Document # 5900067

WESTWIND

BEING A REDIVISION OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

OWNER:
WESTWIND MADISON, INC.
9201 WATERSIDE STREET
MIDDLETON, WI 53562
PHONE: (608) 831-5343

PUBLIC WATER MAIN EASEMENT TERMS AND CONDITIONS:

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main 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 the foregoing purposes.

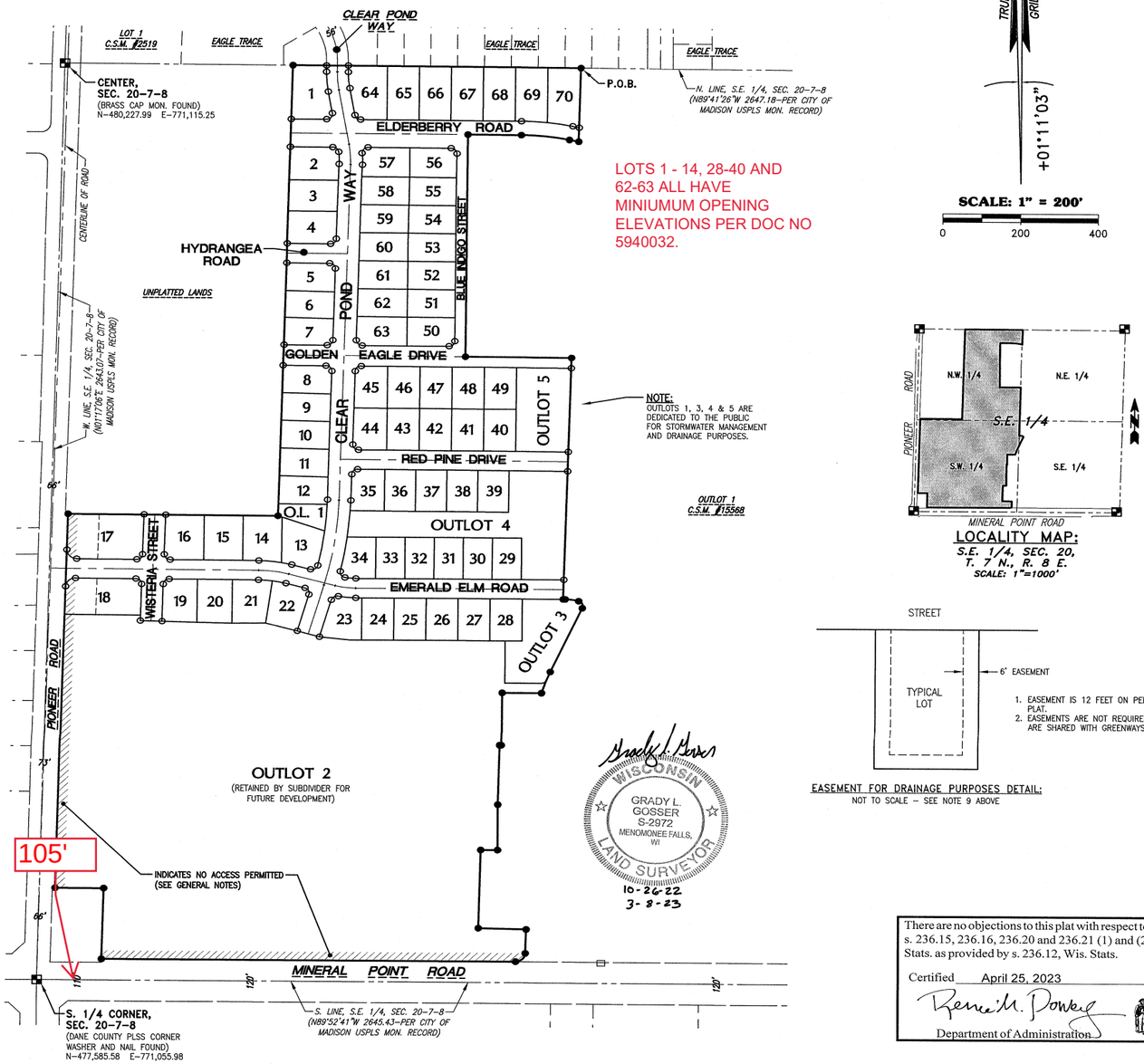
Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, 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 Water Main 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 Water Utility General Manager.

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.

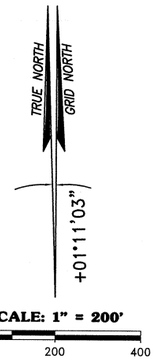
LOTS 1 - 70, OUTLOT 2
AMENEDMENT TO
COOPERATIVE
AGREEMENT DOC 5997124



NOTE:
OUTLOTS 1, 3, 4 & 5 ARE DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

OUTLOT 1
C.S.M. #15568

LOTS 1 - 14, 28-40 AND
62-63 ALL HAVE
MINIMUM OPENING
ELEVATIONS PER DOC NO
5940032.



