

PRELIMINARY PLAT OF SHADY GROVE

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

LEGEND

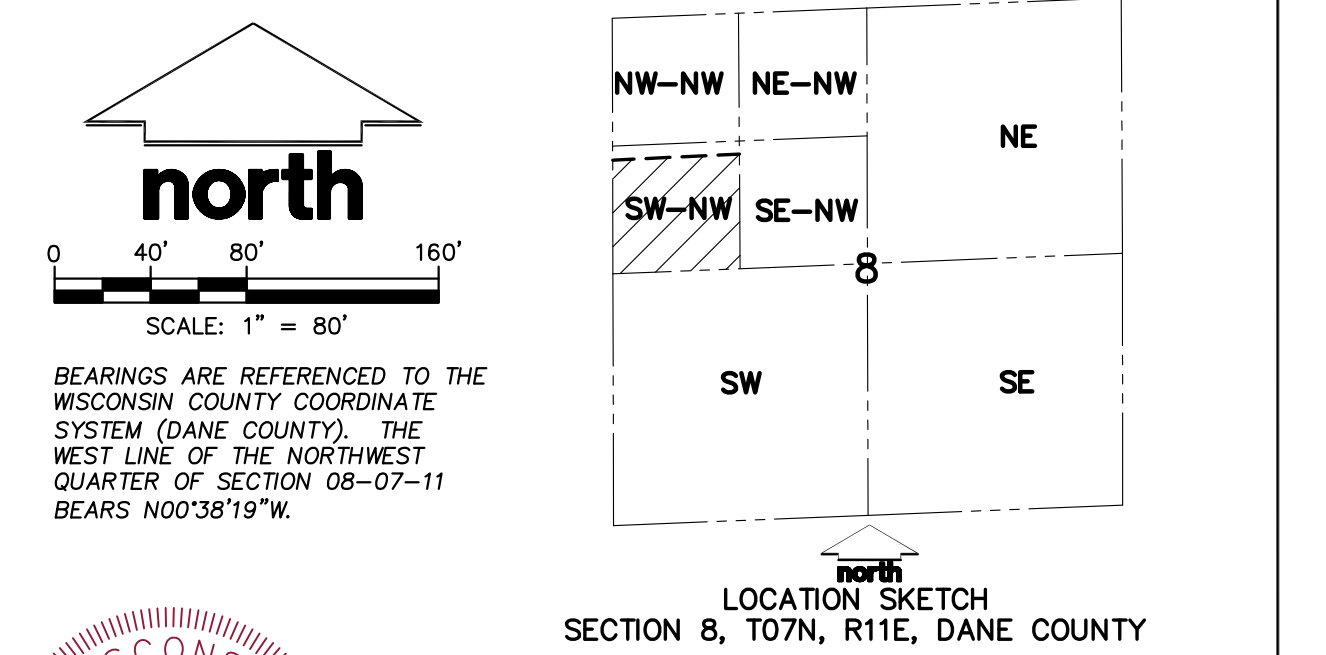
- Government Corner
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 1-1/4" DIAMETER X 30" LONG IRON REBAR SET, WEIGHING 4.30 LB./LN.FT. ALL OTHER LOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LB./FT.
- PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- ENVIRONMENTAL CORRIDOR
- CHORD LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE OF STORMWATER DRAINAGE EASEMENT
- NATURAL GAS
- NO VEHICULAR ACCESS
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETraced BY THIS SURVEY
- CORPORATE LIMIT

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 OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATE STATUTES.

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SOLELY FOR THE BENEFIT OF THE VILLAGE OF COTTAGE GROVE. THE VILLAGE MAY NOT EXTEND THE BENEFIT OF THESE EASEMENT AREAS TO ANY PRIVATE UTILITY SERVICE WITHOUT A WRITTEN AGREEMENT WITH THE OWNER, AND THE OWNER WILL NOT UNREASONABLY WITHHOLD ITS CONSENT TO ANY SUCH EXTENSION. ALL UTILITY FACILITIES LOCATED IN THESE EASEMENT AREAS MUST BE EITHER UNDERGROUND, OR AT GROUND LEVEL (SUCH AS HYDRANTS, SWITCH GEAR OR TRANSFORMERS) BUT WITH HEIGHTS NOT GREATER THAN 6 FEET. NO OVERHEAD FACILITIES (SUCH AS WIRES ON POLES) WILL BE PERMITTED WITHOUT OWNERS PERMISSION.

