

# MONTICELLO ADDITION TO SAVANNAH VILLAGE

Document # 4411828

Being a replat of part of Lot 4, Dane County Certified Survey Map number 12234, located in the Montondon Addition to Savannah Village, located in the NE 1/4 of the NW 1/4, and the SE 1/4 of the NW 1/4, Section 15, Town 8 North, Range 9 East, Village of Waunakee, Dane County, Wisconsin.

### OWNER'S CERTIFICATE OF DEDICATION

SAVANNAH VILLAGE, L.L.C., a Wisconsin Limited Liability Company, does hereby certify that it, as owner, has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat, and also further certifies that this plat is required by Sections 236.10 or 236.12 to be submitted to the following for approval or objection:

DEPARTMENT OF ADMINISTRATION, STATE OF WISCONSIN  
WISCONSIN DEPARTMENT OF TRANSPORTATION  
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE  
VILLAGE BOARD OF THE VILLAGE OF WAUNAKEE

IN WITNESS WHEREOF, said SAVANNAH VILLAGE, L.L.C., as owner, has caused these presents to be signed by its member at Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

*Donald C. Tierney*  
DONALD C. TIERNEY, MEMBER

STATE OF WISCONSIN )  
COUNTY OF DANE ) SS  
Personally came before me on this 24 day of March, 2008, the above signed members of said Limited Liability Company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.  
Notary Public, Dane County, Wisconsin  
My Commission Expires May 8, 2011

### DANE COUNTY TREASURER'S CERTIFICATE

I, DAVID M. GAWENDA, being the duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting the lands included within this plat of "MONTICELLO ADDITION TO SAVANNAH VILLAGE" as of this 24th day of March, 2008.  
*David M. Gawenda*  
DAVID M. GAWENDA, Dane County Treasurer

### VILLAGE OF WAUNAKEE APPROVAL CERTIFICATE

"Resolved that this plat of "MONTICELLO ADDITION TO SAVANNAH VILLAGE," being located in the Northeast One-Quarter of the Northwest One-Quarter, and the Southeast One-Quarter of the Northwest One-Quarter, Section Fifteen, Town Eight North, Range Nine East, Village of Waunakee, Dane County, Wisconsin; be and the same, is hereby approved and further that this resolution provides for the acceptance of those lands and rights dedicated by said plat of "MONTICELLO ADDITION TO SAVANNAH VILLAGE" to the Village of Waunakee for public use."

*Julie R. Heit*  
Julie R. Heit, Village Clerk, Village of Waunakee

### VILLAGE OF WAUNAKEE TREASURER'S CERTIFICATE

I, David Ferris, being the duly appointed, qualified and acting Treasurer of the Village of Waunakee, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included within this plat of "MONTICELLO ADDITION TO SAVANNAH VILLAGE" as of this 24th day of March, 2008.  
*David Ferris*  
David Ferris, Treasurer, Village of Waunakee

### SURVEYOR'S CERTIFICATE

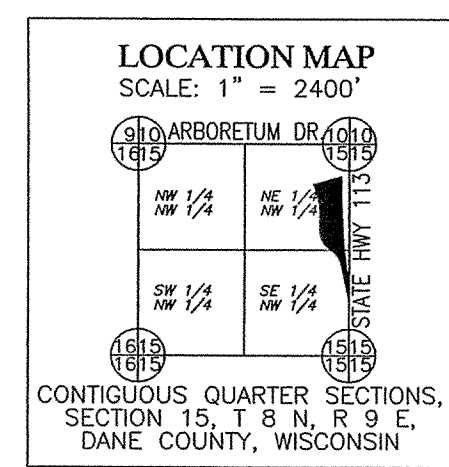
I, William F. Wenzel, registered land surveyor in the State of Wisconsin, hereby certify:  
That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Waunakee, and under the direction of Savannah Village, LLC, I have surveyed, divided and mapped this Monticello Addition to Savannah Village; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of Lot 4, Dane County Certified Survey Map number 12234, in the Northwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4, Section 15, Town 8 North, Range 9 East, Village of Waunakee, Dane County, Wisconsin, described as follows:

Commencing at the North quarter corner of said Section 15; thence South 88°41'24" West along the North line of said Northwest 1/4, 588.57 feet; thence South 15°36'20" East, 520.91 feet to the Northwest corner of said Lot 4 on the East line of Montondon Avenue; thence continuing South 15°36'20" East, 12.00 feet along said East line to the Point of Beginning;

thence continuing South 15°36'20" East, 227.73 feet along said East line; thence along said East line on a curve to the right having a radius of 333.00 feet, a delta angle of 16°00'12", a chord bearing South 07°36'14" East 92.71 feet, an arc distance of 93.01 feet; thence continuing along said East line South 02°23'52" West, 296.51 feet; thence along said East line on a curve to the left having a radius of 267.00 feet, a delta angle of 58°56'58", a chord bearing South 29°04'37" East 262.75 feet, an arc distance of 274.71 feet; thence along said East line on a curve to the right having a radius of 333.00 feet, a delta angle of 49°16'46", a chord bearing South 33°54'43" East 277.66 feet, an arc distance of 286.41 feet; thence along said East line on a curve to the left having a radius of 399.03 feet, a delta angle of 05°18'20", a chord bearing South 11°55'30" East 369.98 feet, an arc distance of 370.12 feet; thence along said East line on a curve to the right having a radius of 333.00 feet, a delta angle of 14°40'45", a chord bearing South 07°14'17.5" East 85.08 feet, an arc distance of 85.32 feet to the intersection of said East line with the North-South 1/4 line of said Section 15; thence along said North-South 1/4 line North 00°06'05" East, 253.08 feet to the intersection of said North-South 1/4 line and the Western line of State Highway 113; thence along said Western line on a non-tangent curve to the right having a radius of 394.03 feet, a delta angle of 12°34'20", a chord bearing North 05°57'44" West 664.34 feet, an arc distance of 866.08 feet; thence along said Western line North 04°00'12" West 132.54 feet; thence along said Western line North 00°19'26" East 327.55 feet to a point South 00°19'26" West 12.48 feet from the Northeast corner of said Lot 4; thence South 74°23'40" West 357.97 feet to the Point of Beginning;

Containing 277,055 square feet, or 6.3603 acres, more or less.  
Dated this 24th day of March, 2008

*William F. Wenzel*  
William F. Wenzel, PLS S-2128  
This instrument drafted by William F. Wenzel, PLS, Orion Land Surveyors, LLC, 290 Fifth Street, Prairie du Sac, Wisconsin 53578



Received for Record 3-25 2008 at 8:11 o'clock A.M. and recorded in vol. 59-049B of Plats on page 243  
*Kristi Chlebowski* by Register  
*Cullen M. Schroeder* Deputy

### GENERAL NOTES

- 1. All exterior boundary distances are to the nearest one-hundredth of a foot. All Bearings are measured to the nearest 01" of arc.
- 2. All curve measurements are found in the Curve Table. "L" designates a line measurement found in the Line Table.
- 3. All utility facilities in this plat are to be installed underground. All easements on this plat are for public utility purposes unless otherwise noted.
- 4. UTILITY EASEMENTS: No poles, pedestals, or buried cables are to be installed in such a manner that their placement would disturb a survey monument; nor obstruct visibility along lot lines.
- 5. Lot owners shall not alter drainage swales, roadside ditches, nor natural drainage ways on any lot without the written consent of the Village Board of Waunakee.
- 6. Vertical Datum refers to Mean Sea Level, 1929 NAVD.
- 7. All lots in this plat are to be served by public sanitary sewer and water services.
- 8. All lots in this plat are zoned Planned Unit Development (P.U.D.). Therefore setbacks and minimum yard requirements vary from lot to lot within this plat. Due to the special nature of P.U.D., zoning, such setbacks are not shown graphically but are addressed in several specific implementation plans to be submitted for various areas and phases within this plat.
- 9. Refer to the engineering plans for soil information.

