VOL 59-040A PLATS PAGE 195

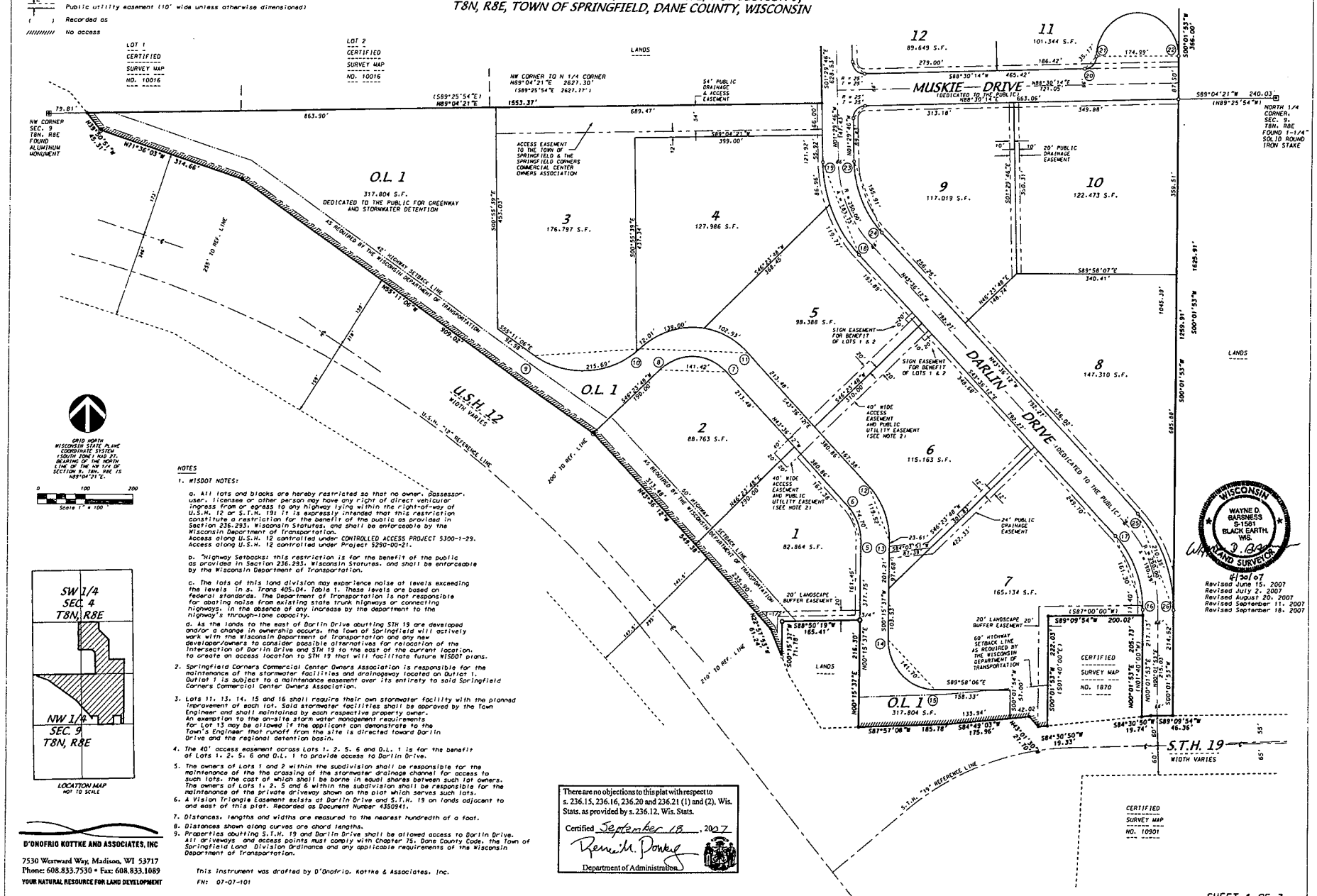
SPRINGFIELD CORNERS COMMERCIAL CENTER

LOCATED IN THE SW1/4 AND SE1/4 OF THE SW1/4 OF SECTION 4, AND THE NE1/4 AND NW1/4 OF THE NW1/4 OF SECTION 9, T8N, R8E, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN

Document No. 4360850

LEGEND

- Found 3/4" diameter solid round iron stake w/DOT cap.
- Found 3/4" diameter solid round iron stake.
- Found pipe (w/size)
- Placed 1-1/4" X 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" X 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (10' wide unless otherwise dimensioned)
- ( ) Recorded as
- No access



NOTES

1. WISDOT NOTES:

   a. All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 12 or S.T.H. 19; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.
   Access along U.S.H. 12 controlled under CONTROLLED ACCESS PROJECT 5300-1-29.
   Access along U.S.H. 12 controlled under Project 5290-00-21.

   b. "Highway Setbacks: this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

   c. The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

   d. As the lands to the east of Darlin Drive abutting STH 19 are developed and/or a change in ownership occurs, the Town of Springfield will actively work with the Wisconsin Department of Transportation and any new developer/owners to consider possible alternatives for relocation of the intersection of Darlin Drive and STH 19 to the east of the current location, to create an access location to STH 19 that will facilitate future WISDOT plans.

