

Rec. 1.017811 10/10/18
\$ 1175.00 RB

 <p>THE CITY OF Fitchburg</p>	<p>City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)</p>	<p>LAND DIVISION APPLICATION</p>
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The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 4

4. No. Of Buildable Lots Proposed: 3

5. Zoning District: A-X

6. Current Owner of Property: 5131 BYRNE ROAD LLC
Address: 3517 W BELTLINE HWY, MADISON, WI 53713 Phone No: 608-268-7602

7. Contact Person: WILLIAMSON SURVEYING
Email: CHRIS@WILLIAMSONSURVEYING.COM
Address: 104A W MAIN ST, WAUNAKEE, WI 53597 Phone No: 608-255-5705

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov
Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature] David Reinke
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 10/10/2018
Ordinance Section No. _____ Fee Paid: \$1,175.00
Permit Request No. CS-2239-18



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

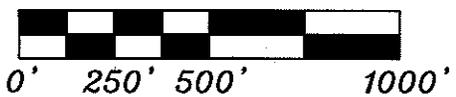
Located in the SE, SW, NW & NE 1/4'S of the NE 1/4, in the NE 1/4 of the NW 1/4, all in Section 26, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.



BEARINGS ARE REFERENCED TO THE W.C.C.S (DANE ZONE) NORTH LINE OF THE NW 1/4 OF SECTION 26-6-9

LINE TO BEAR S 88°02'47" E

SCALE 1" = 500'



CENTER COR.
SEC. 26
T6N, R9E

LOT 2

AREA INCL. R/W = 49.33
ACRES OR 2148894 FT.
EXCL. R/W = 49.01 ACRES
OR 2134806 SQ. FT.

LOT 1

AREA INCL. R/W = 37.11
ACRES OR 1616300 SQ. FT.
EXCL. R/W = 36.50 ACRES
OR 1590148 SQ. FT.

LOT 3

AREA INCL. R/W = 69.92
ACRES OR 3045620 FT.
EXCL. R/W = 68.80 ACRES
OR 2996898 SQ. FT.

BYRNE ROAD

NOTES:

ALL NOTES ARE ON SHEET 2.
LOT DETAILS ARE ARE SHEETS 3-4.

PREPARED FOR:

5131 BYRNE ROAD, LLC
3517 W BELTLINE
HWY
MADISON WI 53713

SURVEYORS SEAL

E 1/4 COR.
SEC. 26
T6N, R9E

C. T. H. 14

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE, SW, NW & NE ¼'S of the NE ¼, in the NE ¼ of the NW ¼, all in Section 26, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the subdivision regulations of THE City of Fitchburg, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE, SW, NW and NE ¼'s of the NE ¼, and in part of the NE ¼ of the NW ¼, all in Section 26, T6N, R9E, City of Fitchburg, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner of said Section 26; thence S 88°02'47" E, 1942.96 feet to the point of beginning.

thence continue S 88°02'47" E, 754.96 feet to the North ¼ corner; thence S 87°41'29" E, 1730.34 feet to the southwesterly rail road right of way; thence S 13°21'48" E along said right of way, 1374.70 feet; thence S 87°57'55" E, 103.72 feet to the northeasterly rail road right of way; thence S 87°57'55" E, 489.20 feet to the westerly right of way of State Highway 14; thence along said right of way and the arc of a curve concaved easterly having a radius of 17088.74 feet and a long chord bearing S 04°23'12" W, a distance of 71.21 feet; thence S 06°03'56" W along said right of way, 586.68 feet; thence S 47°22'47" W, 383.14 feet to said northeasterly rail road right of way; thence along said right of way and the arc of a curve concaved southwesterly having a radius of 5618.41 feet and a long chord bearing N 08°31'16" W, a distance of 941.59 feet; thence N 87°57'55" W, 103.72 feet; thence continue N 87°57'55" W, 25.93 feet to the southwesterly rail road right of way; thence S 13°21'48" E along said right of way, 30.96 feet; thence continue along said right of way and the arc of a curve concaved southwesterly having a radius of 5493.41 feet and a long chord bearing S 08°26'17" E, a distance of 943.29 feet; thence continue along said right of way S 03°34'10" E, 367.83 feet; thence N 88°09'21" W, 2242.68 feet to the center of said Section 26; thence N 01°07'28" E, 1332.46 feet; thence N 88°06'04" W, 1347.27 feet; thence N 01°03'09" E, 673.77 feet; thence S 88°02'47" E, 594.00 feet; thence N 01°03'09" E, 660.00 feet to the point of beginning. This parcel contains 163.20 acres and is subject to a road right of way as shown over the most northerly part thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" REBAR
- ⦿ = FOUND 3/4" REBAR
- ▲ = FOUND 1" PIPE
- ⊕ = SEPTIC VENT
- ⊙ = WELL

