

# CINQUE TERRE 4156105

A REPLAT OF LOTS 3, 4, 5, 6, AND 7 AND OUTLOTS 5, 6, AND 7 OF FITCHBURG CENTER - NORTH PLAT, RECORDED IN VOLUME 57-081B, PAGES 318-322 AS DOCUMENT NUMBER 2890423, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER, AND THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

DEPARTMENT OF ADMINISTRATION

**LOT DEVELOPMENT RESTRICTIONS**

LOT 1: IMPERVIOUS AREA = 5,000 SQ. FT. PER UNIT MAXIMUM; DEVELOPED AREA = 6,000 SQ. FT. PER UNIT MAXIMUM; OPEN SPACE = N/A; PERIMETER SETBACKS = 100 FEET FROM NORTHERLY AND EASTERLY PROPERTY LINES, 20 FEET FROM WESTERLY AND SOUTHERLY PROPERTY LINES; MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES = 20 FEET.

LOT 2: IMPERVIOUS RATIO = 0.32 MAXIMUM; DEVELOPED AREA RATIO = 0.35 MAXIMUM; OPEN SPACE RATIO = 0.65 MINIMUM; PERIMETER SETBACKS = 40 TO 60 FEET FROM NORTH PROPERTY LINE (5 FEET SOUTH LINE OF SANITARY SEWER EASEMENT), 10 FEET FROM EASTERLY AND WESTERLY PROPERTY LINES, 20 FEET FROM SOUTHERLY PROPERTY LINE (PRIVATE STREET); MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES = 20 FEET.

LOT 4: IMPERVIOUS SURFACE RATIO = 0.47 MAXIMUM; DEVELOPED AREA RATIO = 0.49 MAXIMUM; OPEN SPACE RATIO = 0.51 MINIMUM; PERIMETER SETBACKS = 20 FEET FROM ALL PROPERTY LINES EXCEPT 10' FORM PROPERTY LINES SHARED WITH OUTLOT 3; SPECIAL TREE PROTECTION = 50 FEET FROM DESIGNATED SPECIMEN TREES; MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES = 20 FEET;

**DEFINITIONS**

IMPERVIOUS SURFACES INCLUDES ALL NON PERMEABLE SURFACES SUCH AS: CONVENTIONAL ASPHALT AND CONCRETE PAVEMENT (WALKS, DRIVEWAYS, PATIOS), AND BUILDING ROOF AREA.  
DEVELOPED AREA: INCLUDES IMPERVIOUS SURFACES AND CONSTRUCTED PERMEABLE SURFACES SUCH AS: PERMEABLE PAVEMENT (TURF STONE, GRASSY PAVERS, POROUS PAVEMENT, LOOSE STONE WALKWAYS, ETC.).  
OPEN SPACE INCLUDES ALL VEGETATIVE COVER (LAWN, FLOWER BEDS, INCIDENTAL HARDSCAPE, AND NATIVE HABITAT RESTORATION), AND AREAS UTILIZED FOR STORM WATER MANAGEMENT.