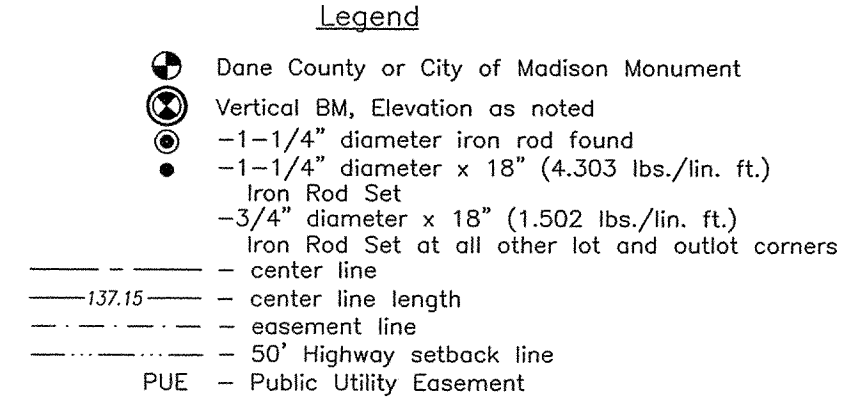
### WISDOT NOTES

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. Improvements do not include sidewalks, terraces, patios, landscaping and open fences. A public utility may erect, install or maintain a utility facility within a setback area, subject to s. Trans 233.08 (3m). It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

