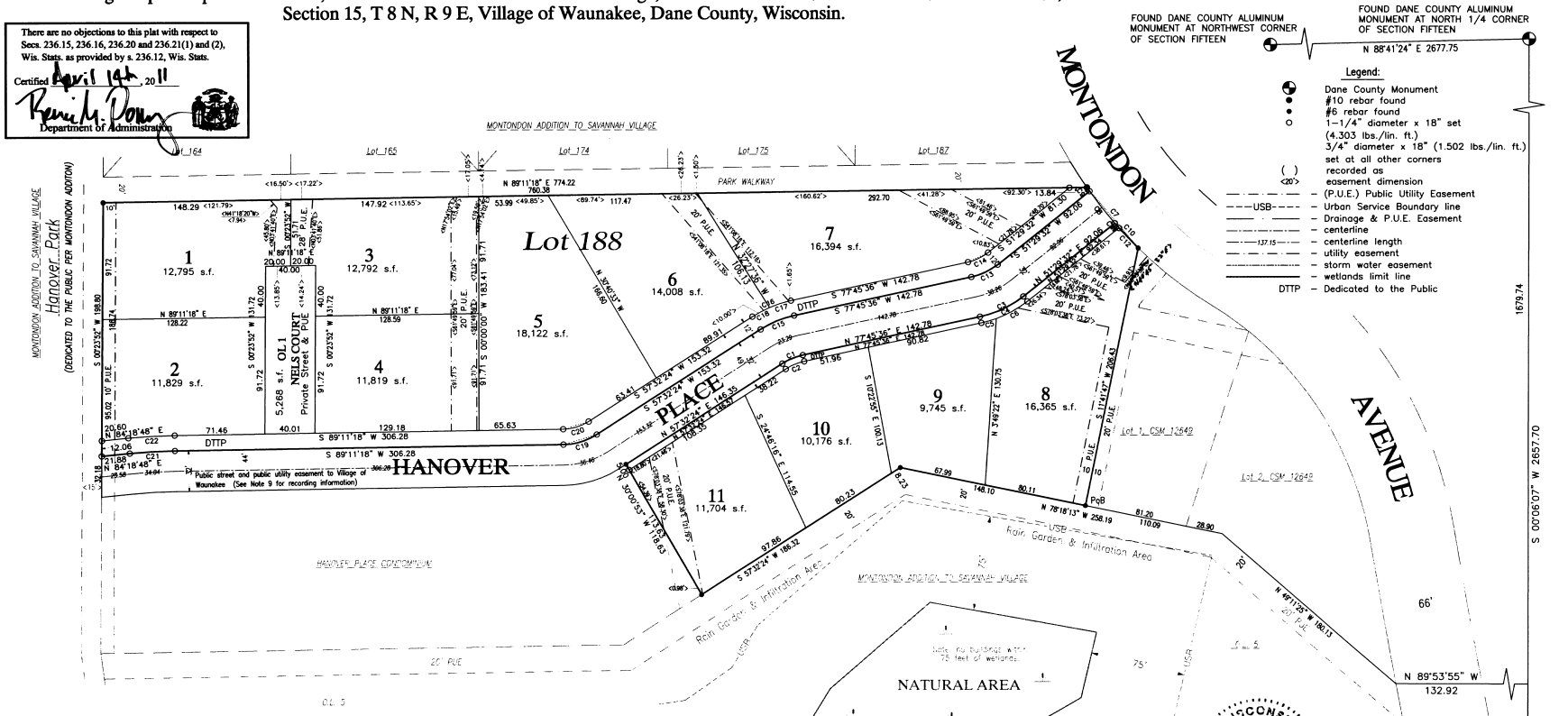
VOL 59-0888 PLATS PAGE 410
Doc# 4758171

HANOVER ADDITION TO SAVANNAH VILLAGE

Being a replat of part of Lot 188 , Montondon Addition to Savannah Village, located in the NE 1/4 and the SE 1/4 of the NW 1/4, Section 15, T 8 N, R 9 E, Village of Waunakee, 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 April 14th, 2011
Kenneth M. Downing
Department of Administration



