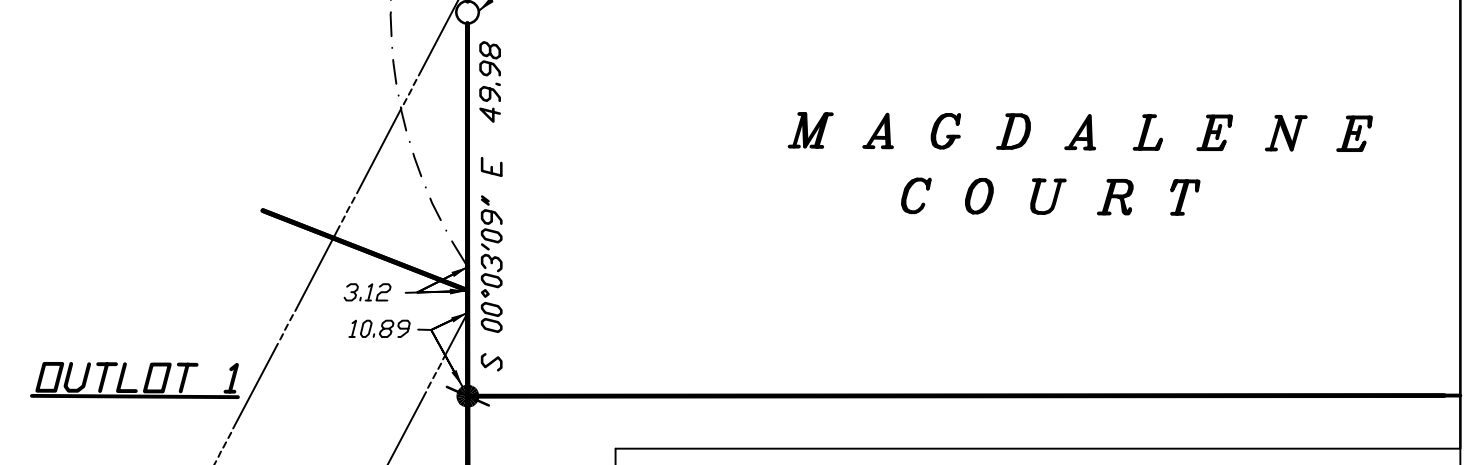
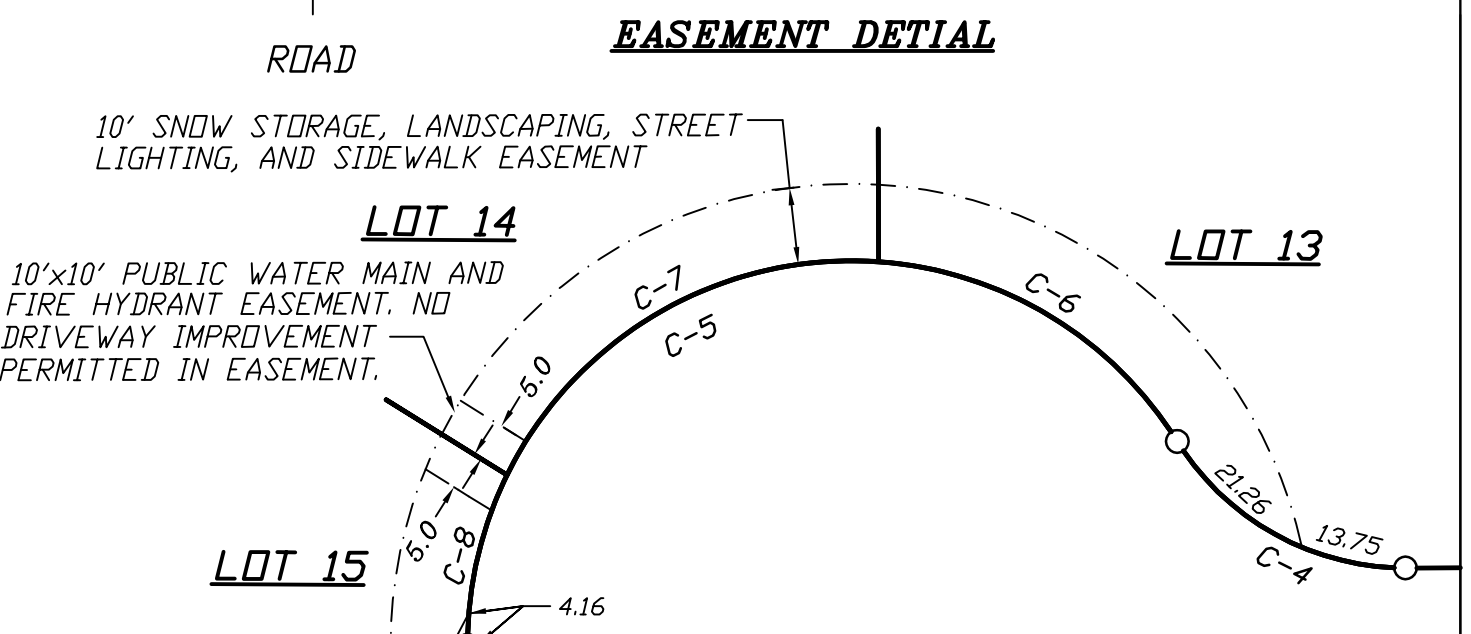
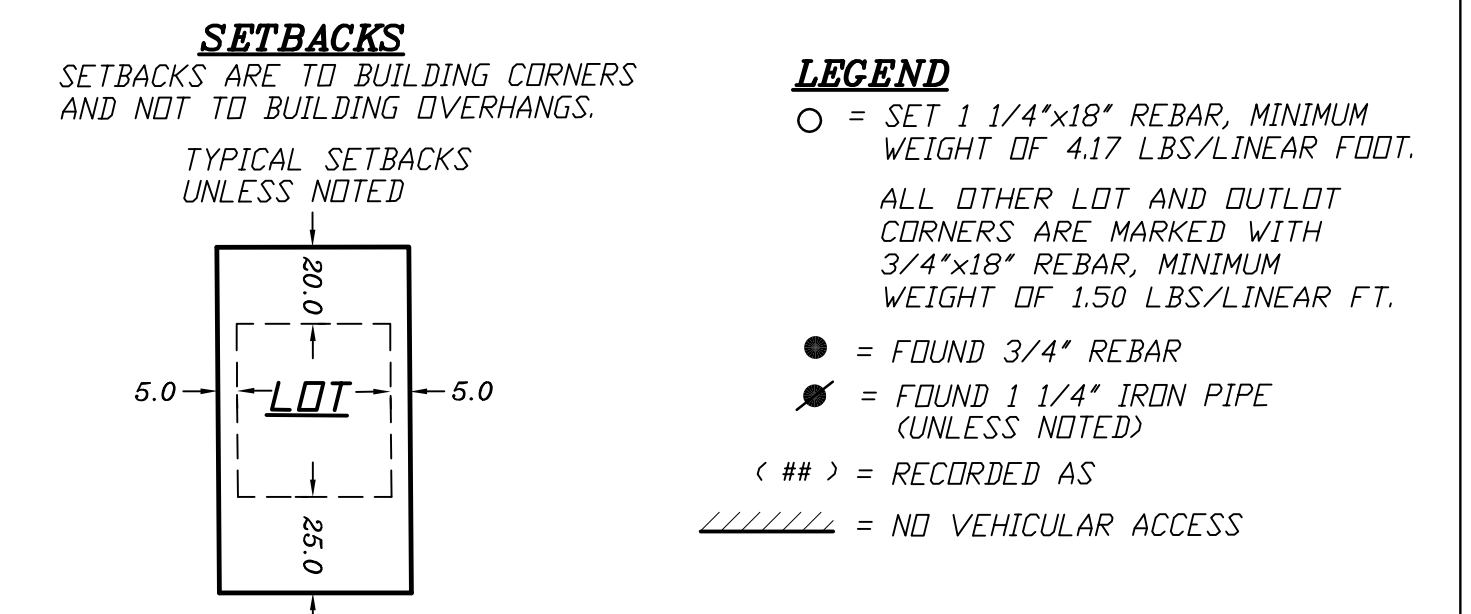


# REDTAIL ACKERS SUBDIVISION

A parcel of land located in part of the Southeast 1/4 of the Southwest 1/4 of Section 31, T8N, R9E, Town of Westport, Dane County, Wisconsin. Being part of Lot 1, Certified Survey Map No. 13918, recorded in the Dane County Register of Deeds Office in Volume 92 of Certified Surveys on Page 273 through 278, as Document No. 5133990.

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NOA T. PRIEVE & CHRIS W. ADAMS  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-649-9760 WEB: WILLIAMSONSURVEYING.COM



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

12-13-18  
 11-28-18  
 10-22-18  
 10-12-18  
 10-10-18  
 10-10-18  
 8-30-18  
 8-29-18  
 JOB NO. 17W-440  
 SHEET 1 OF 2

**LINE TABLE:**

L-#	BEARING	DIST.
L-1	N 00°24'59" W	90.07
L-2	S 00°24'59" E	90.06
L-3	S 06°17'21" E	66.40

**CURVE TABLE:**

C-#	RADIUS	CHORD BEARING	ARC	DELTA	TANGENT BEARING
C-1	18.50	S 46°40'14" E	25.41	28.01	86°44'41"
C-2	18.50	S 43°19'45" W	26.90	30.11	93°15'19"
C-3	10.00	S 44°57'58" W	14.14	15.71	90°01'04"
C-4	35.00	N 60°59'35" W	33.97	35.47	58°03'50"
C-5	50.00	S 73°58'18" W	96.16	129.27	148°08'04"
C-6	50.00	N 58°57'45" W	45.40	47.13	54°00'12"
C-7	50.00	S 60°08'19" W	55.77	59.16	67°47'39"
C-8	50.00	S 13°04'23" W	22.78	22.98	26°20'13"
C-9	10.00	S 45°02'02" E	14.14	15.71	89°58'56"

- NOTES:**
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND. ALL DISTANCES ALONG ARCS ARE CHORD DISTANCES.
  - TOTAL AREA = 216,938 SQ. FT. OR 4.98 ACRES.
  - NO WETLANDS WERE LOCATED INSIDE THIS PLAT.

ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATIONS MUST BE APPROVED BY THE CITY OF MIDDLETON DIRECTOR OF PUBLIC WORKS OR CITY ENGINEER. A MINIMUM 10 FOOT WIDE PRIVATE STORM WATER DRAINAGE EASEMENT (5 FEET FROM EACH SIDE OF AND PARALLEL WITH THE PROPERTY LINE) SHALL BE RETAINED ALONG ALL JOINT PROPERTY LINES MARKED BY A DRAINAGE ARROW. FOR OTHER PROPERTY LINES, A MINIMUM 5 FOOT WIDTH SHALL BE RETAINED.

NEW 6" PUBLIC UTILITY EASEMENTS ARE HEREIN SET FORTH TO THE BENEFIT OF ANY ENTITY THAT MEETS THE STATUTORY DEFINITION OF A PUBLIC UTILITY. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

NEW 20" PUBLIC SANITARY SEWER EASEMENTS ARE HEREIN SET FORTH TO THE BENEFIT OF THE CITY OF MIDDLETON AND ITS ASSIGNS. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.

NEW 10' x 10' PUBLIC WATER MAIN AND FIRE HYDRANT EASEMENT FOR THE BENEFIT OF THE CITY OF MIDDLETON. NO DRIVEWAY IMPROVEMENT PERMITTED IN EASEMENT.

NORTH 1/4 CORNER SECTION 31-8-9  
 FD. BRASS MONUMENT  
 4914.62

SOUTH 1/4 CORNER SECTION 31-8-9  
 FD. 1/2" ROD  
 4091.13

TOTAL SECTION LINE  
 (N 00°51'51" W)  
 5,323.75'  
 (S 00°22'12" W)  
 4,091.13'

COUNTY TRUNK HIGHWAY "D"

# REDTAIL ACKERS SUBDIVISION

A parcel of land located in part of the Southeast 1/4 of the Southwest 1/4 of Section 31, T8N, R9E, Town of Westport, Dane County, Wisconsin. Being part of Lot 1, Certified Survey Map No. 13918, recorded in the Dane County Register of Deeds Office in Volume 92 of Certified Surveys on Page 273 through 278, as Document No. 5133990, being more particularly described as follows:

**DESCRIPTION:**

A parcel of land located in part of the Southeast 1/4 of the Southwest 1/4 of Section 31, T8N, R9E, Town of Westport, Dane County, Wisconsin. Being part of Lot 1, Certified Survey Map No. 13918, recorded in the Dane County Register of Deeds Office in Volume 92 of Certified Surveys on Page 273 through 278, as Document No. 5133990, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 31; thence N 00°22'12" W along the East line of the Southwest 1/4, 409.13 feet; thence S 89°58'30" W, 80.33 feet to the Southeast right-of-way corner of said Lot 1, Certified Survey Map No. 13918 and to the point of beginning.

Thence S 89°58'30" W, 301.15 feet; thence N 00°00'49" W, 233.67 feet; thence S 89°58'30" W, 347.29 feet; thence S 00°03'09" E, 281.08 feet; thence N 18°15'01" W, 399.96 feet; thence N 56°11'39" E, 150.00 feet; thence N 89°57'25" E, 645.83 feet; thence S 00°24'59" E, 416.10 feet to the point of beginning. This parcel contains 216,938 sq. ft. or 4.98 acres.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

**LIMITED LIABILITY COMPANY OWNERS' CERTIFICATE:**

Red Tail Ackers, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as managing member, does hereby certify that said Company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat of Redtail Ackers Subdivision, 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  
City of Middleton Common Council  
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, Red Tail Ackers, LLC, has caused these presents to be signed by William W. Ranguette, its managing member, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Red Tail Ackers, LLC, a Limited Liability Company

By: \_\_\_\_\_  
William W. Ranguette, Managing Member

Witness \_\_\_\_\_  
by: Red Tail Ackers, LLC  
by: William W. Ranguette, Red Tail Ackers, LLC

STATE OF WISCONSIN  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named William W. Ranguette, President of Red Tail Ackers, LLC, the managing member of the above Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledge that they executed the foregoing instrument as such Member as the deed of said company, by its authority.

\_\_\_\_\_ County, Wisconsin. \_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_  
Print Name

**CONSENT OF CORPORATE MORTGAGEE:**

State Bank of Cross Plains, a corporation 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 dedication of the land described on this plat, and does hereby consent to the above certificate of Red Tail Ackers, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:  
State Bank of Cross Plains

TITLE: \_\_\_\_\_

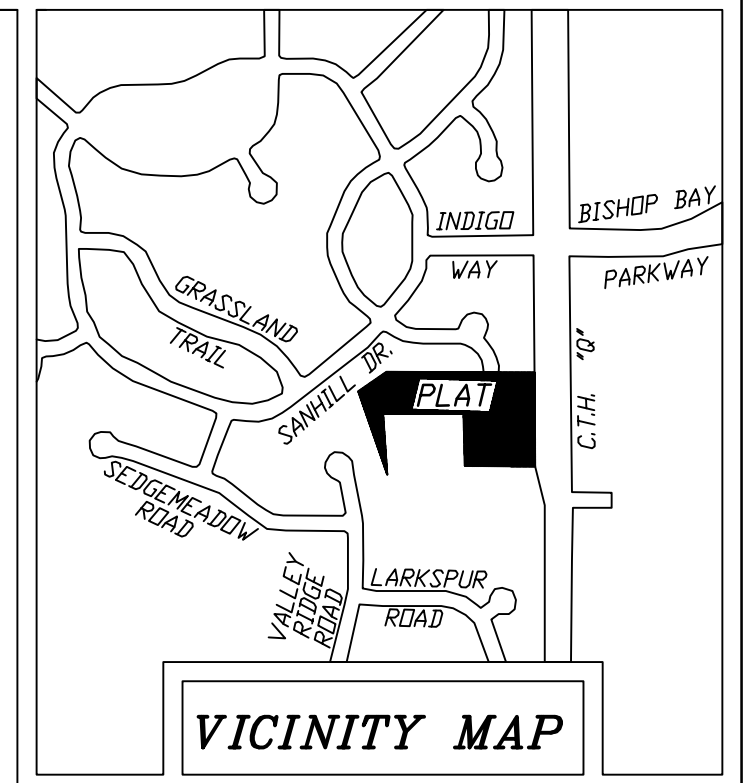
STATE OF WISCONSIN  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ of the above corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_ County, Wisconsin. \_\_\_\_\_  
Print Name  
My commission expires \_\_\_\_\_  
Notary Public

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



**CERTIFICATE OF CITY FINANCE DIRECTOR:**

I, Bill Burns, being the duly appointed, qualified and acting finance director of the City of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included in the plat of Redtail Ackers Subdivision as of this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Bill Burns - Finance Director  
City of Middleton, Dane County, Wisconsin

**CITY OF MIDDLETON COMMON COUNCIL APPROVAL:**

Resolved that the plat Redtail Ackers Subdivision, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

\_\_\_\_\_ Date \_\_\_\_\_  
Gurdip Brar, Mayor

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

\_\_\_\_\_ Date \_\_\_\_\_  
Lorie J. Burns - City of Middleton Clerk

STATE OF WISCONSIN  
DANE COUNTY ) SS

I, Lorie J. Burns, 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 authorized me on \_\_\_\_\_, to issue a certificate of approval of the final plat of Redtail Ackers Subdivision, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lorie J. Burns, City of Middleton Clerk  
City of Middleton, Dane County, Wisconsin

**CERTIFICATE OF COUNTY TREASURER:**

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 20\_\_\_\_, on any of the land included in the plat of Redtail Ackers Subdivision as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ Date \_\_\_\_\_  
Adam Gallagher, Dane County Treasurer

**REGISTER OF DEEDS:**

Received for the Recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Plats of Dane County on page(s) \_\_\_\_\_, as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds of Dane County

12-13-18  
11-28-18  
10-22-18  
10-12-18  
10-10-18  
8-30-18  
8-29-18  
17W-440  
SHEET 2 OF 2

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

