



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

## LAND DIVISION APPLICATION

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: 2

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: PDD-GIP

6. Current Owner of Property: Orchard Pointe Development Company Inc.

Address: 3003 Kapec Road, Madison, WI 53744 Phone No: 608-275-7633

7. Contact Person: Robert Lewis, Director of Development, Cameron General Contractors, Inc.

Email: blewis@camerongeneralcontractors.com

Address: 7101 S. 82nd Street, Lincoln, NE 68516 Phone No: 402-420-3149

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: *Robert Lewis* Robert Lewis

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: \_\_\_\_\_

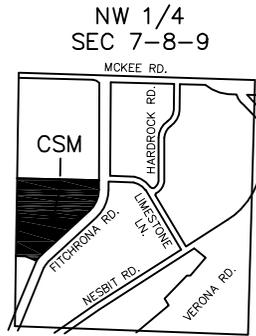
Ordinance Section No. \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Permit Request No. \_\_\_\_\_

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 12 OF ORCHARD POINT IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

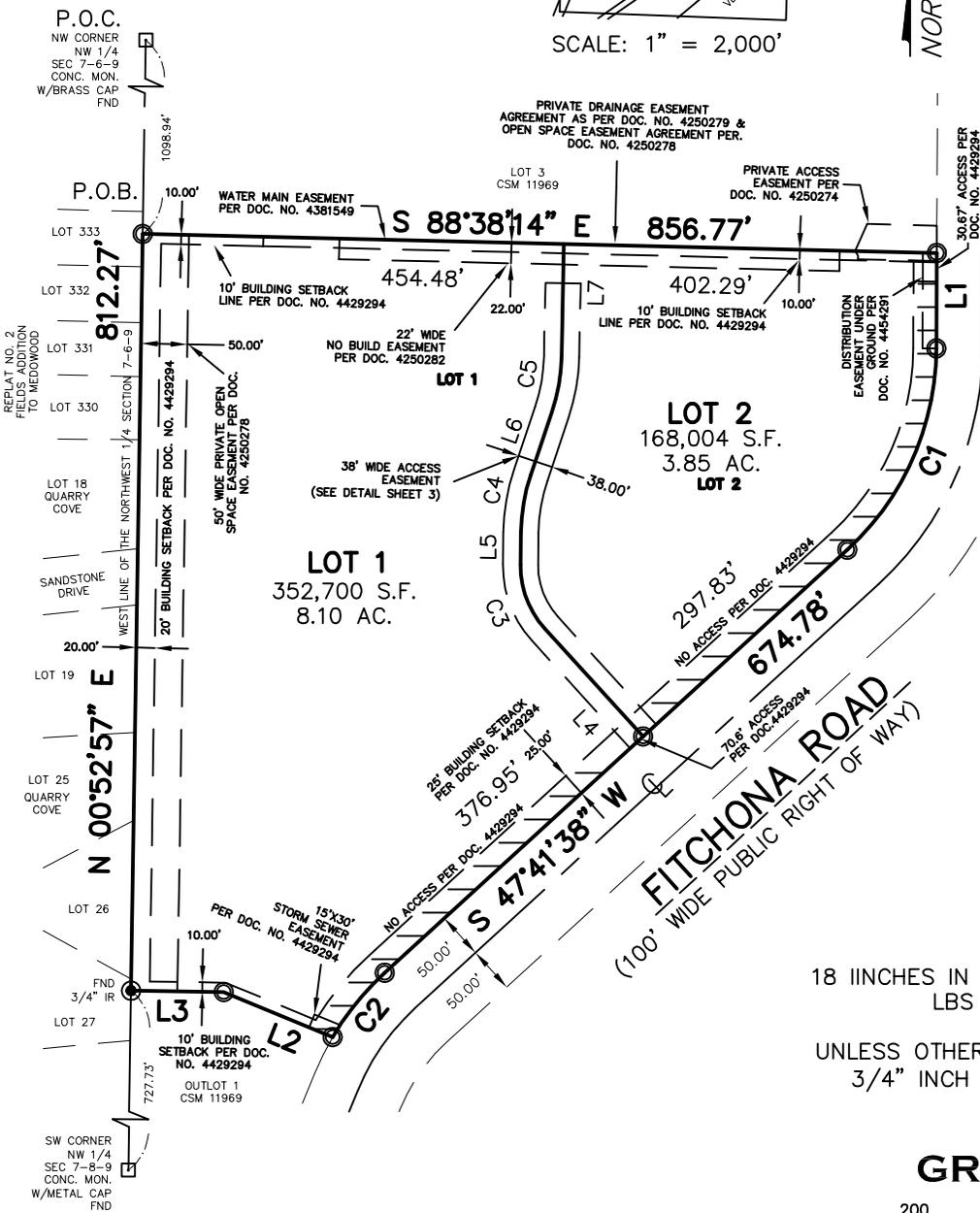
**PREPARED FOR:**  
**ORCHARD POINTE DEVELOPMENT**  
**COMPANY, INC.**  
**3003 KAPEC ROAD**  
**MADISON, WI 53744**