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 21, 2016.
 - NO DIRECT VEHICULAR ACCESS TO COTTAGE GROVE ROAD (C.T.H. 'BB') FROM LOTS 1-4, 7, 34 AND OUTLOT 5.
 - OUTLOTS 1 AND 2 ARE DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT.
 - OUTLOTS 1 AND 2 ARE ENVIRONMENTAL CORRIDORS.
 - OUTLOT 3 IS DEDICATED TO THE PUBLIC FOR PARK PURPOSES.
 - OUTLOT 4 IS DEDICATED TO THE PUBLIC FOR A SANITARY SEWER LIFT STATION.
 - OUTLOT 5 IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO THE 60' WIDE GAS MAIN EASEMENT DOCUMENT NO. 2104922
 - DRAINAGE AND STORM SEWER EASEMENTS, AS SHOWN ON THE PLAT, SHALL ALLOW ACCESS BY THE VILLAGE OF COTTAGE GROVE FOR INSPECTION AND MAINTENANCE OF SAID FACILITIES.
 - SEE SHEET 2 FOR LINE AND CURVE TABLES.
 - NO BUILD RESTRICTION: LOTS 23 THRU 34, LOT 19 AND OUTLOT 3 ARE SUBJECT TO A 25' NO BUILD RESTRICTION FROM THE EXISTING HIGH PRESSURE GAS MAIN. THE MAIN AS SHOWN IS BASED ON THE FIELD DEMARCATION AS EXECUTED FROM THE DECEMBER 12, 2016, DIGGERS HOTLINE TICKET NO. 20164912164 AND 20164912171. THE MAIN RUNS FROM ROUGHLY 14' TO 15' ALONG THE EAST SIDE OF THE LOTS 23 THROUGH 34, AND 6' TO 11' SOUTH OF THE SOUTH LOT LINE OF LOT 23 AND OUTLOT 3 AND 15' NORTH AND 19' WEST OF THE SOUTHEAST CORNER OF LOT 19. AT TIME OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM THE LOCATION AND NO BUILD DISTANCE.
 - ALL BUILDINGS ON SITE WILL BE RAZED.
 - LOTS 3 THRU 12 ARE TRAVERSED BY AN ENVIRONMENTAL CORRIDOR. THE AFFECTED LOTS ARE SUBJECT TO A 37.5-FOOT NO BUILD RESTRICTION THAT RUNS ALONG THE REAR PROPERTY LINES, AS NOTED ON THE PLAT. USES PERMITTED IN THE ENVIRONMENTAL CORRIDOR ARE LIMITED TO THOSE ALLOWED PURSUANT TO SECTION 325-44(B), VILLAGE OF COTTAGE GROVE ZONING ORDINANCE.
 - LOTS 4-6 AND 8-12 HAVE 34.5-FOOT REAR YARD SETBACK.