2. Springfield Corners Commercial Center Owners Association is responsible for the maintenance of the stormwater facilities and drainageway located on Outlot 1. Outlot 1 is subject to a maintenance easement over its entirety to said Springfield Corners Commercial Center Owners Association.

3. Lots 11, 13, 14, 15 and 16 shall require their own stormwater facility with the planned improvement of each lot. Said stormwater facilities shall be approved by the Town Engineer and shall maintained by each respective property owner.
   An exemption to the on-site storm water management requirements for Lot 13 may be allowed if the applicant can demonstrate to the Town's Engineer that runoff from the site is directed toward Darlin Drive and the regional detention basin.

4. The 40' access easement across Lots 1, 2, 5, 6 and O.L. 1 is for the benefit of Lots 1, 2, 5, 6 and O.L. 1 to provide access to Darlin Drive.

5. The owners of Lots 1 and 2 within the subdivision shall be responsible for the maintenance of the the crossing of the stormwater drainage channel for access to such lots, the cost of which shall be borne in equal shares between such lot owners. The owners of Lots 1, 2, 5 and 6 within the subdivision shall be responsible for the maintenance of the private driveway shown on the plat which serves such lots.

6. A Vision Triangle Easement exists at Darlin Drive and S.T.H. 19 on lands adjacent to and east of this plat. Recorded as Document Number 4350941.

7. Distances, lengths and widths are measured to the nearest hundredth of a foot.

8. Distances shown along curves are chord lengths.

9. Properties abutting S.T.H. 19 and Darlin Drive shall be allowed access to Darlin Drive. All driveways and access points must comply with Chapter 75, Dane County Code, the Town of Springfield Land Division Ordinance and any applicable requirements of the Wisconsin Department of Transportation.

This instrument was drafted by D'Onofrio, Kottke & Associates, Inc.

FN: 07-07-101

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 18, 2007

Department of Administration

WISCONSIN WAYNE D. BARSNESS S-1561 BLACK EARTH, WIS. LAND SURVEYOR

4/30/07

Revised June 15, 2007
Revised July 2, 2007
Revised August 20, 2007
Revised September 11, 2007
Revised September 18, 2007

D'ONOFRIO KOTTKE AND ASSOCIATES, INC

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

SHEET 1 OF 3

UNOFFICIAL COPY

SPRINGFIELD CORNERS COMMERCIAL CENTER

LOCATED IN THE SW1/4 AND SE1/4 OF THE SW1/4 OF SECTION 4, AND THE NE1/4 AND NW1/4 OF THE NW1/4 OF SECTION 9, T8N, R8E, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN

LEGEND

- Found 3/4" diameter solid round iron stake w/DOT cap.
- Found 3/4" diameter solid round iron stake.
- 3/4" Found pipe (w/size)

Placed 1-1/4" X 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" X 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

10' Public utility easement (10' wide unless otherwise dimensioned)

