

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 August 30, 2018

Renita M. Down
Department of Administration

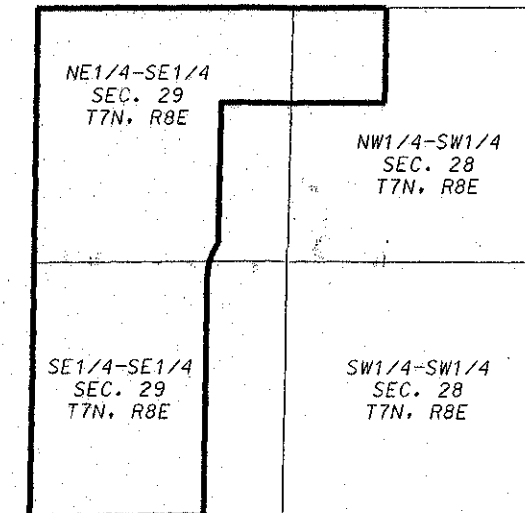


SOUTHERN ADDITION TO BIRCHWOOD POINT

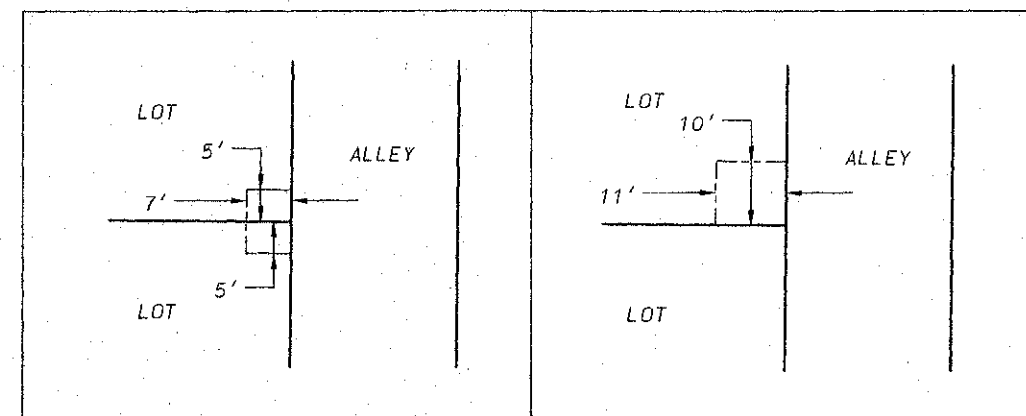
LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,
T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

Document No. 5439003

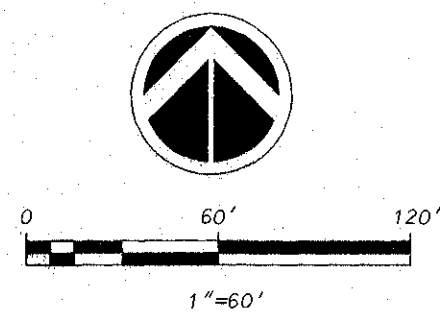


LOCATION MAP
1"=1000'



PUBLIC UTILITY EASEMENT DETAILS
1"=30'

- LEGEND**
- Found 1" Iron Pipe (unless noted)
 - Found 3/4" Iron Rebar (unless noted)
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - Recorded as information



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE, NAD83(1997)
THE SOUTH LINE OF THE SE1/4 OF
SECTION 29, T7N, R8E BEARS S89°35'53"W



