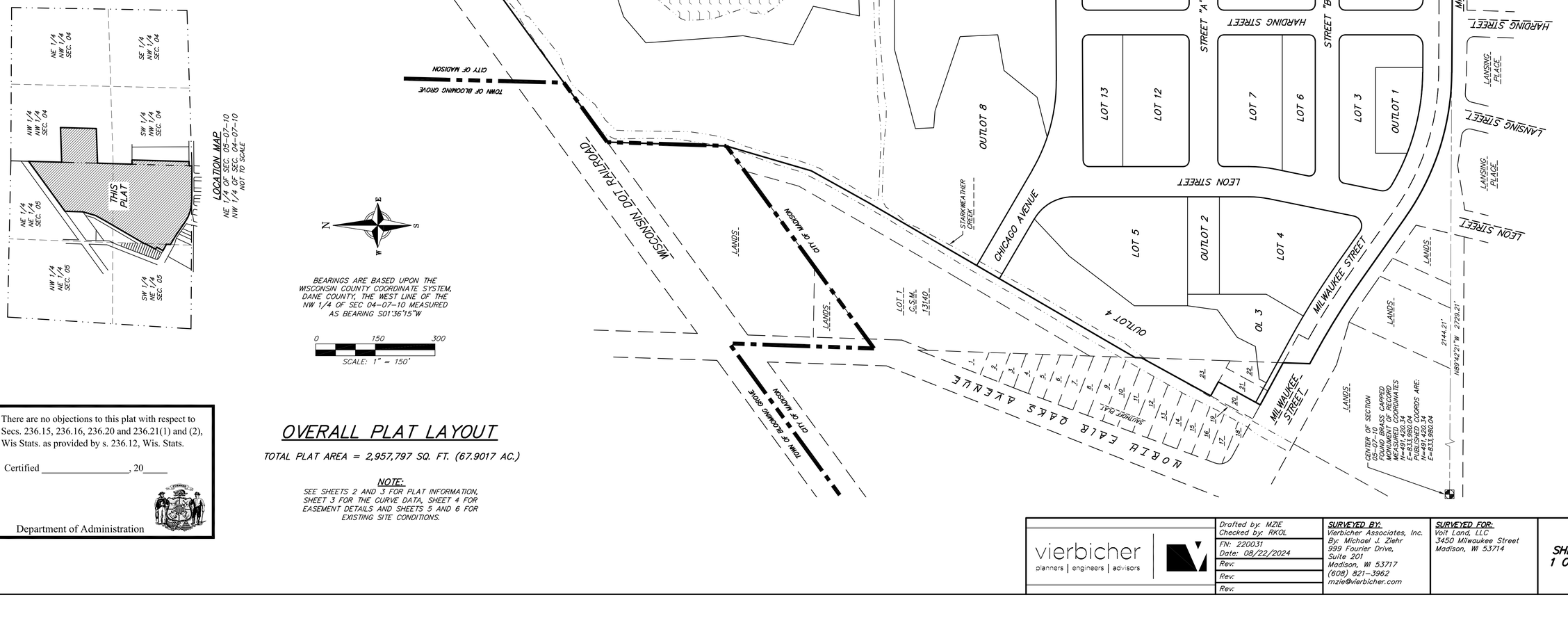
STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, 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

OVERALL PLAT LAYOUT

TOTAL PLAT AREA = 2,957,797 SQ. FT. (67.9017 AC.)

