

FIFTH ADDITION TO WESTLAWN ESTATES

A part of the NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the NW 1/4, and SW 1/4 of the NE 1/4,
all in Section 5, T.7N., R.11E., Village of Cottage Grove, Dane County, Wisconsin

NOTES:

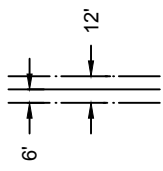
- 1) All distances are measured to the nearest hundredth of a foot.
- 2) Distances shown along curves are chord lengths
- 3) Existing Zoning is RH (Rural Holding). Proposed zoning for lots 380-479 is SR-4 (Single Family Residential). Outlots 11 through 13 to be zoned for Park and Open Space.
- 4) Outlots 11 through 13 are designated as Environmental Corridors for the purpose of stormwater management, parkland and a sanitary sewer lift station.

• FOUND SOLID IRON ROD OR IRON PIPE (SEE NOTE)

□ FOUND DANE COUNTY ALUMINUM MONUMENT

o Set 1-1/4" x 18" SOLID IRON REBAR WEIGHING 4.17 LBS/LF ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH 3/4" SOLID IRON REBAR WEIGHING 1.50 LBS/LF

() RECORDED AS INFORMATION



PUBLIC UTILITY EASEMENT (6' WIDE UNLESS OTHERWISE DIMENSIONED). UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THE AREA

DRAINAGE ARROWS - ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE WILL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE VILLAGE OF COTTAGE GROVE

EASEMENT DATA:

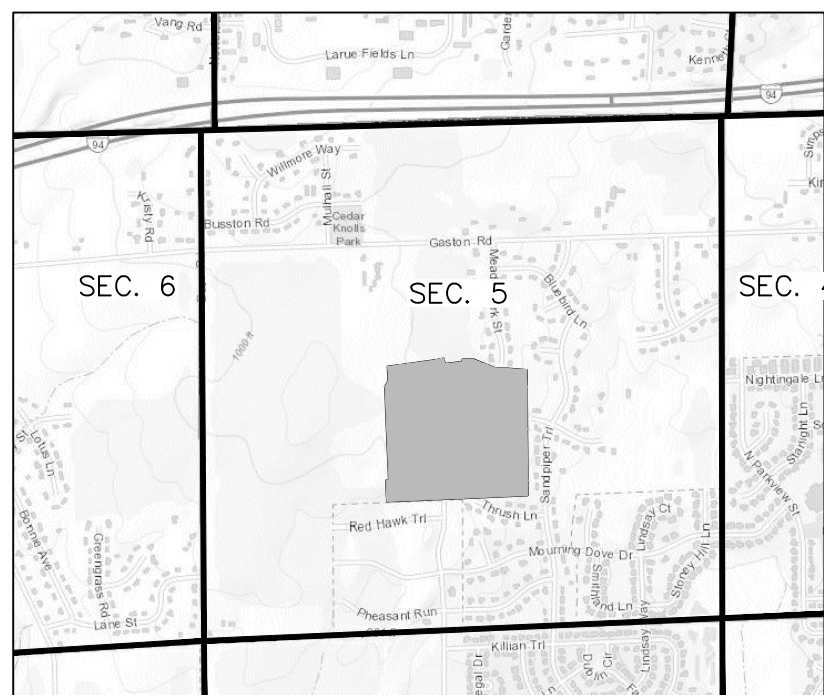
A	20' PUBLIC DRAINAGE & STORMWATER MANAGEMENT EASEMENT PER FOURTH ADDITION TO WESTLAWN ESTATES PLAT
B	10' PUBLIC UTILITY EASEMENT PER ELMARGO ESTATE PLAT
C	30' WATER MAIN UTILITY EASEMENT PER DOC. 5217638
D	20' PROPOSED STORM SEWER EASEMENT
E	30' PROPOSED STORM SEWER EASEMENT
F	PUBLIC DRAINAGE & STORMWATER MANAGEMENT EASEMENT
G	PUBLIC DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
H	6' PUBLIC UTILITY EASEMENT (Unless noted otherwise)

NOTE:
The minimum unprotected foundation opening elevation for the following lots shall be:

Minimum Elevation Lot No. (NAVD88 Datum)	
392	948.5
393	948.5
401	961.5
402	961.5
403	961.5
404	961.5
405	961.5
406	961.5
407	961.5
408	961.5
409	961.5
424	961.5
425	961.5
426	961.5
435	961.5