4/17/18
REV 8/14/18
REV 8/23/18

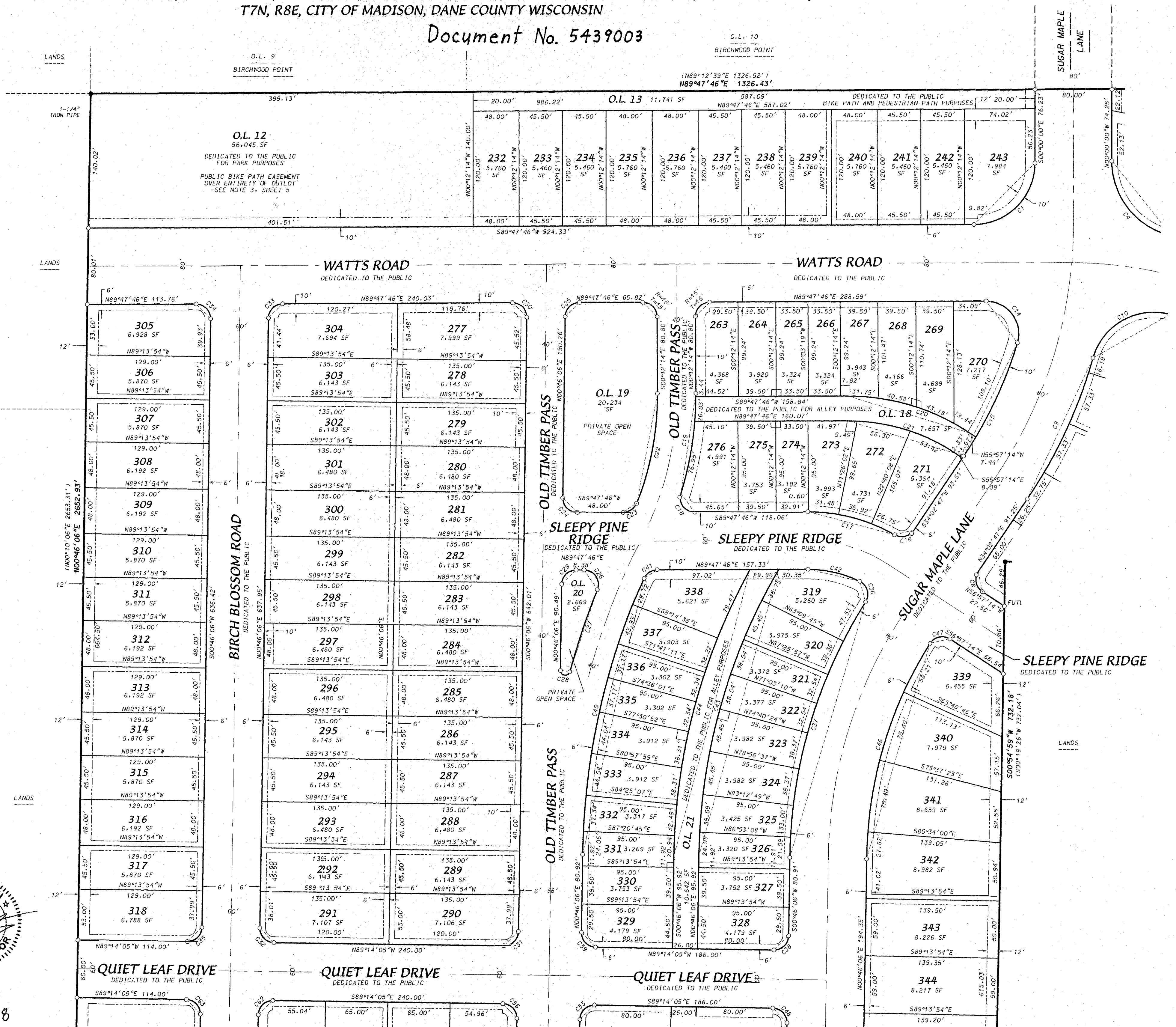
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-116



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 August 30, 2018

René H. Dany
Department of Administration

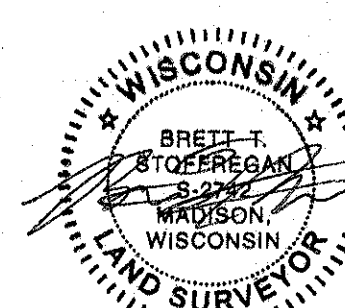


SOUTHERN ADDITION TO BIRCHWOOD POINT

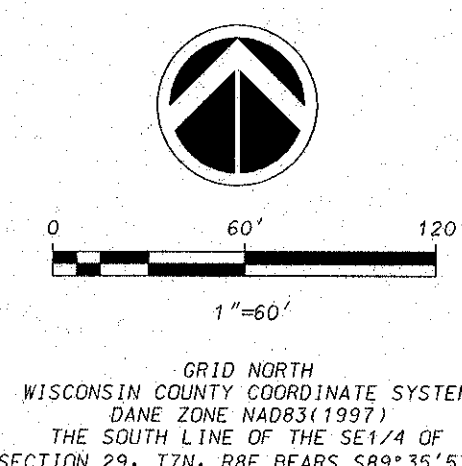
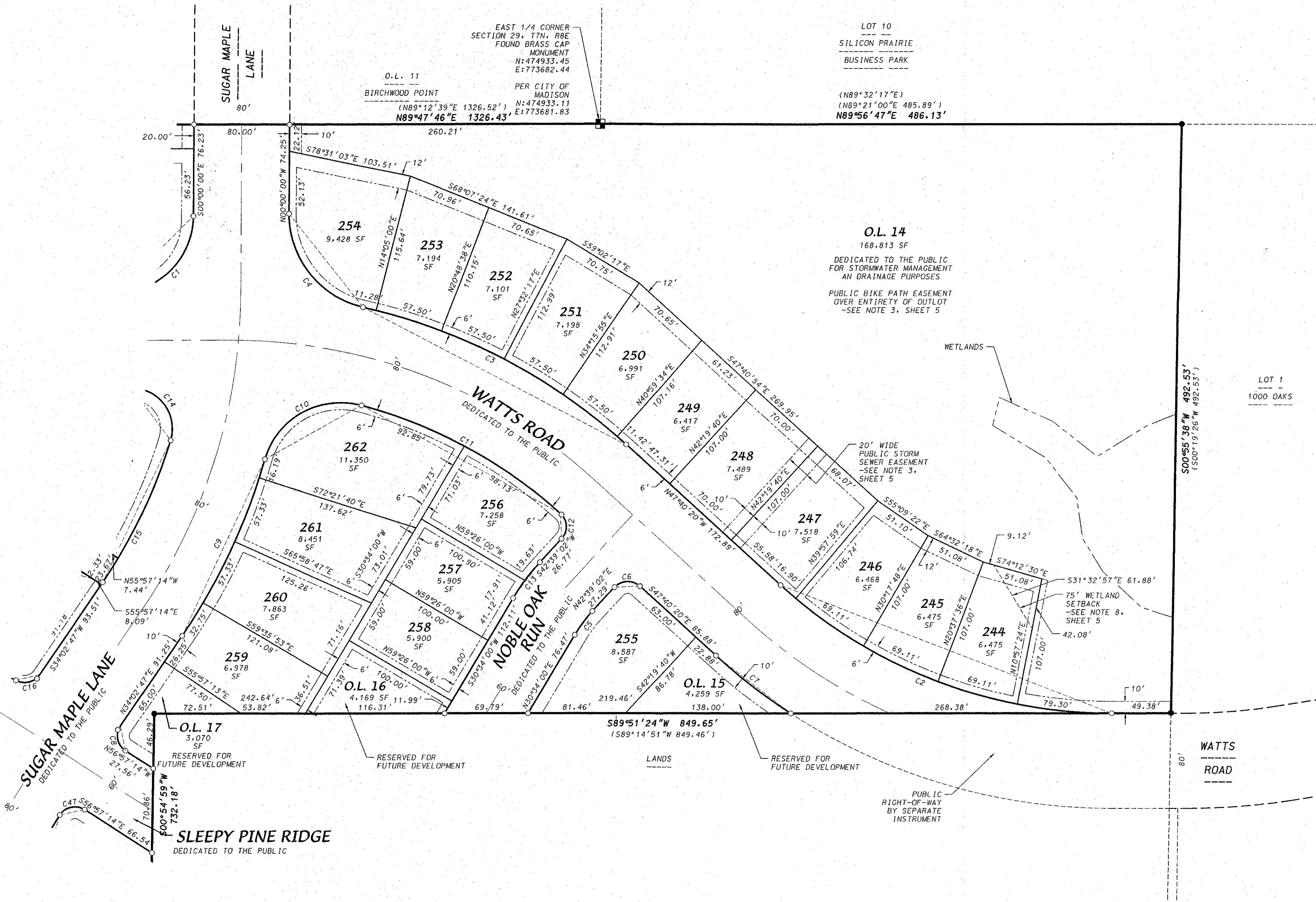
LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,
T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

CURVE TABLE						
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	64.00	90.35	100.30	544°53'53"W	89°47'46"	
2	410.00	297.01	303.92	N68°54'28"W	42°28'16"	
3	410.00	79.30	79.43	N84°55'37"W	1°05'58"	
244	410.00	69.11	69.20	N74°12'32"W	09°40'12"	
245	410.00	69.11	69.20	N64°32'20"W	09°40'12"	
246	410.00	69.11	69.20	N54°52'08"W	09°40'12"	
247	410.00	16.90	16.90	N48°51'11"W	02°21'42"	
248	490.00	250.04	252.83	N62°27'15"W	29°33'50"	
249	490.00	11.42	11.42	N48°20'24"W	01°20'08"	
250	490.00	57.50	57.53	N52°22'17"W	06°43'38"	
251	490.00	57.50	57.53	N59°05'55"W	06°43'38"	
252	490.00	57.50	57.53	N65°49'33"W	06°43'38"	
253	490.00	57.50	57.53	N72°33'11"W	06°43'38"	
254	490.00	11.28	11.28	N76°34'35"W	01°19'10"	
4	80.00	99.86	107.84	N38°37'05"W	77°14'10"	
5	118.00	24.84	24.89	N36°36'31"E	12°05'02"	
6	15.00	21.15	23.48	N87°29'21"E	89°40'38"	
7	490.00	79.17	79.26	S52°18'22"E	09°16'04"	
8	15.00	21.40	23.82	N11°27'13.5"W	91°00'01"	
9	515.00	162.98	163.67	N24°56'31"E	18°12'32"	
259	515.00	32.75	32.76	N32°13'27"E	03°38'40"	
260	515.00	57.33	57.36	N27°12'40"E	06°22'54"	
261	515.00	57.33	57.36	N20°48'46"E	06°22'54"	
262	515.00	16.19	16.19	N16°44'17"E	01°48'04"	
10	66.00	92.77	102.88	N60°29'30"E	89°18'30"	
11	410.00	189.67	191.41	S61°28'48"E	26°44'54"	
262	410.00	92.85	93.05	S68°21'10"E	13°00'10"	
263	410.00	88.13	88.36	S54°58'43"E	13°44'44"	
12	15.00	21.35	23.76	S02°43'59.5"E	90°46'23"	
13	178.00	37.47	37.54	S36°36'31"W	12°05'02"	
256	178.00	19.63	19.63	S39°29'31"W	06°19'02"	
257	178.00	17.91	17.92	S33°27'00"W	05°46'00"	
14	34.00	63.41	63.41	S36°46'33"E	106°51'22"	
15	435.00	131.55	132.06	S20°20'57.5"W	17°23'39"	
270	435.00	108.10	108.38	S23°47'24"W	14°16'32"	
OL18	435.00	23.67	23.68	S32°29'13.5"W	03°07'07"	
16	15.00	20.39	22.41	S76°51'15.5"W	85°36'57"	
17	178.00	26.75	26.77	N75°16'15"W	29°51'58"	
271	178.00	26.75	26.77	N64°33'07"W	08°25'42"	
272	178.00	35.92	35.98	N74°25'45"W	11°19'34"	
273	178.00	31.48	31.52	N85°03'12"W	09°55'20"	
274	178.00	0.60	0.60	S89°53'27"W	00°11'22"	
18	15.00	19.28	21.13	N36°28'49"W	107°26'50"	
19	350.00	106.17	106.58	N08°31'11"E	17°26'50"	
276	350.00	76.95	77.10	N10°55'56"E	12°37'20"	
OL18	350.00	26.03	26.04	N02°29'24"E	04°15'44"	
283	350.00	3.44	3.44	N00°04'39"E	00°33'46"	
20	270.00	133.09	135.10	N73°04'44"W	34°15'00"	
270	226.00	19.44	19.44	N58°25'06"W	04°55'44"	
269	226.00	43.18	43.25	N66°21'53"W	10°57'50"	
268	226.00	40.58	40.63	N76°59'49"W	10°18'02"	
267	226.00	31.75	31.78	N86°10'32"W	08°03'24"	
21	117.78	119.56	119.56	S73°04'44"E	34°15'00"	
273	200.00	9.49	9.49	S88°50'41"E	02°43'06"	
272	200.00	56.30	56.49	S79°23'38"E	16°11'10"	
271	200.00	53.42	53.58	S63°37'41"E	15°20'54"	
22	310.00	117.11	117.82	S10°41'03"W	21°46'34"	
23	15.00	16.82	17.86	S55°41'03"W	68°12'26"	
24	15.00	21.39	23.82	N44°43'04"W	90°58'20"	
25	15.00	21.03	23.31	N45°16'56"E	89°01'40"	
26	15.00	24.87	29.32	S34°12'01"E	112°00'26"	
27	771.00	90.75	90.80	S18°25'46"W	06°44'52"	
28	15.00	117.78	119.56	N82°05'17"W	165°42'46"	
29	15.00	21.03	23.31	N45°16'56"E	89°01'40"	
30	15.00	21.39	23.82	S44°43'04"E	90°58'20"	
31	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
32	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
33	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
34	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
35	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
36	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
37	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
319	515.00	278.36	281.87	S16°26'52"W	31°21'32"	
320	515.00	47.63	47.65	S28°28'56"W	05°11'24"	
321	515.00	38.36	38.37	S24°42'10"W	04°16'08"	
322	515.00	32.54	32.55	S20°45'28"W	03°37'16"	
323	515.00	32.54	32.55	S17°08'12"W	03°37'16"	
324	515.00	38.37	38.38	S13°11'28"W	04°16'12"	
325	515.00	33.00	33.00	S08°55'16"W	04°16'12"	
326	515.00	21.09	21.09	S04°57'01"W	03°40'18"	
38	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
39	15.00	21.21	23.56	S45°46'00.5"W	89°59'49"	
40	731.00	295.46	297.51	N12°25'40"E	23°19'08"	
331	731.00	24.06	24.06	N01°42'41"E	01°53'10"	
332	731.00	37.34	37.37	N04°07'04"E	02°55'36"	
333	731.00	44.04	44.04	N07°18'26"E	03°27'08"	
334	731.00	44.04	44.04	N10°45'34"E	03°27'08"	
335	731.00	37.17	37.17	N13°56'33"E	02°54'50"	
336	731.00	37.17	37.17	N16°51'23"E	02°54'50"	
337	731.00	43.93	43.94	N20°02'07"E	03°26'38"	
338	731.00	29.72	29.73	N22°55'20"E	02°19'48"	
41	15.00	16.28	17.20	N56°56'30"E	65°42'32"	
42	122.00	55.55	56.04	S77°02'38"E	26°19'12"	
43	610.00	310.84	314.31	N15°31'46"E	29°31'20"	
326	610.00	24.98	24.98	N01°56'29"E	02°20'46"	
325	610.00	39.09	39.10	N04°59'02"E	03°40'20"	
324	610.00	45.45	45.46	N08°55'18"E	04°16'12"	
323	610.00	45.45	45.46	N13°11'30"E	04°16'12"	
322	610.00	38.54	38.55	N17°08'13"E	03°37'14"	
321	610.00	38.54	38.55	N20°45'27"E	03°37'14"	
320	610.00	45.45	45.46	N24°42'10"E	04°16'12"	
319	610.00	36.76	36.76	N28°33'51"E	03°27'10"	
338	636.00	309.36	312.50	S14°50'40"W	28°09'08"	
337	636.00	79.47	79.52	S25°20'19"W	07°09'50"	
336	636.00	38.22	38.23	S20°02'05"W	03°26'38"	
335	636.00	32.34	32.35	S16°51'21"W	02°54'50"	
334	636.00	32.34	32.35	S13°56'31"W	02°54'50"	
333	636.00	38.31	38.31	S10°45'33"W	03°27'06"	
332	636.00	38.31	38.31	S07°18'27"W	03°27'06"	
331	636.00	32.49	32.49	S04°07'05"W	02°55'38"	
330	636.00	20.94	20.94	S01°42'41"W	01°53'10"	
348	446.00	48.22	48.24	N24°21'56"W	06°11'52"	
347	446.00	75.26	75.35	N16°25'37"W	09°40'46"	
346	446.00	68.25	68.31	N07°11'57"W	08°46'34"	
345	446.00	27.86	27.86	N01°01'17"W	03°34'46"	



4/17/18
REL 8/14/18
REV. 8/23/18



- LEGEND**
- Found 1" Iron Pipe (unless noted)
 - Found 3/4" Iron Rebar (unless noted)
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - Recorded as information

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-116

SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,
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 August 30, 2018

Brent J. Stofrenson
Department of Administration



CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
46	342	435.00	234.14	237.07	N16°22'51"E	31°13'30"	OUT-N31°59'36"E
	341	435.00	27.82	27.83	N02°36'03"E	03°39'54"	
	340	435.00	75.40	75.50	N09°24'19"E	09°56'38"	
	339	435.00	75.40	75.50	N19°20'57"E	09°56'38"	
47	343	435.00	58.21	58.25	N28°09'26"E	07°40'20"	
	342	435.00	21.41	23.84	N77°31'11"E	03°03'10"	
	341	435.00	21.21	23.56	S44°13'59"E	01°00'11"	
48	344	526.00	256.57	259.19	S13°20'53"W	28°13'58"	
	343	526.00	11.24	11.24	S00°09'23"W	01°13'26"	
	342	526.00	45.00	45.01	S02°54'26"E	04°54'12"	
	341	526.00	45.00	45.01	S07°48'38"E	04°54'12"	
	340	526.00	37.00	37.01	S16°18'32"E	04°01'52"	
	339	526.00	37.00	37.01	S20°20'24"E	04°01'52"	
	338	526.00	37.00	37.01	S24°22'16"E	04°01'52"	
	337	526.00	9.89	9.89	S28°55'32"E	01°04'40"	
	336	526.00	20.33	22.34	S15°11'33"W	05°18'50"	
49	345	60.00	88.25	99.16	N74°48'27"W	94°41'10"	
	344	742.00	361.91	365.62	N13°20'53"W	28°13'58"	
	343	742.00	16.19	16.20	N26°50'21"W	01°15'02"	
	342	742.00	44.82	44.82	N24°29'00"W	03°27'40"	
	341	742.00	42.43	42.43	N21°06'52"W	03°16'36"	
	340	742.00	42.43	42.43	N17°50'16"W	03°16'36"	
	339	742.00	51.61	51.62	N14°12'23"W	03°59'10"	
	338	742.00	51.61	51.62	N10°13'13"W	03°59'10"	
	337	742.00	51.61	51.62	N06°14'03"W	03°59'10"	
	336	742.00	51.62	51.62	N02°14'53"W	03°59'10"	
	335	742.00	13.25	13.25	N00°15'24"E	01°01'24"	
50	346	15.00	21.21	23.56	N45°46'00"E	89°59'49"	
	345	621.00	302.91	306.00	N13°20'53"W	28°13'58"	
	344	621.00	11.68	11.68	N26°55'32"W	01°04'40"	
	343	621.00	43.68	43.69	N24°22'16"W	04°01'52"	
	342	621.00	43.68	43.69	N20°20'24"W	04°01'52"	
	341	621.00	43.68	43.69	N16°18'32"W	04°01'52"	
	340	621.00	43.68	43.69	N12°16'40"W	04°01'52"	
	339	621.00	53.13	53.14	N07°48'38"W	04°54'12"	
	338	621.00	53.13	53.14	N03°48'12"W	04°54'12"	
	337	621.00	13.26	13.27	N00°09'23"E	01°13'26"	
51	347	647.00	315.60	318.81	S13°20'53"E	28°13'58"	
	346	647.00	11.56	11.56	S00°15'23"W	01°01'26"	
	345	647.00	45.00	45.01	S02°14'55"E	03°59'10"	
	344	647.00	45.00	45.01	S06°14'05"E	03°59'10"	
	343	647.00	45.00	45.01	S10°13'15"E	03°59'10"	
	342	647.00	45.00	45.01	S14°12'25"E	03°59'10"	
	341	647.00	37.00	37.00	S17°50'18"E	03°16'36"	
	340	647.00	37.00	37.00	S21°06'54"E	03°16'36"	
	339	647.00	37.00	37.00	S24°23'30"E	03°16'36"	
	338	647.00	16.20	16.20	S26°44'50"E	01°26'04"	
	337	647.00	15.00	21.21	S44°13'59"E	09°00'11"	
52	348	808.00	394.13	398.15	S13°20'53"E	28°13'58"	
	347	808.00	61.61	61.63	S01°25'00"E	04°22'12"	
