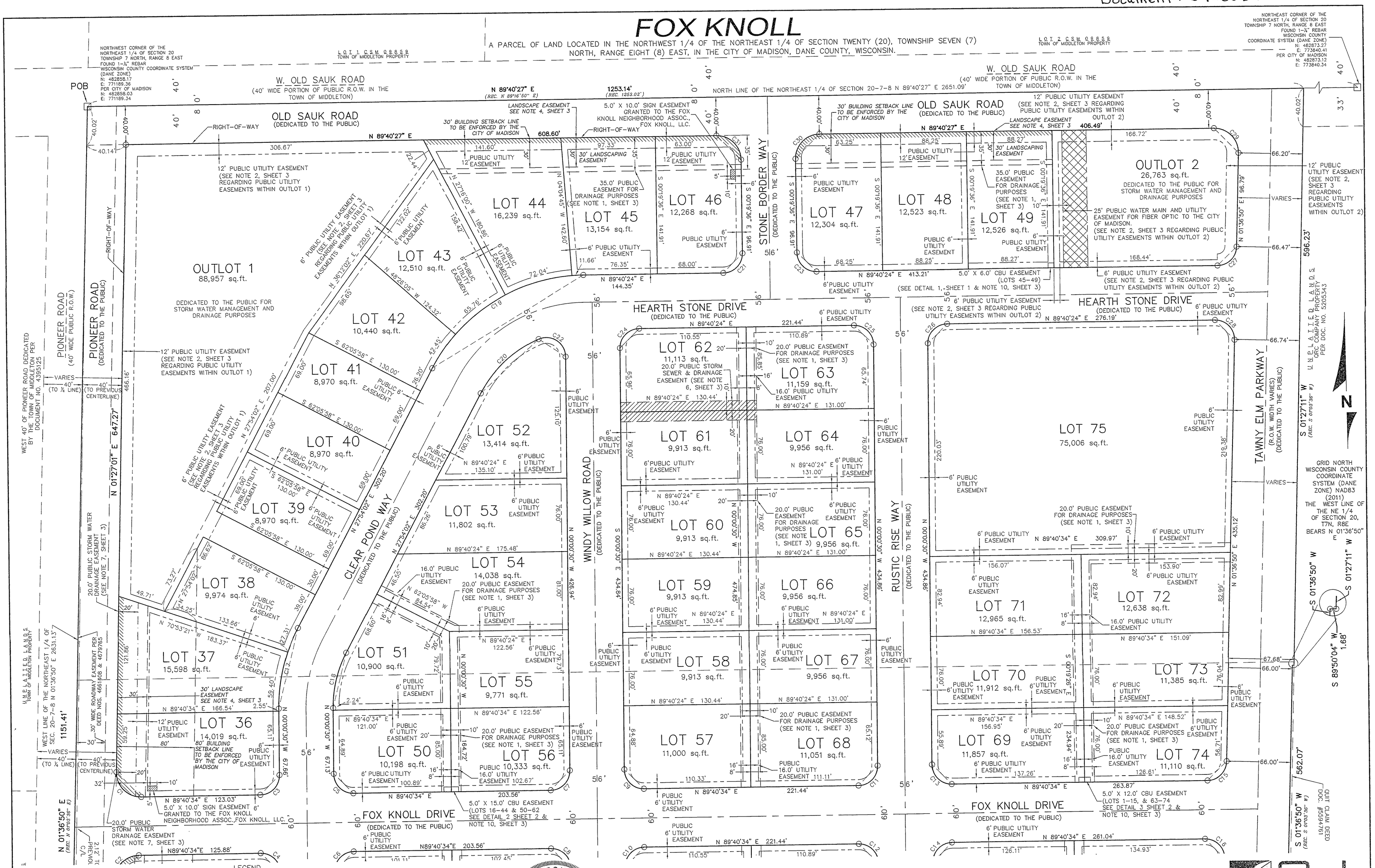
Document # 5928564

FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



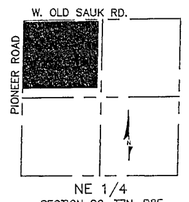
LEGEND

- FOUND 3/4" IRON PIPE
- PLACED 1-1/4" X 18" SOLID ROUND 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, WEIGHIN 1.50 LBS/FT.
- (REC. N 01°03'36" E) INDICATES RECORDED AS INFORMATION
- DENOTES NO VEHICULAR ACCESS PERMITTED
- 6' PUBLIC UTILITY EASEMENT — PUBLIC UTILITY EASEMENTS (6' WIDE UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT). PUBLIC UTILITY EASEMENTS AS HEREON SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. ALSO SEE NOTE 2, SHEET 3 REGARDING EASEMENTS WITHIN OUTLOTS 1 AND 2.

