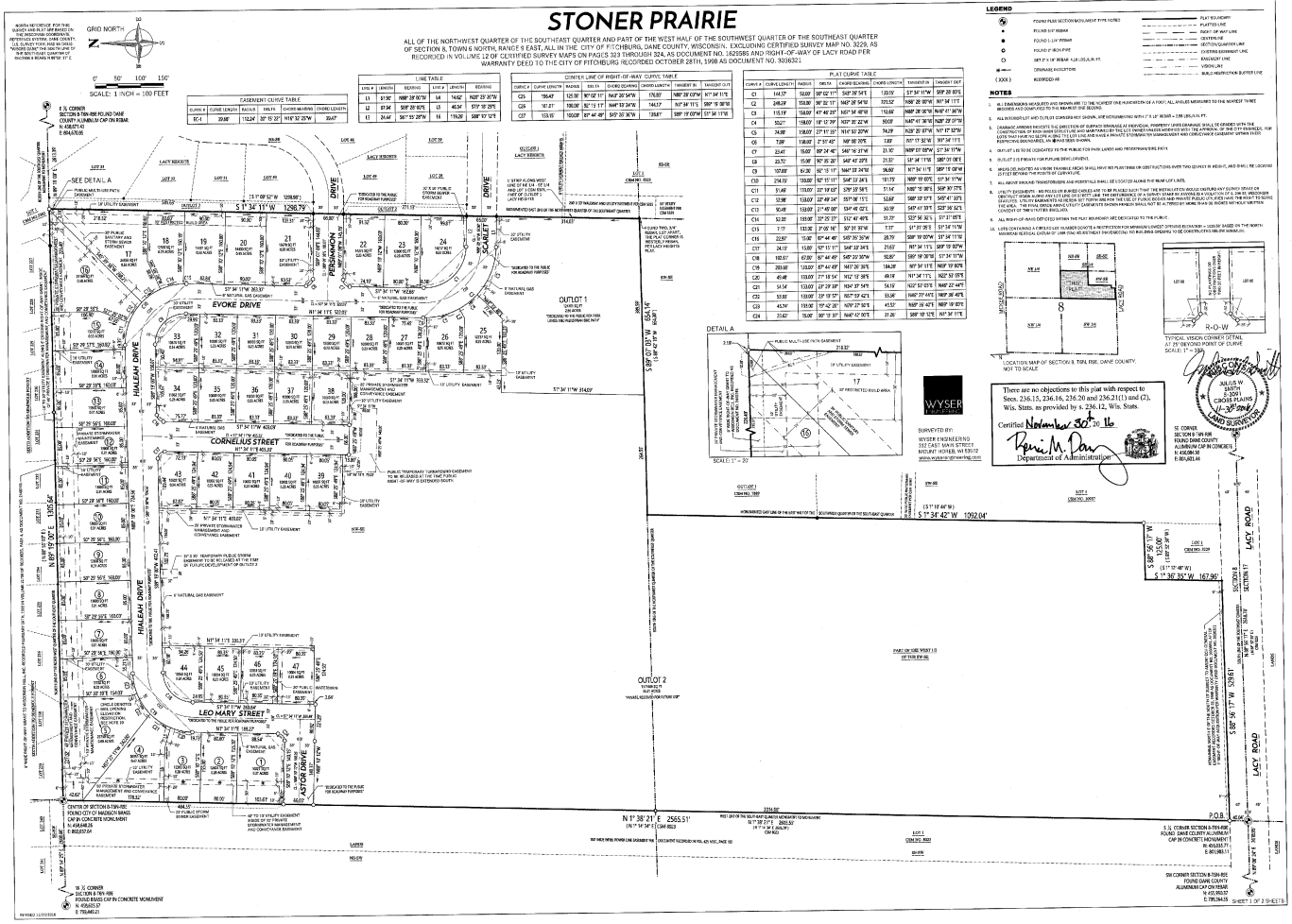
Document # 5288568

STONER PRAIRIE

ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN., EXCLUDING CERTIFIED SURVEY MAP NO. 3229, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 323 THROUGH 324, AS DOCUMENT NO. 1626986 AND RIGHT-OF-WAY OF LACY ROAD PER WARRANTY DEED TO THE CITY OF FITCHBURG RECORDED OCTOBER 28TH, 1998 AS DOCUMENT NO. 3036321



EASEMENT CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC1	39.68'	1152.84'	2°01'53.22"	N76°32'25"W	39.67'