NOTE:
The minimum rear unprotected foundation opening elevation for the following lots shall be:

Minimum Elevation Lot No. (NAVD88 Datum)	
449	980.0
450	980.0
451	980.0
452	980.0
453	980.0
454	980.0
471	990.2
472	990.2
473	990.2
441	994.0
442	994.0
443	994.0
462	994.0
463	994.0
464	994.0
465	994.0
466	994.0
467	994.0
468	994.0
469	994.0
474	974.3
475	974.3



Vicinity Map
Not to Scale

North is referenced to the South line of the SW 1/4 Section 5, T.7N., R.11E., Dane County Coordinate System, grid bearing S87°38'07"W.

Office of the Register of Deeds

County, Wisconsin
Received for Record _____, 20____
at _____ o'clock _____ M as document # _____
in _____
Register of Deeds

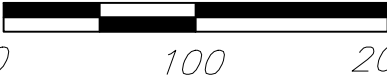
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SCALE: 1" = 100'



FIFTH ADDITION TO WESTLAWN ESTATES

A part of the NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the NW 1/4, and SW 1/4 of the NE 1/4,
all in Section 5, T.7N., R.11E., Village of Cottage Grove, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Mark I. Kupsch, Registered Land Surveyor, S-1426, do hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Cottage Grove, and under the direction of the owner listed below, I have surveyed, divided, and mapped " FIFTH ADDITION TO WESTLAWN ESTATES ", that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4 and the Southwest1/4 of the Northeast1/4, all in Section 5, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 5; thence North 00°23'01" West, 1338.59 feet to the Northeast corner of the Fourth Addition to Westlawn Estates and the POINT OF BEGINNING; thence, South 87°34'26" West, along the South line of said NE1/4 of the SW1/4 of said Section 5 and the North line of said Fourth Addition to Westlawn Estates, 800.76 feet to the Northwest corner of Lot 363 of said Fourth Addition; thence North 02°24'45" West, 220.00 feet; thence North 87°34'26" East, 29.94 feet; thence North 02°25'22" West, 536.13 feet; thence North 02°20'19" West, 440.00 feet; thence North 29°45'43" East, 70.89 feet; thence North 02°25'22" West, 150.00 feet; thence North 83°07'10" East, 113.61 feet; thence North 82°07'28" East, 405.94 feet; thence North 76°57'36" East, 70.00 feet; thence Southeasterly along an arc to the right having a radius of 910.00 feet and a long chord of South 11°08'18" East, 60.40 feet; thence North 82°07'28" East, 186.68 feet; thence North 03°47'52" East, 23.02 feet; thence North 89°22'03" East, 107.52 feet to the Southwest corner of Lot 9 of Elmargo Estates; thence South 68°16'03" East, along the Southwesterly line of said Lot 9, 258.36 feet to the Southeast corner of said Lot 9; thence North 87°29'48" East, along the North line of the SE 1/4 of said Section 5 and the South line of Meadowlark Street, 73.47 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 6809; thence South 85°36'20" East, along the South line of said Lot 1, 249.74 feet to the Southeast corner of said Lot 1, lying on the East line of the W 1/2 of said NW 1/4 of the SE 1/4 and the West line of Ravenwood Estates; thence South 00°23'37" East, along said East line and said West line, 1308.42 feet to the Southwest corner of Lot 24 of said Ravenwood Estates; thence South 87°29'00" West, along the South line of said NW 1/4 of the SE 1/4 and the North line of the First Addition to Ravenwood Estates, 669.58 feet to the POINT OF BEGINNING.

Said Parcel contains 2,052,239 square feet or 47.113 acres, more or less, and is subject to all easements and encumbrances, if any, of record and/or fact.

Dated this _____ day of _____, 2020.

Mark I. Kupsch S-1426

CORPORATE OWNER'S CERTIFICATE

Homburg Equipment, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Homburg Equipment, Inc. does further certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

Department of Administration
Cottage Grove Village Board
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, said Homburg Equipment, Inc. has caused these presents to be signed by its President and counter signed by its Secretary/Treasurer, on this _____ day of _____, 2020.

Andrew G. Homburg, President Chris A. Homburg, Secretary/Treasurer

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2020, Andrew G. Homburg, President and Chris A. Homburg, Secretary/Treasurer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary/Treasurer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin _____

My commission expires _____

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



VILLAGE BOARD CERTIFICATE

Resolved that this plat known as "FIFTH ADDITION TO WESTLAWN ESTATES" located in the NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the NW 1/4, and SW 1/4 of the NE 1/4, of Section 5, T7N, R11E, Village of Cottage Grove, Dane County, Wisconsin, having been approved by the Village Board and that said resolution further provided for acceptance of those lands and rights dedicated by "FIFTH ADDITION TO WESTLAWN ESTATES" to the Village for public use.

I, Lisa Kalata, do hereby certify that I am dully appointed, qualified and acting village clerk of the Village of Cottage Grove , Dane County, Wisconsin, and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2020.

Lisa Kalata, Village Clerk

VILLAGE TREASURER CERTIFICATE

I, Deb Winter, being the duly appointed, qualified and acting treasurer of the Village of Cottage Grove, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2020 on any of the lands included in the plat of "FIFTH ADDITION TO WESTLAWN ESTATES."

Deb Winter, Village Treasurer

DANE COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

I, Adam Gallagher, 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 special assessments as of this _____ day of _____, 2020 affecting the lands included in the plat of "FIFTH ADDITION TO WESTLAWN ESTATES."

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020, at _____ o'clock _____.M. and recorded in volume _____ of Plats on Pages _____ as Document No. _____.