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 August 14, 2023

Department of Administration



NE 1/4 SECTION 20, T7N, R8E LOCATION MAP 1" = 2000'

WISCONSIN CHRISTOPHER A. JACKSON S-2851 WAUWATOSA, WI LAND SURVEYOR

REVISED 06-21-2022 REVISED 06-26-2023
REVISED 08-24-2022 REVISED 07-14-2023
REVISED 10-31-2022 REVISED 08-09-2023
REVISED 12-14-2022

NOTES:
1. COOPERATIVE PLAN RESIDENTIONAL DENSITY CALCULATION:
TOTAL PLATTED AREA = 1,446,892 S.F. (33.216 ACRES)
TOTAL AREA DEDICATED TO THE PUBLIC (R.O.W. & OUTLOT) = 630,569 S.F. (14.476 ACRES)
TOTAL RESIDENTIAL LOT AREA = 816,323 S.F. = 18.740 ACRES
4 LOTS PER NET ACRE OF DEVELOPMENT = 4 X 18.740 = 74.96 ≈ 74 LOT NET MAXIMUM DENSITY

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft

CJ engineering
civil design and consulting
9205 W. Center Street
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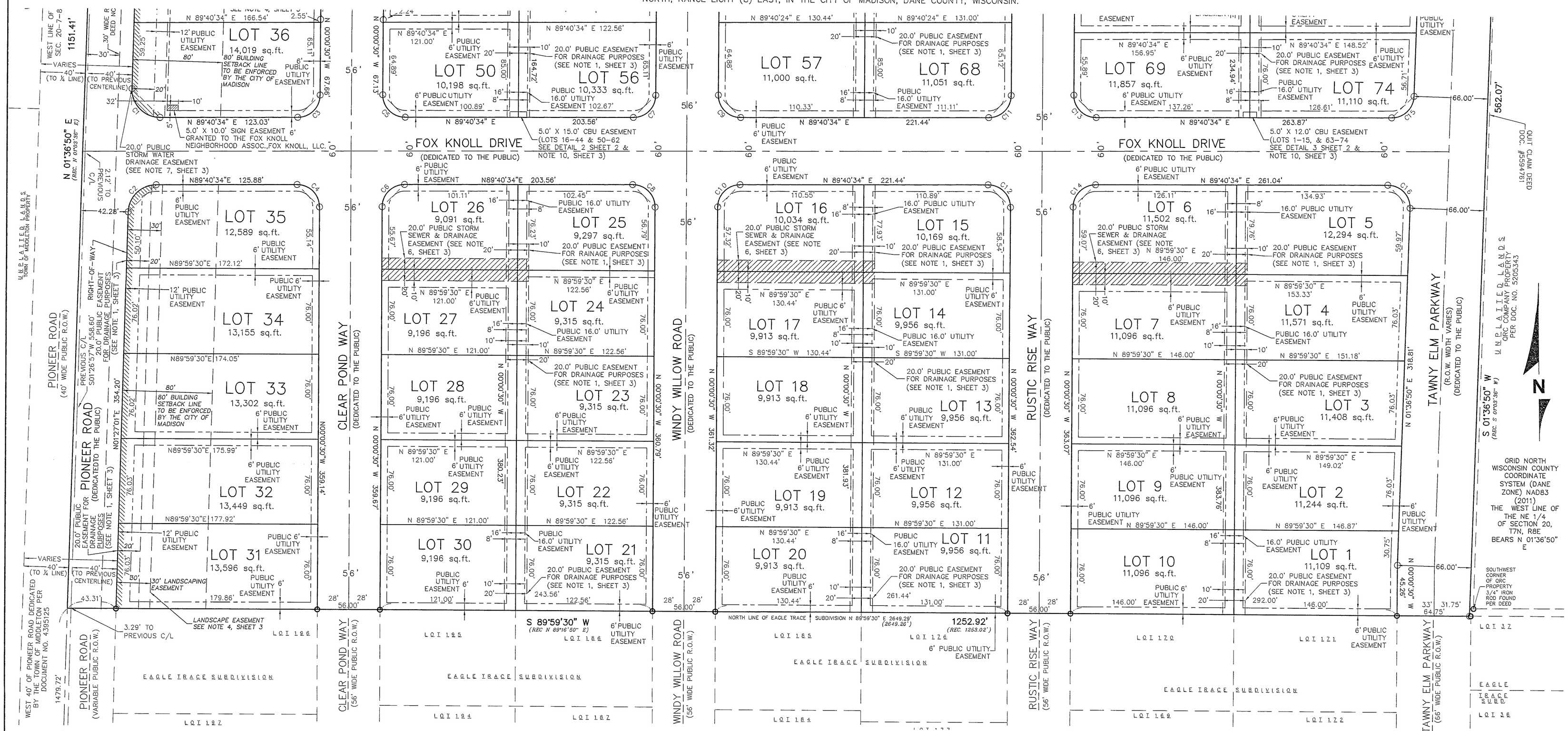
www.cj-engineering.com

