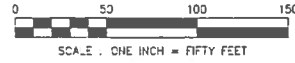


FIRST ADDITION TO TERRAVESSA

OUTLOT 42, TERRAVESSA, AS RECORDED IN VOLUME 099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



Curve Table					
No.	Length	Radius	Delta	Chord Direction	Chord L.
C1	119.35	177.50	38°31'33"	N72°17'12.4"E	117.11
C2	336.99	929.00	20°47'00"	N80°17'46.9"E	335.14
C3	56.05	929.00	3°27'26"	N71°37'59.7"E	56.05
C4	50.73	929.00	3°07'41"	N74°55'34.3"E	50.72
C5	45.32	929.00	2°47'43"	N77°53'17.4"E	45.32
C6	46.19	929.00	2°50'56"	N80°42'36.7"E	46.19
C7	46.45	929.00	2°51'54"	N83°34'01.9"E	46.45
C8	46.19	929.00	2°50'56"	N86°25'26.7"E	46.18
C9	45.04	929.00	2°50'22"	N89°16'05.7"E	46.04
C10	172.82	758.50	13°03'17"	N22°55'34.5"W	172.45
C11	25.77	758.50	1°56'49"	N28°28'48.5"W	25.77
C12	24.30	758.50	1°50'09"	N26°35'19.3"W	24.30
C13	78.88	758.50	5°57'29"	N22°41'30.1"W	78.84
C14	43.87	758.50	3°18'49"	N18°03'20.7"W	43.86
C15	37.29	112.00	19°04'37"	N82°00'39.1"E	37.12
C16	13.62	112.00	6°58'12"	N88°03'51.2"E	13.62
C17	23.67	112.00	12°06'24"	N78°31'32.9"E	23.62
C18	29.30	85.00	19°34'37"	N82°00'39.1"E	29.16
C19	201.62	758.50	15°13'47"	N04°13'56.8"W	201.02
C20	89.41	758.50	6°45'15"	N08°28'12.6"W	89.36
C21	24.12	758.50	1°49'20"	N04°10'55.2"W	24.12
C22	88.08	758.50	6°39'12"	N00°03'20.6"E	88.03
C23	206.80	758.50	15°37'16"	N15°35'09.8"E	205.16
C24	37.58	758.50	2°50'21"	N09°11'42.3"E	37.58
C25	51.72	758.50	3°54'24"	N12°34'04.5"E	51.71
C26	24.73	758.50	1°52'04"	N15°27'18.3"E	24.72
C27	92.77	758.50	7°00'27"	N19°53'33.9"E	92.71
C28	193.10	758.50	14°35'11"	N35°29'47.1"E	192.58
C29	64.72	758.50	4°53'21"	N30°38'52.1"E	64.70
C30	69.71	758.50	5°15'56"	N35°43'30.4"E	69.69
C31	24.10	758.50	1°49'13"	N39°16'04.8"E	24.10
C32	34.57	758.50	2°36'41"	N41°29'02.0"E	34.57
C33	104.25	122.50	48°45'35"	N67°10'10.1"E	101.13

Curve Table					
No.	Length	Radius	Delta	Chord Direction	Chord L.
C34	29.80	122.50	3°56'15"	N49°45'30.1"E	29.73
C35	60.28	122.50	26°11'37"	N70°49'26.2"E	59.67
C36	21.61	38.00	32°34'56"	N72°09'34.5"W	21.32
C37	35.25	62.00	32°34'56"	N72°09'34.5"W	34.78
C38	151.06	177.50	48°45'35"	N57°10'10.1"E	146.54
C39	31.71	177.50	10°14'05"	N47°54'25.1"E	31.66
C40	1025.73	813.50	72°14'36"	N06°40'04.6"E	958.12
C41	27.15	813.50	1°54'44"	N41°50'00.7"E	27.15
C42	59.57	813.50	4°11'45"	N38°46.46.2"E	59.55
C43	59.57	813.50	4°11'45"	N34°35.01.1"E	59.56
C44	59.57	813.50	4°11'45"	N30°23.5.9"E	59.56
C45	59.57	813.50	4°11'45"	N26°11.30.8"E	59.56
C46	59.57	813.50	4°11'45"	N21°59.45.7"E	59.56
C47	59.57	813.50	4°11'45"	N17.48.00.5"E	59.56
C48	59.57	813.50	4°11'45"	N13.36.15.4"E	59.56
C49	58.97	813.50	4°09'12"	N09.25.47.0"E	58.96
C50	74.00	813.50	5°12'44"	N04.44.49.3"E	73.98
C51	118.68	927.50	7°19'53"	N66.15.15.3"E	118.60
C52	14.17	122.50	6°37'43"	N88.74.06.1"E	14.16
C53	991.05	785.00	72°14'35"	N06°40'04.8"E	926.70
C54	127.65	150.00	48°45'35"	N67°10'10.1"E	123.84
C55	134.43	758.50	10°02'17"	S33°16'49.9"W	134.25
C56	503.14	813.50	35°26'11"	N25°04'17.0"E	495.16
C57	448.59	813.50	31°35'40"	S13°39'22.8"W	442.93