FOUND DANE COUNTY ALUMINUM MONUMENT AT NORTHWEST CORNER OF SECTION FIFTEEN

FOUND DANE COUNTY ALUMINUM MONUMENT AT NORTH 1/4 CORNER OF SECTION FIFTEEN

Legend:

- Dane County Monument
- #10 rebar found
- #6 rebar found
- 1-1/4" diameter x 18" set (4.303 lbs./lin. ft.)
- 3/4" diameter x 18" (1.502 lbs./lin. ft.) set at all other corners
- ( ) recorded as
- <20'> easement dimension
- (P.U.E.) Public Utility Easement
- USB – Urban Service Boundary line
- Drainage & P.U.E. Easement
- centerline
- 137.15 – centerline length
- utility easement
- storm water easement
- wetlands limit line
- DTTP – Dedicated to the Public

CURVE TABLE

NO.	DELTA <	RADIUS	CHORD BEARING	CHORD	ARC	TANGENT BEARING
C1	20°13'12"	50.00	S 67°39'00" W	17.55	17.65	
C2	20°13'12"	45.00	S 67°39'00" W	15.80	15.88	
C3	26°16'04"	82.00	N 64°37'34" E	37.27	37.59	
C4	26°16'04"	87.00	N 64°37'34" E	39.54	39.89	
C5	07°55'08"	87.00	N 73°48'02" E	12.01	12.02	
C6	18°20'56"	87.00	N 60°40'00" E	27.74	27.86	N 69°50'27.5" E
C7	10°43'05"	333.00	S 40°30'13" E	62.20	62.29	S 35°08'41" E
C8	05°30'29"	333.00	S 38°30'28" E	32.00	32.01	S 35°45'14" E
C9	00°36'33"	333.00	S 35°26'57" E	3.54	3.54	S 35°08'41" E
C10	04°36'03"	333.00	S 43°33'44" E	26.73	26.74	S 41°15'43" E
C11	00°51'42"	333.00	S 41°41'34" E	5.01	5.01	S 41°15'43" E
C12	03°44'21"	333.00	S 43°59'35" E	21.73	21.73	S 42°07'25" E
C13	26°16'04"	50.00	N 64°37'34" E	22.72	22.92	
C14	26°16'04"	38.00	N 64°37'34" E	17.27	17.42	
C15	20°13'12"	82.00	S 67°39'00" W	28.79	28.94	
C16	20°13'12"	94.00	S 67°39'00" W	33.00	33.17	
C17	10°51'56"	94.00	S 72°19'37" W	17.80	17.83	S 66°53'39" W
C18	09°21'16"	94.00	S 62°13'02" W	15.33	15.35	
C19	31°38'54"	50.00	N 73°21'51" E	27.27	27.62	
C20	31°38'54"	38.00	N 73°21'51" E	20.72	20.99	
C21	04°52'30"	416.00	S 86°45'03" W	35.38	35.40	
C22	04°52'30"	428.00	S 86°45'03" W	36.41	36.42	

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 utility facilities in this plat are to be installed underground. All easements on this plat are for public utility purposes unless otherwise noted.
3. 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.
4. 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.
5. Vertical Datum refers to Mean Sea Level, 1929 NAVD.
6. All lots in this plat are to be served by public sanitary sewer and water services.
7. 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 the several specific implementation plan to be submitted for this plat.
8. Refer to the engineering plans for soil information.
9. Public street and public utility easement to Village of Waunakee per Document number _____.