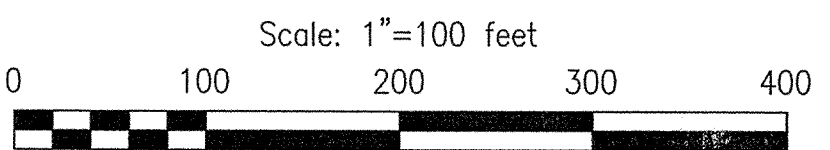
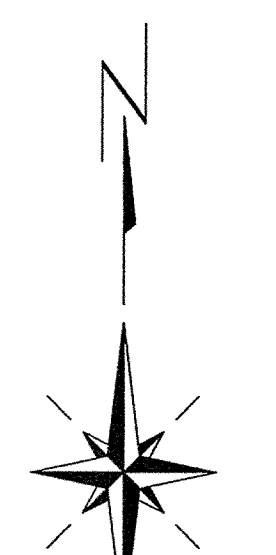
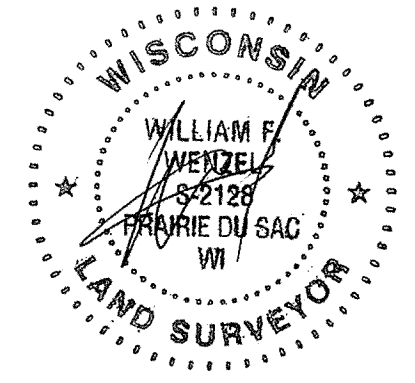
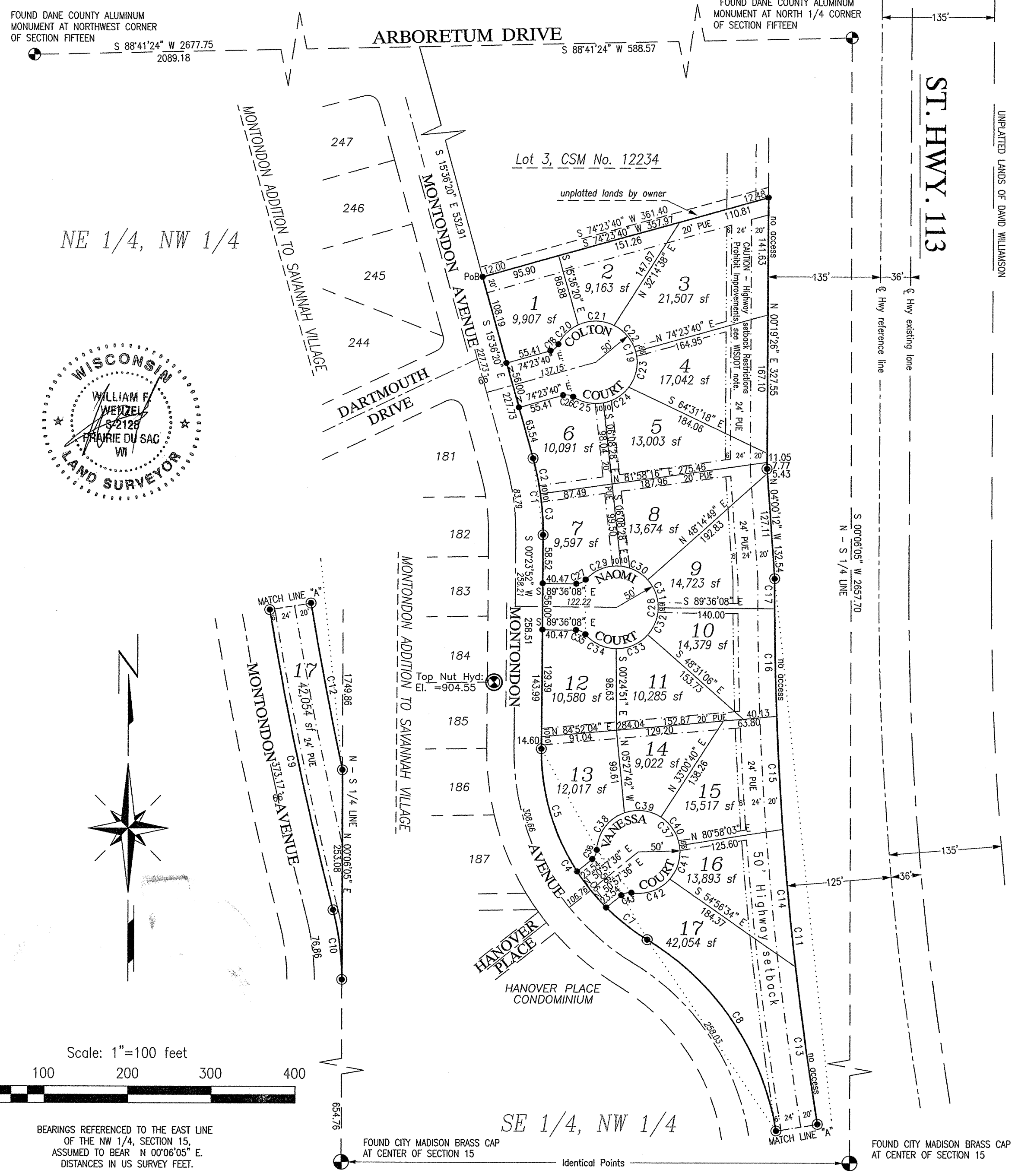
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.H.W. 113 as shown on the land division map; it is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns.

The lots in this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.



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 MARCH 24th 2008  
*Rene M. Dreyer*  
Department of Administration



BEARINGS REFERENCED TO THE EAST LINE OF THE NW 1/4, SECTION 15, ASSUMED TO BEAR N 00°06'05" E. DISTANCES IN US SURVEY FEET.

ORION LAND SURVEYORS  
290 Fifth Street  
Prairie du Sac, WI 53578  
(608) 643-8551

Project: MONTICELLO ADDITION TO SAVANNAH VILLAGE  
Scale: 1" = 100' Approved By: WFW Drawn By: WFW  
Date: January 1, 2008 Drawing Number or Name: Revised: March 10, 2008