C25	20.00'	31.53'	N45°10'03"W	90°19'06"	
C14	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"	C26	20.00'	31.30'	S44°49'57"W	89°40'54"	
C15	20.00'	30.74'	27.80'	N45°38'42"E	89°03'44"	C27	20.00'	30.74'	N45°38'42"E	89°03'44"	
C16	20.00'	32.09'	28.78'	N44°21'18"W	91°56'16"	C28	20.00'	32.09'	28.78'	N44°21'18"W	91°56'23"
C17	178.00'	86.70'	85.85'	S13°56'46"W	27°54'32"	C29	25.00'	40.12'	35.95'	N44°21'21.5"W	91°56'23"
						C30	25.00'	39.13'	35.26'	S44°49'58.5"W	89°40'57"
						C31	25.00'	39.41'	35.45'	N45°10'01.5"W	90°19'03"



LEGEND
 ○ FOUND 3/4" IRON PIPE
 ○ PLACED 1-1/4" X 18" SOLID ROUND REBAR STAKE, WEIGHING 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" X 18" SOLID ROUND IRON REBAR STAKES, WEIGHING 1.50 LBS./FT.
 RECORDED AS INFORMATION



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WISCONSIN
LAND SURVEYOR
CHRISTOPHER A. JACKSON
S-2851
WAUWATOSA, WI

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR S-2851 DO HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE 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 "FOX KNOLL" AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL THE EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AS IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N 89°40'27" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 1253.14 FEET; THENCE S 01°27'11" W, ALONG THE WEST LINE OF A PARCEL OWNED BY QRS COMPANY, LLC, 596.23 FEET; THENCE S 89°50'04" W 1.68 FEET ALONG THE NORTH LINE OF QUIT CLAIM DEED DOCUMENT NO. 5594761; THENCE S 01°36'50" W 562.07 FEET TO THE NORTH LINE OF EAGLE TRACE SUBDIVISION; THENCE S 89°59'30" W 1252.92 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N 01°36'50" E, ALONG SAID WEST LINE, 1151.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1,446,892 SQUARE FEET OR 33.216 ACRES.

DATED THIS 24th DAY OF NOVEMBER, 2021.


CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR, S-2851



FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



OWNER'S CERTIFICATE:

FOX KNOLL, LLC, A LIMITED LIABILITY COMPANY 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.

FOX KNOLL LLC DOES HEREBY 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, FOX KNOLL, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICIAL OFFICER(S) OF SAID LIMITED LIABILITY COMPANY AT MADISON, WISCONSIN THIS _____ DAY OF _____, _____.

FOX KNOLL, LLC

JANICE FAGA, AUTHORIZED OFFICER AND SIGNATORY

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, _____, THE ABOVE NAMED OFFICER(S) OF THE ABOVE NAMED FOX KNOLL, LLC TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, _____.

MADISON PLAN COMMISSION CERTIFICATE:

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: _____ DATE: _____
NATALIE ERDMAN, SECRETARY OF PLAN COMMISSION

MADISON PLAN COMMON COUNCIL CERTIFICATE:

RESOLVED THAT THE PLAT OF "FOX KNOLL" LOCATED IN THE CITY OF MADISON, WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-_____, FILE I.D. NUMBER _____, ENACTED THIS _____ DAY OF _____, 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 _____, _____.

MARI BETH WITZEL-BEHL, CITY CLERK, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. ALL LOTS (1-74) 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 EXCEPT WHERE SHOWN OTHERWISE ON THE FACE OF THE PLAT. 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 EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED GRADING AND 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-DEVISION 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.

2. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT(S) ARE ISSUED.

3. THE 30' WIDE LANDSCAPING EASEMENT ON LOTS 31, 32, 33, 34, 35, 36, 37 AND OUTLOT 1 ADJACENT TO PIONEER ROAD IS RESERVED FOR THE PLANTING AND MAINTENANCE OF TREES OR SHRUBS BY THE FOX KNOLL NEIGHBORHOOD ASSOCIATION. IN LIEU OF THE ASSOCIATION, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

4. THE BUILDING OF PRINCIPAL OR ACCESSORY BUILDINGS WITHIN THE 80-FOOT SETBACK ON LOTS 31, 32, 33, 34, 35, 36, 37 AND 38, ADJACENT TO PIONEER ROAD, IS PROHIBITED.

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 CITY OF MADISON FOR 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 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 FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY 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 OR 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.

MORTGAGEE CERTIFICATE:

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF LANDS CONTAINED IN THIS PLAT, DOES HEREBY CONSENT TO THE ABOVE OWNER'S CERTIFICATE AND TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED ON THIS PLAT.

IN WITNESS WHEREOF, SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICER(S) LISTED BELOW ON THIS _____ DAY OF _____, _____.

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, _____, THE ABOVE NAMED _____, TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, _____.

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 _____, _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

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, IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

ADAM GALLAGHER, TREASURER, DANE COUNTY, WISCONSIN

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____ AT _____ AM/PM, AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS.