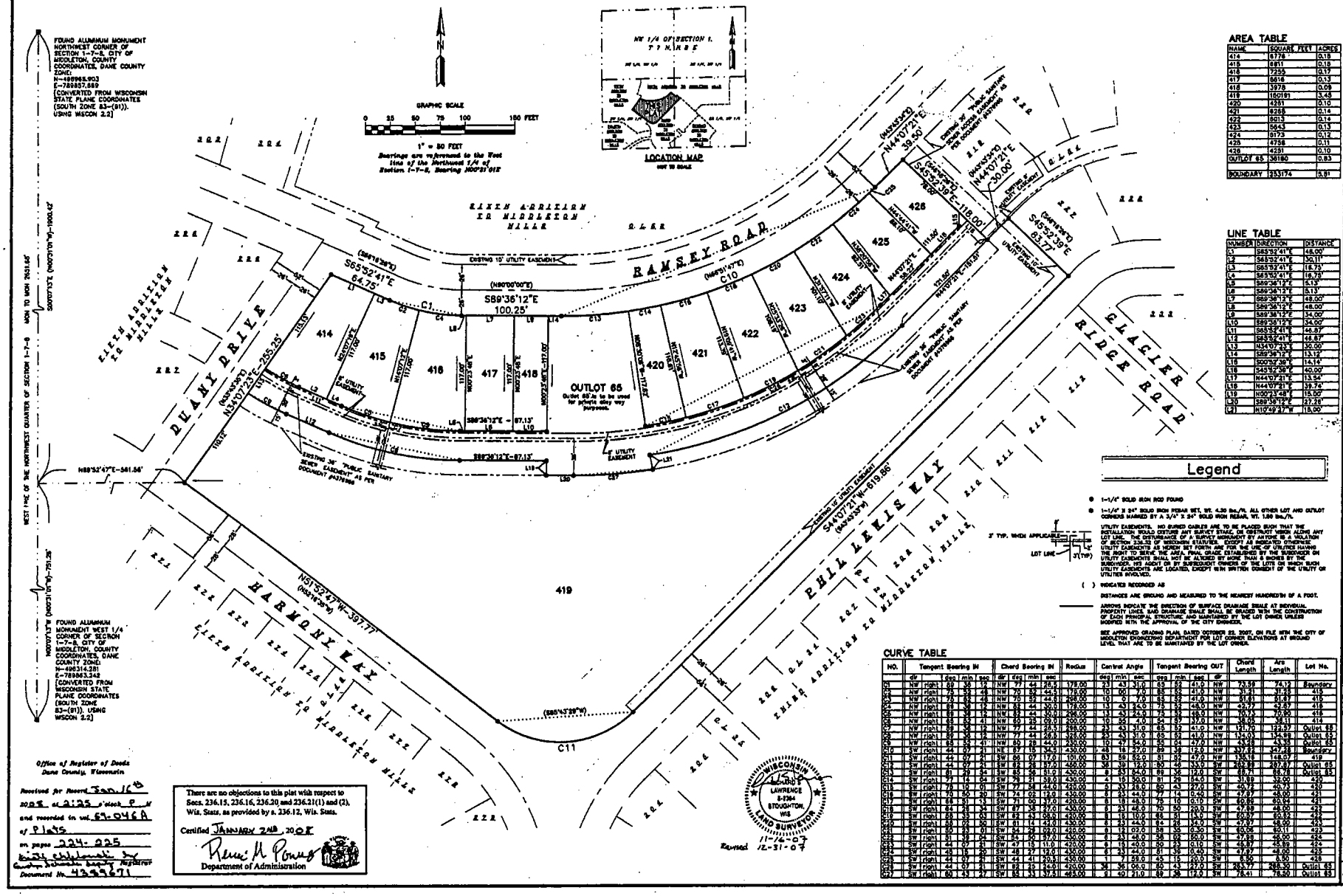
VOL 59-046A PLATS PAGE 224

REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS

LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

#4389671



AREA TABLE

NAME	SQUARE FEET	ACRES
414	6776	0.16
415	6811	0.16
416	7255	0.17
417	5614	0.13
418	3978	0.09
419	150191	3.45
420	4281	0.10
421	6288	0.14
422	5013	0.14
423	5643	0.13
424	5173	0.12
425	4758	0.11
426	4231	0.10
OUTLOT 65	36180	0.83
BOUNDARY	253174	5.81

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S65°52'41"E	48.00'
L2	S65°52'41"E	30.11'
L3	S65°52'41"E	18.73'
L4	S65°52'41"E	18.73'
L5	S89°36'12"E	5.13'
L6	S89°36'12"E	5.13'
L7	S89°36'12"E	48.00'
L8	S89°36'12"E	48.00'
L9	S89°36'12"E	34.00'
L10	S89°36'12"E	34.00'
L11	S65°52'41"E	48.87'
L12	S65°52'41"E	48.87'
L13	N34°07'23"E	30.00'
L14	S89°36'12"E	13.12'
L16	S00°52'39"E	14.14'
L18	S45°52'39"E	40.00'
L17	N44°07'21"E	13.54'
L19	N44°07'21"E	39.74'
L19	N00°23'48"E	15.00'
L20	S89°36'12"E	37.26'
L21	N10°49'37"W	15.00'

Legend

● 1-1/4" SOLID IRON ROD FOUND

● 1-1/4" X 24" SOLID IRON REBAR SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 24" SOLID IRON REBAR, WT. 1.50 lbs./ft.

UTILITY EASEMENTS. NO 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. EXCEPT AS INDICATED OTHERWISE UTILITY EASEMENTS AS SHOWN SET FORTH ARE FOR THE USE OF UTILITIES HAVING THE RIGHT TO SERVE THE AREA. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, HIS AGENT OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

( ) INDICATES RECORDED AS

DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

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.

SEE APPROVED GRADING PLAN, DATED OCTOBER 22, 2007, ON FILE WITH THE CITY OF MIDDLETON ENGINEERING DEPARTMENT FOR LOT CORNER ELEVATIONS AT GROUND LEVEL THAT ARE TO BE MAINTAINED BY THE LOT OWNER.

3' TYP. WHEN APPLICABLE
LOT LINE
3'(TYP)

CURVE TABLE

NO.	Tangent Bearing IN				Chord Bearing IN				Radius	Central Angle			Tangent Bearing OUT				Chord Length	Arc Length	Lot No.
	dir		deg	min	sec	dir	deg	min	sec		deg	min	sec	deg	min	sec	dir				
C1	NW	right	69	38	12	NW	77	44	26.5	178.00	23	43	31.0	65	52	41.0	NW	73.59	74.12	Boundary
C2	NW	right	75	52	44	NW	76	52	44.5	178.00	10	00	7.0	85	52	41.0	NW	31.21	31.33	415
C3	NW	right	85	52	41	NW	85	52	22.5	208.00	10	00	7.0	75	52	41.0	NW	31.61	31.81	415
C4	NW	right	69	38	12	NW	69	44	30.0	178.00	13	43	34.0	75	52	46.0	NW	42.77	42.87	416
C5	NW	right	69	38	12	NW	69	44	30.0	208.00	13	43	34.0	75	52	46.0	NW	50.73	50.90	416
C6	NW	right	69	38	12	NW	69	38	09.0	208.00	10	53	4.0	64	39	37.0	NW	38.05	38.11	414
C7	NW	right	69	38	12	NW	77	44	26.5	228.00	23	43	31.0	65	52	41.0	NW	91.70	92.37	Outlot 65
C8	NW	right	69	38	12	NW	77	44	26.5	328.00	23	43	31.0	65	52	41.0	NW	134.03	134.99	Outlot 65
C9	NW	right	65	52	41	NW	65	28	44.0	230.00	10	47	54.0	55	04	47.0	NW	43.28	43.33	Outlot 65
C10	NW	right	44	07	21	NE	67	15	34.5	430.00	48	16	27.0	89	34	12.0	NW	337.12	347.28	Boundary
C11	SW	right	44	07	21	SW	66	07	17.0	101.00	83	59	52.0	51	52	47.0	NW	135.16	148.07	419
C12	SW	right	44	07	21	SW	63	38	37.0	400.00	36	39	12.0	80	46	33.0	SW	262.89	267.87	Outlot 65
C13	SW	right	81	20	54	SW	85	36	51.0	430.00	8	31	54.0	89	36	19.0	SW	68.78	68.78	Outlot 65
C14	SW	right	77	16	54	SW	79	21	58.0	430.00	4	15	50.0	81	28	54.0	SW	31.69	32.00	420
C15	SW	right	73	10	01	SW	77	34	44.0	420.00	5	30	18.0	80	43	27.0	SW	40.72	40.74	420
C16	SW	right	70	50	30	SW	74	02	12.0	430.00	5	23	44.0	77	14	0.40	SW	37.87	40.00	421
C17	SW	right	68	51	13	SW	71	00	37.0	420.00	5	18	48.0	76	10	0.10	SW	50.89	50.94	421
C18	SW	right	64	26	34	SW	67	38	27.0	430.00	5	23	46.0	70	50	20.0	SW	47.99	48.00	422
C19	SW	right	69	39	03	SW	69	43	08.0	420.00	5	16	10.0	65	51	13.0	SW	50.87	50.92	422
C20	SW	right	68	51	13	SW	71	00	37.0	420.00	5	23	44.0	64	28	41.0	SW	47.97	48.00	423
C21	SW	right	60	29	01	SW	64	29	02.0	420.00	5	23	07.0	59	35	0.30	SW	50.06	50.11	423
C22	SW	right	51	39	24	SW	54	50	57.0	430.00	5	23	46.0	58	02	50.0	SW	47.99	48.00	424
C23	SW	right	47	27	41	SW	47	43	11.0	420.00	5	23	40.0	50	53	0.10	SW	46.97	48.00	424
C24	SW	right	48	18	29	SW	48	37	12.0	430.00	5	23	44.0	51	39	0.40	SW	47.87	48.00	425
C25	SW	right	44	07	21	SW	44	41	20.5	430.00	1	7	58.5	45	15	20.0	SW	8.50	8.50	426
C26	SW	right	44	07	21	SW	62	35	24.0	420.00	36	36	06.0	80	43	27.0	SW	263.77	268.30	Outlot 65
C27	SW	right	60	43	37	SW	65	33	37.51	469.00	51	49	21.0	89	36	12.0	SW	78.41	78.50	Outlot 65