**CURVE TABLE**

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	423.36	83°38'34" (38°)	290.00	N 40°18'19" W (18°)	386.75	N 1°30'58" E	
C2	292.80	57°50'58"	290.00	N 27°24'31" W	280.52	N 1°30'58" E	N 56°20'00" W
C3	130.55	25°47'36"	290.00	N 69°13'48" W	129.45	N 56°20'00" W	
C4	176.44 (176.43)	91°54'06" (53°51')	110.00	N 36°10'33" W (40.5')	158.12		N 9°46'30" E
C5	111.10	77°37'59" (46°)	82.00	N 48°35'20" E (08°)	102.79 (102.80)	N 9°46'30" E	
C6	180.06	82°32'02" (04°)	125.00	N 51°19'50" W (49°)	164.89		N 10°03'49" W
C7	305.82	67°23'32"	260.00	S 68°48'02" E (01°)	288.49		
C8	21.04	10°18'16"	117.00	N 89°43'58" E	21.01		
C9	20.50	46°58'20"	25.00	S 61°37'45" E	19.93		S 38°08'35" E
C10	248.48	23°11'36"	60.00	S 23°13'07.5" W	105.32		N 38°08'35" W
C11	117.65	112°20'54"	60.00	S 85°40'56.5" W	99.69	S 29°30'32" W	N 38°08'35" W
C12	51.57	49°14'54"	60.00	S 04°53'05" W	50.00	S 19°44'22" E	S 29°30'32" W
C13	79.25	75°40'48"	60.00	S 57°34'46" E	73.61		S 19°44'22" E
C14	65.16	29°51'54"	125.00	S 70°10'58" E	64.42		
C15	39.09	29°51'54"	75.00	S 70°10'58" E	38.65		
C16	156.45	51°13'18"	175.00	N 80°51'39" W	151.29		
C17	201.15	51°13'18"	225.00	N 80°51'39" W	194.52		
C18	102.53	33°34'10"	175.00	N 89°41'13" W	101.07		
C19	73.24	33°34'10"	125.00	S 89°41'13" E	72.19		
C20	76.15	34°54'14"	125.00	N 89°38'44" E	74.98		
C21	106.61	34°54'14"	175.00	S 89°38'44" W	104.97		
C22	164.28	75°18'08"	125.00	N 70°09'19" W	152.71		
C23	98.57	75°18'08"	75.00	S 70°09'19" E	91.63		
C24	83.45	63°45'02"	75.00	S 64°22'46" E	79.21		N 83°44'43" E
C25	32.47	24°48'28"	75.00	S 44°54'29" E	32.22		S 57°18'43" E
C26	50.98	38°56'34"	75.00	S 76°47'00" E	50.00	S 57°18'43" E	N 83°44'43" E
C27	132.34	60°39'42"	125.00	S 62°50'05" E	126.25		N 86°50'04" E
C28	48.09	22°02'36"	125.00	S 43°31'32" E	47.79		S 54°32'50" E
C29	84.25	38°37'06"	125.00	S 73°51'23" E	82.67	S 54°32'50" E	N 86°50'04" E

**LOT AREA TABLE**

LOT	SQUARE FT.	ACRES
LOT 1	202,772	4.6550
LOT 2	159,034	3.6509
LOT 3	483,945	11.1098
LOT 4	121,516	2.7896
O.L. 1	39,002	0.8954
O.L. 2	62,792	1.4415
O.L. 3	18,712	0.4296
O.L. 4	459,257	10.5431
O.L. 5	22,406	0.5144

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 *January 19th, 2006*

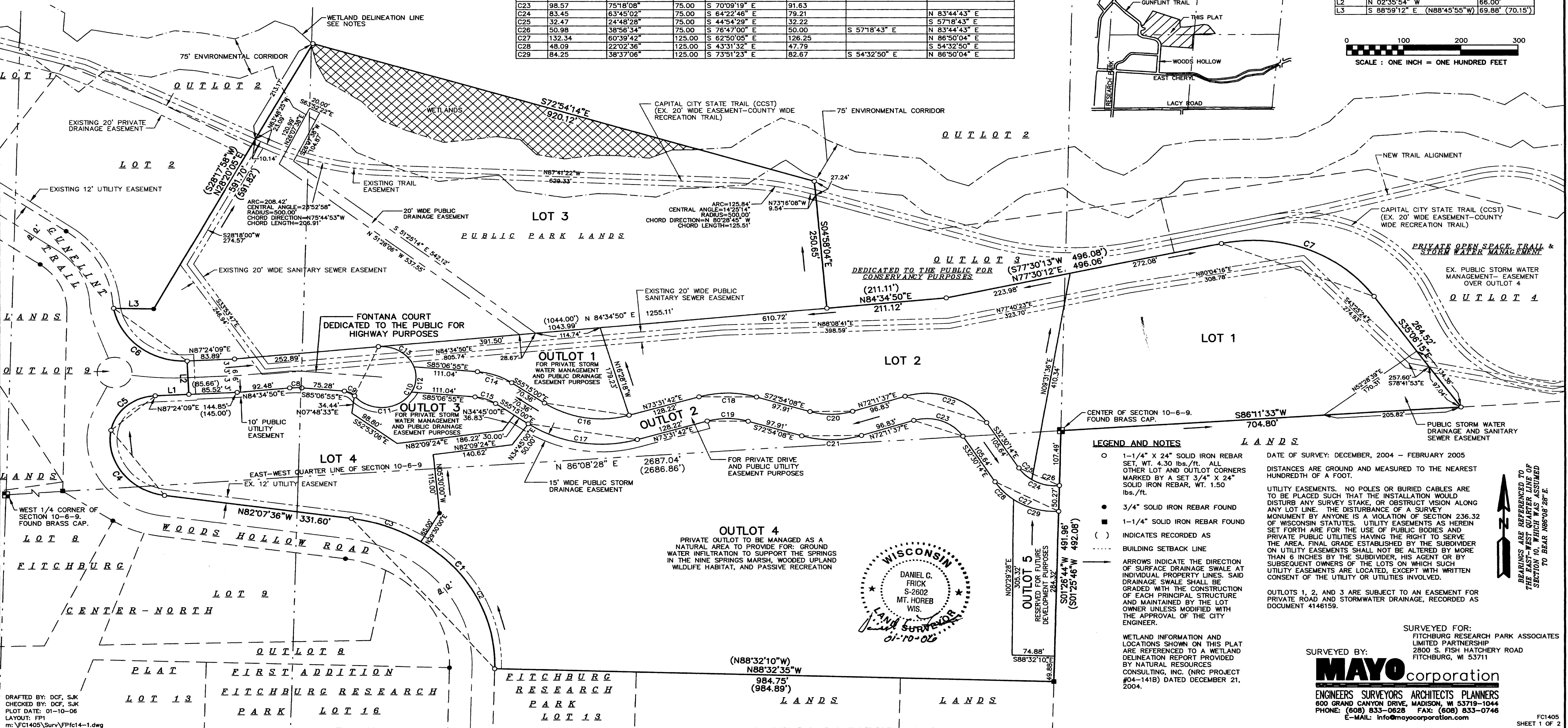
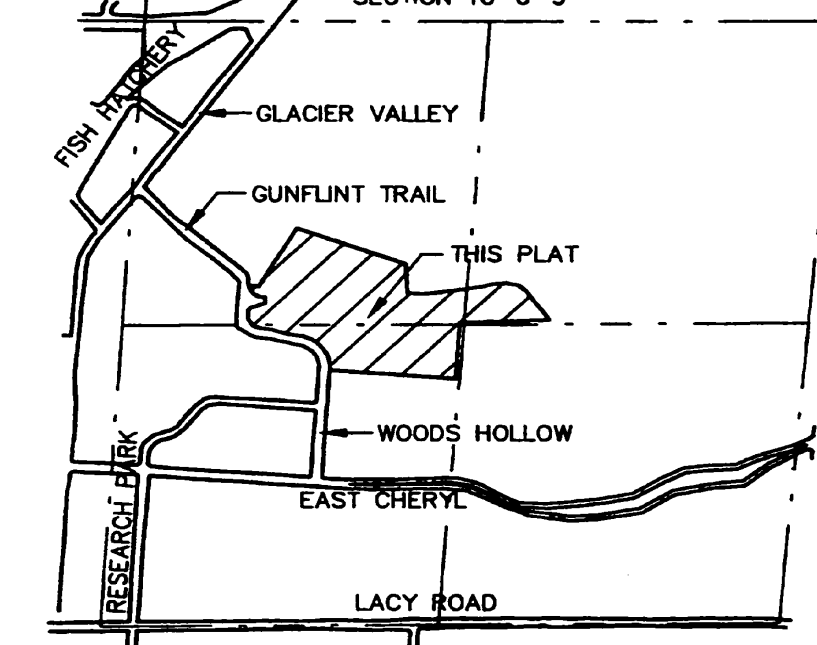
*Kenneth J. Buey*  
Department of Administration

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 87°24'09" E	59.33' (59.34')
L2	N 02°35'54" W	66.00'
L3	S 88°59'12" E (N88°45'55" W)	69.88' (70.15')

0 100 200 300  
SCALE: ONE INCH = ONE HUNDRED FEET

**LOCATION MAP**



**LEGEND AND NOTES**

- 1-1/4" X 24" SOLID IRON REBAR SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A SET 3/4" X 24" SOLID IRON REBAR, WT. 1.50 LBS./FT.
- 3/4" SOLID IRON REBAR FOUND
- 1-1/4" SOLID IRON REBAR FOUND
- ( ) INDICATES RECORDED AS
- BUILDING SETBACK LINE
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

**LANDS**

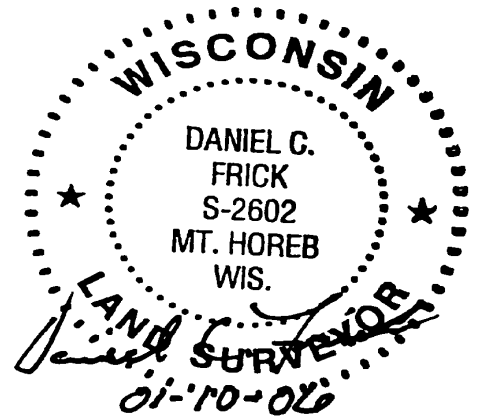
DATE OF SURVEY: DECEMBER, 2004 - FEBRUARY 2005  
DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

OUTLOTS 1, 2, AND 3 ARE SUBJECT TO AN EASEMENT FOR PRIVATE ROAD AND STORMWATER DRAINAGE, RECORDED AS DOCUMENT 4146159.