SCALE: 1" = 200'
0 200 400

LOCALITY MAP:
S.E. 1/4, SEC. 20, T. 7 N., R. 8 E.
SCALE: 1"=1000'

1. EASEMENT IS 12 FEET ON PERIMETER OF THE PLAT.
2. EASEMENTS ARE NOT REQUIRED ON LINES THAT ARE SHARED WITH GREENWAYS OR STREETS.

EASEMENT FOR DRAINAGE PURPOSES DETAIL:
NOT TO SCALE – SEE NOTE 9 ABOVE

GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI WISCONSIN LAND SURVEYOR
10-26-22
3-8-23

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

Certified April 25, 2023
Department of Administration

GENERAL NOTES:

●—1. Indicated Found 0.75" outside diameter Reinforcing Bar. (Unless otherwise noted).

○—2. Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.

3. All linear measurements have been made to the nearest one-hundredth of a foot.

4. All angular measurements have been made to nearest second and computed to the nearest half-second.

5. All bearings are referenced to Grid North of the Dane County Coordinate System, NAD-83 (1997), in which the North line of the S.E. 1/4 of Section 20, Town 7 North, Range 8 East, bears North 89°41'26" West.

6' 6' 6. Public Utility Easements (6' wide unless otherwise dimensioned) as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

7. Additional Condition for Public Utility Easements within Outlots 1, 3, 4 and 5 as granted by this plat. The principal purpose of each Outlot is for public storm water management purposes. All other Public and Private Utility Facilities installed within said Outlots are hereby subservient to the principal public use of the Outlots for public storm water purposes. The City of Madison ("City") shall have the right of reasonable use and occupation of the Public Utility Easement Areas, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the other Public or Private Utility Facilities. If any reasonable use and occupation of the Easement Area by the City shall necessitate the Public or Private Utilities to remove or relocate their facilities or any part thereof, the Public or Private Utility shall perform such work at such time as the City may approve and without any cost to the City.

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

9. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 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 six (6) 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 easements 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.

In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

10. No Driveway shall be constructed that interferes with the orderly operation of a Pedestrian Walkway.

11. The 80' wide Landscape Buffer Area is reserved for the private planting and maintenance of trees and/or shrubs by the respective Owner(s) of a Lot encumbered by the Landscape Buffer Area. The landscaping shall be in conformance with the grading and landscaping plan as approved by the City of Madison Planning Division and consistent with the City of Madison – Town of Middleton Cooperative Plan.

12. The 80' wide Building Setback Line is required and enforceable by the City of Madison.

13. Indicates No Access Permitted. No private access shall be permitted between Lots 17, 18 and Outlot 2, Pioneer Road and Mineral Point Road. Future public street connections within Outlot 2 to Pioneer Road and Mineral Point Road for public right of way dedicated by a Final Plat or other land division that has been reviewed and approved by the City of Madison shall be permitted.

14. Outlot 2 within this Subdivision is responsible for compliance with stormwater management requirements under Madison General Ordinance 37 at the time of development of the Outlot, and the Outlot is required to cooperate, with regard to the two planned regional stormwater detention facilities, which will be owned and operated by the City, pursuant to a private "Declaration of Conditions, Covenants and Restrictions", recorded as Doc. No. 5678222, which Agreement was approved by the City of Madison.

15. Outlot 2 within this Subdivision is prohibited from further development until it is further subdivided and developed in substantial conformance to the Preliminary Plat conditionally approved by resolution res-19-00454 file id 55182, adopted June 11, 2019 by the Madison Common Council or any subsequent City of Madison approved Preliminary Plat and Final Plat or Certified Survey Map.

16. Lands within this Subdivision are subject to Declaration of Conditions, Covenants and Restrictions per Document No. 5678222.

17. This plat is subject to a Cooperation Agreement as recorded in Document No. 5756922.

PUBLIC STORM SEWER AND DRAINAGE EASEMENT TERMS AND CONDITIONS:

Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by 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 and surface drainage 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 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 Storm Sewer and surface drainage 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 EASEMENT FOR SLOPING AND GRADING TERMS AND CONDITIONS:

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 sloping and grading purposes. The City of Madison and its employees, agents and contractors 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 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 required final grade and surface condition including the repair or replacement of pavement 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 above-ground improvements (other than driveway access crossing) 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.

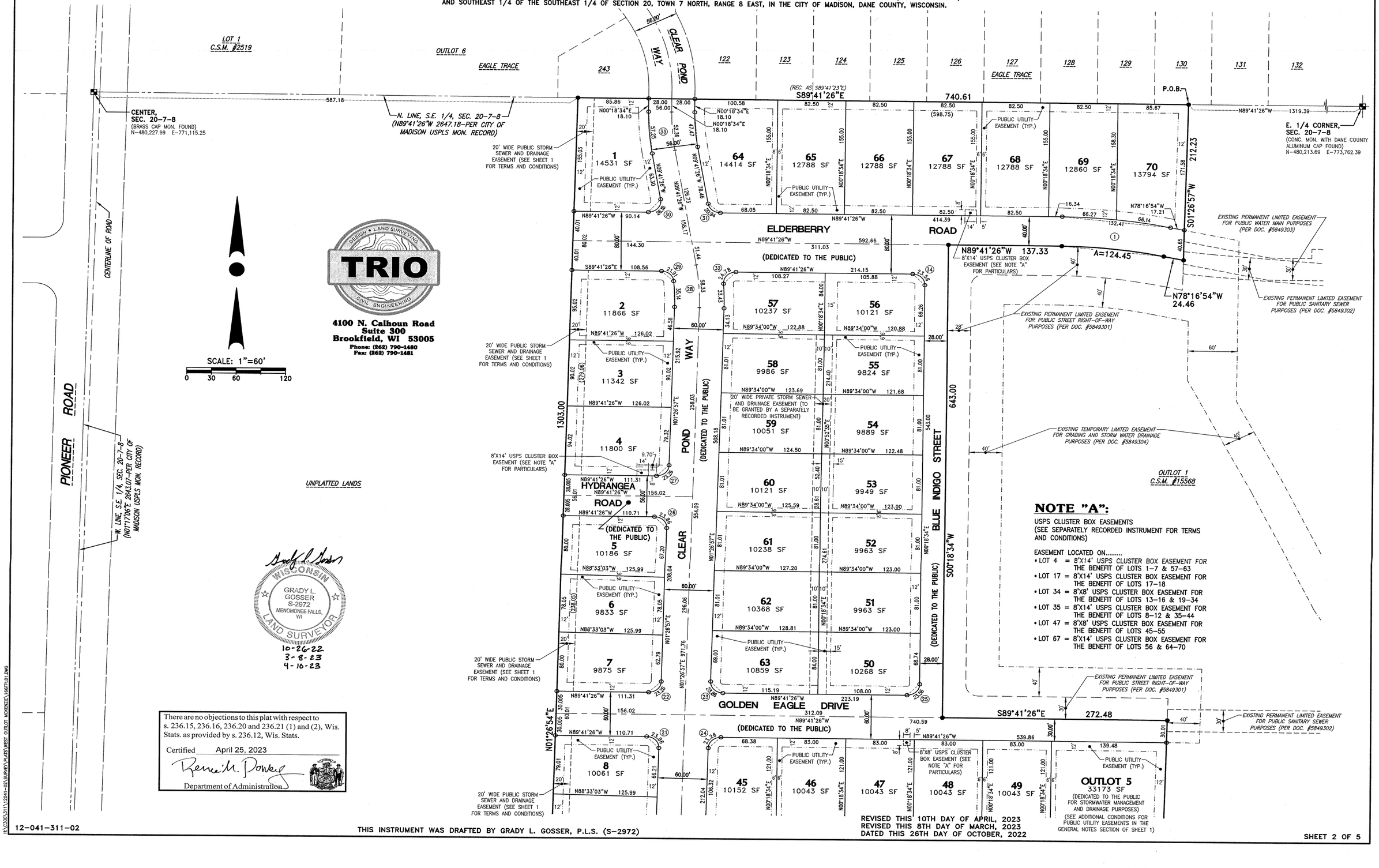
Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

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.

H:\C3D\311\12041-02\SURVEY\PLATS\WEST OUTLOT MCKENZIE\166PL01.DWG

WESTWIND

BEING A REDIVISION OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTE "A":

USPS CLUSTER BOX EASEMENTS
(SEE SEPARATELY RECORDED INSTRUMENT FOR TERMS AND CONDITIONS)

EASEMENT LOCATED ON.....

- LOT 4 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 1-7 & 57-63
- LOT 17 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 17-18
- LOT 34 = 8'X8' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 13-16 & 19-34
- LOT 35 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 8-12 & 35-44
- LOT 47 = 8'X8' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 45-55
- LOT 67 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 56 & 64-70

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI — WISCONSIN — LAND SURVEYOR

10-26-22
3-8-23
4-10-23

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

Certified April 25, 2023

Department of Administration

REVISED THIS 10TH DAY OF APRIL, 2023
REVISED THIS 8TH DAY OF MARCH, 2023
DATED THIS 26TH DAY OF OCTOBER, 2022

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

WESTWIND

BEING A REDIVISION OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCALE: 1"=60'
0 30 60 120

NOTE "A":

USPS CLUSTER BOX EASEMENTS
(SEE SEPARATELY RECORDED INSTRUMENT FOR TERMS AND CONDITIONS)

EASEMENT LOCATED ON.....
- LOT 4 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 1–7 & 57–63
- LOT 17 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 17–18
- LOT 34 = 8'X8' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 13–16 & 19–34
- LOT 35 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 8–12 & 35–44
- LOT 47 = 8'X8' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 45–55
- LOT 67 = 8'X14' USPS CLUSTER BOX EASEMENT FOR THE BENEFIT OF LOTS 56 & 64–70

UNPLATTED LANDS

CENTERLINE OF ROAD

W. LINE, S.E. 1/4, SEC. 20-7-8 (N01°17'06"E 2643.07-PER CITY OF MADISON USPLS MON. RECORD)

LOT 1 C.S.M. #6835

PIONEER ROAD

LOT 1 C.S.M. #2867

UNPLATTED LANDS

UNPLATTED LANDS

UN. LNDS

10' WIDE PUBLIC EASEMENT FOR SLOPING AND GRADING (SEE SHEET 1 FOR TERMS AND CONDITIONS)

80' WIDE LANDSCAPE BUFFER AREA (SEE NOTE 11 ON SHEET 1) AND 80' WIDE BUILDING SETBACK LINE (TO BE ENFORCED BY THE CITY OF MADISON)

20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (SEE SHEET 1 FOR TERMS AND CONDITIONS)

(DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES)
(SEE ADDITIONAL CONDITIONS FOR PUBLIC UTILITY EASEMENTS IN THE GENERAL NOTES SECTION OF SHEET 1)

20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (SEE SHEET 1 FOR TERMS AND CONDITIONS)

S89°41'26"E 539.65

OUTLOT 1
7047 SF

N20°01'48"W 128.29

17
25166 SF
8'X14' USPS CLUSTER BOX EASEMENT (SEE NOTE "A" FOR PARTICULARS)

16
13005 SF

15
13000 SF

14
13082 SF

13
12725 SF

PUBLIC UTILITY EASEMENT (TYP.)

EMERALD ELM ROAD
(DEDICATED TO THE PUBLIC)

N89°41'26"W 534.87

18
20298 SF

19
10914 SF

20
11273 SF

21
11829 SF

22
11558 SF

WISTERIA STREET

N89°41'26"W 271.84

N89°41'26"W 229.68

N74°40'25"W 96.12

N74°40'25"W 50.82

N74°40'25"W 84.38

N88°33'03"W 236.02

S89°32'34"W 86.23

20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT (TO BE GRANTED BY A SEPARATELY RECORDED INSTRUMENT)

INDICATES NO ACCESS PERMITTED (SEE NOTE ON SHEET 1)

10' WIDE PUBLIC EASEMENT FOR SLOPING AND GRADING (SEE SHEET 1 FOR TERMS AND CONDITIONS)

PUBLIC UTILITY EASEMENT (TYP.)

N01°26'54"E 1076.08

UNPLATTED LANDS

UNPLATTED LANDS

20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (SEE SHEET 1 FOR TERMS AND CONDITIONS)

UNPLATTED LANDS

N01°26'54"E

GOLDEN EAGLE DRIVE
(DEDICATED TO THE PUBLIC)
N89°41'26"W 312.09
N89°41'26"W 223.19
N89°41'26"W 740.59

8
10061 SF
9
10079 SF
10
10079 SF
11
10079 SF
12
10056 SF

N88°33'03"W 125.99
N88°33'03"W 125.98
N88°33'03"W 125.98
N89°41'26"W 125.92

POND WAY
N01°26'57"E 417.67
N01°26'57"E 300.06

OUTLOT 1
7047 SF

CLEAR

(DEDICATED TO THE PUBLIC)

45
10152 SF
46
10043 SF
47
10043 SF
48
10043 SF
49
10043 SF

N89°41'26"W 539.86

8'X8' USPS CLUSTER BOX EASEMENT (SEE NOTE "A" FOR PARTICULARS)

PUBLIC UTILITY EASEMENT (TYP.)

44
10439 SF
43
10043 SF
42
10043 SF
41
10043 SF
40
10043 SF

N89°41'26"W 539.27

20' WIDE PRIVATE DRAINAGE EASEMENT (TO BE GRANTED BY A SEPARATELY RECORDED INSTRUMENT)

OUTLOT 5
33173 SF
(DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES)

(SEE ADDITIONAL CONDITIONS FOR PUBLIC UTILITY EASEMENTS IN THE GENERAL NOTES SECTION OF SHEET 1)

PUBLIC UTILITY EASEMENT (TYP.)

