

LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

DRAINAGE ARROWS. 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. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

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.



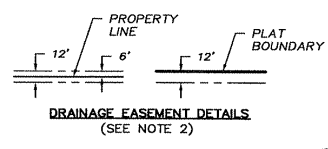
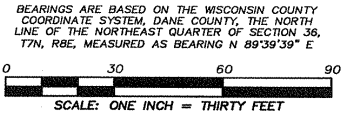
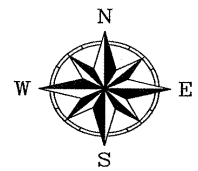
BUILDING SETBACKS:

- FRONT YARD = 30'
- SIDE YARD = 6' (SINGLE STORY)
- 7' (TWO STORY)
- REAR YARD = 30% OF LOT DEPTH OR 35' WHICH EVER IS LESS

TOTAL PLATTED AREA = 186,730 SQ. FT. (4.2867 ACRES)

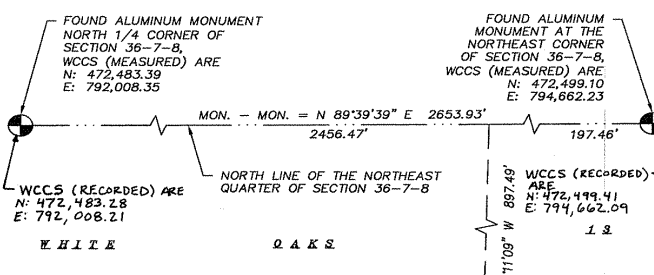
CURVE DATA

| NUMBER | CENTRAL ANGLE | ARC LENGTH | RADIUS | CHORD | CHORD BEARING | TAN. BRG. BACK | TAN. BRG. AHEAD |
|--------|---------------|------------|--------|--------|---------------|----------------|-----------------|
| C1 | 36°52'12" | 32.18' | 50.00' | 31.62' | N 70°40'50" E | N 89°06'56" E | N 52°14'44" E |
| C2 | 253°44'23" | 221.43' | 50.00' | 80.00' | S 0°53'04" E | N 52°14'44" E | N 54°00'53" W |
| C3 | 42°02'49" | 36.69' | 50.00' | 35.87' | N 73°16'08" E | N 52°14'44" E | S 85°42'27" E |
| C4 | 43°54'55" | 38.32' | 50.00' | 37.39' | S 63°45'00" E | S 41°47'32" E | S 85°42'27" E |
| C5 | 43°43'22" | 38.16' | 50.00' | 37.24' | S 19°55'51" E | S 01°55'50" W | S 41°47'32" E |
| C6 | 43°01'59" | 37.55' | 50.00' | 36.68' | S 23°26'50" W | S 44°57'49" W | S 01°55'50" W |
| C7 | 44°15'25" | 38.62' | 50.00' | 37.67' | S 67°05'32" W | S 89°13'14" W | S 44°57'49" W |
| C8 | 36°45'53" | 32.08' | 50.00' | 31.54' | N 72°23'49" W | N 54°00'53" W | S 89°13'14" W |
| C9 | 36°52'12" | 32.18' | 50.00' | 31.62' | N 72°26'59" W | S 89°06'56" W | N 54°00'53" W |



NOTES:

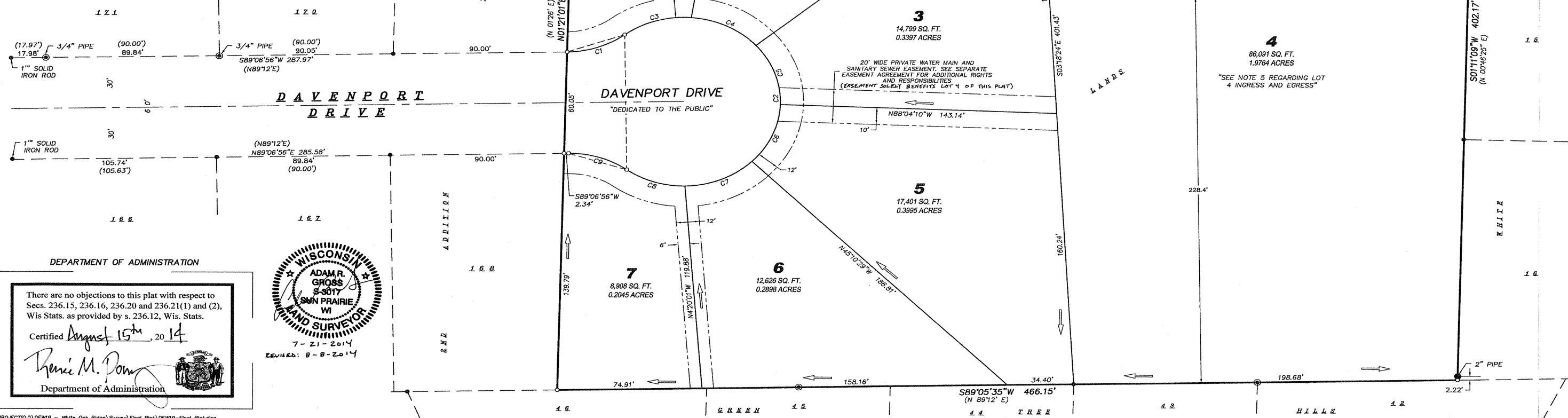
- 1) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. (See Drainage Easement Detail)
- 3) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4) In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 5) Proposed Lot 4 has access to Schroeder Road via Outlet 4/White Oak Lane per Deed Document No. 927255. (FURTHER REFERENCED IN DOCUMENT NO'S 1837527, 2504329 AND 5054939.)



NOTE: OUTLOT 4 IS A PUBLIC UTILITY EASEMENT PER THE PLAT OF WHITE OAKS

NOTES:

- 4) LOTS 1,2,3,5,6 AND 7 SHALL BE SUBJECT TO A SPECIAL RESTRICTIONS CONCERNING STORMWATER CONTROL DEVICES DOCUMENT TO BE RECORDED AS A SEPARATE DOCUMENT.
- 7) SPECIAL COVENANTS AND RESTRICTIONS TO PROMOTE PROTECTION OF TREES TO BE RECORDED AS A SEPARATE DOCUMENT.



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 August 15th, 2014

Renee M. Dow

Department of Administration



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SNYDER & ASSOCIATES
Engineers and Planners

SURVEYED FOR:
DeWitt Real Estate
Development
5375 Mariners Cove Drive
Madison, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718 (608)
838-0444
www.snyder-associates.com

WHITE OAK RIDGE Document # 5096129

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: DEW19
DATE: 03-19-14

REVISIONS:
DATE: 07-15-14
DATE: 08-08-14

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of John R. DeWitt, owner of said land, I have surveyed, divided and mapped WHITE OAK RIDGE; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, containing 186,730 square feet or 4.2867 acres of land and is described as follows:

Commencing at the North quarter corner of said Section 36, thence North 89 degrees 39 minutes 39 seconds East along the North line of Northeast Quarter of said Section 36, 2456.47 feet; thence South 01 degree 11 minutes 09 seconds West, 897.49 feet to the southeast corner of Lot 1, WHITE OAKS plat, according to the plat thereof and the point of beginning of this description; thence continuing South 01 degree 11 minutes 09 seconds West, 402.17 feet to the southwest corner of Lot 16, WHITE OAKS plat, according to the plat thereof and the North plat line of GREEN TREE HILLS plat, according to the plat thereof; thence along said North plat line South 89 degrees 05 minutes 35 seconds West, 466.15 feet to the Southeast corner of Lot 16B, 2nd ADDITION TO GREEN TREE HILLS plat, according to the plat thereof; thence North 01 degree 21 minutes 01 second East along the East plat line of said 2nd ADDITION TO GREEN TREE HILLS plat, 400.55 feet to the Southwest corner of Lot 1, Certified Survey Map Number 6545, as recorded in Volume 32 of Certified Survey Maps, on pages 93-95, as Document Number 2283757, City of Madison, Dane County, Wisconsin; thence North 88 degrees 53 minutes 19 seconds East along the South line of said Lot 1, also being the South lines of Outlot 1, Outlot 4 and Lot 1 of said WHITE OAKS plat, 465.07 feet to the point of beginning.

Dated this 21st day of JULY, 2014.

Revised this 8th day of AUGUST, 2014.

Signed: Adam R. Gross
Adam R. Gross, P.L.S. No. 3017



OWNER'S CERTIFICATE OF DEDICATION

John R. DeWitt as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. 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 Madison
Dane County Zoning and Land Regulation Committee

WITNESS, the hand and seal of said owner(s) this 15th day of August, 2014

By: John R. DeWitt

State of Wisconsin)
County of Dane)

Personally came before me this 15th day of August, 2014, the above named John R. DeWitt to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Hans Voit My Commission expires: 9-18-2016
Notary Public, State of Wisconsin
Hans Voit

CONSENT OF MORTGAGEE

Settlers 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 on this Plat and does hereby consent to the Owner's Certificate.

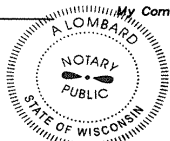
IN WITNESS WHEREOF, the said Settlers Bank, has caused these presents to be signed by Ken Pesik, its Vice President, and countersigned by Brenda Hanzlacker, its Loan Officer, at Madison, Wisconsin, on this 15th day of August, 2014.

By: Ken Pesik, Vice President By: Brenda Hanzlacker

State of Wisconsin)
County of Dane)

Personally came before me this 15th day of August, 2014, Ken Pesik and Brenda Hanzlacker of 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 Loan 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.

A. Lombardi My Commission expires: May 15, 2017
Notary Public, State of Wisconsin
A. Lombardi



CONSENT OF MORTGAGEE

Anne R. DeWitt, an adult resident of Tucson, Arizona, by Sanford P. DeWitt under power of attorney, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

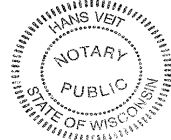
IN WITNESS WHEREOF, the said Anne R. DeWitt, has caused these presents to be signed by Sanford P. DeWitt under power of attorney at Madison, Wisconsin, on this 15th day of August, 2014.

By: Sanford P. DeWitt

State of Wisconsin)
County of Dane)

Signed and sworn to before me this 15th day of August, 2014 by Sanford P. DeWitt under Power of Attorney on behalf of Anne R. DeWitt, Principal.

Hans Voit My Commission expires: 9-18-2016
Notary Public, State of Wisconsin
Hans Voit



CERTIFICATE OF CITY TREASURER

State of Wisconsin)
County of Dane)

As the duly elected, qualified and acting City Treasurer of the City of Madison, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this 29th day of August, 2014, on any of the lands included in the plat of WHITE OAK RIDGE.

Date: 8/29/14
Dave Gawenda, City of Madison Treasurer



CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
County of Dane)

As the duly elected, qualified and acting County Treasurer of the County of Dane, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this 29th day of August, 2014, on any of the lands included in the plat of WHITE OAK RIDGE.

Date: 8/29/14
Adam Gallagher, Dane County Treasurer

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the plat of WHITE OAK RIDGE, located in the City of Madison was hereby approved by Enactment Number 14-00455, File ID Number 23672, adopted on the 21st day of July, 2014, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this 28th day of August, 2014.

Maribeth L. Witzel-Behl For
Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Steven R. Cover For Date: 28 August 2014
Steven R. Cover, Plan Commission Secretary

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 August 15th, 2014
Berini M. Don
Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this 5th day of September, 2014, at 9:38 o'clock A.M. and recorded in Volume 60-0328 of Plats, on pages 164-165 as Document Number 5096129
Kristi Chlebowski by Cherylann Weaver
Dane County Register of Deeds -
Kristi Chlebowski

FN: DEW19
DATE: 03-19-14

REVISIONS:
DATE: 07-15-14
DATE: 08-08-14

SHEET
2 OF 2

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SNYDER & ASSOCIATES
Engineers and Planners

SURVEYED FOR:
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Development
5375 Mariners Cove Drive
Madison, WI 53704

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WHITE OAK RIDGE

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