( ) Recorded as

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Springfield, and under the direction of the owners listed below, I have surveyed, divided and mapped Springfield Corners Commercial Center and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the SW1/4 and SE1/4 of the SW1/4 of Section 4 and in the NE1/4 and NW1/4 of the NW1/4 of Section 9, T8N, R8E, Town of Springfield, Dane County, Wisconsin, to-wit: Commencing at the North quarter corner of said Section 9; thence S89°04'21"W, along the north line of the NW1/4 of said Section 9, 240.03 feet to the point of beginning; thence S00°01'53"W, 1,259.91 feet to the northerly right-of-way of STH 19; thence S89°09'54"W, along said northerly right-of-way, 46.36 feet; thence S84°30'50"W, continuing along said northerly right-of-way, 19.74 feet to the east line of Certified Survey Map No. 1870, recorded in Volume 7 of Certified Survey Maps on Page 310 Dane County Registry; thence N00°01'53"E, along said east line, 205.73 feet to the northeast corner of said Certified Survey; thence S89°09'54"W, 200.02 feet to the northwest corner of said Certified Survey; thence S00°01'53"W, along the west line of said Certified Survey, 222.03 feet to the northerly right-of-way of STH 19; thence S84°30'50"W, along said northerly right-of-way, 19.33 feet; thence N43°01'30"W, continuing along said northerly right-of-way, 27.70 feet; thence S84°49'03"W, continuing along said northerly right-of-way, 175.96 feet; thence S87°57'08"W, continuing along said northerly right-of-way, 185.78 feet; thence N00°15'37"E, 216.30 feet; thence S88°50'19"W, 165.41 feet; thence S00°15'37"W, 71.78 feet to the northeasterly right-of-way of USH 12; thence N22°57'53"W, along said northeasterly right-of-way, 61.24 feet; thence N43°36'12"W, continuing along said northeasterly right-of-way, 549.38 feet; thence N55°11'06"W, continuing along said northeasterly right-of-way, 909.02 feet; thence N71°36'03"W, continuing along said northeasterly right-of-way, 314.66 feet; thence N39°50'51"W, continuing along said northeasterly right-of-way, 45.31 feet to the north line of the NW1/4 of said Section 9; thence N89°04'21"E, along said north line, 1,553.37 feet; thence N01°29'46"W, 506.61 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 117.00 feet and a chord which bears N46°16'46"W, 164.84 feet; thence S88°56'13"W, 250.16 feet; thence N00°23'59"W, 716.00 feet to the northeast corner of Lot 4, Certified Survey Map No. 10016; thence N89°48'05"E, 465.23 feet; thence S01°01'44"E, 192.84 feet; thence S45°59'10"E, 369.63 feet; thence S01°29'46"E, 512.04 feet; thence N89°04'21"E, 393.83 feet; thence S00°01'53"W, 366.00 feet to the point of beginning. Containing 56.76 acres.

Dated this 30TH day of APRIL, 2007.

Revised this 15th day of June, 2007.
Revised this 3rd day of July, 2007
Revised this 20th day of August, 2007
Revised this 11th day of September, 2007
Revised this 18th day of September, 2007

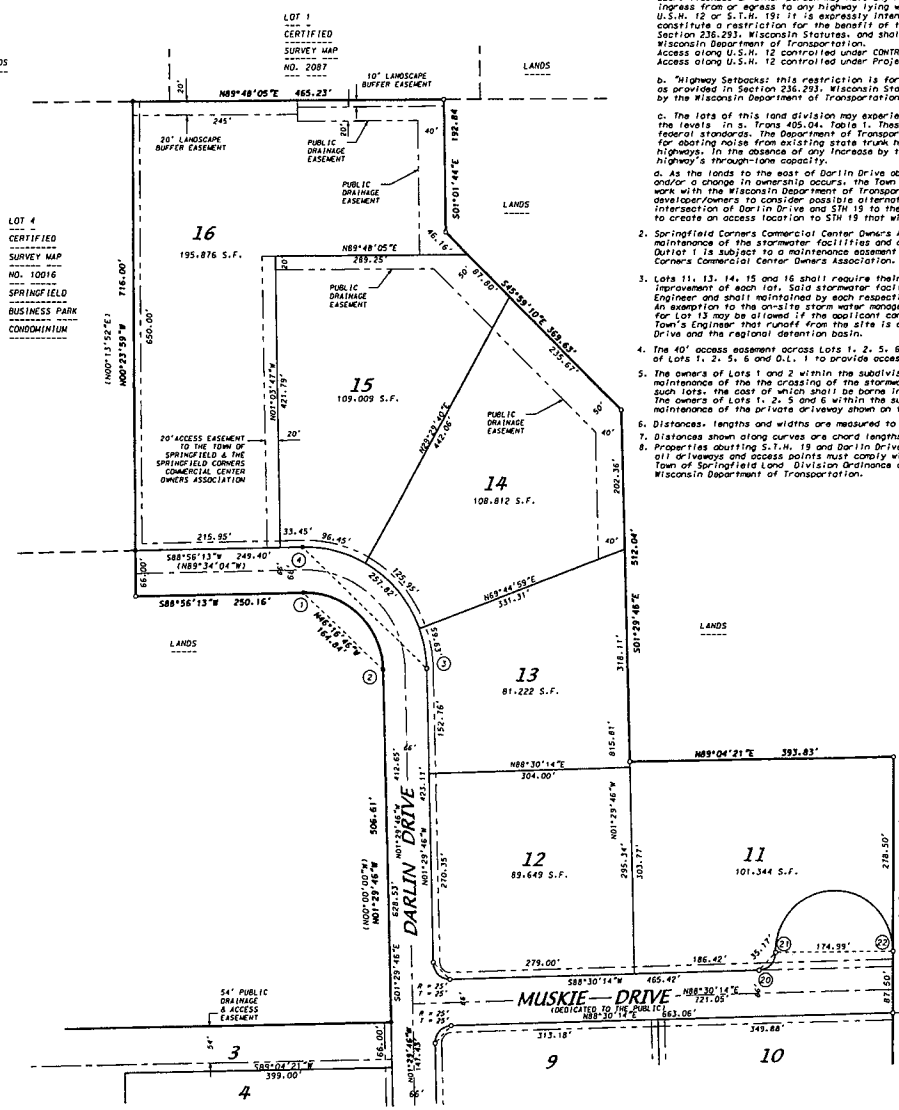
Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor, S-1561