	346	808.00	70.05	70.07	S06°05'10"E	04°58'08"	
	345	808.00	65.00	65.02	S10°52'33"E	04°36'38"	
	344	808.00	65.00	65.02	S15°29'11"E	04°36'38"	
	343	808.00	65.00	65.02	S20°05'49"E	04°36'38"	
	342	808.00	65.00	65.02	S24°42'27"E	04°36'38"	
	341	808.00	6.37	6.37	S27°14'19"E	02°27'08"	
	340	808.00	81.31	89.34	S15°11'33"W	05°18'50"	
	339	808.00	149.69	151.80	S74°26'53"W	33°11'50"	
	338	808.00	10.28	10.28	S58°58'24"W	02°14'52"	
	337	808.00	77.33	77.61	S58°58'02"W	16°58'24"	
	336	808.00	65.75	63.91	S84°03'31"W	31°58'34"	
	335	808.00	188.69	190.44	N12°25'28"W	26°56'32"	
	334	808.00	23.81	23.81	N00°38'15"W	03°22'06"	
	333	808.00	56.05	56.09	N06°17'22"W	07°56'08"	
	332	808.00	56.89	56.94	N14°17'05"W	08°03'18"	
	331	808.00	53.60	53.60	N22°06'14"W	05°15'44"	
	330	808.00	115.30	116.34	N12°33'49"W	26°39'50"	
	329	808.00	77.34	77.66	N16°59'49"W	17°47'50"	
	328	808.00	38.65	38.69	N03°39'54"W	08°52'00"	
	327	808.00	15.00	21.21	N45°46'00"E	89°59'49"	
	326	808.00	21.21	23.56	S44°13'59"E	09°00'11"	
	325	808.00	142.97	144.27	S12°33'49"E	26°39'50"	
	324	808.00	3.08	3.08	S00°29'01"W	00°29'01"	
	323	808.00	56.28	56.36	S05°00'33"E	08°52'00"	
	322	808.00	56.28	56.36	S15°25'11"E	10°24'58"	
	321	808.00	26.46	26.47	S23°15'52"E	05°15'44"	
	320	808.00	56.84	57.37	N77°34'32"E	26°56'32"	
	319	808.00	83.70	83.70	N77°34'32"E	26°56'32"	
	318	808.00	48.05	48.20	N83°17'24"E	15°30'48"	
	317	808.00	35.45	35.51	N89°49'08"E	11°25'44"	
	316	808.00	160.74	162.23	S12°25'28"E	26°56'32"	
	315	808.00	39.97	40.00	S22°34'28"E	06°38'32"	
	314	808.00	71.42	71.55	S13°18'43"E	11°52'58"	
	313	808.00	50.64	50.68	S03°09'43"E	08°25'02"	
	312	808.00	179.52	181.84	N75°09'52"E	31°45'52"	
	311	808.00	91.97	104.79	S70°41'05"E	100°03'58"	
	310	808.00	86.35	86.85	S10°01'07"E	21°15'58"	
	309	808.00	21.02	23.30	S45°06'22"E	88°59'01"	
	308	808.00	21.40	23.83	N44°53'37"E	91°00'59"	
	307	808.00	141.17	142.51	N12°59'38"W	27°13'00"	
	306	808.00	35.07	35.09	N02°44'12"W	06°42'08"	
	305	808.00	60.76	60.86	N11°53'58"W	11°37'24"	
	304	808.00	46.51	46.55	N22°09'24"W	08°53'28"	
	303	808.00	80.65	88.44	N15°37'25"E	84°27'06"	
	302	808.00	196.79	199.65	S17°26'11"W	33°38'38"	
	301	808.00	83.71	83.92	S27°11'13"W	14°08'34"	
	300	808.00	115.16	115.72	S10°21'54"W	19°30'04"	
	299	808.00	21.16	23.49	S44°05'33"E	89°43'18"	
	298	808.00	132.67	136.24	N56°46'50"E	24°75'52"	
	297	808.00	18.87	18.91	S06°00'16"E	13°32'44"	
	296	808.00	47.20	47.91	S29°56'05"E	34°18'54"	
	295	808.00	49.50	50.33	S65°06'50"E	36°02'36"	
	294	808.00	49.50	50.33	N78°50'34"E	36°02'36"	
	293	808.00	49.50	50.33	N42°47'58"E	36°02'36"	
	292	808.00	15.07	15.07	N19°22'29"E	01°48'22"	
	291	808.00	49.50	50.33	N04°03'00"W	36°02'36"	
	290	808.00	49.50	50.33	N40°05'36"W	36°02'36"	
	289	808.00	12.68	12.70	N62°39'40"W	09°05'32"	
	288	808.00	89.44	94.91	N33°13'10"W	67°58'32"	
	287	808.00	21.26	23.63	N45°54'27"E	90°16'42"	



