

OWNER/SUBDIVIDER
T.R. McKenzie, Inc.
1910 Hawks Ridge Dr #322
Verona, WI 53593

SURVEYOR/ENGINEER/PLANNER
Mead & Hunt
2440 Deming Way
Middleton, WI 53562

Final Plat The Willows

All of Lot 3 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of
the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison,
Dane County, Wisconsin

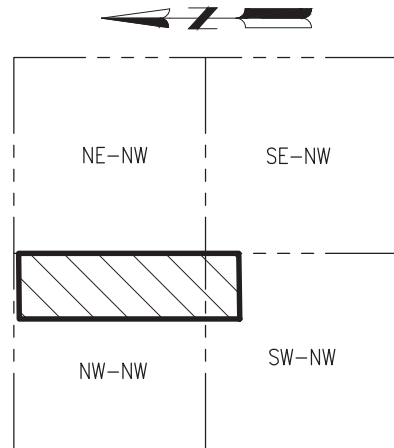
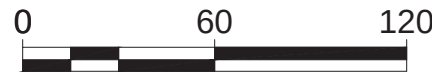
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

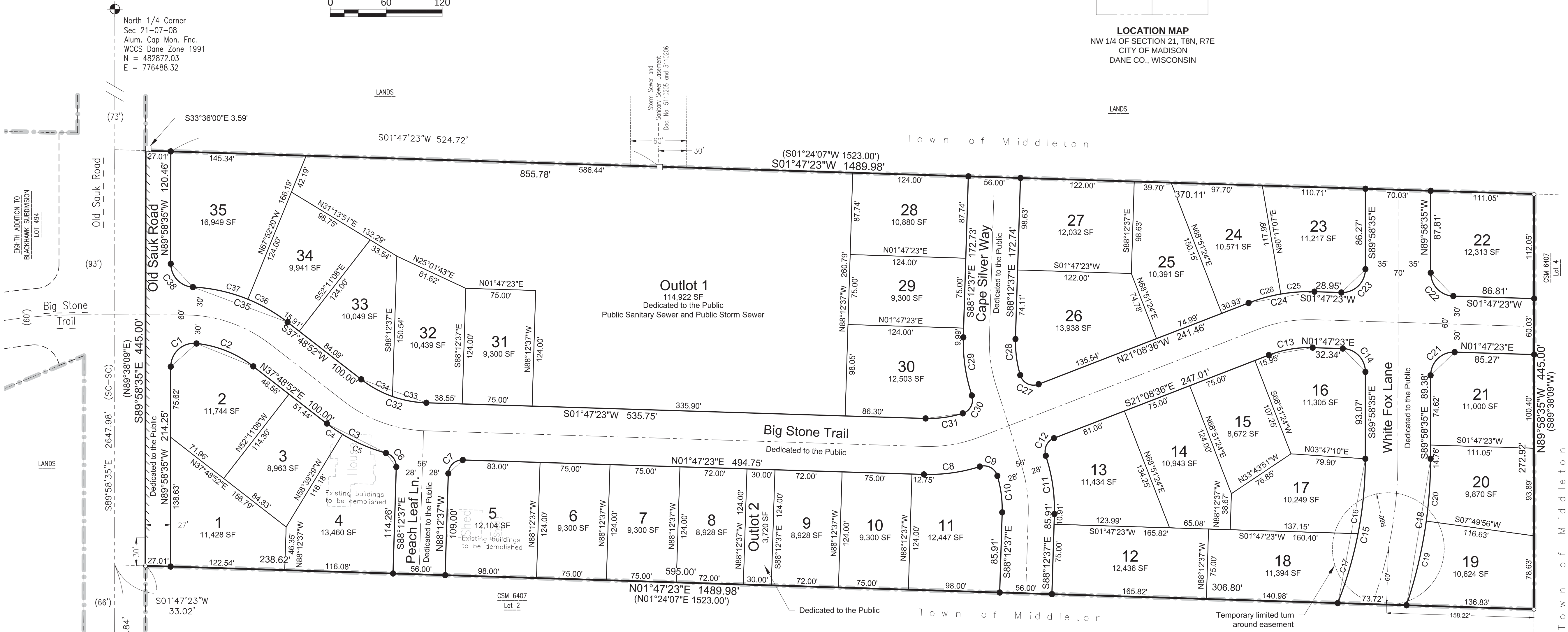
Department of Administration



Bearings are referenced to
the North line of the NW 1/4
Sec. 21, T8N, R7E assumed
to bear S89°58'35"E