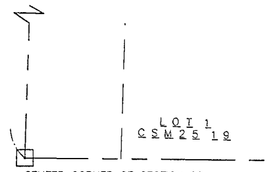
SHEET 1 OF 3

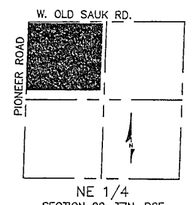
CJE NO.: CJE2019R7-02-FINALPLAT

FOX KNOLL

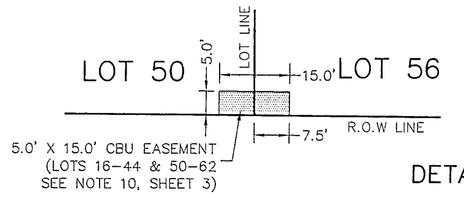
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



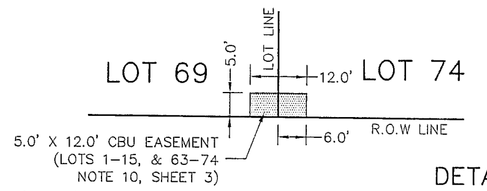




NE 1/4
SECTION 20, T7N, R8E
LOCATION MAP
1" = 2000'



DETAIL 2
5'X15' CLUSTER MAIL BOX UNIT EASEMENT
NOT TO SCALE

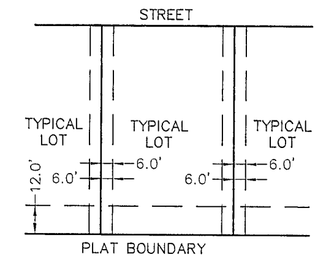


DETAIL 3
5'X12' CLUSTER MAIL BOX UNIT EASEMENT
NOT TO SCALE

CURVE TABLE						
CURVE NUMBER	Radius	ARC LENGTH	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	25.00'	40.04'	35.90'	S44°26'12.5"E	91°46'27"	
C2	25.00'	38.50'	34.80'	S45°33'47.5"W	88°13'33"	
C3	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"	
C4	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"	
C5	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"	
C6	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"	
C7	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"	
C8	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"	
C9	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"	
C10	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"	
C11	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"	
C12	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"	
C13	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"	
C14	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"	
C15	20.00'	30.74'	27.80'	N45°38'42"E	88°03'44"	
C16	20.00'	32.09'	28.76'	N44°21'18"W	91°56'16"	
C17	178.00'	86.70'	85.85'	N13°56'46"E	27°54'32"	

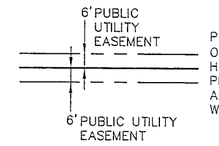
CURVE TABLE CONT.						
CURVE NUMBER	Radius	ARC LENGTH	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
LOT 37	178.00'	59.40'	59.12'	N09°33'04.5"E	19°07'09"	19°06'39"
LOT 38	178.00'	27.31'	27.28'	N23°30'20.5"E	08°47'23"	19°06'39"
C18	122.00'	59.43'	58.84'	S13°56'46"W	27°54'32"	
C19	178.00'	191.91'	182.75'	S58°47'13"W	61°46'22"	
LOT 42	178.00'	42.45'	42.35'	S34°43'58.5"W	13°39'53"	41°33'55"
LOT 43	178.00'	65.76'	65.39'	S52°08'57.5"W	21°10'05"	62°44'00"
LOT 44	178.00'	72.04'	71.54'	S74°19'37.5"W	23°11'15"	85°55'15"
LOT 45	178.00'	11.66'	11.66'	S87°47'49.5"W	03°45'09"	89°40'24"
C20	122.00'	83.19'	81.59'	S47°26'06.5"W	39°04'09"	66°58'11"
C21	20.00'	31.42'	28.28'	N44°40'24"E	90°00'00"
C22	20.00'	39.45'	33.36'	N56°31'09.5"W	113°01'19"	66°58'11"
C23	20.00'	31.42'	28.28'	S45°19'36"E	90°00'00"
C24	20.00'	31.30'	28.21'	S44°49'57"W	89°40'54"
C25	20.00'	31.53'	28.36'	N45°10'03"W	90°19'06"
C26	20.00'	31.30'	28.21'	S44°49'57"W	89°40'54"
C27	20.00'	30.74'	27.80'	N45°38'37"E	88°03'34"
C28	20.00'	32.09'	28.76'	N44°21'23"W	91°56'26"
C29	25.00'	40.12'	35.95'	N44°21'21.5"W	91°56'23"
C30	25.00'	39.27'	35.36'	S44°40'25.5"W	90°00'03"
C31	25.00'	39.27'	35.36'	N45°19'34.5"W	89°59'57"