Office of Register of Deeds
Dane County, Wisconsin

Received for Record Jan. 16th 2008 at 9:35 o'clock P.M. and recorded in vol. 59-046A of Plats on pages 224-225
Document No. 4389671

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 JANUARY 2nd, 2008
Department of Administration

WISCONSIN LAWRENCE S. 2364 STOUGHTON, WIS LAND SURVEYOR
Revised 11-16-07 12-31-07

MAYO CORPORATION
600 Grand Canyon Drive Madison, WI 53719 (608) 833-0628 (608) 833-0748 (fax)

DATE	REVISIONS
09/21/2007	UNITS & SANITARY EASEMENTS ADDED
12/31/2007	Department of Administration comments

FINAL PLAT
REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS
CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

PLOT DATE: DECEMBER 31, 2007 TIME: 6:36 AM
LAYOUT: SHEET_1
LAYER MANG: SHEET_1
DRAWN BY: J Jacoby REVIEWED BY: R Lawrence
FILE PATH: M:\ER2007\SRV\ER29FP (county coord).dwg

PREPARED FOR: MIDDLETON HILLS INC. 5117 UNIVERSITY AVENUE MADISON, WI 53705-1308

ER-29-07

Sheet 1 of 2

VOL 59-046A PLATS PAGE 225

REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS

LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that the plat of REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS in the City of Middleton, Middleton Hills, Inc., owner, is hereby approved by the Common Council.

Date 1/8/2008 Signed Kurt J. Sonnenberg
Kurt J. Sonnenberg, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Signed Patricia A. Ambla
Patricia A. Ambla, City Clerk

STATE OF WISCONSIN }
Dane County } ss

I, Patricia A. Ambla, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that, the Common Council of the City of Middleton passed Resolution Number _____ on the _____ day of December 10, 2007, authorizing me to issue a certificate of approval of the final plat of REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS, Middleton Hills, Inc., owner, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the approval was granted effective on the 8 day of January 2008.

1/8/2008 (Date) Signed Patricia A. Ambla
Patricia A. Ambla, City Clerk

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }
Dane County } ss

I, Patricia A. Ambla, being the duly elected qualified and acting city treasurer of the City of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 8 day of January 2008, on any of the land included in the plat of REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS.

1/8/2008 (Date) Signed Patricia A. Ambla
Patricia A. Ambla, City Treasurer

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 JANUARY 2ND 20 08

Department of Administration

SURVEYOR'S CERTIFICATION

I, Richard S. Lawrence, Registered 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 Middleton, and under the direction of Middleton Hills, Inc., owner of said land, I have surveyed and mapped REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS. that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the southwest and southeast quarters of the Northwest Quarter of Section 1, Township 7 North, Range 8 East, City of Middleton, Dane County, Wisconsin and is more fully described as follows:

Commencing at the West 1/4 corner of said Section 1; thence North 00 degrees 07 minutes 13 seconds West, 791.35 feet along the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 1; thence North 89 degrees 52 minutes 47 seconds East, 851.06 feet perpendicular to the West line of the Southwest 1/4 of the Northwest 1/4 of said Section 1 to the most Westerly corner of Lot 326, Sixth Addition to Middleton Hills as recorded in Volume 54-022A of plats, on pages 143-144, as Document Number 3720440, Dane County Registry, which is also a point on the Easterly right-of-way line of Duesy Drive and the POINT OF BEGINNING; thence North 34 degrees 07 minutes 23 seconds East, 254.25 feet on the Easterly right-of-way line of Duesy Drive to the Southerly right-of-way line of Ramsey Road; thence along the Southerly right-of-way line of Ramsey Road the following courses:

