

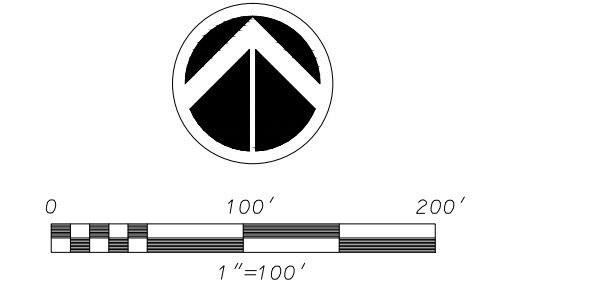
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

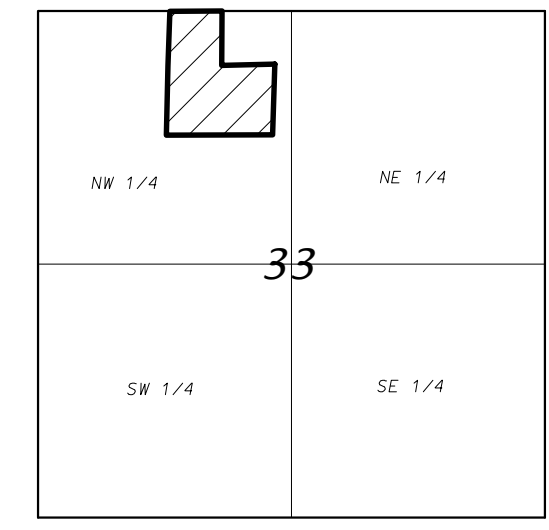
Department of Administration

SUGAR MAPLE

LOT 1, CERTIFIED SURVEY MAP NO. 1364 AND LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 2351
 LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"W



LOCATION SKETCH
NOT TO SCALE

LEGEND

- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- PLACE 1-1/4"x18" IRON REBAR (WT=4.3LB/FT)
- ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH 3/4"x18" IRON REBAR (WT=1.5 LB/FT)
- () "RECORDED AS" INFORMATION
- 10' (OR AS SHOWN)
- 5' 5'
- PUBLIC UTILITY EASEMENT
UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. SEE NOTE 2.