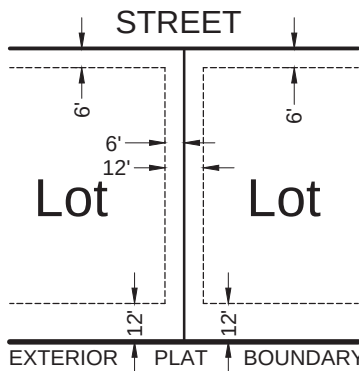


LOCATION MAP
NW 1/4 OF SECTION 21, T8N, R7E
CITY OF MADISON
DANE CO., WISCONSIN

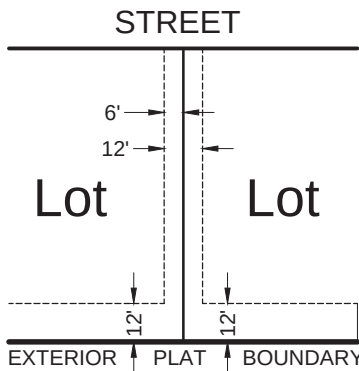


Legend

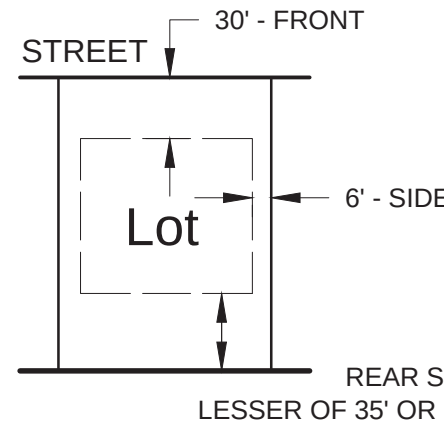
- Section Line
- Existing Easement
- Existing Parcel Line
- Existing Right-of-way Line
- Subdivision Boundary
- Proposed Right-of-way Line
- Proposed Lot Line
- Proposed Easement
- Proposed Centerline
- No Vehicular Access per CSM 6407
- City of Madison Corporate Boundary
- US Public Land Survey Monument
- 3/4" Rebar Found
- 1-1/2" O.D. Iron Pipe Found
- 1-1/4" x 18" Rebar, 4.30 lbs/lin ft Set
- All other lot corners are marked
by 3/4" x 18" rebar 1.5 lbs/lin ft Set



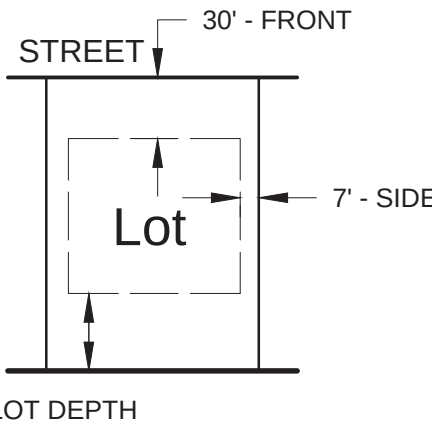
TYPICAL-NON-EXCLUSIVE
EASEMENT FOR UTILITY
PURPOSES



TYPICAL-NON-EXCLUSIVE
EASEMENT FOR DRAINAGE
PURPOSES



TYPICAL-BUILDING SETBACK
SINGLE STORY



TYPICAL-BUILDING SETBACK
TWO STORY

Mead & Hunt
Mead & Hunt, Inc.
6501 Watts Road
Madison, WI 53719
phone: 608-273-6380
meadhunt.com