4/17/18
REV. 8/14/18

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

FN:17-07-116

SHEET 3 OF 6

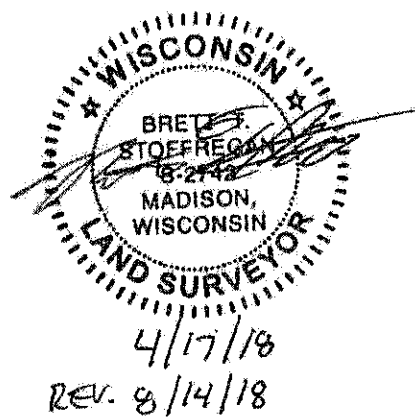
SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29,
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 *August 30, 2018*
Rebecca M. Pann
Department of Administration



WETLAND SETBACK LINE TABLE

L1 - S89°13'54"E 41.04'
L2 - CHORD 568°05'54"E 54.08'
RAD. = 75.00'
L3 - S46°57'54"E 37.17'
L4 - S24°24'04"E 18.80'

LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 3/4" Iron Rebar (unless noted)
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as information



0 60' 120'
1"=60'

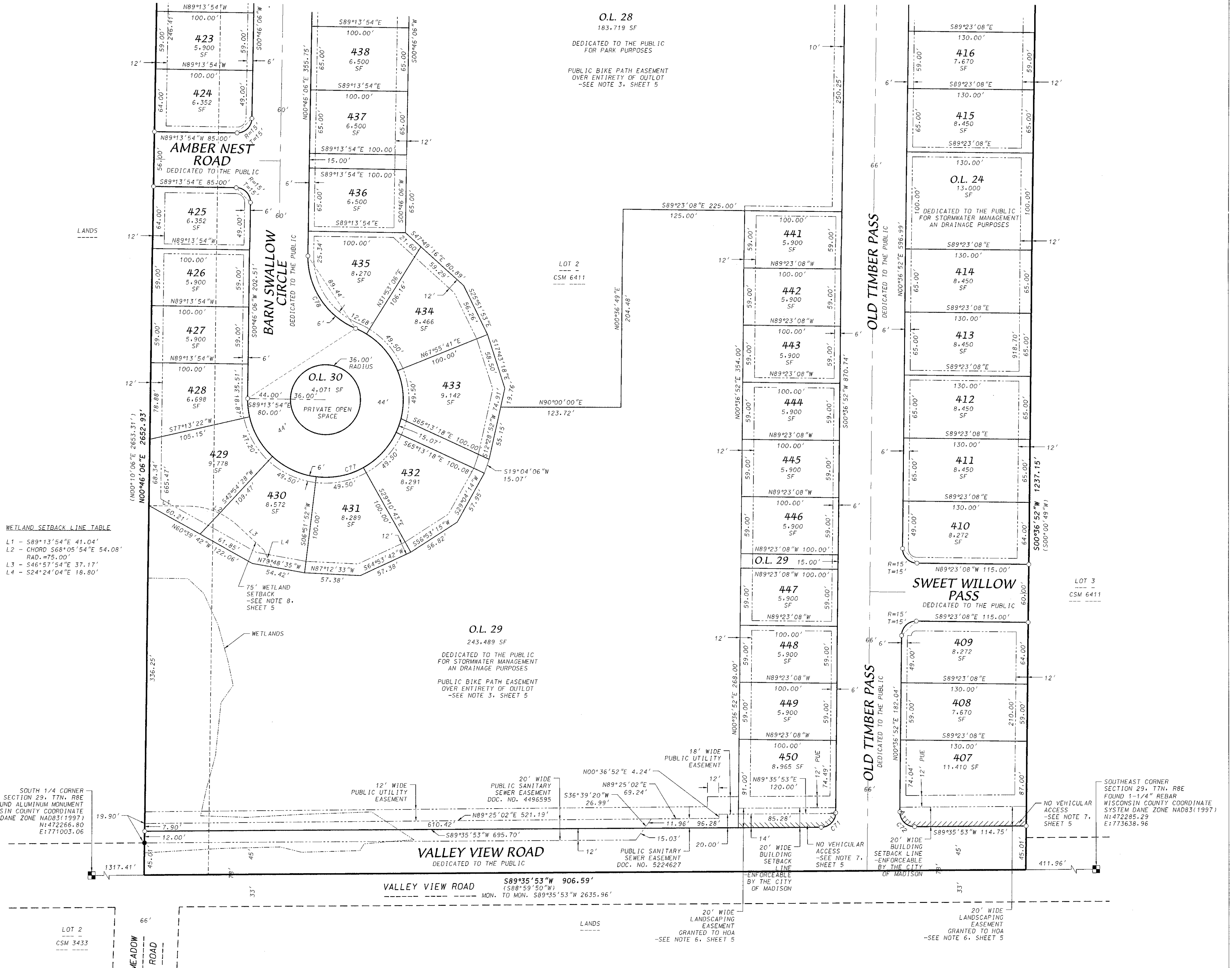
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE NAD83(1997)
THE SOUTH LINE OF THE SE1/4 OF
SECTION 29, T7N, R8E BEARS S89°35'53"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-116



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 August 30, 2018
Paul M. Paur
Department of Administration



SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 29, T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

NOTES

1. This Plat is subject to the following recorded instruments:

-Public Sanitary Sewer Easement recorded as Doc. No. 4496595; modified by Doc. No. 5224625.
-Public Sanitary Sewer Easement recorded as Doc. No. 5224627; partially released by Doc. No. 5438239...
-Underground Electric Easement recorded as Doc. No. 2809646; released by Doc. No. 5410256.
-Underground Electric Easement recorded as Doc. No. 2809647; released by Doc. No. 5410256.
-Ingress Egress Easement recorded as Doc. No. 2263876; released by Doc. Nos. 5432710, 5436440 and 5437272.

2. 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 driveway agreement, except that the easement shall be twelve (12) 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.

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.