SCALE: 1" = 2,000'

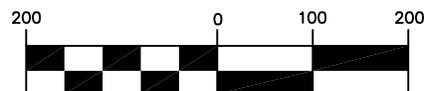


**CSE**  
 CAPITOL SURVEY ENTERPRISES  
 220 REGENCY CT STE 210  
 BROOKFIELD, WI 53045  
 PH: (262)-786-6600  
 WWW.CAPITOLSURVEY.COM



INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.  
 UNLESS OTHERWISE NOTED, INDICATES 3/4" INCH DIA. IRON PIPE, FOUND.

## GRAPHIC SCALE



1 inch = 200 ft.

INDICATES AREA OF NO DIRECT ACCESS TO FITCHONA ROAD PER DOC. NO. 4429294

ALL BEARINGS REFER TO THE WEST LINE OF NORTHWEST 1/4 OF SECTION 7-8-9 WHICH BEARS N 00°52'57" E

SEE SHEET 2 FOR LINE AND CURVE TABLES.

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOCUMENT NUMBER \_\_\_\_\_



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LOT 12 OF ORCHARD POINT IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
COUNTY) SS

I, MICHAEL J BERRY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED LOT 12 OF ORCHARD POINT IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE S 00°52'57" W 1098.94 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 88°38'14" E 856.77 FEET TO THE RIGHT OF WAY LINE OF FITCHONA ROAD; THENCE S 00°14'09" W 102.45 FEET; THENCE SOUTHWESTERLY 243.32 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 293.75 FEET, AND WHOSE CHORD BEARS S 23°57'53" W 236.42 FEET; THENCE S 47°41'38" W 674.78 FEET; THENCE SOUTHERLY 89.26 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 300.00 FEET, AND WHOSE CHORD BEARS S 39°10'12" W 88.94 FEET; THENCE N 67°38'58" W 126.98 FEET; THENCE N 89°07'03" W 99.95 FEET TO THE WEST LINE OF SAID 1/4 SECTION; THENCE N 00°52'57" E 812.27 FEET ALONG SAID WEST LINE TO THE POINT BEGINNING.

CONTAINING 520,704 SQUARE FEET OR 11.9537 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF ORCHARD POINT DEVELOPMENT COMPANY, INC., OWNER OF SAID LAND.

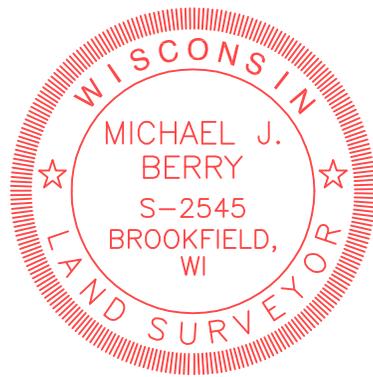
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, AND SEC. 24-6 OF THE CODE OF ORDINANCES OF THE CITY OF FITCHBURG IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 17 DAY OF JUNE, 2019.