RED PINE DRIVE
(DEDICATED TO THE PUBLIC)
N89°41'26"W 584.57

8'X14' USPS CLUSTER BOX EASEMENT (SEE NOTE "A" FOR PARTICULARS)

35
10264 SF
36
9600 SF
37
9600 SF
38
9600 SF
39
9600 SF

N89°41'26"W 539.86

PUBLIC UTILITY EASEMENT (TYP.)

PUBLIC UTILITY EASEMENT (TYP.)

(SEE ADDITIONAL CONDITIONS FOR PUBLIC UTILITY EASEMENTS IN THE GENERAL NOTES SECTION OF SHEET 1)

(DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES)

OUTLOT 4
72961 SF

N89°52'41"W 448.42

34
9880 SF
33
9000 SF
32
9000 SF
31
9000 SF
30
9000 SF
29
9000 SF

PUBLIC UTILITY EASEMENT (TYP.)

8'X8' USPS CLUSTER BOX EASEMENT (SEE NOTE "A" FOR PARTICULARS)

EMERALD ELM ROAD
(DEDICATED TO THE PUBLIC)
N89°52'41"W 534.11

23
11213 SF
24
10065 SF
25
10065 SF
26
10065 SF
27
10065 SF
28
10065 SF

N89°52'41"W 533.46

PUBLIC UTILITY EASEMENT (TYP.)

(SEE ADDITIONAL CONDITIONS FOR PUBLIC UTILITY EASEMENTS IN THE GENERAL NOTES SECTION OF SHEET 1)

OUTLOT 3
32289 SF
(DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES)

20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT (TO BE GRANTED BY A SEPARATELY RECORDED INSTRUMENT)

15'X30' WIDE PUBLIC WATERMAIN EASEMENT (SEE SHEET 1 FOR TERMS AND CONDITIONS)

OUTLOT 2
1051362 SF
(RETAINED BY SUBDIVIDER FOR FUTURE DEVELOPMENT)

EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC STREET RIGHT-OF-WAY PURPOSES (PER DOC. #5849301)

S89°41'26"E 272.48

EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC SANITARY SEWER PURPOSES (PER DOC. #5849302)

EXISTING TEMPORARY LIMITED EASEMENT FOR GRADING AND STORM WATER DRAINAGE PURPOSES (PER DOC. #5849304)

S01°26'57"W 698.43

EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC SANITARY SEWER PURPOSES (PER DOC. #5849302)

OUTLOT 1
C.S.M. #15568

S01°26'57"W 314.35

EXISTING 30' WIDE PUBLIC SANITARY SEWER EASEMENT (PER DOC. #4463322)

S89°52'41"E 5.40

EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC SANITARY SEWER PURPOSES (PER DOC. #5849302)

A=34.79
A=25.44
S23°37'36"W 202.37
A=95.08
N89°52'41"W 100.76
150.00

EXISTING TEMPORARY LIMITED EASEMENT FOR GRADING AND STORM WATER DRAINAGE PURPOSES (PER DOC. #5849304)

GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR
WISCONSIN
10-26-22
3-8-23
4-10-23

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified April 25, 2023
Department of Administration

REVISED THIS 10TH DAY OF APRIL, 2023
REVISED THIS 8TH DAY OF MARCH, 2023
DATED THIS 26TH DAY OF OCTOBER, 2022

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

12-041-311-02

R:\C360\311\12041-02\SURVEY\PLATS\WEST OUTLOT MCKENZIE\166PL01.DWG

WESTWIND

BEING A REDIVISION OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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

Certified April 25, 2023

Department of Administration

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING

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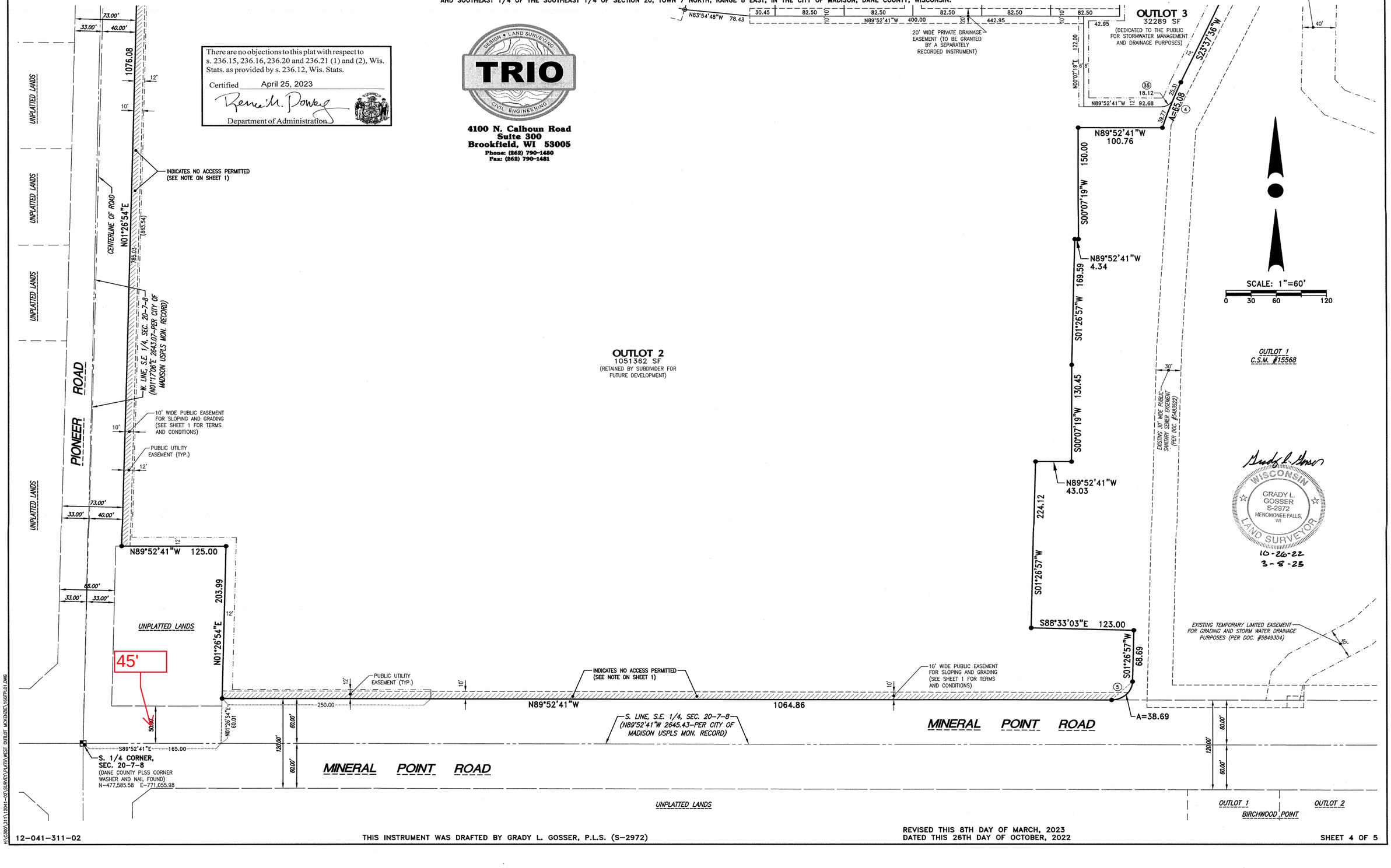

GRADY L. GOSSER WISCONSIN S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

10-26-22
3-8-23

H:\CSDD\311\12041-02\SURVEY\PLATS\WEST OUTLOT WSX\DWG\1685P01.DWG

12–041–311–02

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S–2972)