SURVEYORS SEAL



CERTIFIED SURVEY MAP

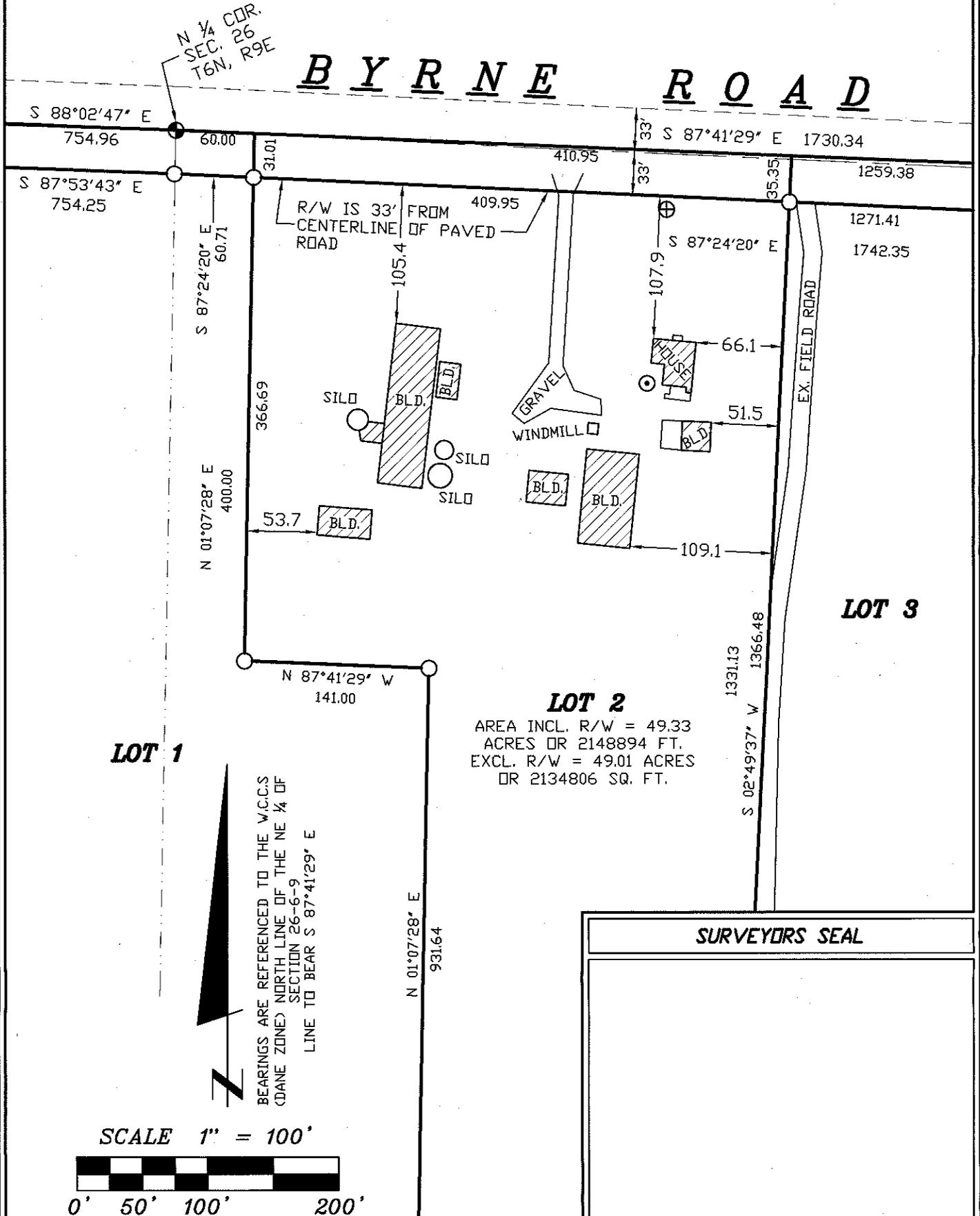
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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BYRNE ROAD





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all in Section 26, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.

CITY OF FITCHBURG APPROVAL

Resolved that this certified survey map is hereby acknowledged and
approved by the City of Fitchburg on this _____ day of
_____, 20__.

Patti Anderson
City Clerk

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this
certified survey map to be surveyed, divided and mapped as represented on
the certified survey map. I also certify that this certified survey map is
required to be submitted to the City of Fitchburg for approval.

WITNESS the hand seal of said owners this _____ day
of _____, 20__.

5131 Byrne Road, LLC

STATE OF WISCONSIN)
DANE COUNTY)

David K. Reinke

Personally came before me this _____ day of
_____, 20__ the above named David K. Reinke
to me known to be the person who executed the
foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock
___M. and recorded in Volume _____ of Dane County Certified Surveys on
pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL