

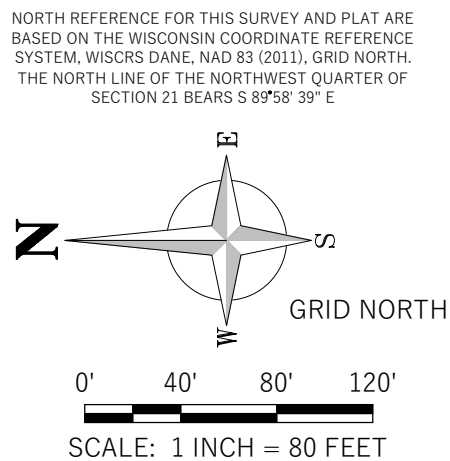
NORTH 1/4 CORNER SECTION 21-T7N-R8E FOUND 4 TIES AND AN ACCESSIBLE MONUMENT BOX REPRESENTING THE NORTH 1/4 CORNER ON O'NEIL TIE SHEET 12-16-2008 N: 482,872.19 E: 776,488.37 (482,872.03) (776,488.32) PER SANDNES TIE SHEET 2-16-2004

CHAPEL VIEW







LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 2 OF CERTIFIED SURVEY MAP XXXXXX, RECORDED ON XXXXXXXX, XX, 2018, IN VOLUME XX OF CERTIFIED SURVEY MAPS, ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE #	BEARING	LENGHT
L-1	N 89° 36' 45" E	56.61'
L-2	N 1° 47' 37" E	60.03'
(*)	(S 1° 24' 07" W)	
(**)	(S 1° 24' 42" W)	
L-3	N 0° 01' 21" E	36.13'
L-4	N 88° 12' 37" W	40.83'
L-5	S 88° 12' 37" E	40.83'
L-6	S 65° 48' 30" E	31.28'
L-7	S 89° 58' 59" E	12.33'
L-8	N 89° 58' 59" W	10.15'
L-9	S 89° 58' 39" E	11.11'
L-10	S 89° 58' 39" E	6.00'
L-11	S 88° 12' 37" E	34.22'
L-12	N 88° 12' 37" W	51.29'

* PER CSM 6407 ** PER CSM 9672



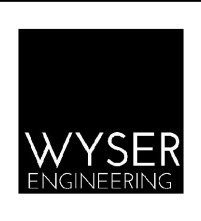
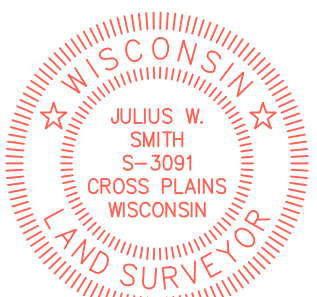
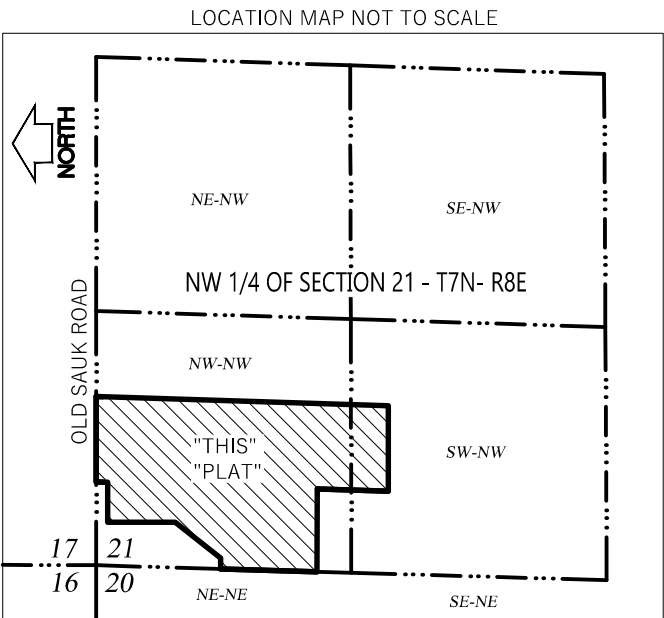
LEGEND