NOTE:
SEE SHEETS 2 AND 3 FOR PLAT INFORMATION, SHEET 3 FOR THE CURVE DATA, SHEET 4 FOR EASEMENT DETAILS AND SHEETS 5 AND 6 FOR EXISTING SITE CONDITIONS.

vierbicher
planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 1 OF 7

22 Aug 2024 - 7:55p M:\Stone House Development\220031_Volt Farm\CADD\220031_Final Plat.dwg by: mzie

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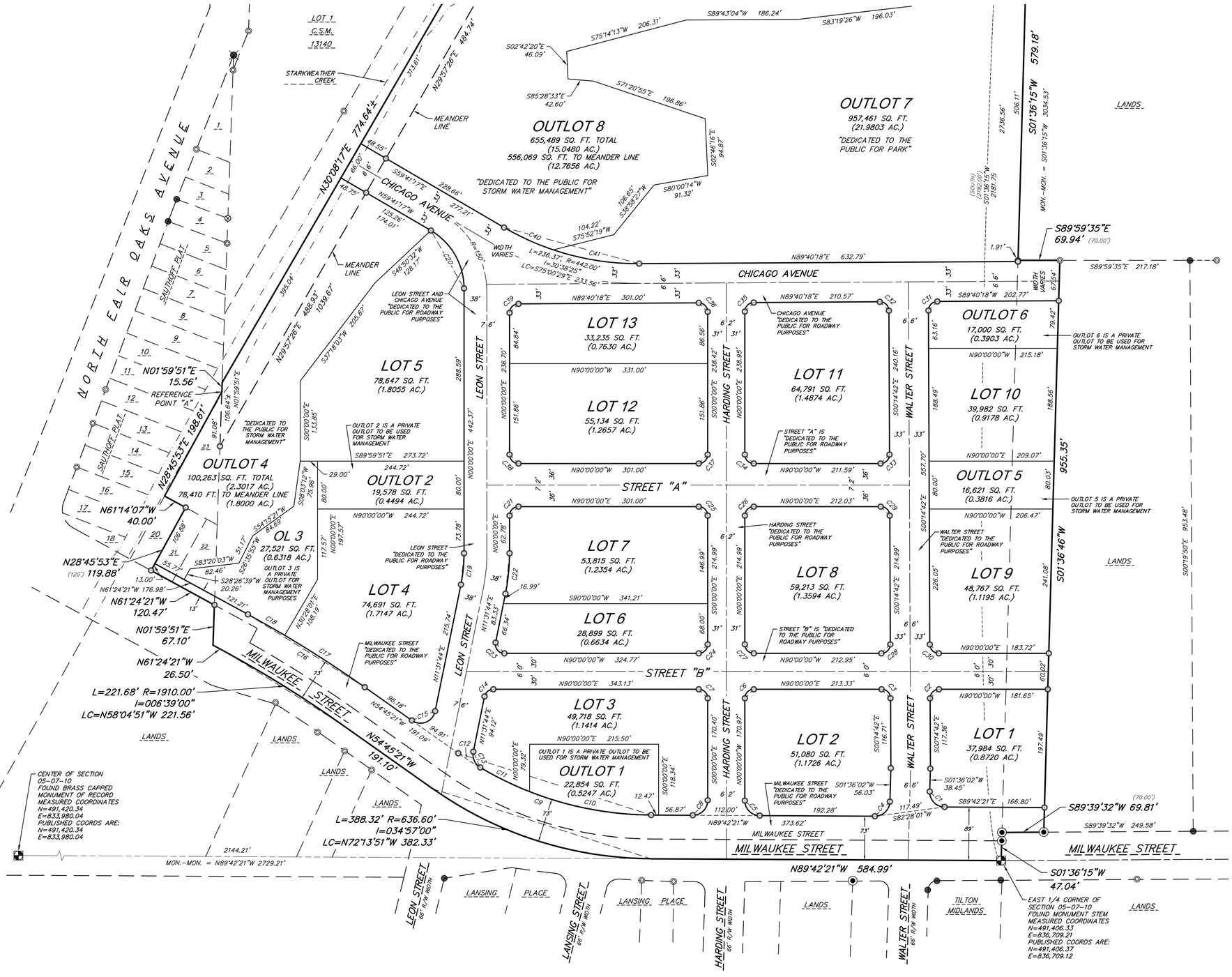
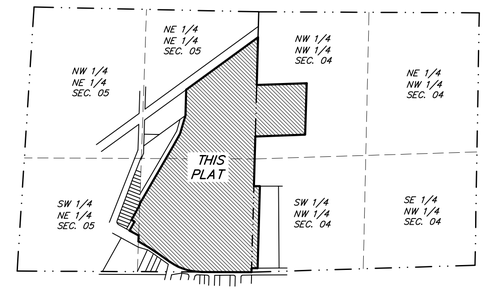


SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND RAILROAD SPIKE
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-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



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC 04-07-10 MEASURED AS BEARING S01°36'15"W

0 100 200
SCALE: 1" = 100'

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: RKOL
FN: 220031
Date: 08/22/2024
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SHEET 2 OF 7

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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

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- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-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

NORTHEAST CORNER OF SECTION 05-07-10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=494,439.68 E=836,794.15 PUBLISHED COORDS ARE: N=494,439.70 E=836,793.97

297.97'

63.79'

S01°36'15"W 554.82'

491.63'

WISCONSIN DOT RAILROAD (RAILROAD OPERATED BY THE WISCONSIN & SOUTHERN RAILROAD)

N53°54'34"E 1034.95'±

N53°54'34"E 971.90'

STARKWEATHER CREEK

MEANDER LINE

LANDS

N89°38'37"W 65.84'

N49°51'56"W 89.87'

190.71'

S81°06'12"W 166.04'

S42°35'35"W 9.15'

(N87°05'00"E 581.00')

N87°59'08"E 581.68'

390.97'

1" PINCH PIPE

N

W E

S

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC 04-07-10 MEASURED AS BEARING S01°36'15"W

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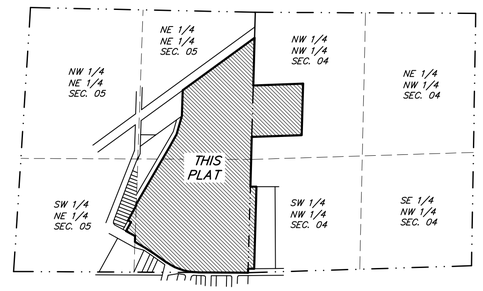
SCALE: 1" = 100'



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

N01°51'16"E 299.85'±

N01°51'16"E 281.79'

N16°19'46"E 222.65'±

N16°19'46"E 234.97'

N29°06'29"E 164.88'±

N29°57'26"E 484.74'

1038.67'

N30°08'17"E 774.64'±

51.61'

48.55'

66.00'

48.75'

CHICAGO AVENUE

S89°41'17"E 228.66'

NORTH EAU CLAIRE AVENUE

LOT 1 C.S.M. 13140

LANDS

571°46'53"W 412.10'

86.23'

S49°30'15"W

S04°10'31"E 245.03'

138.57'

S17°21'16"W

S82°45'20"E 109.21'

118.36'

S17°54'27"W

N88°22'11"E 168.97'

S11°40'01"E 63.59'

N83°31'41"E 109.23'

N55°43'12"E 123.82'

S46°41'27"W 101.88'

S68°13'36"W 79.62'

S89°43'04"W 186.24'

S83°19'26"W 196.03'

S75°14'13"W 206.31'

S02°42'20"E 46.09'

S85°28'33"E 42.60'

S71°20'55"E 196.86'

S02°46'17"E 94.87'

S80°00'14"W 91.32'

POND
WATER ELEVATION=846.38
(AS SURVEYED ON 7/20/2022)

OUTLOT 8
655,489 SQ. FT. TOTAL
(15.0480 AC.)
556,069 SQ. FT. TO MEANDER LINE
(12.7656 AC.)
"DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT"

OUTLOT 7
957,461 SQ. FT.
(21.9803 AC.)
"DEDICATED TO THE PUBLIC FOR PARK"

(SOUTH) (2182.00')
S01°36'15"W 2181.75'

599.75'

110.27'
N30°44'59"E

92.68'
N46°59'58"E

68.89'
N02°35'00"W

3,475,96.90S
96,101

126.25'
S39°47'14"W

49.16'
S00°15'12"W

2736.56'

S01°36'15"W 579.18'
MON.-MON. = S01°36'15"W 3034.53'

506.11'

OUTLOT 9
6,449 SQ. FT.
(0.1480 AC.)
"DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT"

471.89'

S87°59'08"W 581.46'
(S87°05'00"W 581.00')

109.57'

1-3/4" PIPE

112.52'

N42°25'34"E 126.53'

N50°00'12"E 35.67'

487.24'

S01°37'30"W 599.76'
(S00°24'00"W 600.00')

CURVE DATA					
CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD DIRECTION
C1	39.84'	25.00'	91°18'23"	35.76'	S44° 03' 10"E
C2	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C3	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C4	38.70'	25.00'	88°41'37"	34.95'	S45° 56' 50"W
C5	39.14'	25.00'	89°42'21"	35.26'	N44° 51' 11"W
C6	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C7	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C8	39.40'	25.00'	90°17'39"	35.45'	S45° 08' 49"W
C9	343.79'	563.60'	34°57'00"	338.49'	N72° 13' 51"W
C10	207.91'	563.60'	21°08'10"	206.73'	N79° 08' 17"W
C11	91.90'	563.60'	09°20'32"	91.79'	N63° 53' 56"W
C12	43.99'	563.60'	04°28'18"	43.98'	N56° 59' 31"W
C13	30.87'	25.00'	70°45'24"	28.95'	N23° 50' 58"W
C14	20.54'	15.00'	78°28'16"	18.98'	N50° 45' 52"E
C15	49.62'	25.00'	113°42'55"	41.87'	N68° 23' 11"E
C16	230.16'	1983.00'	06°39'01"	230.03'	N58° 04' 51"W
C17	159.35'	1983.00'	04°36'16"	159.31'	N57° 03' 28"W
C18	70.81'	1983.00'	02°02'45"	70.80'	N60° 22' 59"W
C19	52.72'	262.00'	11°31'44"	52.63'	N05° 45' 52"E
C20	116.68'	112.00'	59°41'17"	111.47'	N29° 50' 38"W
C21	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C22	68.01'	338.00'	11°31'44"	67.90'	N05° 45' 52"E
C23	26.58'	15.00'	101°31'44"	23.24'	N39° 14' 08"W
C24	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C25	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C26	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C27	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C28	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C29	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C30	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C31	23.54'	15.00'	89°55'00"	21.20'	S44° 42' 48"W
C32	23.58'	15.00'	90°05'00"	21.23'	S45° 17' 12"E
C33	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C34	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C35	23.48'	15.00'	89°40'18"	21.15'	N44° 50' 09"E
C36	23.65'	15.00'	90°19'42"	21.27'	S45° 09' 51"E
C37	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C38	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C39	23.48'	15.00'	89°40'19"	21.15'	N44° 50' 10"E
C40	90.56'	442.00'	11°44'21"	90.40'	S65° 33' 27"E
C41	145.81'	442.00'	18°54'04"	145.15'	S80° 52' 40"E

vierbicher
planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
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By: Michael J. Ziehr
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SURVEYED FOR:
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SHEET 3 OF 7

22 Aug 2024 - 7:54p M:\Stone House Development\220031_Volt Farm\CADD\220031_Final Plat.dwg by: mzie

STARKWEATHER PLAT

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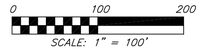
EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
E1	N28°26'39"E	5.68'
E2	N83°20'03"E	42.54'
E3	N26°35'55"E	6.59'
E4	N54°15'21"E	39.67'
E5	N01°26'27"E	169.31'
E6	N04°27'08"E	83.62'
E7	N30°50'09"E	47.03'
E8	N50°35'57"E	27.05'
E9	N26°35'22"E	57.50'

EASEMENT CURVE DATA					
CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD DIRECTION
EC1	42.15'	44.00'	54°53'24"	40.56'	N55° 53' 21"E
EC2	30.70'	31.00'	56°44'09"	29.46'	N54° 57' 59"E
EC3	45.37'	94.00'	27°39'26"	44.94'	N40° 25' 38"E
EC4	33.18'	36.00'	52°48'54"	32.02'	N27° 50' 54"E
EC5	89.33'	194.00'	26°23'01"	88.55'	N17° 38' 38"E
EC6	15.18'	44.00'	19°45'48"	15.10'	N40° 43' 03"E
EC7	44.42'	106.00'	24°00'35"	44.09'	N38° 35' 39"E

PUBLIC UTILITY EASEMENT (P.U.E.) NOTE: PUBLIC 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 DISTURBANCE 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.