REVISED THIS 8TH DAY OF MARCH, 2023
DATED THIS 26TH DAY OF OCTOBER, 2022

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	625.00	11°24'32"	124.45	124.24	N83°59'10"W	N78°16'54"W	N89°41'26"W
	NORTH	665.00	11°24'32"	132.41	132.20	N83°59'10"W	N78°16'54"W	N89°41'26"W
	70	665.00	5°41'57"	66.14	66.12	N81°07'52.5"W	N78°16'54"W	N83°58'51"W
	69	665.00	5°42'35"	66.27	66.24	N86°50'08.5"W	N83°58'51"W	N89°41'26"W
2	EXTERIOR	122.00	16°20'12"	34.79	34.67	N81°42'35"W	N73°32'29"W	N89°52'41"W
3	EXTERIOR	15.00	97°10'05"	25.44	22.50	N24°57'26.5"W	N23°37'36"E	N73°32'29"W
4	EXTERIOR	533.00	6°59'47"	65.08	65.04	S20°07'42.5"W	S23°37'36"W	S16°37'49"W
	OUTLOT 3	533.00	2°43'15"	25.31	25.31	S22°15'58.5"W	S23°37'36"W	S20°54'21"W
	OUTLOT 2	533.00	4°16'32"	39.77	39.76	S18°46'05"W	S20°54'21"W	S16°37'49"W
5	EXTERIOR	25.00	88°40'22"	38.69	34.94	N45°47'08"E	S89°52'41"E	N01°26'57"E
6	18	25.00	88°51'40"	38.77	35.00	S45°52'44"W	N89°41'26"W	S01°26'54"W
7	17	25.00	91°08'20"	39.77	35.70	S44°07'16"E	S01°26'54"W	S89°41'26"E
8	18	15.00	91°08'21"	23.86	21.42	N44°07'15.5"W	N01°26'55"E	N89°41'26"W
9	17	15.00	88°51'38"	23.26	21.00	N45°52'45"E	S89°41'26"E	N01°26'56"E
10	16	15.00	91°08'23"	23.86	21.42	S44°07'14.5"E	S01°26'57"W	S89°41'26"E
11	19	15.00	88°51'37"	23.26	21.00	S45°52'45.5"W	N89°41'26"W	S01°26'57"W
12	C/L	300.00	15°01'01"	78.63	78.40	N82°10'55.5"W	N74°40'25"W	N89°41'26"W
	NORTH	328.00	15°01'01"	85.97	85.72	N82°10'55.5"W	N74°40'25"W	N89°41'26"W
	14	328.00	10°15'52"	58.76	58.68	N84°33'30"W	N79°25'34"W	N89°41'26"W
	13	328.00	4°45'09"	27.21	27.20	N77°02'59.5"W	N74°40'25"W	N79°25'34"W
	SOUTH	272.00	15°01'01"	71.29	71.09	N82°10'55.5"W	N74°40'25"W	N89°41'26"W
	21	272.00	7°30'31"	35.65	35.62	N85°56'10.5"W	N82°10'55"W	N89°41'26"W
	22	272.00	7°30'30"	35.64	35.62	N78°25'40"W	N74°40'25"W	N82°10'55"W
13	22	15.00	90°25'34"	23.67	21.29	N29°27'38"W	N15°45'09"E	N74°40'25"W
14	13	15.00	92°29'18"	24.21	21.67	N59°04'56"E	S74°40'25"E	N12°50'17"E
15	34	15.00	93°29'58"	24.48	21.85	S33°44'29"E	S13°00'30"W	S80°29'28"E
16	23	15.00	85°41'17"	22.43	20.40	S58°35'47.5"W	N78°33'34"W	S15°45'09"W
17	C/L	200.00	15°12'16"	53.07	52.92	S82°16'33"E	S74°40'25"E	S89°52'41"E
	34	172.00	9°23'13"	28.18	28.15	S85°11'04.5"E	S80°29'28"E	S89°52'41"E
	23	228.00	11°19'07"	45.04	44.97	S84°13'07.5"E	S78°33'34"E	S89°52'41"E
18	C/L	998.00	14°18'12"	249.14	248.50	N08°36'03"E	N15°45'09"E	N01°26'57"E
	C/L SOUTH	998.00	0°19'59"	5.80	5.80	N15°35'09.5"E	N15°45'09"E	N15°25'10"E
	C/L NORTH	998.00	13°58'13"	243.34	242.74	N08°26'03.5"E	N15°25'10"E	N01°26'57"E
	EAST	1028.00	11°33'33"	207.40	207.04	N07°13'43.5"E	N13°00'30"E	N01°26'57"E
	34	1028.00	5°38'15"	101.15	101.11	N10°11'22.5"E	N13°00'30"E	N07°22'15"E
	OUTLOT 4	1028.00	4°15'32"	76.42	76.40	N05°14'29"E	N07°22'15"E	N03°06'43"E
	35	1028.00	1°39'46"	29.83	29.83	N02°16'50"E	N03°06'43"E	N01°26'57"E
	WEST	968.00	11°23'20"	192.41	192.10	N07°08'37"E	N12°50'17"E	N01°26'57"E
	13	968.00	6°00'23"	101.48	101.43	N09°50'05.5"E	N12°50'17"E	N06°49'54"E
	OUTLOT 1	968.00	4°36'45"	77.92	77.90	N04°31'31.5"E	N06°49'54"E	N02°13'09"E
	12	968.00	0°46'12"	13.01	13.01	N01°50'03"E	N02°13'09"E	N01°26'57"E
19	35	15.00	88°51'37"	23.26	21.00	S45°52'45.5"W	N89°41'26"W	S01°26'57"W
20	44	15.00	91°08'23"	23.86	21.42	S44°07'14.5"E	S01°26'57"W	S89°41'26"E
21	8	15.00	91°08'23"	23.86	21.42	N44°07'14.5"W	N01°26'57"E	N89°41'26"W
22	7	15.00	88°51'37"	23.26	21.00	N45°52'45.5"E	S89°41'26"E	N01°26'57"E
23	63	15.00	91°08'23"	23.86	21.42	S44°07'14.5"E	S01°26'57"W	S89°41'26"E
24	45	15.00	88°51'37"	23.26	21.00	S45°52'45.5"W	N89°41'26"W	S01°26'57"W
25	50	15.00	90°00'00"	23.56	21.21	N45°18'34"E	S89°41'26"E	N00°18'34"E
26	5	15.00	91°08'23"	23.86	21.42	N44°07'14.5"W	N01°26'57"E	N89°41'26"W
27	4	15.00	88°51'37"	23.26	21.00	N45°52'45.5"E	S89°41'26"E	N01°26'57"E
28	C/L	300.00	11°08'23"	58.33	58.23	N04°07'14.5"W	N01°26'57"E	N09°41'26"W
	57	330.00	5°48'15"	33.43	33.41	N01°27'10.5"W	N01°26'57"E	N04°21'18"W
	2	270.00	7°27'23"	35.14	35.11	N02°16'44.5"W	N01°26'57"E	N06°00'26"W
29	2	15.00	83°41'00"	21.91	20.01	N47°50'56"W	N06°00'26"W	N89°41'26"W
30	1	15.00	100°00'00"	26.18	22.98	N40°18'34"E	S89°41'26"E	N09°41'26"W
31	64	15.00	80°00'00"	20.94	19.28	S49°41'26"E	S09°41'26"E	S89°41'26"E
32	57	15.00	94°39'52"	24.78	22.06	S42°58'38"W	N89°41'26"W	S04°21'18"E
33	C/L	300.00	10°00'00"	52.36	52.29	S04°41'26"E	S00°18'34"W	S09°41'26"E
	64	272.00	10°00'00"	47.47	47.41	S04°41'26"E	S00°18'34"W	S09°41'26"E
	1	328.00	10°00'00"	57.25	57.17	S04°41'26"E	S00°18'34"W	S09°41'26"E
34	56	15.00	90°00'00"	23.56	21.21	N44°41'26"W	N00°18'34"E	N89°41'26"W
35	OUTLOT 2/3	15.00	69°12'58"	18.12	17.04	N55°30'50"E	S89°52'41"E	N20°54'21"E

WESTWIND

BEING A REDIVISION OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 15568, BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 2 of Certified Survey Map No. 15568. recorded in the office of the Register of Deeds for Dane County on December 23, 2020, in Volume 112 of Certified Survey Maps, at Pages 237 through 245 inclusive, as Document No. 5677345, being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

Said Parcel contains 2,282,135 Square Feet (or 52.3906 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of WESTWIND MADISON, INC., owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Statutes of the State of Wisconsin and the Subdivision Regulations of the City of Madison in surveying, dividing and mapping the same.

Dated this 26th Day of OCTOBER, 20 22.
REVISED: 3/8/23

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WESTWIND MADISON, INC., 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 Corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Madison

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this 2 day of May, 2023.

WESTWIND MADISON, INC.

Jack McKenzie, President

STATE OF WISCONSIN)
) SS
COUNTY OF Dane)

Personally came before me this 2 day of May, 20 23, the above named Jack McKenzie, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

MICHELLE J HEGG
NOTARY PUBLIC
STATE OF WISCONSIN

Print Name: Michelle J Hegg
Public, Dane County, WI
My Commission Expires: 4.11.2027

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

Certified April 25, 2023
Department of Administration

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CITY COMMON COUNCIL CERTIFICATE:

Resolved that this plat known as "WESTWIND" located in the City of Madison was hereby approved by Enactment Number 22-00790, File ID Number 70407, adopted on the 22nd day of November, 20 22, and that said enactment further provided for the acceptance of those lands dedicated and right conveyed by said plat to the City of Madison for public use.

Dated this 4th Day of May, 20 23.

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

CITY PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission on this 3RD Day of MAY, 20 23.

For
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

I, Craig Franklin, 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 8th Day of MAY, 20 23 on any of the lands included in the Plat of "WESTWIND".

Craig Franklin, City Treasurer
City of Madison, Dane County, Wisconsin

COUNTY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

I, Adam Gallagher, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my tax office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this 8TH day of MAY, 20 23 on any of the lands included in the Plat of "WESTWIND".

Adam Gallagher, County Treasurer

COUNTY REGISTER OF DEEDS CERTIFICATE:

Received for record this 8th day of May, 20 23, at 3:07 o'clock P.M. and recorded in Volume 101-086A of Plats on Pages 497-501 as Document Number 5900647.

Kristi Chlebowski by: Lisa Mafford (stg), Deputy.
Kristi Chlebowski, Register of Deeds

CONSENT OF CORPORATE MORTGAGEE:

CAPITOL BANK, a corporation duly organized and existing 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 above certificate of WESTWIND MADISON, INC., owner, this _____ day of _____, 20 _____.

CAPITOL BANK

Justin Hart, President

STATE OF WISCONSIN)
) SS
COUNTY OF Dane)

Personally came before me this 2 day of May, 20 23, the above named Justin Hart, President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

KARI D. HARPOLD
NOTARY PUBLIC
STATE OF WISCONSIN

Print Name: Kari D Harpold
Public, Dane County, WI
My Commission Expires: 6-8-2025