	FOUND PLSS SECTION MONUMENT TYPE NOTED
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	FOUND 1-1/4" IRON PIPE
	EXISTING SEPTIC VENT
	SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
(XXX)	RECORDED AS
—————	PLAT BOUNDARY LINE
- - - - -	PLATTED LINE
- . - . -	RIGHT-OF-WAY LINE
.....	CENTERLINE
-	CHORD/QUARTER LINE
.....	SECTION LINE
.....	EXISTING EASEMENT
-	PUBLIC UTILITY EASEMENT
.....	STORM SEWER EASEMENT
.....	PRIVATE SANITARY EASEMENT
.....	NO EASEMENT

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 27TH, 2017 AND XXXXXXXXXX XXTH, 2018.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 1/8" REBAR = 1.55 LBS./LIN. FT.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
- SEE THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FURTHER DETAILS ON THE EASEMENT CREATED FOR PRIVATE SANITARY SEWER EASEMENT FOR LOT 1 OF CSM XXXX TO SERVE THE EXISTING CHURCH ON SAID LOT 1 OF CSM XXXXXX.
- PUBLIC 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. ADDITIONALLY SEE SHEET 2 OF 2 FOR CREATION OF RIGHTS.
- SEE SHEET 2 OF 2 FOR ADDITION NOTES AND DETAILS