OWNER'S CERTIFICATE OF DEDICATION

FITCHBURG LANDS, LLC, as owner, does hereby certify that we caused the land described in this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further 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 hands and seals of said owner this 2nd day of October, 2020.

Philip A. Svam
FITCHBURG LANDS, LLC

State of Wisconsin)
County of Dane)

Personally came before me this 2nd day of October, 2020, the above named Philip A. Svam, member of FITCHBURG LANDS, LLC to me known to be the person who executed the foregoing instrument and acknowledge the same.

Abraham L. Weiss
Notary Public

My Commission expires July 23, 2022



CERTIFICATE OF CITY TREASURER

State of Wisconsin)
County of Dane)

I, Kari Miller, 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 16th day of October, 2020, on any of the lands included in the plat of FIRST ADDITION TO TERRAVESSA.

Kari Miller
City Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
County of Dane)

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 unpaid special assessments as of this 16th day of October, 2020, affecting the lands included in the plat of FIRST ADDITION TO TERRAVESSA.

Adam Gallagher
County Treasurer

CONSENT OF MORTGAGEE

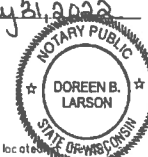
One Community Bank
A banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described in this plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said *One Community Bank* has caused these presents to be signed by John Krumpal, its Vice President, and countersigned by James E. Walker, its Chief Commercial Officer at Madison, Wisconsin, this 1st day of October, 2020.

John Krumpal *James E. Walker*
State of Wisconsin)
County of Dane)

Personally came before me this 1st day of October, 2020, the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Chief Commercial Officer of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Dawn B. Larson My Commission expires May 31, 2022
Notary Public, Wisconsin



CERTIFICATE OF CITY CLERK

State of Wisconsin)
County of Dane)

I, Doreen B. Larson, being the duly elected, qualified and acting City Clerk 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 16th day of October, 2020, on any of the lands included in the plat of FIRST ADDITION TO TERRAVESSA for public use.

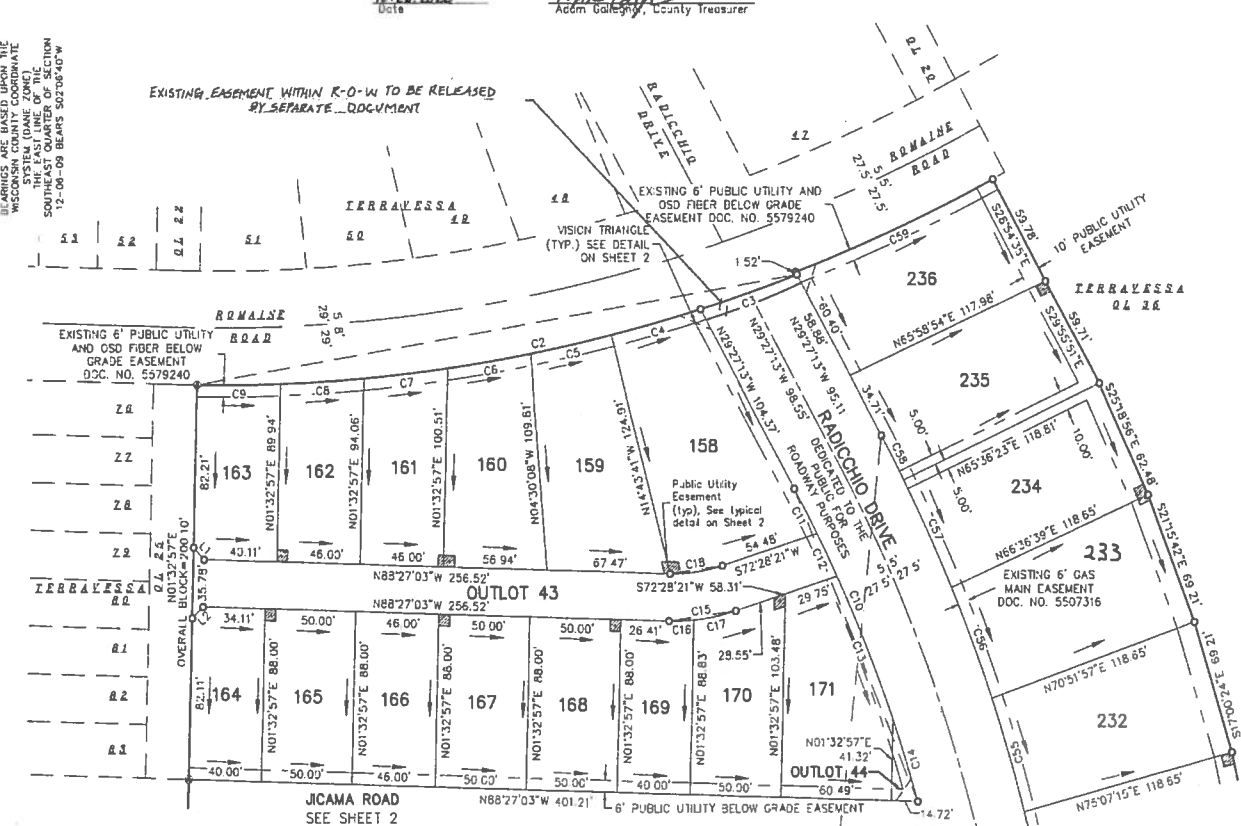
Doreen B. Larson
City Clerk

Lot Area Table			Lot Area Table		
Number	Sq. Ft.	Acres	Number	Sq. Ft.	Acres
158	8576	0.1959	203	4400	0.1010
159	6503	0.1493	204	4400	0.1010
160	5380	0.1235	205	4400	0.1010
161	4466	0.1025	206	4948	0.1136
162	4223	0.0970	207	5626	0.1282
163	4069	0.0934	208	4559	0.1047
164	3503	0.0804	209	3784	0.0869
165	4400	0.1010	210	3520	0.0808
166	4048	0.0929	211	4400	0.1010
167	4400	0.1010	212	3754	0.0869
168	4400	0.1010	213	3503	0.0804
169	3524	0.0809	214	3563	0.0818
170	4762	0.1093	215	4117	0.0945
171	5602	0.1286	216	3580	0.0822
172	5117	0.1175	217	4113	0.0944
173	3784	0.0869	218	4507	0.1035
174	4400	0.1010	219	8374	0.1922
175	4048	0.0929	220	7579	0.1740
176	3784	0.0869	221	7579	0.1740
177	4400	0.1010	222	7579	0.1740
178	3784	0.0869	223	7579	0.1740
179	4400	0.1010	224	7579	0.1740
180	3767	0.0865	225	7579	0.1740
181	4031	0.0925	226	7579	0.1740
182	4400	0.1010	227	8205	0.1884
183	4048	0.0929	228	7561	0.1739
184	4400	0.1010	229	7561	0.1739
185	4048	0.0929	230	7561	0.1739
186	4400	0.1010	231	7561	0.1739
187	4048	0.0929	232	7561	0.1739
188	4400	0.1010	233	7561	0.1739
189	4702	0.1080	234	7269	0.1669
190	4749	0.1090	235	7070	0.1623
191	4400	0.1010	236	6927	0.1590
192	3784	0.0869	Outlot Area Table		
193	4400	0.1010	Number	Sq. Ft.	Acres
194	3784	0.0869	OUTLOT 43	8487	0.1948
195	4400	0.1010	OUTLOT 44	313	0.0072
196	3784	0.0869	OUTLOT 45	10458	0.2401
197	4400	0.1010	OUTLOT 46	99	0.0023
198	3767	0.0865	OUTLOT 47	10015	0.2299
199	4363	0.1005	OUTLOT 48	919	0.0211
200	4400	0.1010	OUTLOT 49	6892	0.1582
201	3784	0.0869	OUTLOT 50	1701	0.0391
202	4400	0.1010			

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4" X 1/8" SOLID IRON ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- 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.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- NOTES:**
- 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.
 - GIVEN UNDERGROUND INSTALLATION FOR ELECTRIC AND COMMUNICATIONS. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES WITHOUT WRITTEN CONSENT OF THE UTILITIES INVOLVED.
 - OUTLOTS 44, 46, 48 AND 50 ARE PRIVATE, RESERVED FOR OPEN SPACE.
 - OUTLOTS 43, 45, 47 AND 49 ARE PRIVATE ALLEYS AND PUBLIC UTILITY EASEMENTS.
 - EXCEPT FOR LIGHT POLES, NO ABOVE GROUND PEDESTALS, TRANSFORMERS OR OTHER SWITCH EQUIPMENT SHALL BE ALLOWED WITHIN STREET RIGHTS-OF-WAY OR ALONG THE FRONT YARDS OF LOTS. SAID ABOVE GROUND STRUCTURES SHALL BE ALLOWED AT REAR YARDS OR WHERE SPECIFICALLY CALLED OUT ON THIS PLAT.
 - THE AREA OF PUBLIC RIGHT OF WAY FOR ROADWAY DEDICATIONS IS 146.219 SQ. FT.



SURVEYED FOR :
FITCHBURG LANDS, LLC
2920 Marketplace Drive, Suite 202
Fitchburg, WI 53719

SURVEYED BY :
Burse
surveying & engineering llc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-nc.net
www.bursesurveyengr.com

Parcel Line Table		
Number	Direction	Length
L1	N43°27'03"W	8.33
L2	S46°32'57"W	8.33
L3	N43°27'03"W	8.33
L4	S46°32'57"W	8.33
L5	N43°27'03"W	8.33
L6	S46°32'57"W	8.33
L7	N43°27'03"W	8.33
L8	S46°32'57"W	8.33



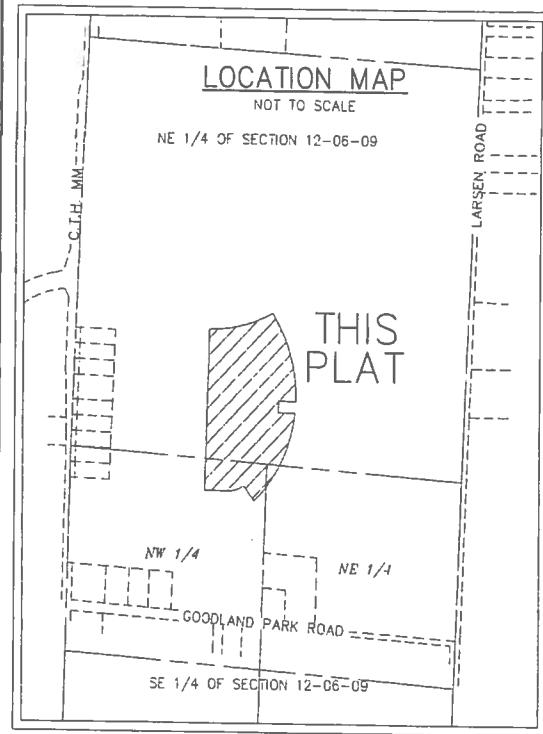
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 28, 2020

Remick Poway
Department of Administration

FIRST ADDITION TO TERRAVESSA

OUTLOT 42, TERRAVESSA, AS RECORDED IN VOLUME 099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" X 2" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4" X 1/8" SOLID IRON ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS
- 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.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