3. Public Easement terms and conditions:

Public Sanitary 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 sanitary 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 Sanitary 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 Sanitary 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 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 Bike Path 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 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.

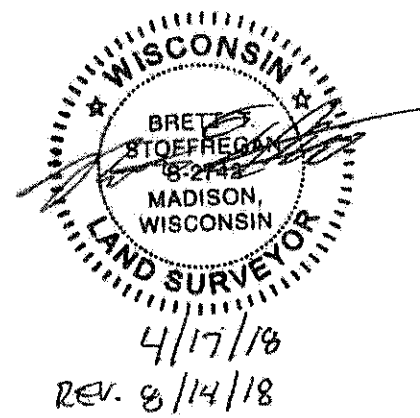
Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed 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.

NOTES (CONT'D)

- Outlot designation
12 - Dedicated to the public for park purposes. Public bike path easement
13 - Dedicated to the public for bike path and pedestrian path purposes
14 - Dedicated to the public for stormwater management and drainage purposes. Public bike path easement.
15 - Reserved for future development
16 - Reserved for future development
17 - Reserved for future development
18 - Dedicated to the public for alley purposes
19 - Private open space
20 - Private open space
21 - Dedicated to the public for alley purposes
22 - Reserved for future development
23 - Dedicated to the public for alley purposes
24 - Dedicated to the public for stormwater management and drainage purposes
25 - Dedicated to the public for stormwater management and drainage purposes. Public Sanitary Sewer Easement. Public bike path easement.
26 - Reserved for future development
27 - Reserved for future development
28 - Dedicated to the public for park purposes. Public bike path easement.
29 - Dedicated to the public for stormwater management and drainage purposes. Public bike path easement.
30 - Private open space
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- The 20' Wide Landscaping Easement on Lots 407 and 450 adjacent to Valley View Road is reserved for the planting and maintenance of trees or shrubs by the Birchwood Point Neighborhood Association. In lieu of the association, maintenance shall be the responsibility of the lot owner.
- Lots 407 and 450 shall have no vehicular access to Valley View Road.
- No buildings are permitted within the wetland setback areas.
- Sugar Maple Lane south and east of this plat and Watts Road east and west of this plat are planned to be extended per the adopted Pioneer Neighborhood Development Plan.
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:17-07-116

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 August 30, 2018
Brian L. Pany
Department of Administration



SOUTHERN ADDITION TO BIRCHWOOD POINT

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 6411

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 28 AND IN THE NE1/4 AND THE SE1/4 OF SECTION 29,
T7N, R8E, CITY OF MADISON, DANE COUNTY WISCONSIN

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 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 "Southern Addition to Birchwood Point" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1 and 2, Certified Survey Map No. 6411, recorded in Volume 31 of Certified Survey Maps on pages 130-132 as Document Number 2263876, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 28 and in the NE1/4 and the SE1/4 of the SE1/4 of Section 29, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 2,889,727 square feet (66.339 acres).

Dated this 17th day of April, 2018.
Revised this 14th day of August, 2018.

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

VH Birchwood South, 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.

VH Birchwood South, 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

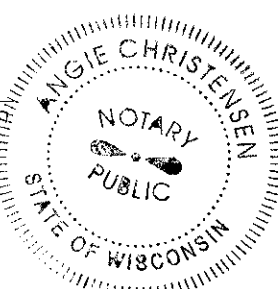
In witness whereof, VH Birchwood South, LLC has caused these presents to be signed by its official officer(s) of said limited liability company of Madison, Wisconsin this 30 day of August, 2018.

VH Birchwood South, LLC
By: VH Holdings, LLC, its Sole Member
Jeff Rosenberg, Authorized Officer

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this 30 day of August, 2018, the above named officer(s) of the above named VH Birchwood South, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires 5-1-20 Angie Christensen
Notary Public, Dane County, Wisconsin



MORTGAGE CERTIFICATE

Y-Not 1, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said Y-Not 1, LLC has caused these presents to be signed on this 30 day of August, 2018.

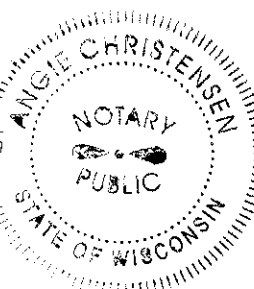
Y-Not 1, LLC

Tony Heinrichs
Tony Heinrichs

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this 30 day of August, 2018, the above named person, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: 5-1-20 Angie Christensen
Notary Public, Dane County, Wisconsin



MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Southern Addition to Birchwood Point" located in the City of Madison, was hereby approved by Enactment Number RES-18-00303, File 1.D, Number 50229, adopted the 18th day of April, 2018, 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 4th day of September, 2018.

Eric A. Christensen
Eric A. Christensen, 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 4th day of September, 2018 affecting the land included in "Southern Addition to Birchwood Point".

Adam Gallagher
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 4th day of September, 2018 on any of the lands included in the plat of "Southern Addition to Birchwood Point".

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this 5th day of September, 2018 at 1:51 p.m.
and recorded in Volume 60-098A of Plats on Pages 531-542 as Document Number 5439003

Kristi Chlebowski by John H. Fehf, Deputy
Kristi Chlebowski, Dane County Register of Deeds