SURVEYED FOR:  
FITCHBURG RESEARCH PARK ASSOCIATES  
LIMITED PARTNERSHIP  
2800 S. FISH HATCHERY ROAD  
FITCHBURG, WI 53711

SURVEYED BY:  
**MAYO** corporation  
ENGINEERS SURVEYORS ARCHITECTS PLANNERS  
600 GRAND CANYON DRIVE, MADISON, WI 53719-1044  
PHONE: (608) 833-0628 FAX: (608) 833-0746  
E-MAIL: info@mayocorporation.com

DRAFTED BY: DCF, SJK  
CHECKED BY: DCF, SJK  
PLOT DATE: 01-10-06  
LAYOUT: FPI  
m:\FC1405\Surv\VP1c14-1.dwg

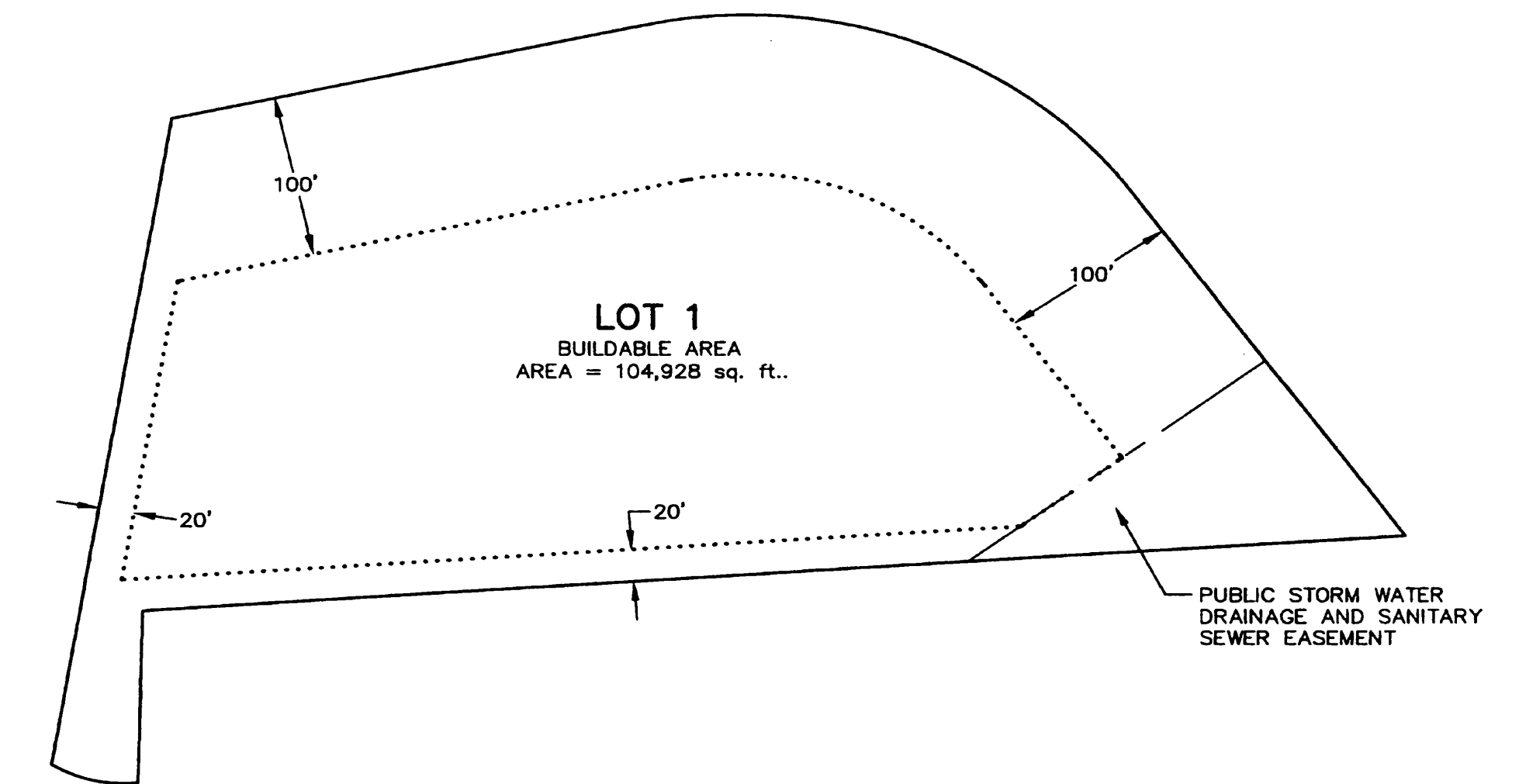
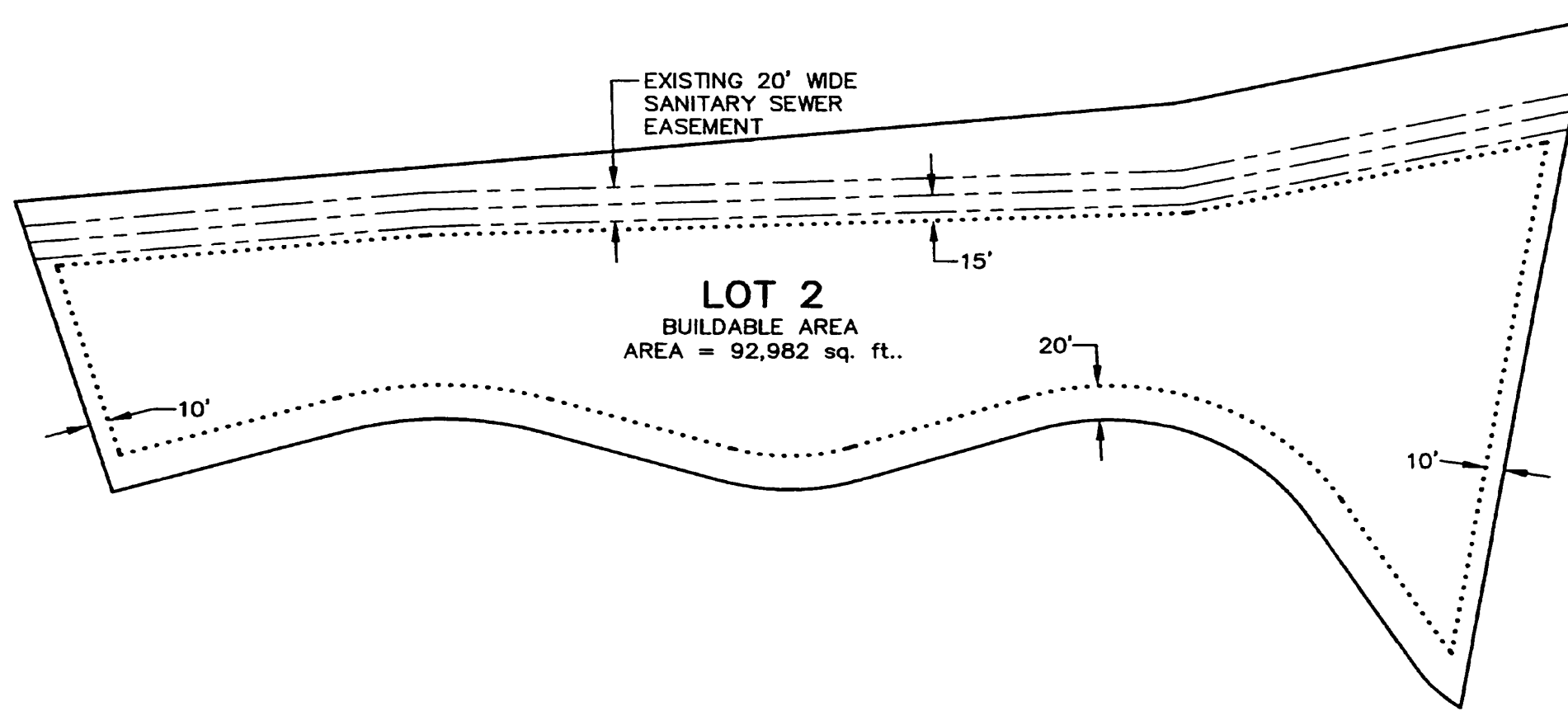
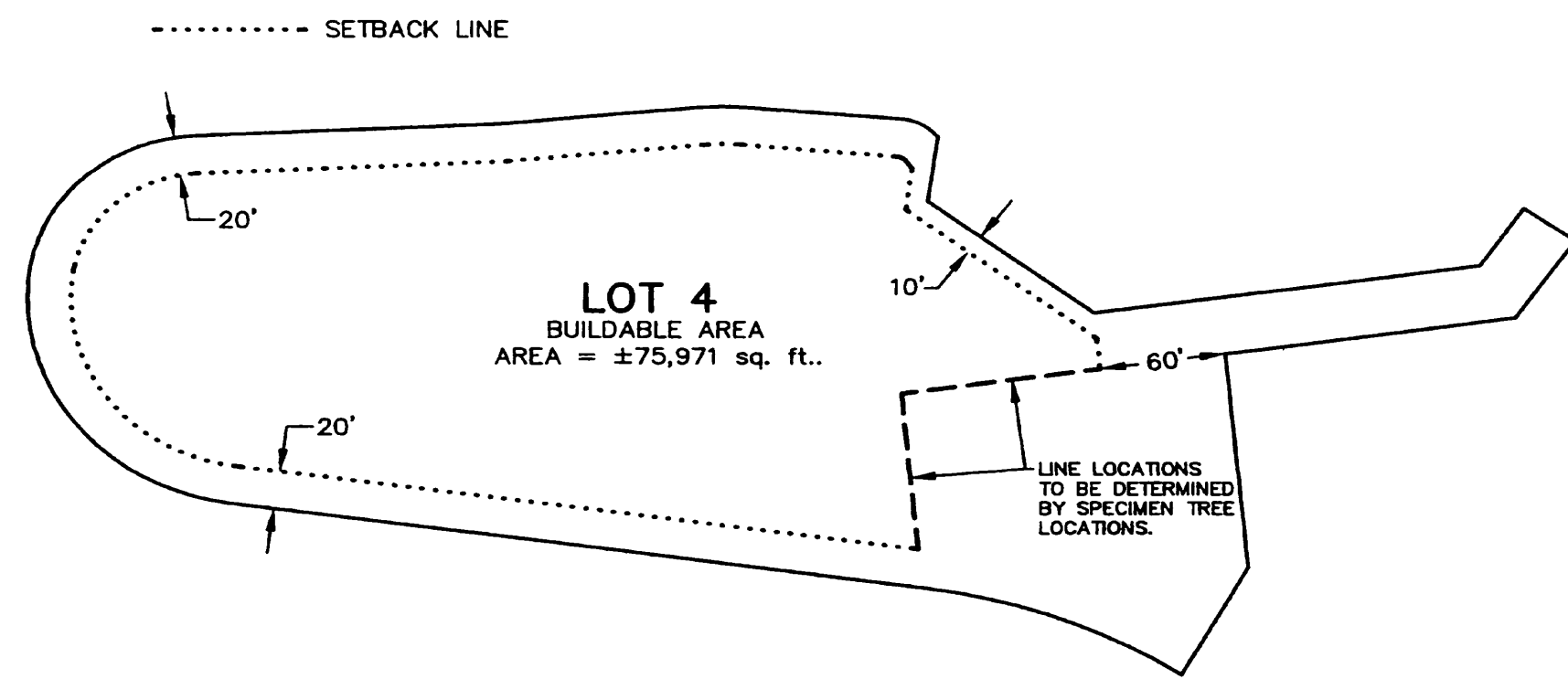


BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER LINE OF SECTION 10, WHICH WAS ASSUMED TO BEAR N86°08'28" E.

# CINQUE TERRE

A REPLAT OF LOTS 3, 4, 5, 6, AND 7 AND OUTLOTS 5, 6, AND 7 OF FITCHBURG CENTER - NORTH PLAT, RECORDED IN VOLUME 57-081B, PAGES 318-322 AS DOCUMENT NUMBER 2890423, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER, AND THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 9 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

### SETBACK LINE DETAILS FOR LOTS 1, 2, AND 4



### SURVEYOR'S CERTIFICATE

I, Daniel C. Frick, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the City of Fitchburg and under the direction of Fitchburg Research Park Associates Limited Partnership, owner of said land, I have surveyed, divided and mapped the plat of CINQUE TERRE; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed, the boundary of which is described as follows:

All of Lots 3, 4, 5, 6, and 7 and Outlots 5, 6, and 7 of Fitchburg Center - North Plat, recorded in Volume 57-081B, Pages 318-322 as Document Number 2890423, Located in the Southwest Quarter of the Northeast Quarter, the Southeast and Southwest Quarters of the Northwest Quarter, and the Northeast and Northwest Quarters of the Southwest Quarter of Section 10, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:  
Commencing at the West Quarter Corner of said Section 10; thence North 86 degrees 08 minutes 28 seconds East, 2687.04 feet to the Center of Section 10 and the point of beginning; thence South 01 degree 26 minutes 44 seconds West, 491.96 feet; thence North 88 degrees 32 minutes 35 seconds West, 984.75 feet to the easterly right-of-way line of Woods Hollow Road and a point of non-tangent curvature; thence 423.36 feet along said easterly right-of-way line of Woods Hollow Road and the arc of a curve to the left, through a central angle of 83 degrees 38 minutes 34 seconds, a radius of 290.00 feet and a chord bearing North 40 degrees 18 minutes 19 seconds West, 386.75 feet; thence North 82 degrees 07 minutes 36 seconds West along said easterly right-of-way line of Woods Hollow Road, 331.60 feet to a point of curvature; thence 176.44 feet along said easterly right-of-way line of Woods Hollow Road and the arc of a curve to the right, through a central angle of 91 degrees 54 minutes 06 seconds, a radius of 110.00 feet, and a chord bearing North 36 degrees 10 minutes 33 seconds West, 158.12 feet to a point of compound curvature; thence 111.10 feet along said easterly right-of-way line of Woods Hollow Road and the arc of a curve to the right, through a central angle of 77 degrees 37 minutes 59 seconds, a radius of 82.00 feet, and a chord bearing North 48 degrees 35 minutes 20 seconds East, 102.79; thence North 87 degrees 24 minutes 09 seconds East along said easterly right-of-way line of Woods Hollow Road, 59.33 feet; thence North 02 degrees 35 minutes 54 seconds West, 66.00 feet to the northeasterly right-of-way line of Gunflint Trail and a point of non-tangent curvature; thence 180.06 feet along said northeasterly line of Gunflint Trail and the arc of a curve to the right, through a central angle of 82 degrees 32 minutes 02 seconds, a radius of 125.00 feet, and a chord bearing North 51 degrees 19 minutes 50 seconds West, 164.89 feet; thence South 88 degrees 59 minutes 12 seconds East, 69.88 feet; thence North 28 degrees 20 minutes 05 seconds East, 591.70 feet; thence South 72 degrees 54 minutes 14 seconds East, 920.12 feet; thence South 04 degrees 58 minutes 04 seconds East, 250.65 feet; thence North 84 degrees 34 minutes 50 seconds East, 211.12 feet; thence North 77 degrees 30 minutes 12 seconds East, 496.06 feet to a point of curvature; thence 305.82 feet along the arc of a curve to the right, through a central angle of 67 degrees 23 minutes 32 seconds, a radius of 260.00 feet, and a chord bearing South 68 degrees 48 minutes 02 seconds East, 288.49 feet; thence South 35 degrees 06 minutes 15 seconds East, 264.52 feet to the East-West Quarter line of Section 10; thence South 86 degrees 11 minutes 33 seconds West, 704.80 feet to the point of beginning; containing 1,600,712± square feet or 36.7473± acres; subject to any easements or agreements, recorded or unrecorded.

### OWNER'S CERTIFICATE OF DEDICATION

Fitchburg Research Park Associates Limited Partnership, a Limited Partnership, as owner, does hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on the map hereon. We also certify that this plat is required by S.236.10 or 236.12 to be submitted to the City of Fitchburg, Dane County, Wisconsin Department of Transportation, and Wisconsin Department of Administration for approval.

