HOMESTEAD ADDITION TO SAVANNAH BROOKS

Lots 1, 2 and 3, Certified Survey Map No. 14218, recorded in Volume 96 of Certified Survey Maps of Dane County on Pages 211-213 as Document No. 5226578; Lot 1, Savannah Brooks II except that dedication of land for public highway purposes described in Document No. 5849576 ; Lots 9-15, 118, 132-138, Savannah Brooks III; vacated John Galt Trail, vacated portion of Hanover Drive and vacated portion of Savannah Drive by Village of DeForest Resolution 2022-038; located in the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northwest ¼, and the Northwest ¼ of the Northwest ¼, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin

0 — 80 — 160
Scale: 1" = 80'

Surveyor's Certificate

I, Mark A. Pynnonen, Professional Land Surveyor S–2538, 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 DeForest, and under the direction of the owners listed hereon, I have surveyed, divided and mapped HOMESTEAD ADDITION TO SAVANNAH BROOKS and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lots 1, 2 and 3, Certified Survey Map No. 14218, recorded in Volume 96 of Certified Survey Maps of Dane County on Pages 211–213 as Document No. 5226578; Lot 1, Savannah Brooks II except that dedication of land for public highway purposes described in Document No. 5849576; Lots 9–15, 118, 132–138, Savannah Brooks III; vacated John Galt Trail, vacated portion of Hanover Drive and vacated portion of Savannah Drive by Village of DeForest Resolution 2022–038; located in the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northwest ¼, and the Northwest ¼ of the Northwest ¼, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 4; thence N89°53'11"E, 2283.26 feet (recorded as N89°53'49"E, 2283.10 feet) along the North line of said Northeast ¼; thence S03°37'56"W, 104.93 feet (recorded as S03°38'11"W, 104.80 feet) to the South right–of–way line of State Highway 19 and the point of beginning; thence continuing S03°37'56"W, 669.92 feet along the Easterly line of said Certified Survey Map and the Easterly line of said Savannah Brooks III; thence N67°09'43"W, 26.47; thence S40°55'24"W, 165.35 feet; thence N77°30'12"W, 149.85 feet; thence N76°23'04"W, 66.01 feet; thence N77°30'24"W, 123.79 feet; thence N80°55'42"W, 186.58 feet; thence along a curve to the left having a radius of 210.00 feet and a chord bearing and length of N02°41'39"E, 44.92 feet to a point of compound curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and length of N46°44'09"W, 20.57 feet; thence S89°58'26"W, 119.32 feet; thence N04°18'07"E, 66.19 feet to the North right of way line of Savannah Drive; thence S89°58'26"W, 513.68 feet along said North right of way line; thence continuing along said North right of way line N79°59'58"W, 134.40 feet; thence continuing along said North right–of–way line along a curve to the right having a radius of 100.00 feet and a chord bearing and length of N39°59'59"W, 128.56 feet; thence N00°00'00"W, 182.33 feet to the South line of said lands described in Doc. No. 5849576; thence N90°00'00"E, 12.02 feet along said South line to the East right–of–way line of Williamsburg Way; thence N07°07'13"E, 96.63 feet along said East right–of–way line; thence continuing along said East right–of–way line N00°00'00"W, 153.66 feet to the South right–of–way line of State Trunk Highway 19; thence N89°56'54"E, 1522.61 feet along said South right–of–way line to the point of beginning; Containing 954,859 square feet, or 21.921 acres.

Mark A. Pynnonen, PLS S–2538 — Dated

Owner's Certificate:

Savannah Brooks, LLC, as owner, hereby certifies that it has caused the land described on this plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS to be surveyed, divided, mapped and dedicated as represented hereon. It also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Wisconsin Department of Transportation
Dane County Zoning and Land Regulation Committee
Village of DeForest

In witness hereof, Donald C. Tierney and Joanne K. Tierney, members, have caused these presents to be executed this _____ day of _____, 2024.