  
MICHAEL J. BERRY  
PROFESSIONAL LAND SURVEYOR,  
S-2545  
STATE OF WISCONSIN

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE       | LENGTH  | BEARING       |
| L1         | 102.45' | S 00°14'09" W |
| L2         | 126.98' | N 67°38'58" W |
| L3         | 99.95'  | N 89°07'03" W |
| L4         | 156.84' | N 42°30'35" W |
| L5         | 34.41'  | N 00°43'21" E |
| L6         | 71.31'  | N 18°39'57" E |
| L7         | 120.85' | N 01°12'39" E |

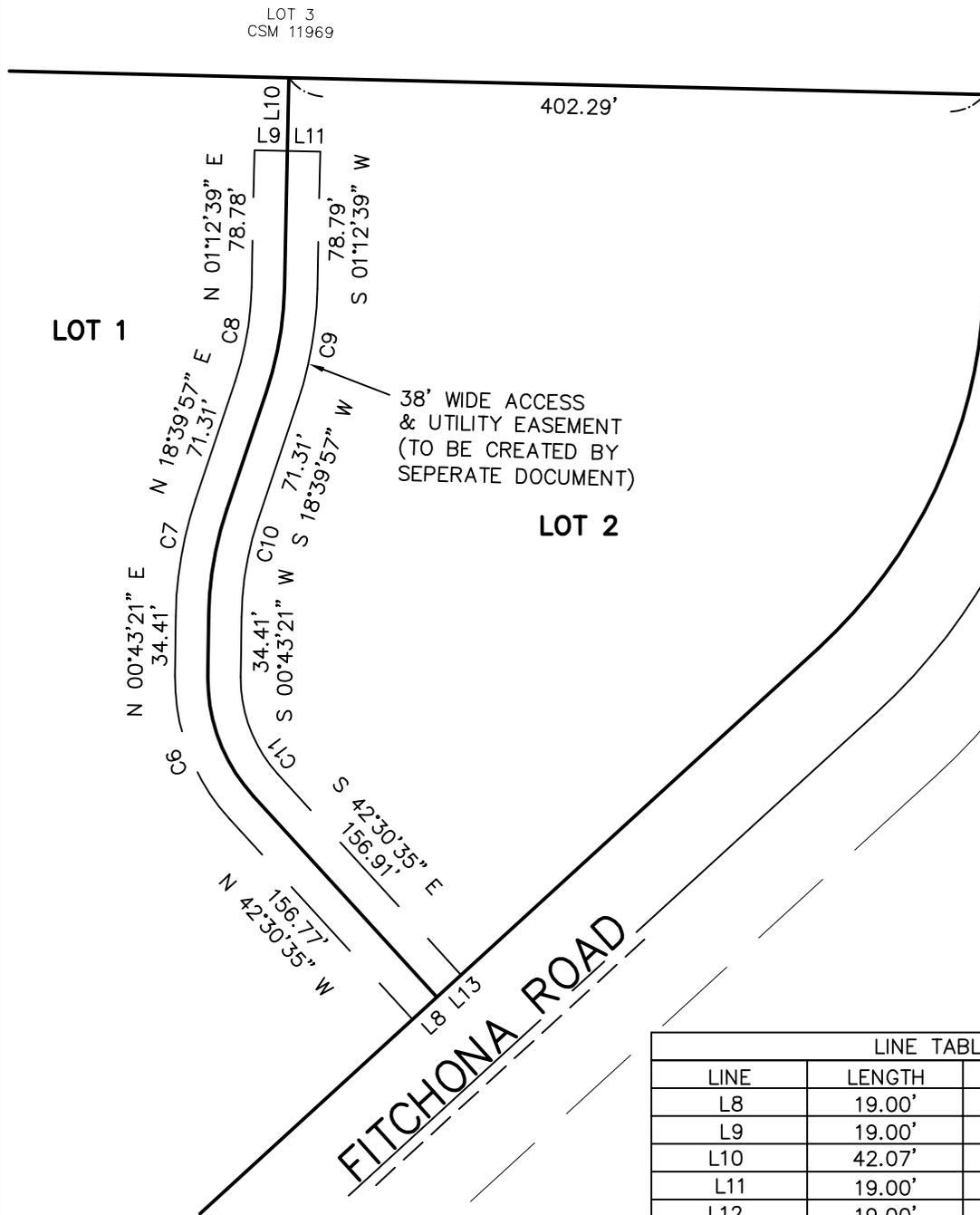


| CURVE TABLE |         |         |               |             |           |
|-------------|---------|---------|---------------|-------------|-----------|
| CURVE       | ARC     | RADIUS  | BEARING       | CHD. LENGTH | DELTA     |
| C1          | 243.32' | 293.75' | S 23°57'53" W | 236.42'     | 47°27'31" |
| C2          | 89.26'  | 300.00' | S 39°10'12" W | 88.94'      | 17°2'52"  |
| C3          | 75.45'  | 100.00' | N 20°53'37" W | 73.68'      | 43°13'56" |
| C4          | 62.63'  | 200.00' | N 09°41'39" E | 62.38'      | 17°56'36" |
| C5          | 60.93'  | 200.00' | N 09°56'18" E | 60.69'      | 17°27'18" |

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 12 OF ORCHARD POINT IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 9 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## ACCESS EASEMENT DETAIL

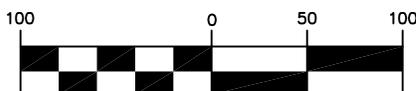


| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE       | LENGTH | BEARING       |
| L8         | 19.00' | S 47°41'38" W |
| L9         | 19.00' | S 88°48'16" E |
| L10        | 42.07' | N 01°12'39" E |
| L11        | 19.00' | S 88°48'16" E |
| L12        | 19.00' | S 47°41'38" W |

| CURVE TABLE |        |         |               |             |           |
|-------------|--------|---------|---------------|-------------|-----------|
| CURVE       | ARC    | RADIUS  | BEARING       | CHD. LENGTH | DELTA     |
| C6          | 89.79' | 119.00' | N 20°53'37" W | 87.68'      | 43°13'57" |
| C7          | 68.59' | 219.00' | N 09°41'39" E | 68.31'      | 17°56'38" |
| C8          | 55.14' | 181.00' | N 09°56'18" E | 54.93'      | 17°27'18" |
| C9          | 66.72' | 219.00' | S 09°56'18" W | 66.46'      | 17°27'18" |
| C10         | 56.69' | 181.00' | S 09°41'39" W | 56.45'      | 17°56'38" |
| C11         | 61.12' | 81.00'  | S 20°53'37" E | 59.68'      | 43°13'57" |



### GRAPHIC SCALE



1 inch = 100 ft.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## OWNER'S CERTIFICATE

ORCHARD POINTE DEVELOPMENT COMPANY, INC., A CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS MAP, AND SUBMITTED TO THE CITY OF FITCHBURG AS REQUIRED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FITCHBURG.

IN WITNESS WHEREOF, THE ABOVE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT M. SHEA, ITS REPRESENTATIVE, AT \_\_\_\_\_, WISCONSIN, THIS \_\_\_\_\_ DAY OF, \_\_\_\_\_ 2019.

\_\_\_\_\_  
ROBERT M. SHEA

STATE OF WISCONSIN)  
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGE

SETTLERS BANK, A BANKING CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF ORCHARD POINTE DEVELOPMENT COMPANY, INC., AS OWNER OF SAID LAND.

IN WITNESS WHEREOF, SETTLERS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY [BANK OFFICER] AND ITS CORPORATE SEAL HEREUNTO AFFIXED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
[BANK OFFICER]

STATE OF WISCONSIN)  
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, THE ABOVE NAMED [BANK OFFICER], TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF WISCONSIN  
MY COMMISSION EXPIRES: \_\_\_\_\_



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## CITY OF FITCHBURG APPROVAL CERTIFICATE

THIS CERTIFIED SURVEY, INCLUDING ANY DEDICATIONS SHOWN THEREON, HAS BEEN DULY APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
PATTY ANDERSON, CITY CLERK

## REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ OF DANE COUNTY CERTIFIED SURVEYS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI,  
DANE COUNTY REGISTER OF DEEDS