WITNESS the hands and seals of said owner this 20 day of January, 2006.  
Fitchburg Research Park Associates Limited Partnership  
*William A. Linton*  
General Partner

State of Wisconsin )  
County of Dane )ss.  
Personally came before me this 20 day of January, 2006 the above named William A. Linton, General Partner to Fitchburg Research Park Associates Limited Partnership, to me known to be the person who executed the foregoing instrument and acknowledge the same.  
*Judith Wisniewski*  
Notary Public  
My Commission expires \_\_\_\_\_

### CITY OF FITCHBURG CERTIFICATE OF DEDICATION

City of Fitchburg, as owner, does hereby certify that we caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on the map hereon. We also certify that this plat is required by S.236.10 or 236.12 to be submitted to the City of Fitchburg, Dane County, Wisconsin Department of Transportation, and Wisconsin Department of Administration for approval.

WITNESS the hands and seals of said owner this 20 day of January, 2006.  
City of Fitchburg  
*Thomas Cleuder*  
Authorized Representative

State of Wisconsin )  
County of Dane )ss.  
Personally came before me this 20 day of January, 2006, the above named William A. Linton, General Partner to Fitchburg Research Park Associates Limited Partnership, to me known to be the person who executed the foregoing instrument and acknowledge the same.  
*Ruth M. Becker*  
Notary Public  
My Commission expires: 8/13/2006

### CERTIFICATE OF COUNTY TREASURER

State of Wisconsin )  
County of Dane )ss.  
I, Dave 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 unpaid special assessments as of this 26th day of January, 2006 affecting the lands included in the plat of CINQUE TERRE.  
01/26/06  
Date *Dave Gawenda*  
Dave Gawenda, County Treasurer

### CERTIFICATE OF CITY TREASURER

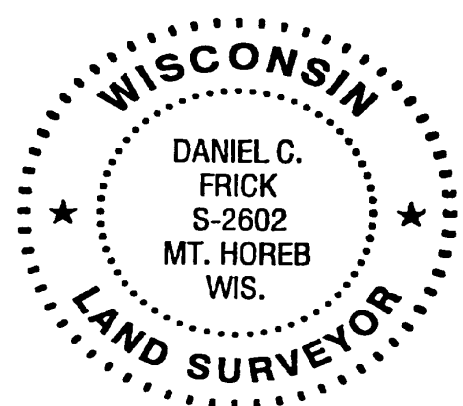
State of Wisconsin )  
County of Dane )ss.  
I, Nancy Solberg, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 24th day of January, 2006, on any of the lands included in the plat of CINQUE TERRE.  
1/24/06  
Date *Nancy L. Solberg*  
Nancy Solberg, City Treasurer

### CERTIFICATE OF CITY CLERK

State of Wisconsin )  
County of Dane )ss.  
"RESOLVED that this plat known as CINQUE TERRE, located in the City of Fitchburg was hereby approved by resolution No. R-52-05, file number FP-1485-05 adopted on this 14 day of June, 2005, and further resolved that the conditions of said approval were fulfilled on this 24 day of January, 2006, and that said resolution further provided for the acceptance of those lands and rights dedicated by said plat of CINQUE TERRE for public use".  
January 24, 2006  
Date *Ruth M. Becker*  
Ruth M. Becker, City Clerk

State of Wisconsin )  
County of Dane )ss.  
*Ruth M. Becker*  
"I, *Karen A. Peters*, Clerk of the City of Fitchburg, Dane County, hereby certify that the city council has resolved that public sewer will be made available to all lots in the plat of CINQUE TERRE before buildings are occupied and that private sewerage facilities are prohibited."  
Jan. 23, 2006  
Date *Ruth M. Becker*  
Ruth M. Becker, City Clerk

Dated this 10th day of January, 2006.  
*Daniel C. Frick*  
Daniel C. Frick  
Registered Land Surveyor S-2602



### DEPARTMENT OF ADMINISTRATION

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 January 19th, 2006  
*Jane Licht*  
Department of Administration

### RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS  
Received for recording this 26th day of January, 2006, at 10:09 o'clock A.M. and recorded in Volume 58-100B of Plats, on pages 528-529.  
*Jane Licht by Peter Mastaglio*  
Jane Licht, Dane County Register of Deeds

SURVEYED FOR:  
FITCHBURG RESEARCH PARK ASSOCIATES LIMITED PARTNERSHIP  
2800 S. FISH HATCHERY ROAD  
FITCHBURG, WI 53711

**MAYO** corporation  
ENGINEERS SURVEYORS ARCHITECTS PLANNERS  
600 GRAND CANYON DRIVE, MADISON, WI 53719-1044  
PHONE: (608) 833-0628 FAX: (608) 833-0746  
E-MAIL: info@mayocorporation.com