1. South 83 degrees 52 minutes 41 seconds East, 84.75 feet to a point of curvature;

2. thence 74.12 feet, along the arc of a curve to the left, through a central angle of 23 degrees 43 minutes 31 seconds, with a radius of 178.00 feet, and a chord bearing South 77 degrees 44 minutes 26.5 seconds East, 73.59 feet to a point of tangency (C1);

3. thence North 88 degrees 36 minutes 12 seconds East, 180.25 feet to a point of curvature;

4. thence 347.28 feet, along the arc of a curve to the left, through a central angle of 46 degrees 16 minutes 27 seconds, with a radius of 430.00 feet, and a chord bearing North 67 degrees 15 minutes 34.5 seconds East, 337.82 feet to a point of tangency (C10);

5. thence North 44 degrees 07 minutes 21 seconds East, 28.80 feet to the Westerly line of Outlot 84 sold Sixth Addition to Middleton Hills and the end of the courses along Ramsey Road;

thence South 40 degrees 52 minutes 39 seconds East, 118.00 feet along the Westerly line of Outlot 84 sold Sixth Addition to Middleton Hills to a Southerly line of Outlot 84 sold Sixth Addition to Middleton Hills; thence North 44 degrees 07 minutes 21 seconds East, 30.00 feet along a Southerly line of Outlot 84 sold Sixth Addition to Middleton Hills to the Westerly line of Lot 327 sold Sixth Addition to Middleton Hills; thence South 45 degrees 52 minutes 39 seconds East, 63.77 feet along the Westerly line of Lot 327 sold Sixth Addition to Middleton Hills to the Northerly right-of-way line of Phil Lewis Way; thence South 44 degrees 52 minutes 21 seconds West, 818.58 feet along the Northerly right-of-way line of Phil Lewis Way to a point of curvature; thence 148.07 feet, along the arc of a curve to the right, through a central angle of 83 degrees 56 minutes 52 seconds, with a radius of 101.00 feet, and a chord bearing South 86 degrees 07 minutes 17 seconds West, 135.16 feet (C11) to a point of tangency and a point on the Northerly right-of-way line of Harmony Way; thence North 81 degrees 52 minutes 47 seconds West, 367.77 feet along the Northerly right-of-way line of Harmony Way to the POINT OF BEGINNING.

Said parcel contains 253,174 square feet or 5.81 acres, more or less.

Dated this 16th day of November, 2007.
Revised this 31st day of DECEMBER 2007.

WISCONSIN RICHARD S. LAWRENCE S-2364 STOUGHTON WIS. LAND SURVEYOR

Signed Richard S. Lawrence
Richard S. Lawrence
Professional Land Surveyor S-2364

CORPORATE OWNER'S CERTIFICATE

Middleton Hills, 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.

Middleton Hills, Inc., does 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:

[1] Department of Administration
[2] Dane County Zoning and Natural Resources Committee
[3] City of Middleton, Common Council

IN WITNESS WHEREOF, the said Middleton Hills, Inc. has caused these presents to be signed by Gerald W. Shotts its Vice President, at MIDDLETON Wisconsin, on this 4 day of JANUARY 2008

Signed Gerald W. Shotts
Gerald W. Shotts, Vice President

STATE OF WISCONSIN }
Dane County } ss

Personally came before me this 4th day of January 2008 Gerald W. Shotts, Vice President of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Jean Aiken Notary Public, Madison Wisconsin
JEAN AIKEN

My commission expires 3/13/2011

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }
Dane County } ss

I, David M. Gavenda, being duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that, in records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of 12th day of January 2008 affecting the lands included in the plat of REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS.

1/14/08 (Date) David M. Gavenda
David M. Gavenda, County Treasurer

MAYO CORPORATION 820 Grand Canyon Drive Madison, WI 53719 (608) 833-3229 (608) 833-0746 (fax)

DATE	REVISION
01/17/2007	
12/31/2007	

REVISED: Surveyor Certificate 12/31/07; Corporate Owner's Certificate, Surveyor's Certificate

FINAL PLAT

REPLAT OF LOT 326, SIXTH ADDITION TO MIDDLETON HILLS
CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

PLOT DATE: DECEMBER 31, 2007 TIME: 8:38 AM
LAYOUT: SHEET 2
LAYER NAME: SHEET 2
DRAWN BY: J. Hurley REVIEWED BY: R. Lawrence
FILE PATH: M:\PROJECT\DATA\ZDRIVE\ (County Data).dwg

PREPARED FOR: MIDDLETON HILLS, INC. 8117 UNIVERSITY AVENUE MADISON, WI 53705-1386

ER-29-07

Sheet 2 of 2