Final Plat The Willows

All of Lot 3 of CSM 6407 being part of the NW 1/4 of the NW 1/4
and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E,
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



Corporate Owner's Certificate

STATE OF WISCONSIN)
COUNTY OF DANE) SS
T.R. McKenzie, Inc., a corporation, duly organized and existing under and by
virtue of the laws of the State of Wisconsin, as owners, does hereby certify that
said corporation caused the land described on this plat of "THE WILLOWS" to
be surveyed, divided, mapped, and dedicated as represented on this plat.

T.R. McKenzie, Inc., does 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
-Dane County Zoning and Natural Resource Committee
-City of Madison Common Council

IN WITNESS WHEREOF, the said T.R. McKenzie, Inc. has caused these
presents to be signed by Mary Ann McKenzie, its president and countersigned
by Jessie Crooks, its secretary, at _____ Wisconsin, on this
_____, day of _____, 2015.

In presence of:

May Ann McKenzie, President

Jessie Crooks, Secretary

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 2015,
Mary Anne McKenzie, President, and Jessie Crooks, Secretary 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 and Secretary of said corporation, and
acknowledge that they executed the foregoing instrument as such officers as the
deed of said corporation, by its authority.

My Commission Expires

Notary Public, Dane County, Wisconsin

City of Madison

COMMON COUNCIL RESOLUTION

I, Maribeth Witzel-Behl, being the duly elected, qualified, and acting City Clerk of
the City of Madison, do hereby certify that this plat was approved by the City
Council of the City of Madison, Dane County, Wisconsin, by resolution
No. _____ adopted on this _____ day of _____, 2015,
authorizing me to issue a certificate of approval of the final plat of THE WILLOWS,
T.R. McKenzie, Inc., upon satisfaction of certain conditions, and I do hereby
certify that all condition were satisfied and the APPROVAL WAS GRANTED AND
EFFECTIVE ON THE _____ day of _____, 2015.

Date

Maribeth Witzel-Behl, City Clerk
City of Madison, Wisconsin

Certificate of Register of Deeds

Recieved for recording this _____ day of _____, 2015, at
_____ o'clock _____.m. and recorded in Volume _____ of plats on Page
_____ and _____.

Kristi Chlebowski, Dane County Register of Deeds

Surveyor's Certificate

I, William F. Kottler, Professional Land Surveyor, hereby certify: That in full
compliance with the provisions of Chapter 236 of Wisconsin Statutes and
the subdivision regulations of the City of Madison, Dane County,
Wisconsin, and under direction of T.R. McKenzie, Inc. I have surveyed,
divided and mapped THE WILLOWS; that such plat correctly represents
all exterior boundaries and the subdivision of the land surveyed; and that
this land is located in all of Lot 3 of Certified Survey Map 6407 being part
of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of
Section 21, Township 07 North, Range 08 East, City of Madison, Dane
County, Wisconsin, containing 662,728 square feet (15.214 acres) and
described as follows:

Commencing at the Northwest corner of said Section 21; thence along the
North line of the Northwest 1/4 of said Section 21, S89°58'35"E, 878.84
feet to the Northwest corner of said Lot 3; thence S01°47'23"W, 33.02 feet
to the South right of way of Old Sauk Road and the point of beginning;
thence along said South right of way line, S89°58'35"E, 445.00 feet to the
East line of said Lot 3; thence along said East line, S01°47'23"W, 1489.98
feet to the South line of said Lot 3; thence along said South line,
N89°58'35"W, 445.00 feet to the West line of said Lot 3; thence along said
West line, N01°47'23"E, 1489.98 feet to the South right of way line of Old
Sauk Road and the point of beginning.

Dated this _____ day of _____, 2015.

William F. Kottler S-2348

Title Report Description of Property
First American Title Insurance Company
Subdivision Approval Report
30/60 Title Search
Order No: 2595662
Dated: October 31, 2014 at 7:00 o'clock A.M.

Parcel A:
Lot Three (3), Certified Survey Map No. 6407, recorded in the Office of the
Register of Deeds for Dane County, Wisconsin on May 21, 1991 in
Volume 31 of Certified Survey Maps, pages 120, 121 and 122, as
Document No. 2263459, located in the City of Madison, Dane County,
Wisconsin.
Parcel No. 251/0708-212-0102-0



Certificate of City Treasure

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Dave Gawenda, being the duly elected, qualified and acting treasure of the
City of Madison, do hereby certify that in accordance with the records in my
office, there are no unpaid taxes or unpaid special assessments as of
_____, 2015 on any of the land included in the plat of "The
Willows".

(Date)

Dave Gawenda, Treasure
City of Madison, Wisconsin

Certificate of County Treasure

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasure 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 as
of _____, 2015 affecting the lands included in this plat of "The
Willows".

(Date)

Adam Gallagher, Treasure
Dane County, Wisconsin

NOTES

- Existing buildings and improvements to be demolished.
- All lots within this plat are subject to public easements for drainage
purposes which shall be a minimum of six (6) feet in width measured
from the property line to the interior of each lot except that the
easements shall be twelve (12) feet in width on the perimeter of the plat.
For purposes of two (2) of more lots combined for a single development
site, or where two (2) or more lots have shared driveway agreement, the
public easement for drainage purposes shall me 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 places in any easement
for drainage purposes. Fences may be placed in the easements 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.
NOTE: 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.
- Lots and buildings within the subdivision are subject to impact fees that
are due and payable at the time building permit(s) are issued.
- The temporary limited turn around easement shall expire when White
Fox Lane is extended.
- No Vehicular Access to Lots 2 and 35 from Old Sauk Road.
- No Vehicular Access to Lot 1 from Old Sauk Road except for the
western most 30' of the lot.
- Old Sauk Road will be reconstructed in the future as an arterial roadway
expected to include a center median. The owner of Lot 1 acknowledges
if a median is to be installed no break shall be constructed in the future
median to provide westbound access to his/her lot.
- Any land below the ordinary high water mark of a lake or a navigable
stream is subject to the public trust in navigable waters that is
established under article IX, section 1, of the state constitution.
- Utility easements set forth herein are for the use of public bodies and
private public utilities having the right to serve this subdivision. No utility
pole, pedestal or cable shall be placed so as to disturb any survey
monument or obstruct vision along any lot or street line. The
unauthorized disturbance of a survey monument is a violation of
s.236.32 of Wisconsin Statutes.