LINE TABLE

LINE #	LENGTH	BEARING
L1	51.56'	N88°28'50"W
L2	87.94'	S08°28'50"E
L3	26.44'	S67°11'25"W
L4	14.62'	N20°31'30"W
L5	40.34'	S71°31'25"E
L6	119.26'	S88°53'12"E

CENTER LINE OF RIGHT-OF-WAY CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C25	150.40'	125.00'	68°56'13"	N64°39'30"W	141.52'	N30°11'23"W	N89°52'30"W
C26	161.01'	1060.00'	8°42'15"	N84°53'24"W	160.85'	N89°46'31"W	N81°04'16"W
C27	133.10'	1060.00'	7°11'49"	S85°20'36"W	133.01'	S88°57'29"W	S81°45'41"W

PLAT CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	144.57'	59.00'	139°02'11"	S43°39'54"E	130.19'	S73°34'11"W	S89°28'00"E
C2	249.29'	159.00'	89°50'11"	S44°28'54"E	224.52'	N89°28'00"W	N01°34'11"E
C3	115.19'	159.00'	41°30'23"	N69°34'48"W	112.68'	N89°28'00"W	N48°57'36"W
C4	152.21'	159.00'	54°51'37"	N20°57'36"W	146.58'	N48°57'36"W	N06°05'59"W
C5	74.98'	159.00'	27°01'25"	N14°51'30"W	74.29'	N28°20'42"W	N41°21'59"W
C6	7.09'	159.00'	2°33'43"	N40°38'20"E	7.09'	N39°03'32"W	N41°34'11"E
C7	23.41'	15.00'	89°24'46"	S46°16'47"W	21.10'	S89°57'09"W	S1°34'11"W
C8	23.72'	15.00'	90°35'28"	S43°41'43"E	21.32'	S1°34'11"W	S88°01'06"E
C9	102.69'	61.00'	96°28'11"	N44°18'34"W	90.92'	N1°34'11"E	S89°16'08"W
C10	214.70'	133.00'	92°29'11"	S44°32'34"E	191.73'	N89°19'03"E	S1°34'11"W
C11	51.40'	133.00'	22°08'22"	S78°28'58"E	51.06'	N89°15'48"E	S68°39'37"E
C12	32.98'	133.00'	22°49'24"	S57°06'15"E	32.89'	S68°39'37"E	S45°47'33"E
C13	90.48'	133.00'	21°43'00"	S34°40'42"E	89.59'	S45°47'33"E	S23°56'42"E
C14	52.33'	133.00'	22°32'27"	S12°40'49"E	51.72'	S23°56'42"E	S1°34'11"W
C15	7.17'	133.00'	3°05'16"	S0°31'30"W	7.17'	S1°01'08"E	S1°34'11"W
C16	22.82'	15.00'	87°44'49"	S45°26'35"W	20.70'	S89°19'00"W	S1°34'11"W
C17	24.15'	15.00'	92°13'11"	S44°33'34"E	21.62'	N1°34'11"E	S89°19'00"W
C18	102.61'	67.00'	87°44'49"	S45°26'35"W	92.87'	S89°19'00"W	S1°34'11"W
C19	200.60'	133.00'	86°24'49"	N41°26'35"E	184.28'	N01°34'11"E	N69°19'00"E
C20	45.48'	133.00'	21°18'54"	N12°52'38"E	49.18'	N1°34'11"E	N22°52'05"E
C21	54.54'	133.00'	23°29'39"	N34°37'54"E	54.16'	N22°52'05"E	N46°22'44"E
C22	53.93'	133.00'	23°13'37"	N57°59'42"E	53.56'	N46°22'44"E	N69°36'20"E
C23	43.54'	133.00'	18°45'22"	N79°29'02"E	43.35'	N69°36'20"E	N88°21'41"E
C24	23.62'	15.00'	90°13'31"	N44°42'06"E	21.26'	S88°19'10"E	N01°34'11"E

LEGEND

- FOUND PLAT SECTION MONUMENT AS NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" PIPE
- FOUND 3" IRON PIPE
- SET 1" x 18" REBAR 1.13 LB/LIN. FT.
- DRAINAGE ARROW
- (XXX') RECORDED AS
- PLAT BOUNDARY
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- VISION LINE
- BUILD RESTRICTION BUFFER LINE

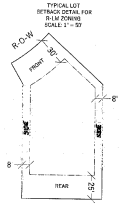
NOTES

1. ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
2. ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 1" X 18" REBAR = 1.85 LBS/LIN. FT.
3. DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE AT INDIVIDUAL PROPERTY LINES DRAINAGE SHALL BE ORDERLY WITH THE ADJACENT PROPERTIES AND SHALL NOT BE ALTERED IN A MANNER THAT IMPEDES THE DRAINAGE FROM ADJACENT PROPERTIES WITHOUT PROVISION BEING MADE WITH THE APPROVAL OF THE CITY ENGINEER, FOR SUCH THAT HAVE NO ADVERSE AFFECT TO THE LOT LINE AND MADE A PART OF STORMWATER EASEMENT AND CONVEYANCE EASEMENT WITHIN THESE RESTRICTING BOUNDARIES, AS ARROWS SHOWN.
4. OUTLOT 2 IS TO BE DEDICATED TO THE PUBLIC FOR PARK LANDS AND PEDESTRIAN/BIKE PATH.
5. OUTLOT 3 IS PRIVATE FOR FUTURE SHARED DRIVEWAY.
6. AREAS DELINEATED AS VISION TRIANGLE AREAS SHALL HAVE NO PLANTINGS OR OBSTRUCTIONS OVER TWO (2) FEET IN HEIGHT, AND SHALL BE LOCATED 25 FEET BEYOND THE POINTS OF CURVATURE.
7. ALL ABOVE GROUND TRANSFORMERS AND PEDESTALS SHALL BE LOCATED ALONG THE REAR LOT LINES.
8. UTILITY EASEMENTS - AN INCLUSION IN WIRES CABLES AND TO BE PLACED SUCH THAT THE INSTALLATION SHALL CAUSED ANY SURVEY STAKE OR MONUMENT TO BE REMOVED OR ANY LOT LINE OR STREET LINE THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IN A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY WARRANTS A SECTION 807 TOTAL 886 FOR THE USE OF PUBLIC ROADS AND PRIVATE PUBLIC ROADS THAT THE UTILITY REQUIRES GRANTEES. UTILITY WARRANTS A SECTION 807 TOTAL 886 FOR THE USE OF PUBLIC ROADS AND PRIVATE PUBLIC ROADS THAT THE UTILITY REQUIRES THE AREA. THE FINAL GRADE ABOVE UTILITY EASEMENTS SHOWN HEREON SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.
9. ALL RIGHT-OF-WAYS DEDICATED WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC.
10. LOTS CONTAINING A CIRCLE/LILLY NUMBER DENOTE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION = 1000 FEET BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) WITH NEXT TWO DECIMAL NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM.

STONER PRAIRIE

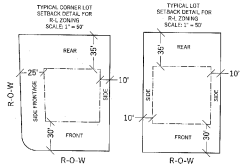
ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, ALL IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN. EXCLUDING CERTIFIED SURVEY MAP NO. 3229, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS ON PAGES 323 THROUGH 324, AS DOCUMENT NO. 1629586 AND RIGHT-OF-WAY OF LACY ROAD PER WARRANTY DEED TO THE CITY OF FITCHBURG RECORDED OCTOBER 28TH, 1998 AS DOCUMENT NO. 3036321

TYPICAL LOT
SETBACK DETAIL FOR
R-1 M ZONING
SCALE: 1" = 10'

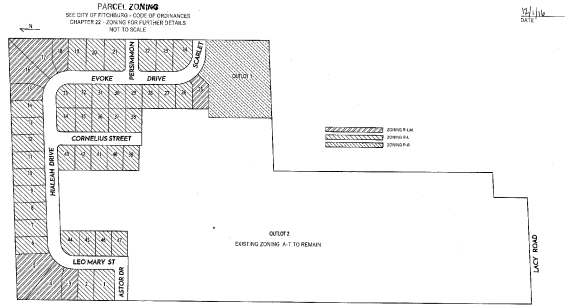


TYPICAL CORNER LOT
SETBACK DETAIL FOR
R-1 ZONING
SCALE: 1" = 50'

TYPICAL LOT
SETBACK DETAIL FOR
R-1 ZONING
SCALE: 1" = 50'



PARCEL ZONING
SEE CITY OF FITCHBURG - CODE OF ORDINANCES
CHAPTER 22 - ZONING FOR FURTHER DETAILS
NOT TO SCALE



REVISED 11/30/2016

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, MISTY DOOGE, 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 1st DAY OF December 2016, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF STONER PRAIRIE.

12/1/16
DATE

Kari Miller
KARI MILLER, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM BALLAGH, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF,

THIS 1 DAY OF December 2016, AFFECTING THE LANDS INCLUDED IN THE PLAT OF STONER PRAIRIE.