Savannah Brooks, LLC

Donald C. Tierney, Member — Joanne K. Tierney, Member

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2024, the above–named Donald C. Tierney and Joanne K. Tierney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

My commission expires_____
(printed name)

Consent of Mortgagee:

Great Midwest Bank, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the owners certificate hereon.

Great Midwest Bank

By: _____
(printed name)
Its: _____

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2024, the above–named

_____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

My commission expires_____
(printed name)

Village of DeForest Certificate:

Resolved that the plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS, being a subdivision located in the Northwest ¼ of the Northeast ¼ and the Northeast ¼ of the Northwest ¼, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin, and that said resolution further provided for acceptance of those lands and rights dedicated by said HOMESTEAD ADDITION TO SAVANNAH BROOKS to the Village of DeForest for public use.

I, Callista Lundgren, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of DeForest and this plat was approved by the Village Board of the Village of DeForest, Dane County, Wisconsin, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the _____ day of _____, 2024.

Callista Lundgren, Clerk — Date
Village of DeForest

Village Treasurer's (Finance Director) Certificate:

I, Carol Herwig, being the duly elected, qualified and acting Finance Director for the Village of DeForest, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of _____ affecting any of the lands included in the plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS.

Carol Herwig, Finance Director — Date:
Village of DeForest

County Treasurer's Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of _____ affecting any of the lands included in the plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS.

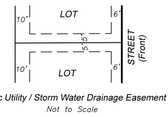
Adam Gallagher, Treasurer — Date:
County of Dane

Notes:

1) This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
2) Outlot 1 to remain under private ownership for private drive and public water main and sanitary sewer easement. Outlot 2 dedicated to the public for park purposes and environmental corridor. Outlot 3 to remain under private ownership for cluster postal mailbox location.
3) Vision corner restrictions: No fence, wall, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one–half (2½) feet and ten (10) feet above the centerline grades within a vision corner.

Legend

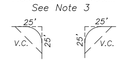
○ = 1¼" x 18" Iron Rebar Set, Weight = 4.303 Lbs/Ft
All other Lot and Outlot corners are marked with a ¾"x18" Rebar weighing 1.502 lbs./lin. ft.
V.C. = Vision Corner required. See Note 3 and Vision Corner Detail.
xxx.xx = Lowest Opening Elevation



Public Utility / Storm Water Drainage Easement
Not to Scale

= No Vehicular Access

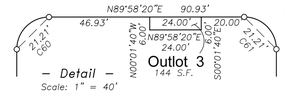
Vision Corner Detail
See Note 3

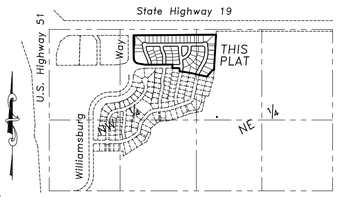


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration







LINE	BEARING	DISTANCE
L1	S42°15'14"E	59.06'
L2	S59°17'30"W	50.61'
L3	S30°42'30"E	20.00'
L4	S59°17'30"W	34.28'
L5	N42°15'14"W	52.64'
L6	N88°19'06"E	12.89'
L7	N19°31'13"W	40.03'
L8	N13°04'55"W	20.94'
L9	N07°53'35"W	28.21'

TB	BEARING
TB–1	N08°50'02"E
TB–2	N03°26'43"W
TB–3	S23°44'55"E
TB–4	N20°33'53"W
TB–5	N13°28'22"E
TB–6	S51°32'25"W
TB–7	N51°34'34"W
TB–8	S39°01'20"E
TB–9	S03°02'42"E
TB–10	S00°54'06"E
TB–11	N00°34'48"W
TB–12	N02°43'18"W
TB–13	S01°27'48"W
TB–14	N02°44'32"E
TB–15	S65°57'09"W
TB–16	N73°25'41"E
TB–17	S12°41'17"W
TB–18	S78°00'20"W

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	210.00'	45.01'	12°16'45"	N02°41'39"E	44.92'
C2	15.00'	22.67'	86°34'51"	N46°44'09"W	20.57'
C3	100.00'	139.63'	79°59'58"	N39°59'59"W	128.56'
C4	200.00'	63.61'	18°13'21"	N21°36'16"E	63.34'
C5	433.00'	232.13'	30°42'57"	N15°21'28"E	229.36'
C6	433.00'	29.68'	3°55'38"	N28°45'08"E	29.67'
C7	433.00'	77.46'	10°14'58"	N21°39'50"E	77.35'
C8	433.00'	81.83'	10°49'40"	N11°07'31"E	81.71'
C9	433.00'	43.16'	5°42'41"	N02°51'21"E	43.14'
C10	95.00'	34.10'	20°33'53"	N10°16'56"W	33.91'
C11	35.00'	20.79'	34°02'15"	N03°32'45"W	20.49'
C14	48.00'	118.91'	141°55'57"	N57°29'36"W	90.75'
C15	48.00'	19.61'	23°24'22"	N01°46'11"E	19.47'
C16	48.00'	39.82'	47°31'59"	N33°41'59"W	38.69'
C17	48.00'	59.48'	70°59'36"	S87°02'13"W	55.74'
C18	35.00'	23.48'	38°26'55"	S70°45'23"W	23.04'
C19	35.00'	20.82'	34°04'48"	S72°55'56"W	20.51'
C20	35.00'	2.66'	4°21'07"	S53°42'59"W	2.66'
C21	35.00'	23.49'	38°27'06"	N70°48'07"W	23.05'
C22	48.00'	140.28'	167°26'46"	S44°42'03"W	95.42'
C23	48.00'	20.54'	24°31'24"	N63°50'15"W	20.39'
C24	48.00'	52.59'	62°46'35"	S72°30'45"W	50.00'
C25	48.00'	40.43'	48°15'56"	S16°59'30"W	39.25'
C26	48.00'	26.71'	31°52'52"	S23°04'54"E	26.37'
C27	35.00'	21.98'	35°58'38"	S21°02'01"E	21.62'
C28	330.00'	111.23'	19°18'42"	S12°42'03"E	110.70'
C29	330.00'	17.95'	3°07'00"	S04°36'12"E	17.95'
C30	330.00'	93.28'	16°11'42"	S14°15'33"E	92.97'
C32	170.00'	63.66'	21°27'18"	S11°37'45"E	63.29'
C33	15.00'	23.79'	90°52'32"	S44°32'10"W	21.37'
C34	15.00'	23.42'	89°26'46"	N45°18'11"W	21.11'
C35	230.00'	87.42'	21°46'36"	N11°38'06"W	86.89'
C36	230.00'	56.78'	14°08'44"	N07°39'10"W	56.64'
C37	230.00'	30.63'	7°37'52"	N18°32'28"W	30.61'
C38	270.00'	92.53'	19°38'06"	N12°32'21"W	92.08'
C39	270.00'	77.43'	16°25'49"	N10°56'13"W	77.16'
C40	270.00'	15.10'	3°12'17"	N20°45'16"W	15.10'
C41	15.00'	24.27'	92°41'38"	N43°37'31"E	21.71'
C42	15.00'	23.95'	91°29'28"	S44°16'56"E	21.49'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C43	180.00'	74.83'	23°49'12"	S10°26'48"E	74.30'
C44	180.00'	53.73'	17°06'12"	S07°05'18"E	53.53'
C45	180.00'	21.10'	6°43'01"	S18°59'54"E	21.09'
C46	120.00'	46.77'	22°19'50"	S11°11'29"E	46.47'
C47	15.00'	23.56'	90°00'00"	S44°58'26"W	21.21'
C48	15.00'	23.56'	90°00'00"	N45°01'34"W	21.21'
C49	180.00'	70.15'	22°19'50"	N11°11'29"W	69.71'
C50	180.00'	53.17'	16°55'32"	N08°29'20"W	52.98'
C51	180.00'	16.98'	5°24'18"	N19°39'15"W	16.97'
C52	120.00'	52.57'	25°05'56"	N09°48'26"W	52.15'
C53	15.00'	22.84'	87°13'48"	N46°21'26"E	20.69'
C54	15.00'	23.56'	90°00'00"	S45°01'40"E	21.21'
C55	630.00'	61.98'	5°38'13"	S02°50'46"E	61.96'
C56	630.00'	30.40'	2°45'54"	S01°24'37"E	30.40'
C57	630.00'	31.58'	2°52'19"	S04°13'43"E	31.58'
C58	15.00'	25.04'	95°38'19"	S42°09'17"W	22.23'
C59	570.00'	56.08'	5°38'13"	N02°50'46"W	56.06'
C60	15.00'	23.56'	90°00'00"	N44°58'20"E	21.21'
C61	15.00'	23.56'	90°00'00"	S45°01'40"E	21.21'
C62	150.00'	172.74'	65°58'49"	S32°57'44"W	163.35'
C63	15.00'	28.37'	108°22'59"	N59°51'22"W	24.33'
C64	300.00'	76.19'	14°33'05"	N01°36'40"E	75.99'
C65	300.00'	21.31'	4°04'14"	N06°51'05"E	21.31'
C66	300.00'	54.88'	10°28'51"	N00°25'27"W	54.80'
C67	15.00'	20.71'	79°05'34"	N33°52'54"E	19.10'
C68	210.00'	269.23'	73°27'21"	N36°42'01"E	251.17'
C69	210.00'	40.92'	11°09'53"	N67°50'45"E	40.86'
C70	210.00'	64.99'	17°43'52"	N53°23'52"E	64.73'
C71	210.00'	65.71'	17°55'45"	N35°34'04"E	65.45'
C72	210.00'	66.03'	18°00'53"	N17°35'45"E	65.76'
C73	210.00'	31.58'	8°36'58"	N04°16'49"E	31.55'
C74	15.00'	23.56'	90°00'00"	N44°58'20"E	21.21'
C75	35.00'	54.99'	90°01'40"	S45°00'50"E	49.51'
C76	450.00'	241.24'	30°42'57"	S15°21'28"W	238.36'
C77	450.00'	33.40'	4°15'10"	S02°07'35"W	33.39'
C78	450.00'	94.14'	11°59'09"	S10°14'45"W	93.97'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C79	450.00'	109.58'	13°57'09"	S23°12'54"W	109.31'
C80	450.00'	4.12'	0°31'28"	S30°27'13"W	4.12'
C81	266.00'	83.69'	18°01'39"	S21°42'07"W	83.35'
C82	363.00'	494.21'	78°00'20"	N39°00'10"E	456.91'
C83	363.00'	122.34'	19°18'35"	N68°21'02"E	121.76'
C84	363.00'	104.94'	16°33'50"	N50°24'50"E	104.58'
C85	363.00'	104.94'	16°33'49"	N33°51'01"E	104.57'
C86	363.00'	104.94'	16°33'50"	N17°17'11"E	104.58'
C87	363.00'	57.05'	9°00'16"	N04°30'08"E	56.99'
C88	363.00'	88.55'	13°58'37"	N11°42'26"E	88.33'
C89	363.00'	80.16'	12°39'11"	N38°23'32"E	80.00'
C90	363.00'	80.16'	12°39'11"	N25°44'22"E	80.00'
C91	363.00'	65.94'	10°24'30"	N14°12'31"E	65.85'
C92	271.50'	89.24'	18°50'01"	S14°19'53"E	88.84'
C93	100.00'	54.61'	31°17'19"	N64°21'19"W	53.93'
C94	100.00'	85.02'	48°42'39"	N24°21'20"W	82.48'

Dane County Register of Deeds Certificate:

Received for recording this _____ day of _____,
2024, at _____ O'clock, __.M. and recorded in Vol. _____
of Plats on Page _____ as Document No. _____.

Kristi Chlebowski, Register of Deeds — Date:
County of Dane

December 28, 2023

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608–837–7463

PREPARED FOR:
SAVANNAH BROOKS, LLC
3564 EGRE ROAD
DEFOREST, WI 53532
608–837–0102

Office Map No. 191042

Sheet One of One