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	39.27	25.00'	90° 00' 00"	N45° 01' 21"E	35.36'	N0° 01' 21"E	S89° 58' 39"E
C2	38.50	25.00'	88° 13' 58"	N44° 05' 38"W	34.81'	N88° 12' 37"W	N0° 01' 21"E
C3	40.04	25.00'	91° 46' 02"	N45° 54' 22"E	35.90'	N0° 01' 21"E	S88° 12' 37"E
C4	138.13	180.00'	43° 58' 00"	N22° 00' 21"E	134.76'	N43° 59' 21"E	N0° 01' 21"E
C5	2.29	180.00'	0° 43' 46"	N43° 37' 28"E	2.29'	N43° 59' 21"E	N43° 15' 36"E
C6	60.38	180.00'	19° 13' 14"	N33° 38' 59"E	60.10'	N43° 15' 36"E	N24° 02' 21"E
C7	60.38	180.00'	19° 13' 14"	N14° 25' 44"E	60.10'	N24° 02' 21"E	N4° 49' 07"E
C8	15.07	180.00'	4° 47' 46"	N2° 25' 14"E	15.06'	N4° 49' 07"E	N0° 01' 21"E
C9	88.38	120.00'	42° 11' 58"	N22° 53' 22"E	86.40'	N1° 47' 23"E	N43° 59' 21"E
C10	71.20	120.00'	33° 59' 46"	N18° 47' 16"E	70.16'	N1° 47' 23"E	N35° 47' 09"E
C11	17.18	120.00'	8° 12' 12"	N39° 53' 15"E	17.17'	N35° 47' 09"E	N43° 59' 21"E
C12	39.27	25.00'	90° 00' 00"	N43° 12' 37"W	35.36'	N88° 12' 37"W	N1° 47' 23"E
C13	61.37	178.00'	19° 45' 19"	N78° 19' 58"W	61.07'	N68° 27' 18"W	N88° 12' 37"W
C14	42.06	122.00'	19° 45' 19"	N78° 19' 58"W	41.86'	N88° 12' 37"W	N68° 27' 18"W
C15	61.37	178.00'	19° 45' 19"	S78° 19' 58"E	61.07'	S68° 27' 18"E	S88° 12' 37"E
C16	39.38	178.00'	12° 40' 35"	S74° 47' 35"E	39.30'	S68° 27' 18"E	S81° 07' 53"E
C17	21.99	178.00'	7° 04' 44"	S64° 40' 15"E	21.98'	S61° 07' 53"E	S88° 12' 37"E
C18	42.06	122.00'	19° 45' 19"	S78° 19' 58"E	41.86'	S68° 12' 37"E	S68° 27' 18"E
C19	39.27	25.00'	90° 00' 00"	N46° 47' 23"E	35.36'	N1° 47' 23"E	S88° 12' 37"E
C20	40.04	25.00'	91° 46' 22"	N44° 05' 48"W	35.90'	N89° 58' 59"W	N1° 47' 23"E
C21	141.35	335.00'	24° 10' 29"	N77° 53' 45"W	140.30'	N65° 48' 30"W	N89° 58' 59"W
C22	65.21	335.00'	11° 09' 11"	N71° 23' 06"W	65.11'	N65° 48' 30"W	N76° 57' 41"W
C23	66.16	335.00'	11° 18' 58"	N62° 37' 10"W	66.06'	N76° 57' 41"W	N88° 16' 40"W
C24	9.97	335.00'	1° 42' 20"	N89° 07' 49"W	9.97'	N88° 16' 40"W	N89° 58' 59"W
C25	18.69	421.00'	2° 32' 38"	N67° 04' 49"W	18.69'	N68° 21' 08"W	N65° 48' 30"W
C26	46.86	491.00'	5° 28' 06"	S68° 32' 33"E	46.84'	S65° 48' 30"E	S71° 16' 36"E
C27	39.27	25.00'	90° 00' 00"	N69° 11' 30"E	35.36'	N24° 11' 30"E	S65° 48' 30"E
C28	34.90	220.00'	9° 05' 17"	N19° 38' 51"E	34.86'	N15° 06' 13"E	N24° 11' 30"E
C29	60.46	280.00'	12° 22' 16"	S18° 00' 22"W	60.34'	S24° 11' 30"W	S11° 49' 14"W
C30	39.27	25.00'	90° 00' 00"	S20° 48' 30"E	35.36'	S65° 48' 30"E	S24° 11' 30"W
C31	111.81	265.00'	24° 10' 29"	S77° 53' 45"E	110.98'	S89° 58' 59"E	S65° 48' 30"E
C32	38.50	25.00'	88° 13' 38"	S45° 51' 12"W	34.80'	S1° 47' 23"W	N89° 58' 59"W
C33	132.57	180.00'	42° 11' 58"	S22° 53' 22"W	129.60'	S43° 59' 21"W	S1° 47' 23"W
C34	92.08	120.00'	43° 58' 00"	S22° 00' 21"W	89.84'	S0° 01' 21"W	S43° 59' 21"W
C35	75.92	120.00'	36° 15' 03"	S18° 08' 52"W	74.66'	S0° 01' 21"W	S36° 16' 24"W
C36	16.16	120.00'	7° 42' 58"	S40° 07' 52"W	16.15'	S36° 16' 24"W	S43° 59' 21"W
C37	39.27	25.00'	90° 00' 00"	S44° 58' 39"E	35.36'	S89° 58' 39"E	S0° 01' 21"W
EXC1	158.40	421.00'	21° 33' 29"	N79° 07' 52"W	157.47'	N89° 54' 37"W	N68° 21' 08"W
EXC2	191.26	280.00'	39° 08' 11"	S7° 44' 52"E	187.56'	S11° 49' 14"W	S27° 18' 57"E



PREPARED FOR:
ENCORE HOMES, INC.
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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