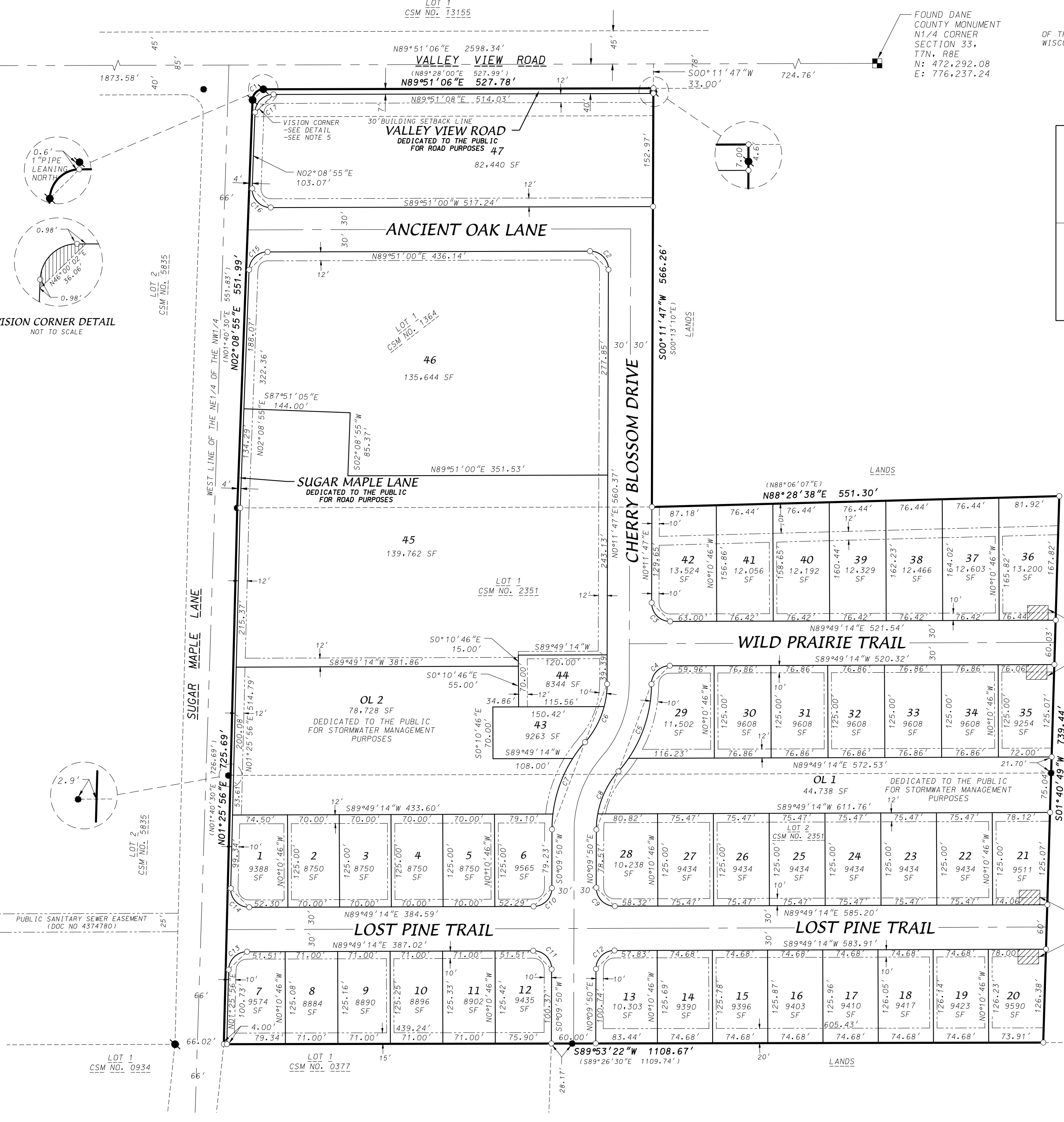
NOTES

1. All lots 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 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 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.
- 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.
2. Public Utility 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, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the 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.
3. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. The cumulative density of Lots 45 and 46 is limited to 250 total residential units.
5. No structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights of 2.5' and 10' above the curb level or its equivalent within the vision corner in order to provide adequate vehicular vision clearance.
6. Distances, lengths and widths are measured to the nearest hundredth of a foot.
7. Distances shown along curves are chord lengths.

1-1/4" REBAR
 NW CORNER
 SECTION 33
 T7N, R8E
 N: 472,285.33
 E: 773,639.10

AS PUBLISHED
 N: 472,285.29
 E: 773,638.96

VISION CORNER DETAIL
NOT TO SCALE



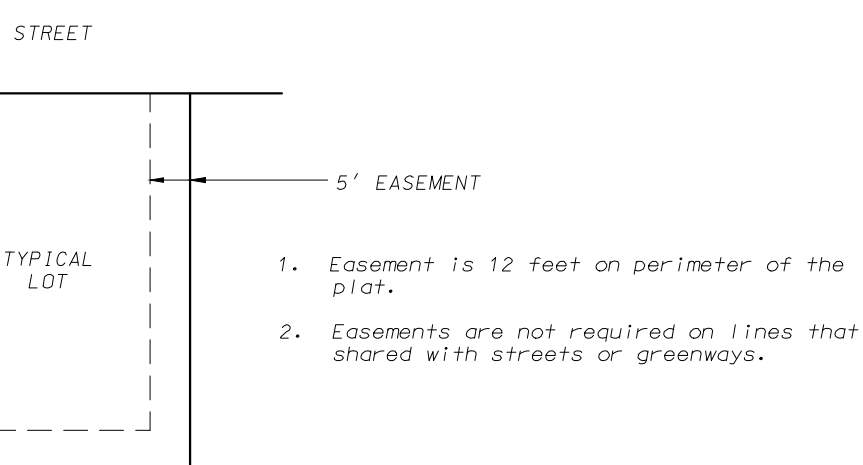
TEMPORARY TURN-AROUND EASEMENT TO THE CITY OF MADISON - SEE DETAIL. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF WILD PRAIRIE ROAD EAST OF THIS SUBDIVISION AND THE REMOVAL OF THE TEMPORARY TURN-AROUND IMPROVEMENTS.