WISCONSIN WAYNE D. BARSNESS S-1561 BLACK EARTH, WIS. LAND SURVEYOR

CURVE DATA

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		117.00	164.84	182.90	N46°16'46"W	089°34'01"	2-S77°16'18"E
3-4		183.00	257.82	286.07	N46°16'46"W	089°34'01"	
	13	183.00	59.63	59.90	N10°52'23"W	018°45'14"	
	14	183.00	125.95	128.57	N40°22'40"W	040°15'20"	
	15	183.00	96.45	97.60	N75°47'03"W	030°33'27"	
5-6		100.00	74.70	76.36	N21°40'17"W	043°51'49"	
7-8		100.00	141.42	157.08	N88°36'17"W	090°00'00"	
9-10		180.00	225.18	243.28	N86°05'44"E	077°26'20"	10-N47°22'34"E
	3	180.00	215.69	231.27	N88°00'24"E	073°39'00"	
	4	180.00	12.01	12.01	N49°17'14"E	003°49'20"	
10-11		160.00	224.33	248.59	S88°06'49"E	089°01'14"	
	4	160.00	139.00	143.79	N73°07'21"E	051°29'34"	
	5	160.00	102.93	104.80	S62°22'02"E	037°31'40"	
12-13		160.00	119.52	122.49	S21°40'17"E	043°51'49"	
14-15		100.00	141.70	157.46	S44°51'14"E	090°13'43"	
16-17		217.00	161.30	165.26	N21°47'09"W	043°38'05"	
18-19		283.00	203.33	207.98	N22°32'59"W	042°06'26"	
	5	283.00	119.77	120.68	N31°23'14"W	024°25'56"	
	4	283.00	86.96	87.30	N10°20'01"W	017°40'30"	
20-21		25.00	35.17	39.00	N43°48'33"E	089°23'21"	21-N00°53'07"W
21-22		87.50	174.99	276.29	N89°34'33"E	180°55'00"	
23-24		217.00	155.91	159.46	S22°32'59"E	042°06'26"	
25-26		283.00	210.35	215.52	S21°47'09"E	043°38'05"	



NOTES

1. WISDOT NOTES:

   a. All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 12 or S.T.H. 19; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.
   Access along U.S.H. 12 controlled under CONTROLLED ACCESS PROJECT 5300-1-29.
   Access along U.S.H. 12 controlled under Project 5290-00-21.

   b. "Highway Setbacks: this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

   c. The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. the Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways. In the absence of any increase by the department to the highway's through-lane capacity.

   d. As the lands to the east of Darlin Drive abutting STH 19 are developed and/or a change in ownership occurs, the Town of Springfield will actively work with the Wisconsin Department of transportation and any new developer/owners to consider possible alternatives for relocation of the intersection of Darlin Drive and STH 19 to the east of the current location, to create an access location to STH 19 that will facilitate future WISDOT plans.

2. Springfield Corners Commercial Center Owners Association is responsible for the maintenance of the stormwater facilities and drainageway located on Outlot 1. Outlot 1 is subject to a maintenance easement over its entirety to said Springfield Corners Commercial Center Owners Association.

3. Lots 11, 13, 14, 15 and 16 shall require their own stormwater facility with the planned improvement of each lot. Said stormwater facilities shall be approved by the Town Engineer and shall maintained by each respective property owner. An exemption to the on-site storm water management requirements for Lot 13 may be allowed if the applicant can demonstrate to the Town's Engineer that runoff from the site is directed toward Darlin Drive and the regional detention basin.