12-1-16
DATE

ADAM BALLAGH, COUNTY TREASURER

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS STONER PRAIRIE, LOCATED IN THE CITY OF FITCHBURG WAS HEREBY APPROVED BY

RESOLUTION NO. R-161-16 FILE NUMBER 5PA)-218-16 ADOPTED ON THIS 19th DAY OF September 2016

AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THIS 1st DAY OF December 2016

AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID STONER PRAIRIE FOR PUBLIC USE.

12/1/16
DATE

PATTI ANDERSON, CITY CLERK

CITY OF FITCHBURG
DANE COUNTY
WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

O'BRIEN FAMILY LIMITED PARTNERSHIP, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF FITCHBURG
DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 15 DAY OF December 2016

IN PRESENCE OF:

O'BRIEN FAMILY LIMITED PARTNERSHIP
BY: MANAGING MEMBER

STATE OF WISCONSIN)
Dane COUNTY) ss

PERSONALLY CAME BEFORE ME THIS 1ST DAY OF December 2016

THE ABOVE NAMED Charles O'Brien MANAGING MEMBER TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
WISCONSIN

MY COMMISSION EXPIRES Dec 19, 2016

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 24 - LAND DIVISION OF THE CITY OF FITCHBURG ORDINANCES, AND UNDER THE DIRECTION OF WILLIAM RYAN HOMES WISCONSIN, INC., I HAVE SURVEYED, DIVIDED AND MAPPED STONER PRAIRIE; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THE LAND IS LOCATED IN THE NW 1/4 OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE, COUNTY, WISCONSIN, CONTAINING 57.42 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION EIGHT (8), TOGETHER WITH THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION EIGHT (8), ALL IN TOWN SIX (6) NORTH, RANGE NINE (9) EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, EXCEPTING THEREFROM ALL OF CERTIFIED SURVEY MAP NO. 3229 RECORDED AS DOCUMENT NO. 1629586 AND ALSO EXCEPTING THAT PORTION DEEDED TO THE CITY OF FITCHBURG IN WARRANTY DEED RECORDED OCTOBER 28, 1998 AS DOCUMENT NO. 3036321, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWN 6 NORTH, RANGE 9 EAST, THENCE NORTH 89 DEGREES 38 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 480.84 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LACY ROAD AND SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 6822, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST QUARTER LINE NORTH 01 DEGREES 38 MINUTES 23 SECONDS EAST, 2646.93 FEET TO THE MONUMENTED CENTER OF SAID SECTION 8 AND NORTH LINE OF AFORESAID SOUTHEAST QUARTER ALSO BEING THE SOUTH LINE OF SIXTH ADDITION TO SCHENGLE FOREST; THENCE NORTH 88 DEGREES 19 MINUTES 02 SECONDS EAST ALONG SAID NORTH QUARTER LINE, 1331.44 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 34 MINUTES 11 SECONDS WEST ALONG SAID EAST LINE, 1298.79 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ALSO BEING THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 1885; THENCE SOUTH 88 DEGREES 07 MINUTES 05 SECONDS WEST ALONG SAID SOUTH QUARTER QUARTER LINE, 654.54 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 ALSO BEING THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3229; THENCE SOUTH 01 DEGREE 31 MINUTES 42 SECONDS WEST ALONG SAID EAST HALF QUARTER QUARTER LINE, 1326.98 FEET TO THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 3229; THENCE SOUTH 88 DEGREES 56 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 3229, THENCE SOUTH 01 DEGREE 38 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, 357.89 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF LACY ROAD; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 320.61 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,501,330 SQUARE FEET OR 57.42 ACRES

DATED THIS 31ST DAY OF AUGUST, 2015.

JULIUS W. SMITH, S. 3001
WISCONSIN PROFESSIONAL LAND SURVEYOR

JULIUS W. SMITH
S-3001
CROSS PLAINS
WISCONSIN
11-30-2016
REGISTERED LAND SURVEYOR

REVISED THIS 28TH DAY OF NOVEMBER, 2016.

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 November 30th 20 16

Department of Administration

OFFICE OF THE REGISTER OF DEEDS
Dane COUNTY, WISCONSIN
RECEIVED FOR RECORD December 1st
2016 AT 1120 O'CLOCK P M AS
DOCUMENT # 5088568
IN VOL. 60-088R OF PLATS,
ON PAGE(S) 355-356
Kristi Chlebowski by Amanda
REGISTER OF DEEDS Deputy

PREPARED FOR:
WILLIAM RYAN HOMES WISCONSIN, INC.
9180 MOVIANA DRIVE
MONONA, WI 53716

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

SHEET 2 OF 2 SHEETS