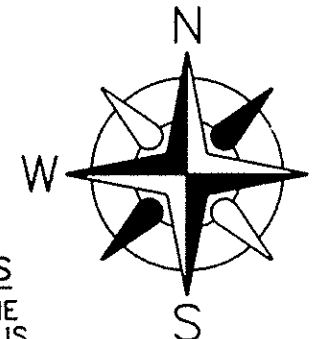


3748489

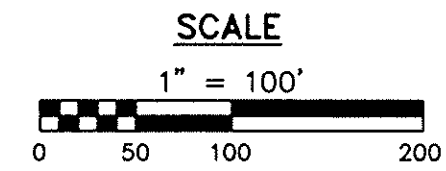
# CHARLOTTE'S WALK

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 02, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

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., and ch. Trans 233 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.  
Certified June 17th, 2003  
*Daniel A. Paulson*  
Department of Administration



BASIS OF BEARINGS  
THE NORTH LINE OF THE NE 1/4 OF SECTION 2 IS RECORDED AS BEARING S89°00'29"W.



### RESTRICTIONS, NOTES AND NOTICES:

- 1) The lots of this land division may experience noise at levels exceeding 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.
- 2) No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that 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 or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
- 3) Outlots 1 and 2 are "Dedicated to the Public" for storm water drainage and control.
- 4) All utilities within this subdivision shall be installed underground.
- 5) Lands lying west and south of this plat are being used for agricultural purposes.
- 6) Future land owners shall not alter drainage patterns or ditchlines without the written consent of the Town of Burke.
- 7) No access from Charlottes Lane to STH 19 shall be allowed until Berkshire Lane between STH 19 and Dover Way is vacated or access to STH 19 is closed, in accordance with plans approved by the Wisconsin Department of Transportation.

### CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN ) SS  
DANE COUNTY )  
I, Amy Volkmann, being duly qualified and acting Deputy Town Treasurer of the Town of Burke, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of June 24, 2003 on any of the land included in CHARLOTTE'S WALK.  
*Amy Volkmann*  
Dated June 24, 2003 Amy Volkmann, Deputy Town Treasurer

### CONSENT OF MORTGAGEE

I, Philip G. Holland, representative of Ixonia State Bank, as mortgagee of the above described land, do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this plat, and I do hereby consent to the above certificate by Mike Schutte, as owner.  
Dated this 23rd day of June, 2003.

*Philip G. Holland*  
Authorized Representative

STATE OF WISCONSIN ) SS  
COUNTY OF Jefferson )  
Signed before me on this 23 day of June, 2003,  
by Philip G. Holland

*Andrew Conrad*  
Notary Public, Wisconsin  
My Commission Expires 10/10/04

### OWNER'S CERTIFICATION OF DEDICATION

As owner I hereby certify that I have 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 236.12 to be submitted to the following for approval or objection:  
1) BURKE TOWN BOARD  
2) DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE  
3) DEPARTMENT OF ADMINISTRATION  
4) CITY OF SUN PRAIRIE  
5) WISCONSIN DEPARTMENT OF TRANSPORTATION  
Dated this 23rd day of June, 2003.

*Mike Schutte*  
Mike Schutte  
Charlotte's Walk, LLC

STATE OF WISCONSIN ) SS  
COUNTY OF Jefferson )  
Signed before me on this 23 day of June, 2003,  
by Mike Schutte.

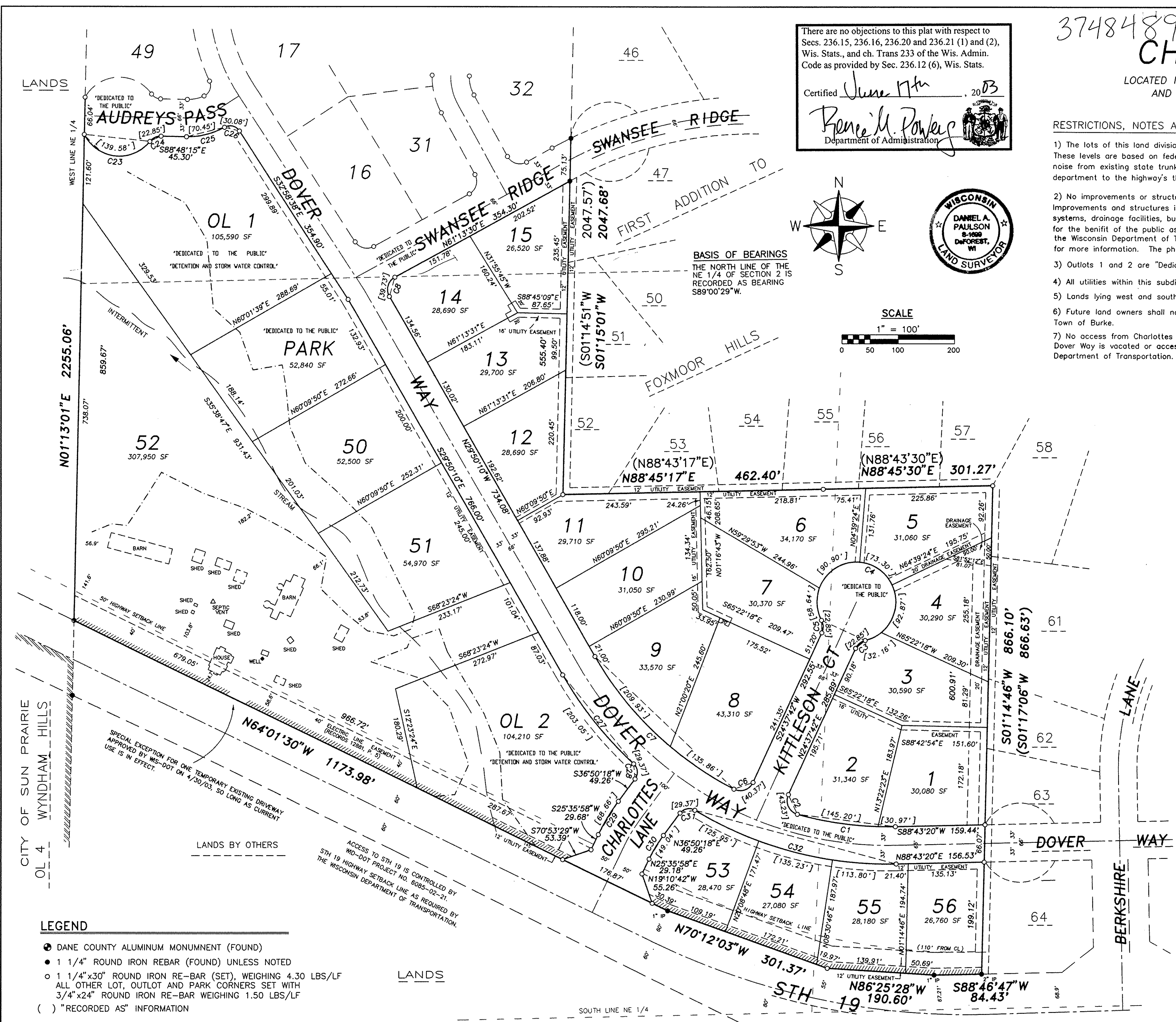
*Andrew Conrad*  
Notary Public, Wisconsin  
My Commission Expires 10/10/04

### CITY OF SUN PRAIRIE APPROVAL CERTIFICATE

I, Diane J. Hermann-Brown, Clerk of the City of Sun Prairie, do hereby certify that the City of Sun Prairie failed to act on the hereto attached Plat of CHARLOTTE'S WALK within the allowed time period. According to Section 16.24.010(E) of the City of Sun Prairie Subdivision Ordinance this Plat is automatically approved.

*Diane Hermann-Brown*  
Diane Hermann-Brown, City Clerk

6-23-03  
Date:



- ### LEGEND
- DANE COUNTY ALUMINUM MONUMENT (FOUND)
  - 1 1/4" ROUND IRON REBAR (FOUND) UNLESS NOTED
  - 1 1/4"x30" ROUND IRON RE-BAR (SET), WEIGHING 4.30 LBS/LF
  - ALL OTHER LOT, OUTLOT AND PARK CORNERS SET WITH 3/4"x24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF
  - ( ) "RECORDED AS" INFORMATION
  - DESIGNATES NO VEHICULAR ACCESS
  - [43.23'] ARC DISTANCE
  - PUBLIC UTILITY EASEMENT (8' WIDE UNLESS NOTED)

DATED THIS 22<sup>nd</sup> DAY OF May, 2003  
*Daniel A. Paulson*  
DANIEL A. PAULSON, REGISTERED LAND SURVEYOR, S-1699

NO POLES, PEDESTALS OR CABLES ARE TO BE PLACED SUCH THAT THEIR INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. DISTURBING A SURVEY STAKE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATE STATUTES.



# CHARLOTTE'S WALK

LOCATED IN THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 02, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

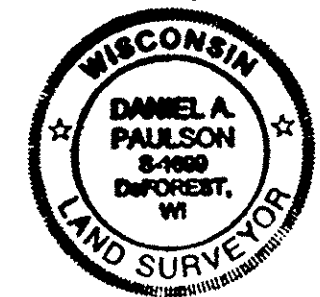
### SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Registered Land Surveyor, do hereby certify, that by the order of Mike Schutte, member, CHARLOTTE'S WALK, LLC I have surveyed, monumented and mapped CHARLOTTE'S WALK, being a part of the NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 2, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

BEGINNING at the North Quarter Corner of Section 2; thence N88°32'34"E, 79.57 feet (recorded as N88°38'25"E, 79.53 feet) to the South Quarter Corner of Section 35, T9N, R10E; thence N89°00'29"E, 786.32 feet (recorded as 786.44 feet); thence S01°15'01"W, 2047.68 feet (recorded as S01°14'51"W, 2047.57 feet); thence N88°45'17"E (recorded as N88°43'17"E), 462.40 feet; thence N88°45'30"E (recorded as N88°43'30"E), 301.27 feet; thence S01°14'46"W, 866.10 feet (recorded as S01°17'06"W, 866.63 feet); thence S88°46'47"W, 84.43 feet; thence N86°25'28"W, 190.60 feet; thence N70°12'03"W, 301.37 feet; thence N64°01'30"W, 1173.98 feet; thence N01°13'01"E, 2255.06 feet to the POINT OF BEGINNING. Containing 2,740,290 square feet, (62.91 acres) more or less.

I do further certify that this plat is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter 75 of the Dane County Land Division and Subdivision Regulations and the Town of Burke Subdivision Ordinance on surveying, dividing and mapping the same.

*Daniel A. Paulson*  
 DANIEL A. PAULSON  
 Registered Land Surveyor No. S-1699  
 Dated the 22<sup>nd</sup> day of May, 2003.



### CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for recording this JULY 2 day of 2003, at 7:50 o'clock, A .m., recorded in Volume 58-029B of Plots on Page 158+159.

*Jane C. Licht*  
 Jane C. Licht, Dane County Register of Deeds  
 by: *Maisha Kozlowski*

### CERTIFICATE OF DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE

This Plat of CHARLOTTE'S WALK has been approved by the Dane County Zoning and Natural Resources Committee per action on the 24 day of JUNE, 2003.

*Lyman Anderson*  
 Lyman Anderson, Chair  
 Dane County Zoning and Natural Resources Committee

### TOWN BOARD RESOLUTION

Be it resolved, that CHARLOTTE'S WALK in the Town of Burke, owned by the Charlotte's Walk, LLC, is hereby approved by the Town Board and the public highway right-of-way dedication hereon is acknowledged and accepted.

6-24-2003  
 Dated June 24, 2003  
*Kevin Vinney*  
 Kevin Vinney  
 Town Chairman

I, Amy Volkman, Burke Deputy Town Clerk, do hereby certify the foregoing is a copy of the resolution adopted by the Burke Town Board on May 7, 2003.

*Amy Volkman*  
 Amy Volkman, Deputy Town Clerk

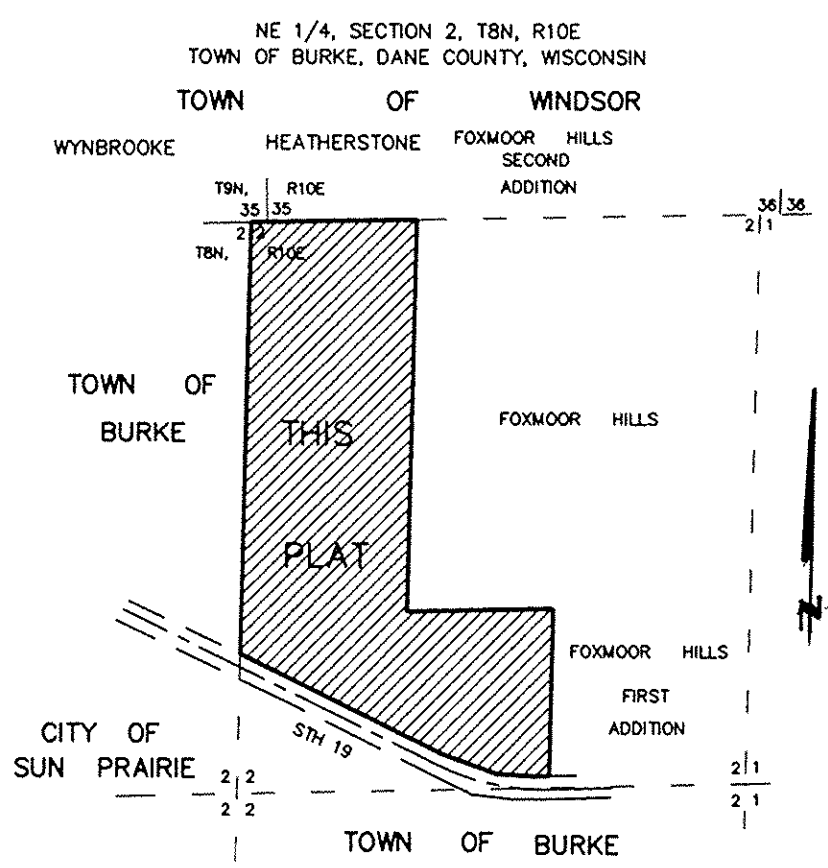
### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN) ss  
 DANE COUNTY

I, David Gawenda, being 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 June 24, 2003 affecting the lands included in CHARLOTTE'S WALK.

June 24, 2003  
 Date June 24, 2003  
*David Gawenda*  
 David Gawenda  
 Dane County Treasurer

### LOCATION SKETCH



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., and ch. Trans 233 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified June 17th, 2003  
*Bernice M. Dowdy*  
 Department of Administration

NUMBER	LOT NO.	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT BEARING
C1		16°49'22"	600.00	N82°51'59"W	175.54	176.17	
	1	02°57'26"	600.00	N89°47'57"W	30.97	30.97	N88°19'14"W
	2	13°51'56"	600.00	N81°23'16"W	144.85	145.20	N74°27'18"W
C2		99°05'00"	25.00	N24°54'48"W	38.04	43.23	
C3		52°22'21"	25.00	N50°48'52.5"E	22.06	22.85	
C4		28°44'42"	70.00	N65°22'18"W	85.47	347.88	N77°00'03"E
	3	26°19'30"	70.00	N63°50'18"E	31.88	32.16	N50°40'33"E
	4	76°01'08"	70.00	N12°39'59"E	86.21	92.87	N25°20'35"W
	5	60°00'00"	70.00	N55°20'35"W	70.00	73.30	N85°20'35"W
	6	74°24'10"	70.00	S57°27'20"W	84.65	90.90	S20°15'15"W
	7	47°59'54"	70.00	S03°44'42"E	56.94	58.64	S27°44'39"E
C5		52°22'21"	25.00	S01°33'28.5"E	22.06	22.85	
C6		92°30'52"	25.00	S70°53'08"W	36.12	40.37	N62°51'26"W
C7		33°01'16"	600.00	N46°20'48"W	341.03	345.80	
	8	12°58'26"	600.00	N56°22'13"W	135.57	135.86	N49°53'00"W
	9	20°02'50"	600.00	N39°51'35"W	208.86	209.93	
C8		91°03'40"	25.00	N15°41'40"E	35.68	39.73	
C9		02°54'28"	741.00	N62°40'44"E	37.60	37.60	S64°07'58"W
C10		90°00'00"	25.00	N73°46'30"W	35.36	39.27	
C11		30°01'30"	67.00	N13°45'45"W	34.71	35.11	
C12		92°14'30"	199.00	N44°52'15"W	286.88	320.38	
	38	28°37'30"	199.00	N13°03'45"W	98.39	99.42	N27°22'30"W
	39	29°06'30"	199.00	N41°55'45"W	100.02	101.10	N56°29'00"W
	40	34°30'30"	199.00	N73°44'15"W	118.05	119.85	
C13		53°55'18"	20.00	N64°01'51"W	18.14	18.82	N37°04'12"W
C14		111°22'38"	70.00	S87°14'29"W	115.64	136.07	S31°33'10"W
C15		115°47'40"	70.00	S87°00'58"E	118.59	141.47	S29°07'08"E
C16		53°55'18"	20.00	N62°02'51"E	18.14	18.82	N35°05'12"E
C17		92°12'30"	20.00	S44°53'15"E	28.82	32.19	
C18		26°18'10"	366.00	S11°56'05"E	166.55	168.02	
C19		90°06'54"	20.00	S19°58'17"W	28.31	31.46	S25°05'10"E
C20		26°10'02"	67.00	N78°06'45"W	30.33	30.60	S65°01'44"W
C21		53°55'18"	20.00	N61°50'35"W	18.14	18.82	
C22		115°45'12"	70.00	S87°14'28"W	118.57	141.42	N34°52'56"W
	53	10°50'06"	666.00	S64°26'09"E	125.76	125.95	S29°21'52"W
	54	11°38'02"	666.00	S75°40'13"E	135.00	135.23	S26°55'50"E
	55	09°47'26"	666.00	S86°22'57"E	113.67	113.80	N38°49'26"E
C33		85°47'52"	25.00	N75°52'34"W	34.04	37.44	N60°50'46"E
C34		34°11'38"	300.00	N15°52'49"W	176.39	179.04	
	17	31°46'26"	300.00	N17°05'25"W	164.24	166.37	S47°18'18"E
	18	02°25'12"	300.00	N00°00'24"E	12.67	12.67	
C35		87°47'30"	20.00	N45°06'45"E	27.73	30.64	
C36		92°14'30"	133.00	S44°52'15"E	191.73	214.12	
C37		30°01'30"	133.00	N13°45'45"W	68.90	69.70	
	30	08°26'50"	133.00	S02°58'25"E	19.59	19.61	
	31	21°34'40"	133.00	S17°59'10"E	49.79	50.09	S07°11'50"E
C38		90°00'00"	25.00	S16°13'30"W	35.36	39.27	