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

Certified September 28, 2020

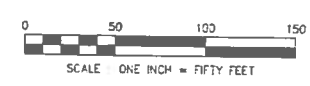
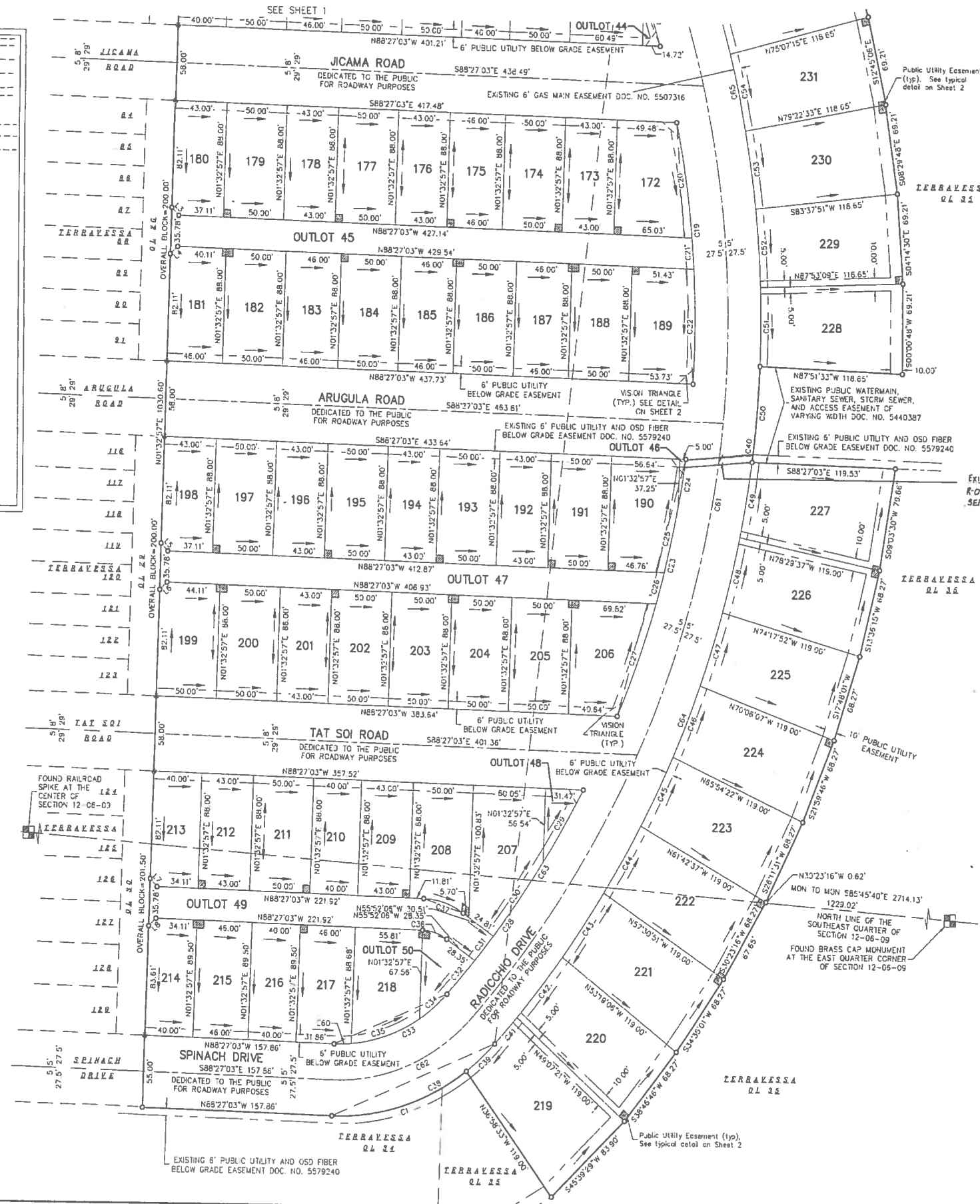
Rene M. Donaghy
Department of Administration

CERTIFICATE OF REGISTER OF DEEDS

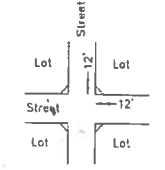
Received for recording this 29th day of October, 2020, at 12:55 o'clock P.M. and recorded in Volume 11-0818 of Plats, on pages 209-210 Doc. No. 5125479

Witnessed by:
Kristi Chlebowski
Kristi Chlebowski, Dane County Register of Deeds

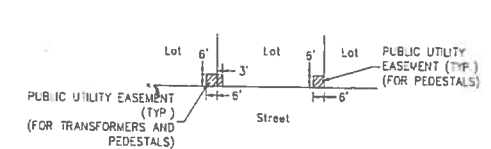
Revised Date: September 28, 2020
Plot View: FINAL PLAT
\\BSE1921\final\Plot\2020\BSE1921-FP\2018.dwg



TYPICAL VISION CORNER DETAIL



TYPICAL PUBLIC UTILITY EASEMENTS



SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Fitchburg and under the direction of FITCHBURG LANDS, LLC, owner of said lands, I have surveyed, divided and mapped the plat of FIRST ADDITION TO TERRAVESSA, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is recorded as follows:

OUTLOT 42, TERRAVESSA, AS RECORDED IN VOLUME 099A OF PLATS, ON PAGES 545-554, DOCUMENT NUMBER 5440387, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Dated this 28 day of SEPTEMBER, 2020.
Signed: *Michelle L. Burse*
Michelle L. Burse, P.L.S. No. 2320



SURVEYED FOR:
FITCHBURG LANDS, LLC
2920 Marketplace Drive, Suite 202
Fitchburg, WI 53719

SURVEYED BY:
Burse
surveying & engineering llc
2601 International Lane, Suite 101
Madison, WI 53704 GOB.250.9263
Fax: GOB.250.9266
email: mburse@bss-inc.net
www.burse-surveying.com