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 _____, 20__

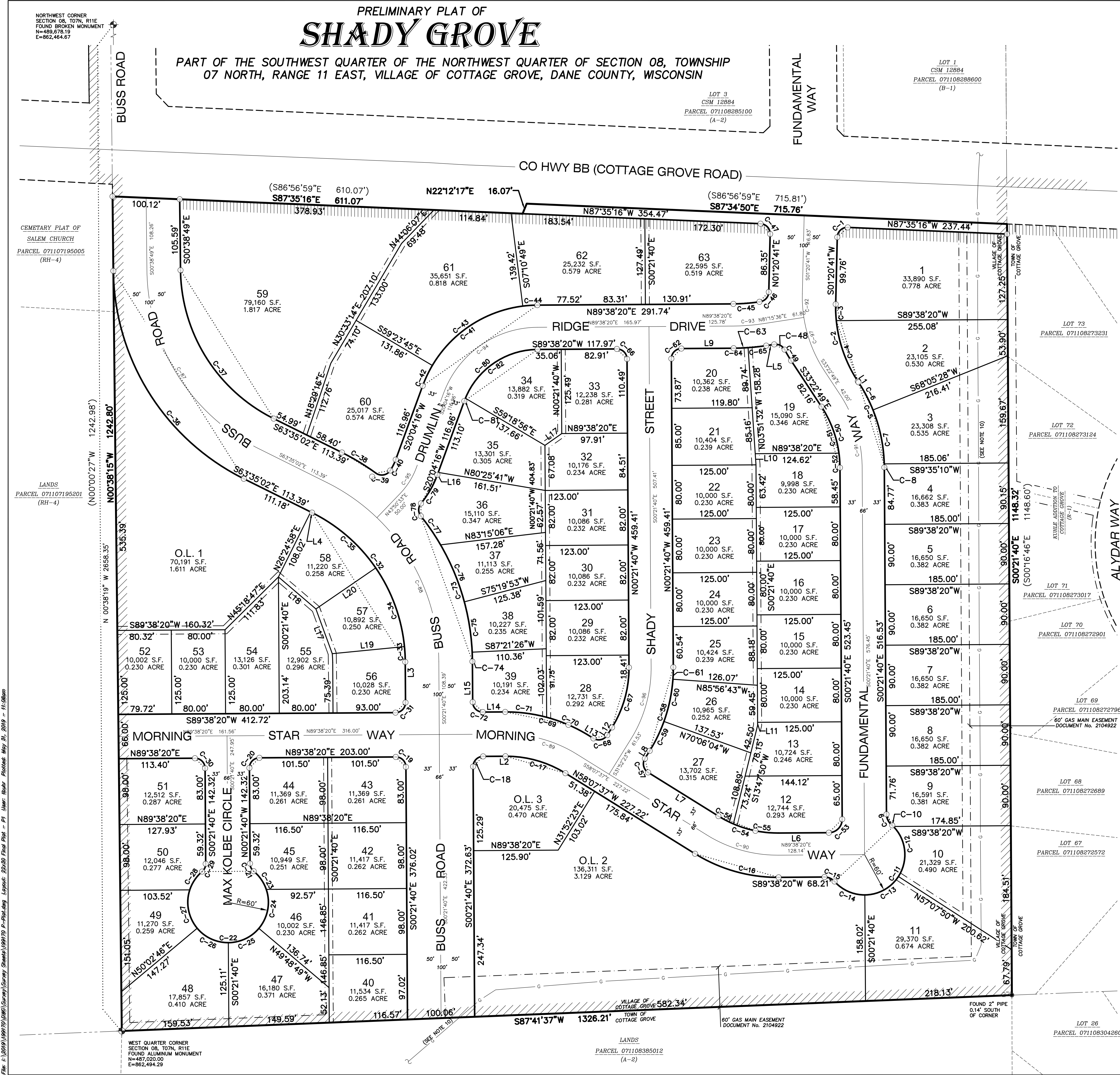
Department of Administration

PREPARED FOR: (OWNER)
 MONONA GROVE DEVELOPMENT, INC
 6510 GRAND TETON PLAZA, SUITE 302
 MADISON, WI 53719-1029

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-5060

PROJECT LOCATION: SECTION 08 TOWNSHIP 07 NORTH RANGE 11 EAST CITY OF COTTAGE GROVE DANE COUNTY, WISCONSIN		CREATE THE VISION TELL THE STORY	
JSD Professional Services, Inc. Engineers & Surveyors - Wisconsin		MADISON MILWAUKEE KENDRICK APPLETON WAUSAU	
PRELIMINARY PLAT OF SHADY GROVE			
PROJECT NO: 19-9170	DRAWN BY: BCK	INITIAL SUBMITTAL DATE: MAY 31, 2019	
FIELDBOOK/Pg: -	CHECKED BY: TJB	REVISION RESUBMITTAL DATE: -	
SURVEYED BY: -	APPROVED BY: -	REVISION RESUBMITTAL DATE: -	

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PRELIMINARY PLAT OF

SHADY GROVE

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SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE VILLAGE OF COTTAGE GROVE, AND BY THE DIRECTION OF MONONA GROVE DEVELOPMENT, INC., OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "SHADY GROVE" IN THE VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 08; THENCE NORTH 00 DEGREES 38 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1,242.80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST COTTAGE GROVE ROAD (C.T.H. 'BB'); THENCE SOUTH 87 DEGREES 35 MINUTES 16 SECONDS EAST ALONG SAID LINE, 611.09 FEET; THENCE NORTH 22 DEGREES 12 MINUTES 17 SECONDS EAST ALONG SAID LINE, 16.07 FEET; THENCE SOUTH 87 DEGREES 34 MINUTES 50 SECONDS EAST ALONG SAID LINE, 715.76 FEET TO THE WESTERLY LINE OF KUHLE ADDITION TO MEADOW GROVE; THENCE SOUTH 00 DEGREES 21 MINUTES 40 SECONDS EAST ALONG SAID LINE, 1,148.32 FEET, THENCE SOUTH 87 DEGREES 41 MINUTES 37 SECONDS WEST, 1,326.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF CONTAINS 1,588,990 SQUARE FEET OR 36.478 ACRES.

TODD J. BUHR, S-2614 DATE PROFESSIONAL LAND SURVEYOR



OWNER'S CERTIFICATE

MONONA GROVE DEVELOPMENT, INC., 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:

COTTAGE GROVE VILLAGE BOARD DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

(PRINT NAME AND TITLE)

(SIGN NAME)

STATE OF WISCONSIN)ss COUNTY OF DANE)ss

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

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

VILLAGE BOARD RESOLUTION

BE IT RESOLVED, THAT "SHADY GROVE" IN THE VILLAGE OF COTTAGE GROVE, OWNED BY MONONA GROVE DEVELOPMENT, INC., IS HEREBY APPROVED BY THE VILLAGE

DATED THIS DAY OF 2019.

JACK HENRICH VILLAGE PRESIDENT

I, LISA KALATA, COTTAGE GROVE VILLAGE CLERK, DO HEREBY CERTIFY THE FOREGOING IS A COPY OF THE RESOLUTION ADOPTED BY THE COTTAGE GROVE VILLAGE BOARD ON 2019.

LISA KALATA, VILLAGE CLERK

CERTIFICATE OF VILLAGE TREASURER

I, DEB WINTER, BEING DULY QUALIFIED AND ACTING VILLAGE TREASURER OF THE VILLAGE OF COTTAGE GROVE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE DAY OF 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SHADY GROVE".

DEB WINTER, TREASURER, VILLAGE TREASURER DATE

CERTIFICATE OF COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE DAY OF 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "SHADY GROVE".

ADAM GALLAGHER TREASURER, DANE COUNTY DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS DAY OF 2019, AT O'CLOCK, M. AND RECORDED IN VOLUME OF PLATS ON PAGES THROUGH AS DOCUMENT NUMBER

KRISTI CHLEBOWSKI REGISTER OF DEEDS, DANE COUNTY

Table with 7 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC LENGTH, TANGENT IN, TANGENT OUT. Contains 47 rows of curve data.

Table with 7 columns: CURVE, RADIUS, DELTA, CHORD BEARING, CHORD, ARC LENGTH, TANGENT IN, TANGENT OUT. Contains 47 rows of curve data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 17 rows of line data.

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 20 Department of Administration

Project information box including JSD logo, project location (SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF COTTAGE GROVE, DANE COUNTY, WISCONSIN), project number (19-9170), and dates.

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