CURVE TABLE							
NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT BEARING IN	TANGENT BEARING OUT
C1	41.91'	25.00'	96.04	37.17'	N41° 57' 19"W	N06° 03' 57"E	N89° 58' 35"W
C2	66.49'	120.00'	31.75	65.65'	N21° 56' 25"E	N37° 48' 52"E	N06° 03' 57"E
C3	71.26'	180.00'	22.68	70.79'	N26° 28' 24"E	N15° 07' 55"E	N37° 48' 52"E
C4	20.33'	180.00'	6.47	20.32'	N34° 34' 42"E	N31° 20' 31"E	N37° 48' 52"E
C5	50.93'	180.00'	16.21	50.76'	N23° 14' 13"E	N15° 07' 55"E	N31° 20' 31"E
C6	20.07'	15.00'	76.66	18.61'	N53° 27' 39"E	S88° 12' 37"E	N15° 07' 55"E
C7	23.56'	15.00'	90.00	21.21'	N43° 12' 37"W	N01° 47' 23"E	N88° 12' 37"W
C8	60.84'	180.00'	19.37	60.55'	N07° 53' 34"W	N17° 34' 32"W	N01° 47' 23"E
C9	23.76'	15.00'	90.77	21.35'	N27° 48' 28"E	N73° 11' 28"E	N17° 34' 32"W
C10	39.60'	122.00'	18.60	39.43'	N82° 29' 26"E	S88° 12' 37"E	N73° 11' 28"E
C11	63.44'	178.00'	20.42	63.10'	S81° 34' 48"W	S71° 22' 14"W	N88° 12' 37"W
C12	22.90'	15.00'	87.49	20.74'	N64° 53' 11"W	N21° 08' 36"W	S71° 22' 14"W
C13	48.03'	120.00'	22.93	47.71'	N09° 40' 36"W	N01° 47' 23"E	N21° 08' 36"W
C14	38.50'	25.00'	88.23	34.81'	N45° 54' 24"E	S89° 58' 35"E	N01° 47' 23"E
C15	158.40'	421.00'	21.56	157.47'	S79° 11' 51"E	S68° 25' 06"E	S89° 58' 35"E
C16	80.83'	421.00'	11.00	80.70'	S84° 28' 35"E	S78° 58' 35"E	S89° 58' 35"E
C17	77.58'	421.00'	10.56	77.47'	S73° 41' 50"E	S68° 25' 05"E	S78° 58' 35"E
C18	159.77'	491.00'	18.64	159.07'	S80° 39' 15"E	S71° 19' 56"E	S89° 58' 35"E
C19	92.86'	491.00'	10.84	92.72'	N76° 45' 00"W	N82° 10' 04"W	N71° 19' 56"W
C20	66.92'	491.00'	7.81	66.87'	N86° 04' 19"W	N89° 58' 35"W	N82° 10' 04"W
C21	40.04'	25.00'	91.77	35.90'	S44° 05' 36"E	S89° 58' 35"E	S01° 47' 23"W
C22	38.50'	25.00'	88.23	34.81'	S45° 54' 24"W	N89° 58' 35"W	S01° 47' 23"W
C23	40.04'	25.00'	91.77	35.90'	S44° 05' 36"E	S01° 47' 23"W	S89° 58' 35"E
C24	72.05'	180.00'	22.93	71.57'	N09° 40' 36"W	N01° 47' 23"E	N21° 08' 36"W
C25	36.14'	180.00'	11.50	36.08'	S03° 57' 45"E	S09° 42' 53"E	S01° 47' 23"W
C26	35.90'	180.00'	11.43	35.84'	S15° 25' 44"E	S21° 08' 36"E	S09° 42' 53"E
C27	24.75'	15.00'	94.54	22.04'	S26° 07' 32"W	S73° 23' 39"W	S21° 08' 36"E
C28	39.17'	122.00'	18.40	39.00'	S82° 35' 31"W	N88° 12' 37"W	S73° 23' 39"W
C29	63.24'	178.00'	20.36	62.91'	N81° 36' 40"E	N71° 25' 56"E	S88° 12' 37"E
C30	23.83'	15.00'	91.03	21.40'	S63° 03' 09"E	S17° 32' 14"E	N71° 25' 56"E
C31	40.48'	120.00'	19.33	40.29'	S07° 52' 25"E	S01° 47' 23"W	S17° 32' 14"E
C32	75.45'	120.00'	36.02	74.21'	S19° 48' 07"W	S37° 48' 52"W	S01° 47' 23"W
C33	37.03'	120.00'	17.68	36.89'	S10° 37' 50"W	S19° 28' 17"W	S01° 47' 23"W
C34	38.42'	120.00'	18.34	38.25'	S28° 38' 34"W	S37° 48' 52"W	S19° 28' 17"W
C35	109.94'	180.00'	34.99	108.24'	N20° 19' 01"E	N37° 48' 52"E	N02° 49' 11"E
C36	49.28'	180.00'	15.69	49.13'	S29° 58' 16"W	S22° 07' 40"W	S37° 48' 52"W
C37	60.66'	180.00'	19.31	60.37'	S12° 28' 25"W	S02° 49' 11"W	S22° 07' 40"W
C38	38.05'	25.00'	87.20	34.48'	S46° 25' 18"W	N89° 58' 35"W	S02° 49' 11"W

OWNER/SUBDIVIDER
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& Hunt**

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