*UNLESS OTHERWISE NOTED ON THE PLAT.



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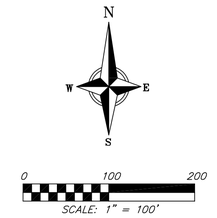

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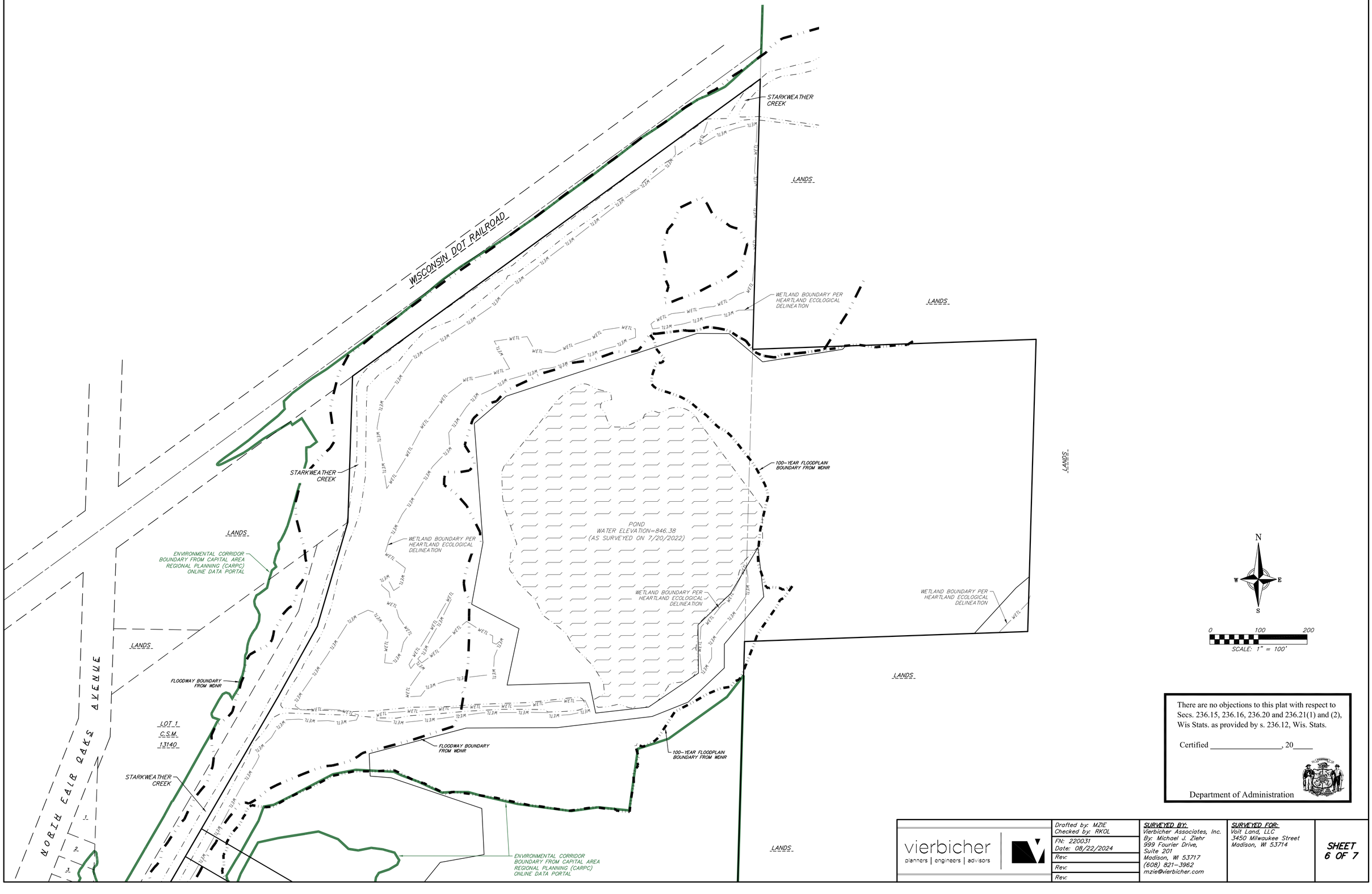

N

W E

S

0 100 200

SCALE: 1" = 100'

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SHEET
6 OF 7

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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 owner(s) of said land, I have surveyed, divided, and mapped STARKWEATHER PLAT; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is part of Lots 21 and 22, and all of Lot 23, Sauthoff Plat, as recorded in Volume 4 of Plats, on Page 9A, as Document Number 342008, Dane County Registry and also part of the Northeast Quarter, the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 05 and part of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 04, all in Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 05; thence N89°42'21"W, along the along the south line of the Northeast Quarter of said Section 05, 584.99 feet to a point of curvature; thence 388.32 feet along the arc of a curve to the right, having a radius of 636.60 feet and a chord bearing N72°13'51"W, 382.33 feet; thence N54°45'21"W, 191.10 feet to a point of curvature; thence 221.68 feet along the arc of a curve to the left, having a radius of 1910.00 feet and a chord bearing N58°04'51"W, 221.56 feet; thence N61°24'21"W, 26.50 feet to the East line of the West half (1/2) of the Northeast Quarter of said Section 05, said line also being the West line of the East half (1/2) of the Northeast Quarter of said Section 05; thence N01°59'51"E, along said line, 67.10 feet; thence N61°24'21"W, 120.47 feet; thence N28°45'53"E, 119.88 feet; thence N61°14'07"W, 40.00 feet; thence N28°45'53"E, 198.61 feet to aforementioned East line of the West half (1/2) of the Northeast Quarter of Section 05 and Reference Point "A"; thence N01°59'51"E, along said East line, 15.56 feet, more or less, to the centerline of Starkweather Creek as currently located on February 24, 2022; thence along the centerline of said Starkweather Creek for the next three (3) courses; 1-thence N30°08'17"E, 774.64 feet, more or less; 2-thence N29°06'29"E, 164.88 feet, more or less; 3-thence N16°19'46"E, 222.65 feet, more or less; thence N01°51'16"E, 299.85 feet, more or less, to the Southerly right-of-way line of the Wisconsin DOT Railroad, (formerly known as the Chicago, Milwaukee, St. Paul and Pacific Railroad); thence N53°54'34"E along said Southerly right-of-way line, 1034.95 feet to a point of intersection with the East line of the Northeast Quarter of said Section 05, said point also lying on the West line of said Section 04; thence S01°36'15"W along the West line of said Section 04, a distance of 554.82 feet to a point lying N01°36'15"E, 2181.75 feet (previously recorded as North 2182.00 feet) from the West Quarter corner of said Section 04; thence N87°59'08"E, along the existing Corporate Boundary of the City of Madison, 581.68 feet, (previously recorded as North 87°05'00" East, 581.00 feet) to a found 1" diameter pinched top iron pipe; thence S01°37'30"W, along the existing Corporate Boundary of the City of Madison, 599.76 feet, (previously recorded as South 00°24'00" West, 600.00 feet), to a found 1-3/4" diameter iron pipe; thence S87°59'08"W, along the existing Corporate Boundary of the City of Madison, 581.46 feet, (previously recorded as South 87°05'00" West, 581.00 feet) to the aforementioned East line of the Northeast Quarter of said Section 05; thence S01°36'15"W, along said East line, 579.18 feet; thence S89°59'35"E, 69.94 feet; thence S01°36'46"W, 955.35 feet to the northerly right-of-way line of Milwaukee Street; thence S89°39'32"W, along said northerly right-of-way line, 69.81 feet to said East line of the Northeast Quarter of Section 05; thence S01°36'15"W, along said East line, 47.04 feet to the point of beginning.