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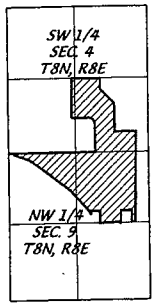

LOCATION MAP
NOT TO SCALE

NORTH 1/4 CORNER, SEC. 9, T8N, R8E FOUND 1-1/4" SOLID ROUND IRON STAKE

GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 27. BEARING OF THE NORTH LINE OF THE NW 1/4 OF SECTION 9, T8E, R8E IS N89°04'21"E

0 100 200
Scale 1" = 100'

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 18, 2007

Renee M. Donkey

Department of Administration

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 * Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

This instrument was drafted by D'Onofrio, Kottke & Associates, Inc.
FN: 07-07-101

SPRINGFIELD CORNERS COMMERCIAL CENTER

LOCATED IN THE SW1/4 AND SE1/4 OF THE SW1/4 OF SECTION 4, AND THE NE1/4 AND NW1/4 OF THE NW1/4 OF SECTION 9, T8N, R8E, TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

United Land Development Company, a Wisconsin company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, 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.

United Land Development Company does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Town Board, Town of Springfield
Wisconsin Department of Transportation
Dane County Zoning and Land Regulation Committee

In witness whereof, said United Land Development Company has caused these presents to be signed by said owner this 5 day of Sept., 2007.

By: United Land Development Company

David Ward, Managing Member

State of Wisconsin)
County of Dane) SS.

Personally came before me this 5 day of Sept, 2007, the above named Company officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 9/27/09. Notary Public, Dane County, Wisconsin

WILLIAM F. BUCK NOTARY PUBLIC STATE OF WISCONSIN

OWNER'S CERTIFICATE

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following agencies for approval or objection:

Department of Administration
Town Board, Town of Springfield
Wisconsin Department of Transportation
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owner this 5th day of Sept., 2007.

Steven S. Ripp

STATE OF WISCONSIN) SS.
COUNTY OF DANE)

Personally came before me this 5th day of Sept, 2007, the above named Steven S. Ripp to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires 9/27/09. Notary Public, Dane County, Wisconsin

WILLIAM F. BUCK NOTARY PUBLIC STATE OF WISCONSIN

MORTGAGEE CERTIFICATE

The 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 lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this plat.

In witness whereof, The State Bank of Cross Plains has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this 5th day of September, 2007.

The State Bank of Cross Plains

Senior Vice President

State of Wisconsin)
County of Dane) SS.

Personally came before me this 5TH day of SEPT, 2007, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires 9/27/09. Notary Public, Dane County, Wisconsin

WILLIAM F. BUCK NOTARY PUBLIC STATE OF WISCONSIN

MORTGAGEE CERTIFICATE

Shamrock, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this plat.

In witness whereof, said Shamrock, LLC has caused these presents to be signed by its officer(s) listed below, on this 5 day of Sept, 2007.

Shamrock, LLC

State of Wisconsin)
County of Dane) SS.

Personally came before me this 5 day of SEPT, 2007, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires 9/27/09. Notary Public, Dane County, Wisconsin

WILLIAM F. BUCK NOTARY PUBLIC STATE OF WISCONSIN

TOWN BOARD APPROVAL CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S

I, Sherri Endres, being the duly appointed, qualified and acting clerk of the Town of Springfield, Dane County, Wisconsin, do hereby certify that the Town Board of the Town of Springfield passed Resolution Number 2007-300 on 6-19-2007, authorizing me to issue a certificate of approval of the final plat of SPRINGFIELD CORNERS COMMERCIAL CENTER, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the approval was granted and effective on the 6th day of September, 2007

Dated 9-6-2007

Sherri Endres
Sherri Endres, Town Clerk, Town of Springfield

TOWN TREASURER CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S

I, Sherri Endres, being the duly appointed, qualified, and acting Treasurer of the Town of Springfield, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this 6th day of September, 2007 affecting the land included in Springfield Corners Commercial Center.

Sherri Endres
Sherri Endres, Town Treasurer, Town of Springfield

DANE COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

I, David Gawenda, 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 special assessments as of this 6TH day of SEPTEMBER, 2007 affecting the lands included in the plat of Springfield Corners Commercial Center.

David W. Gawenda, Dane County Treasurer

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

The plat of Springfield Corners Commercial Center has been approved for recording by Dane County Zoning and Land Regulation Committee per the action thereof on this 25 day of September, 2007.

Richard D. Pertzborn, Chair

REGISTER OF DEEDS CERTIFICATE

Received for recording this 26th day of September, 2007 at 3:57 o'clock P.M. and recorded in Volume 59-040A of Plats on Pages 195-197 as Document No. 4360850.

Kristi Chlebowski, Dane County Register of Deeds

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 5th, 2007

Department of Administration

DEPARTMENT OF ADMINISTRATION

WISCONSIN WAYNE D. BARSNESS S-1561 BLACK EARTH, WIS. LAND SURVEYOR 4/30/07

Revised June 15, 2007
Revised July 2, 2007
Revised August 20, 2007
Revised September 11, 2007

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