Kristi Chiebowski, Dane County Register of Deeds

CURVE DATA

Curve Number	Lot	Radius	Arc	Bearing	Chord	Central Angle
1-2		463.50'	31.07'	N2°18'14"W	31.06'	3°50'26"
2-3		15.00'	23.09'	N48°19'30"W	20.88'	88°12'07"
4-5		15.00'	23.56'	N42°34'34"E	21.22'	89°59'44"
6-7		330.00'	23.69'	N0°21'58"W	23.69'	4°06'49"
468		330.00'	4.27'	N2°03'08"W	4.27'	0°44'28"
467		330.00'	19.42'	N0°00'16"E	19.42'	3°22'21"
8-9		120.00'	20.04'	S3°05'33"E	20.01'	9°33'59"
10-11		15.00'	23.56'	N52°52'32"W	21.21'	90°00'00"
12-13		330.00'	31.41'	S84°51'03"W	31.39'	5°27'10"
14-15		270.00'	25.70'	S84°51'03"W	25.69'	5°27'10"
16-17		15.00'	23.56'	S37°07'28"W	21.21'	90°00'00"
18-19		15.00'	23.56'	N52°52'32"W	21.21'	90°00'00"
20-21		15.00'	22.48'	N39°11'18"E	20.44'	85°52'19"
21-22		840.00'	136.23'	N8°23'38"W	136.09'	9°17'33"
23-24		910.00'	140.49'	S8°37'02"E	140.35'	8°50'44"
23-88		910.00'	60.41'	S11°08'18"E	60.40'	3°48'13"
88-24	400	910.00'	80.08'	S6°42'56"E	80.05'	5°02'31"
24-25		15.00'	24.53'	S51°02'06"E	21.88'	93°40'52"
26-27		180.00'	93.05'	S83°03'59"E	92.02'	29°37'06"
400		180.00'	34.79'	N87°39'38"E	34.73'	11°04'21"
399		180.00'	58.26'	S77°31'48"E	58.01'	18°32'45"
28-29		180.00'	213.20'	S34°19'32"E	200.95'	67°51'49"
395		180.00'	44.05'	S61°14'45"E	43.94'	14°01'23"
394		180.00'	73.39'	S42°33'17"E	72.88'	23°21'33"
393		180.00'	73.39'	S19°11'44"E	72.88'	23°21'33"
OL12		180.00'	22.37'	S3°57'17"E	22.36'	7°07'20"
30-31		50.00'	37.82'	S22°03'52"E	36.93'	43°20'30"
31-32		60.00'	180.28'	S42°20'29"W	119.72'	172°09'13"
388		60.00'	71.72'	S9°29'28"E	67.53'	68°29'19"
387		60.00'	71.99'	S59°07'31"W	67.75'	68°44'40"
386		60.00'	36.57'	N69°02'32"W	36.01'	34°55'14"
32-33		50.00'	37.82'	N73°15'10"W	36.93'	43°20'30"
34-35		330.00'	14.46'	S86°19'55"W	14.46'	2°30'40"
382		330.00'	4.17'	S87°13'30"W	4.17'	0°43'29"
381		330.00'	10.29'	S85°58'11"W	10.29'	1°47'11"
36-37		15.00'	24.05'	S41°39'50"W	21.55'	91°51'07"
37-38		535.00'	36.09'	S2°19'18"E	36.08'	3°52'34"
39-40		15.00'	24.79'	S40°13'44"W	22.06'	94°41'24"
41-42		15.00'	23.56'	N47°25'28"W	21.21'	90°00'12"
43-44		270.00'	19.39'	N0°21'58"W	19.38'	4°06'49"
457		270.00'	16.66'	N0°39'20"W	16.65'	3°32'04"
458		270.00'	2.73'	N1°24'04"E	2.73'	0°34'45"
45-46		180.00'	30.05'	N3°05'33"W	30.02'	9°33'59"
461		180.00'	19.76'	N1°27'15"W	19.75'	6°17'22.5"
462		180.00'	10.29'	N6°14'14"W	10.29'	3°16'36.5"
47-48		15.00'	23.56'	N37°07'28"E	21.21'	90°00'00"
49-50		15.00'	26.91'	S46°28'34"E	23.45'	102°47'56"
50-89		840.00'	34.69'	S3°44'24"W	34.69'	2°21'59"
51-52		535.00'	112.42'	S1°05'47"E	112.21'	12°02'22"
445		535.00'	35.11'	S3°02'35"W	35.11'	3°45'38"
446		535.00'	77.31'	S2°58'36"E	77.24'	8°16'44"
53-54		15.00'	22.33'	N49°45'51"W	20.32'	85°17'47"
55-56		465.00'	97.71'	N1°05'47"W	97.53'	12°02'22"
57-58		910.00'	55.67'	N3°10'15"E	55.66'	3°30'18"
58-59		15.00'	21.13'	N41°46'17"E	19.42'	80°42'22"
60-61		120.00'	62.04'	S83°03'59"E	61.34'	29°37'06"
416		120.00'	4.88'	N83°17'18"E	4.88'	2°19'41"
417		120.00'	57.16'	S81°54'09"E	56.62'	27°17'25"
62-63		15.00'	23.56'	S23°15'26"E	21.21'	90°00'00"
64-65		180.00'	61.62'	S11°56'08"W	61.32'	19°36'51"
66-67		50.00'	37.82'	S23°47'58"W	36.93'	43°20'30"
67-68		60.00'	279.27'	S87°52'17"E	87.27'	266°41'01"
422		60.00'	24.64'	S33°42'15"W	24.47'	23°31'55"
423		60.00'	62.13'	S7°43'42"E	59.39'	59°20'00"
424		60.00'	54.39'	S63°22'03"E	52.55'	51°56'41"
425		60.00'	59.20'	N62°23'37"E	56.83'	56°31'59"
426		60.00'	68.69'	N1°19'41"E	65.00'	65°35'52"
427		60.00'	10.20'	N36°20'31"W	10.19'	9°44'33"
68-69		50.00'	37.82'	N19°32'33"W	36.93'	43°20'30"
70-71		120.00'	41.08'	N11°56'08"E	40.88'	19°36'51"
429		120.00'	37.21'	N11°00'45"E	37.06'	17°46'05"
430		120.00'	3.87'	N20°49'11"E	3.87'	1°50'46"
72-73		15.00'	23.56'	N66°44'34"E	21.21'	90°00'00"
74-75		120.00'	142.14'	S34°19'32"E	133.97'	67°51'49"
431		120.00'	71.07'	S51°17'29"E	70.03'	33°55'54.5"
432		120.00'	71.07'	S17°21'34"E	70.03'	33°55'54.5"
76-77		30.00'	44.75'	S42°20'29"W	40.72'	85°28'12"
78-79		270.00'	11.83'	S86°19'55"W	11.83'	2°30'40"
80-81		15.00'	23.56'	N66°44'34"E	21.21'	90°00'00"
82-83		15.00'	23.56'	S23°15'26"E	21.21'	90°00'00"
84-85		15.00'	22.98'	S44°16'51"E	20.80'	87°46'27"
86-87		15.00'	24.14'	S45°43'09"W	21.62'	92°13'33"