TEMPORARY TURN-AROUND EASEMENT DETAIL 1" = 50'

TEMPORARY TURN-AROUND EASEMENT TO THE CITY OF MADISON - SEE DETAIL. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF LOST PINE TRAIL EAST OF THIS SUBDIVISION AND THE REMOVAL OF THE TEMPORARY TURN-AROUND IMPROVEMENTS.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		15.00	20.53	22.61	N45°15'25"E	86°20'56"	IN- N02°04'57"E OUT- N88°25'53"E
C2		25.00	35.46	39.42	S44°58'36"E	90°20'48"	
C3		25.00	35.47	39.43	S44°59'29"E	90°22'34"	
C4		25.00	35.23	39.10	S45°00'59"W	89°36'30"	OUT- S00°12'44"W
C5		180.00	126.11	128.84	S20°43'03"W	41°00'58"	OUT- S41°13'22"W
C6		29	180.00	104.94	S17°09'36"W	33°53'44"	
C7		43	180.00	22.34	22.35	S37°39'55"W	07°06'54"
C8		44	120.00	84.10	85.93	S20°42'53"W	41°01'36"
C9		43	120.00	30.90	30.98	S07°35'36"W	14°47'38"
C10		43	120.00	54.46	54.94	S28°06'24"W	26°15'58"
C11		43	180.00	126.25	128.99	S20°41'36"W	41°03'32"
C12		43	180.00	27.60	27.63	S36°49'33"W	08°47'38"
C13		OL2	180.00	79.72	80.38	S19°38'07"W	25°35'14"
C14		6	180.00	20.97	20.98	S03°30'10"W	06°40'40"
C15		OL1	120.00	63.81	64.59	S25°48'15"W	30°50'14"
C16		28	120.00	21.38	21.41	S05°16'29"W	10°13'18"
C17		25.00	35.46	39.42	N45°00'28"W	90°20'36"	
C18		25.00	35.29	39.12	S44°59'32"W	89°39'24"	
C19		25.00	35.46	39.42	S45°00'28"E	90°20'36"	
C20		25.00	35.25	39.12	N44°59'32"E	89°39'24"	
C21		25.00	34.85	38.57	N45°37'35"E	88°23'18"	
C22		25.00	35.85	39.97	N44°22'25"W	91°36'42"	
C23		25.00	34.64	38.27	N45°59'58"E	87°42'05"	
C24		25.00	36.06	40.37	N44°00'03"W	92°17'55"	
C25		25.00	34.64	38.27	N46°00'2"E	87°42'13"	



1. Easement is 12 feet on perimeter of the plat.
2. Easements are not required on lines that shared with streets or greenways.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
Not To Scale - See Note 1

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SUGAR MAPLE

LOT 1, CERTIFIED SURVEY MAP NO. 1364 AND LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 2351
LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T7N, R8E,
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

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor S-2568 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 "Sugar Maple" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Being Lot 1, Certified Survey Map No. 1364 and Lots 1 and 2, Certified Survey Map No. 2351, located in the NE1/4 of the NW1/4 of Section 33, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: commencing at the North quarter corner of said Section 33; thence S89°51'08"W, 724.76 feet along the north line of said NW1/4; thence S00°11'47"W, 33.00 feet to the northeast corner of said Lot 1, Certified Survey Map No. 1364 and point of beginning; thence continuing S00°11'47"W, along the east line of said Lot 1, 566.26 feet; thence N88°28'38"E, along the north line of said Lot 1, Certified Survey Map No. 2351, 551.30 feet; thence S01°40'49"W, 739.44 feet to the southeast corner of said Lot 2, Certified Survey Map No. 2351; thence S89°53'22"W, along the south line of said Lot 2, 1,108.67 feet; thence N01°25'56"E, along the east right-of-way line of Sugar Maple Lane 725.69 feet; thence N02°08'55"E, along said east right of way line, 551.99 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N45°15'25"E, 20.53 feet; thence N89°51'06"E, along the south right-of-way line of Valley View Road, 527.78 feet to the point of beginning, containing 1,121,343 square feet (25.742 acres).

Dated this _____ day of _____, 2014.

Kevin J. Pape, Registered Land Surveyor S-2568

OWNER'S CERTIFICATE

Sugar Maple Lane, 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.

Sugar Maple Lane, LLC does further 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, the said Sugar Maple Lane, LLC has caused these presents to be signed by by said member this _____ day of _____, 2014.

SUGAR MAPLE LANE, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission expires _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Sugar Maple" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2014, 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 _____, 2014.

Maribeth Witzel-Behl, City Clerk, 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 special assessments as of this _____ day of _____, 2014 affecting the land included in "Sugar Maple".

Adam Gallagher, Treasurer, Dane County, Wisconsin

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 _____, 2014 on any of the lands included in the plat of "Sugar Maple".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014 at _____ o'clock ____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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FN:13-07-103