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 15 ASSUMED TO BEAR NORTH 88°41'24" EAST

Scale: 1" = 50 feet
0 50 100 150

LOCATION MAP
SCALE: 1" = 2400'
CONTIGUOUS QUARTER SECTIONS, SECTION 15, T 8 N, R 9 E, DANE COUNTY, WISCONSIN

WISCONSIN WILLIAM F. WENTZEL S-2178 PRAIRIE DU SAC WI LAND SURVEYOR
4/15/2011

Received for Record April 15 2011 at 3:51 o'clock P M and recorded in vol. 59-088B of Plats on pages 410-411
Kristi Chlebowski, by Peter Obertag, County Register
Kristi Chlebowski

Sheet 1 of 2

Project: HANOVER ADDITION TO SAVANNAH VILLAGE
Scale: 1" = 50' | Drawn By: WFW
Date: January 17, 2011 | Approved By: WFW | Drawing Number or Name: | Revised: April 13, 2011

ORION LAND SURVEYORS
290 Fifth Street
Prairie du Sac, WI 53578
(608) 643-8851

2011

UNOFFICIAL COPY

HANOVER ADDITION TO SAVANNAH VILLAGE

Being a replat of part of Lot 188 , Montondon Addition to Savannah Village, located in the NE 1/4 and the SE 1/4 of the NW 1/4, Section 15, T 8 N, R 9 E, 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
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 15th day of April, 2011.

DONALD C. TIERNEY, MEMBER

STATE OF WISCONSIN)
COUNTY OF DANE) SS

Personally came before me on this 15 day of April, 2011, the above signed members of said Limited Liability Company, to me known to be the persons who executed the forgoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commision Expires 01-18-2015

NOTARY PUBLIC ROBERTA J BARKLEY STATE OF WISCONSIN

DANE COUNTY TREASURER'S CERTIFICATE

I, DAVID WORZALA, 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 "HANOVER ADDITION TO SAVANNAH VILLAGE" as of this 15th day of April, 2011.

David Worzala, Dane County Treasurer

VILLAGE OF WAUNAKEE APPROVAL CERTIFICATE

"Resolved that this plat of "HANOVER 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 "HANOVER ADDITION TO SAVANNAH VILLAGE," to the Village of Waunakee for public use."

I, Julee Helt, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of Waunakee, and that this plat was approved by the Village Board of the Village of Waunakee, Dane County, Wisconsin, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the 20th day of December, 2010.

Julee R. Helt, Village Clerk, Village of Waunakee

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 April 14th, 2011

Department of Administration

Received for Record April 15
2011 at 3:51 o'clock P M
and recorded in vol. 59-088B
of Plats on pages 410-411
Kristi Chlebowski by Peter Ellestad, deputy
Kristi Chlebowski Register

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 "HANOVER ADDITION TO SAVANNAH VILLAGE" as of this 15th day of April 2011.

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 Hanover 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 188, Montondon Addition to Savannah Village, in the Northeast 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, and is more particularly described as follows:

Being a replat of part of Lot 188, Montondon Addition to Savannah Village and more particularly described as:
Commencing at the North Quarter corner of Section 15, Town 8 North, Range 9 East, thence South 0°06'07" West along the East line of the Northwest Quarter, 1679.74 feet; thence North 89°53'55" West, 132.92 feet to the Westerly line of Montondon Avenue and the Southeasterly corner of Lot 2, Dane County Certified Survey Map 12649; thence North 49°11'25" West, 180.13 feet along the Southwesterly line of said Lot 2; thence North 78°18'13" West along said line, 110.09 feet to the Southwest corner of Lot 1 of said Certified Survey Map and the Point of Beginning; thence continuing North 78°18'13" West along the Southerly line of said Lot 188, 148.10 feet; thence South 57°32'24" West along said Southerly line, 186.32 feet to the Easterly corner of Hanover Place Condominium; thence North 30°00'53" West, 118.63 along the Easterly line of said Hanover Place Condominium to the Southerly line of Hanover Place; thence North 57°32'24" East, 146.57 feet along said Southerly line; thence along said Southerly line on a curve to the right having a radius of 50.00 feet, through a central angle of 20°13'12", said curve having a chord bearing of North 67°39'00" East, a chord length of 17.55 feet, for an arc distance of 17.65 feet; thence along said Southerly line North 77°45'36" East, 142.78 feet; thence along said Southerly line on a curve to the left having a radius of 82.00 feet, through a central angle of 26°16'04", said curve having a chord bearing of North 64°37'34" East, a chord length of 37.27 feet, for an arc distance of 37.59 feet; thence along said Southerly line North 51°29'32' East, 92.06 feet to the Westerly line of Montondon Avenue; thence along said Westerly line on a non-tangent curve to the right having a radius of 333.00 feet, through a central angle of 05°30'29", said curve having a chord bearing of North 38°30'28" West, a chord length of 32.00 feet, for an arc distance of 32.01 feet to the Northerly line of said Hanover Place; thence along said Northerly line South 51°29'32" West, 92.06 feet; thence along said Northerly line on a curve to the right having a radius of 50.00 feet, through a central angle of 26°16'04", said curve having a chord bearing of South 64°37'34" West, a chord length of 22.72 feet, for an arc distance of 22.92 feet; thence along said Northerly line South 77°45'36' West, 142.78 feet; thence along said Northerly line on a curve to the left having a radius of 82.00 feet, through a central angle of 20°13'12", said curve having a chord bearing of South 67°39'00" West, a chord length of 28.79 feet, for an arc distance of 28.94 feet; thence South 57°32'24" West, 153.32 feet along said Northerly line; thence along said Northerly line on a curve to the right having a radius of 50.00 feet, through a central angle of 31°38'54", said curve having a chord bearing of South 73°21'51" West, a chord length of 27.27 feet, for an arc distance of 27.62 feet; thence South 89°11'18" West, 306.28 feet along said Northerly line; thence along said Northerly line on a curve to the left having a radius of 416.00 feet, through a central angle of 04°52'30", said curve having a chord bearing of South 86°45'03" West, a chord length of 35.38 feet, for an arc distance of 35.40 feet; thence continuing along said Northerly line South 84°18'48" West, 21.88 feet to the Westerly line of said Lot 188; thence North 00°23'52" East along said Westerly line, 198.80 feet to the Northwest corner thereof; thence North 89°11'18" East along the North line of said Lot 188 to the Westerly line of Montondon Avenue, 774.22 feet; thence along said Westerly line on a non-tangent curve to the left having a radius of 333.00 feet, through a central angle of 00°36'33", said curve having a chord bearing of South 35°26'57" East, a chord length of 3.54 feet, for an arc distance of 3.54 feet to the Northerly line of said Hanover Place; thence continuing along said Westerly line on a curve to the left having a radius of 333.00 feet, through a central angle of 05°30'29", said curve having a chord bearing of South 38°30'28" East, a chord length of 32.00 feet, for an arc distance of 32.01 feet to the Southerly line of said Hanover Place; thence continuing along said Westerly line on a curve to the left having a radius of 333.00 feet, through a central angle of 04°36'03", said curve having a chord bearing of South 43°33'44" East, a chord length of 26.73 feet, for an arc distance of 26.74 feet to the Northwesterly line of said Lot 1, Dane County Certified Survey Map 12649; thence South 11°41'47" West along said Northwesterly line, 206.43 feet to the Point of Beginning; containing 163,090 square feet (3.7440 acres), more or less, and is subject to any and all easements, restrictions and rights-of-way of record and/or usage.

Dated this 15th Day of April, 2011

William F. Wenzel, PLS S-2128

WISCONSIN WILLIAM F. WENZEL S-2128 PRAIRIE DU SAC WI LAND SURVEYOR

This instrument drafted by William F. Wenzel, PLS,
Orion Land Surveyors, LLC
290 Fifth Sreet, Prairie du Sac, Wisconsin 53578

Sheet 2 of 2

ORION
ORION LAND SURVEYORS
290 Fifth Street
Prairie du Sac, WI 53578
(608) 643-8851

Project: HANOVER ADDITION TO SAVANNAH VILLAGE		
Scale: 1" = 50'	Approved By: WFW	Drawn By: WFW
Date: January 17, 2011	Drawing Number or Name:	Revised: April 13, 2011