The Meander Line for Starkweather Creek included within this description is more fully described as follows: Beginning at said Reference Point "A"; thence S01°59'51"W, 91.08 feet; N29°57'26"E, 1039.67 feet; thence N16°19'46"E, 234.97 feet; thence N01°51'16"E, 281.79 feet; thence N53°54'34"E, 971.90 feet to the East line of the Northeast Quarter of said Section 05 and said Meander Line there terminating.

Said description contains 2,957,797 square feet, 67.9017 acres, more or less to the centerline of Starkweather Creek and 2,833,313 square feet, 65.0439 acres, more or less to the Meander Line of Starkweather Creek.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this _____ day of _____, 2024.

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

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of STARKWEATHER PLAT, located in part of the Northeast Quarter, the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 05 and part of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 04, all in Township 07 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 _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of STARKWEATHER 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

OWNER'S CERTIFICATE

_____, a Wisconsin limited liability company, 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

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20____,

_____

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, 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_____, 20____,

_____

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, _____ and _____, 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 _____ and _____ 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

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 STARKWEATHER PLAT as of this _____ day of _____, 20____.

_____
Craig Franklin, City of Madison Treasurer

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording per the Secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 20____,

_____
Matthew Wachter, Secretary of Planning Commission

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 STARKWEATHER PLAT, as of this _____ day of _____, 20____,

_____
Adam Gallagher, Dane County Treasurer

GENERAL NOTES:

1. This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. NCS-1107413-MAD, dated January 13, 2022 at 7:30 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
   - 1.1. Exception 11: There are no easements referenced, only an option to purchase.
   - 1.2. Exception 12: The Document references an easement for spur track. There are no spur tracks located within or immediately adjacent to the limits of the Parcels Surveyed. There is a spur track located on the North side of the mainline track and within the existing Railroad Right-of-Way. This Document also references the relocation of Starkweather Creek. The limits of Starkweather Creek have been shown.
   - 1.3. Exception 13: Pertains to a sewage drainfield located on 3450 Milwaukee Street, (Parcel 008/0710-051-8251-0) for the benefit of the house located on 3510 Milwaukee Street, (Parcel 008/0710-051-9860-6). The easement for said drainfield is blanket in nature and not plottable. It is possible that this house is served by City Sewer & Water. If that is the case, the Owner should have bills indicating such. Further, Section C of this Document indicates that "In the event the residence on parcel 1 shall be served by a municipal sewerage system, this easement shall cease and be null and void.", so this exception could be removed without the benefit of a survey.
   - 1.4. Exception 14: There are multiple Parcels referenced in this Quit Claim Deed. Some of the Parcels are located outside of the limits of the Survey and are within the Town of Sun Prairie (Parcels 058/0811-221-9685-9 & 058/0811-224-8000-5). Easements referenced in these Parcels do not pertain to the Parcels Surveyed. There are no easements referenced in the Parcels included in this Survey, only exceptions for conveyance for highway purposes.
2. Wetland boundary shown per Heartland Ecological Group, Inc Delineation.
3. 100-year floodplain boundary shown per WDNR GIS data. 100-year floodplain elevation cross-sections shown per LOMR 16-05-1781P eff. 9/14/2016 and FIRMette panel 55025C427H eff. 9/17/2014.
4. Environmental corridor boundary shown per Capital Area Regional Planning Commission (CARPC) Open Data Portal (updated May 9, 2022).
5. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

Public Sidewalk and Ped/Bike Path Easement:

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 sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path 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, 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 public use 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.

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

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

vierbicher
planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 7 OF 7

22 Aug 2024 - 7:51p M:\Stone House Development\220031_Volt Farm\CADD\220031_Final Plat.dwg by: mzie