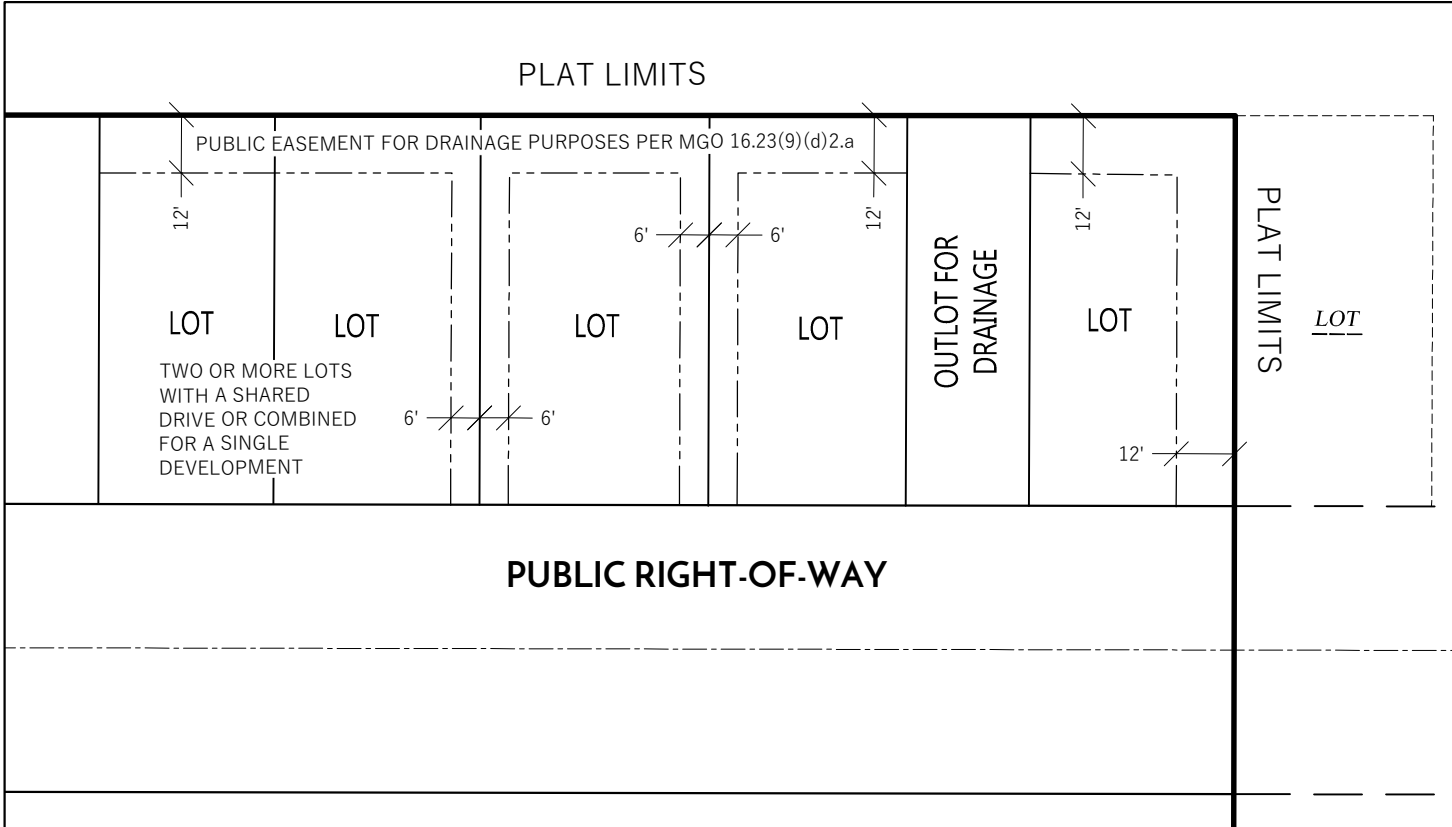
EASEMENT LINE TABLE		
LINE #	BEARING	LENGHT
E-1	S43° 12' 37"E	38.03
E-2	S1° 47' 37"W	20.00
E-3	N43° 12' 37"W	25.04
E-4	N0° 01' 21"E	29.20
E-5	S88° 12' 37"E	21.42
E-6	N88° 12' 37"W	22.04

CHAPEL VIEW

LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 2 OF CERTIFIED SURVEY MAP XXXXXX, RECORDED ON XXXXXXXX, XX, 2018, IN VOLUME XX OF CERTIFIED SURVEY MAPS, ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TYPICAL DETAIL OF PUBLIC EASEMENTS FOR DRAINAGE PURPOSES PER MADISON GENERAL ORDINANCE 16.23(9)(d)2.a

NOT TO SCALE



NOTES REGARDING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES PER MADISON GENERAL ORDINANCE 16.23(9)(d)2.a

ALL LOTS WITHIN SAID PLAT SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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. 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.

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

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 THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC 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 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 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 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.

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, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY 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, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA.

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.

ADDITIONAL NOTES

- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. THIS WILL REQUIRE ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM DRIVEWAY ENTRANCES; A CURB-HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES. THIS IS ESPECIALLY IMPORTANT AT 'T' INTERSECTIONS WHERE LOT AND BUILDING LAYOUT BECOME CRITICAL; TO PREVENT INTERFERENCE WITH THE PEDESTRIAN RAMP, LOTS INTERSECTING OR ADJACENT 'T' INTERSECTION MAY REQUIRE A SHARED DRIVEWAY AND ACCESS.
- ALL LOTS ON THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES PER MADISON GENERAL ORDINANCE 16.23(9)(d)2.a

CITY OF MADISON TREASURER CERTIFICATE

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, DAVID 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 _____, 20____, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF CHAPEL VIEW.

DAVID GAWENDA, CITY TREASURER
CITY OF MADISON, DANE COUNTY, WISCONSIN

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS _____ DAY OF _____, 20____, AFFECTING THE LANDS INCLUDED IN THE PLAT OF CHAPEL VIEW.

DATE _____ ADAM GALLAGHER, DANE COUNTY TREASURER

MADISON COMMON COUNCIL CERTIFICATE

STATE OF WISCONSIN)
DANE COUNTY) ss.

RESOLVED THAT THIS PLAT KNOWN AS CHAPEL VIEW LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY

ENACTMENT NO. _____, FILE ID NUMBER _____ ADOPTED ON THIS _____ DAY OF _____, 20____.

AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20____.

MARIBETH L. WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

CHAPEL VIEW LAND COMPANY, LLC AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE 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:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF MADISON
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 20____.
IN PRESENCE OF:

CHAPEL VIEW LAND COMPANY, LLC
BY: MANAGING MEMBER

STATE OF WISCONSIN)
_____ COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED _____ MANAGING MEMBER FOR CHAPEL VIEW LAND COMPANY, LLC TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____,
WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

XXXXX BANK, 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 SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID XXXXX BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS _____ DAY OF _____, 20____

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED BANKING ASSOCIATION, XXXXX BANK

AUTHORIZED OFFICER
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 16.23 - LAND SUBDIVISION REGULATIONS, CITY OF MADISON - CODE OF ORDINANCES AND UNDER THE DIRECTION OF ENCORE HOMES, INC., I HAVE SURVEYED, DIVIDED AND MAPPED CHAPEL VIEW; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE NW-1/4 OF THE NW-1/4 AND SW-1/4 OF THE NW-1/4 OF SECTION 21, T7N, R8E, CITY OF MADISON, DANE, COUNTY, WISCONSIN, CONTAINING 23.73 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. XXXXX RECORDED ON XXXXXXXX XX, 2018 IN VOLUME XX OF CERTIFIED SURVEY MAPS ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXX, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LOT 2 OF CERIFIED SURVEY MAP NO. 6407 SUBJECT TO EXISTING 33 FOOT RIGHT-OF-WAY OF OLD SAUK ROAD

SAID PARCEL CONTAINS 1,033,883 SQUARE FEET OR 23.73 ACRES INCLUDING EXISTING 33 FOOT RIGHT-OF-WAY OF OLD SAUK ROAD, OR 1,019,200 SQUARE FEET OR 23.40 ACRES EXCLUDING 33 FOOT RIGHT-OF-WAY.

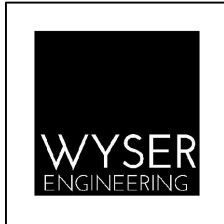
DATED THIS 19TH DAY OF JUNE, 2018.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

REVISED THIS XTH DAY OF XXXXXXXX, 2018.

PREPARED FOR:
ENCORE HOMES, INC.
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com



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



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF PLATS,

ON PAGE(S) _____

REGISTER OF DEEDS