TYPICAL PUBLIC EASEMENT FOR DRAINAGE PURPOSES
(NOT TO SCALE)



1. UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT, ALL LOTS A SUBJECT TO 6' OR 12' PUBLIC EASEMENTS FOR DRAINAGE PURPOSES AS SET FORTH IN NOTE 1 ON SHEET 3.

2. THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES ALONG THE SOUTH SIDE OF LOTS 1, 10, 11, 20, 21, 30 AND 31 ALONG THE SOUTH BOUNDARY OF THIS PLAT SHALL BE 6 FEET IN WIDTH.



PUBLIC UTILITY EASEMENTS (6' WIDE UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT). PUBLIC UTILITY EASEMENTS AS HEREON SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. ALSO SEE NOTE 2, SHEET 3 REGARDING EASEMENTS WITHIN OUTLOTS 1 AND 2.

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 August 14, 2023

Department of Administration

CJ engineering
civil design and consulting
9205 W. Center Street
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Milwaukee, WI 53222
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www.cj-engineering.com

LEGEND

- FOUND 3/4" IRON PIPE
- PLACED 1-1/4" X 18" SOLID ROUND 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, WEIGHIN 1.50 LBS/FT.

(REC. N 0°03'36" E) INDICATES RECORDED AS INFORMATION

DENOTES NO VEHICULAR ACCESS PERMITTED

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft

WISCONSIN
CHRISTOPHER A. JACKSON
S-2851
WAUWATOSA, WI
LAND SURVEYOR

REVISED 06-21-2022
REVISED 08-24-2022
REVISED 10-31-2022
REVISED 12-14-2022
REVISED 06-26-2023
REVISED 07-14-2023
REVISED 08-09-2023

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CJE NO.: CJE2019R7-02-FINALPLAT

FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR S-2851 DO HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, AND UNDER THE DIRECTION OF THE OWNERS LISTED BELOW, I HAVE SURVEYED, DIVIDED AND MAPPED "FOX KNOLL" AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL THE EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AS IS DESCRIBED AS FOLLOW:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N 89°40'27" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 1253.14 FEET; THENCE S 01°27'11 W, ALONG THE WEST LINE OF A PARCEL OWNED BY QRS COMPANY, LLC, 596.23 FEET; THENCE S 89°50'04" W 1.68 FEET ALONG THE NORTH LINE OF QUIT CLAIM DEED DOCUMENT NO. 5594761; THENCE S 01°36'50" W 562.07 FEET TO THE NORTH LINE OF EAGLE TRACE SUBDIVISION; THENCE S 89°59'30" W 1252.92 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N 01°36'50" E, ALONG SAID WEST LINE, 1151.41 FEET TO THE POINT OF BEGINNING. CONTAINING 1,446,892 SQUARE FEET OR 33.216 ACRES.

DATED THIS 14TH DAY OF DECEMBER, 2022.

CHRISTOPHER A. JACKSON, PROFESSIONAL LAND SURVEYOR, S-2851

WISCONSIN CHRISTOPHER A. JACKSON S-2851 WAUWATOSA, WI LAND SURVEYOR

REVISED 06-21-2022
REVISED 08-24-2022
REVISED 10-31-2022
REVISED 12-14-2022
REVISED 06-26-2023
REVISED 07-14-2023
REVISED 08-09-2023

NOTES:

1. PUBLIC EASEMENT FOR DRAINAGE PURPOSES: ALL LOTS (1-75) WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT, OR AS SHOWN ON THE FACE OF THIS PLAT. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION. (AM. BY ORD. 13,639, 6-23-04; ORD-08-00094, 8-23-08)

THE INTRA-BLOCK DRAINAGE EASEMENT SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.

2. REASONABLE USE AND OCCUPATION BY CITY – ADDITIONAL CONDITIONS FOR PUBLIC UTILITY EASEMENTS WITHIN OUTLOTS 1 AND 2 AS GRANTED BY THIS PLAT: THE PRINCIPAL PURPOSE OF OUTLOT 1 AND OUTLOT 2 ARE FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. ALL OTHER PUBLIC AND PRIVATE UTILITY FACILITIES INSTALLED WITHIN SAID OUTLOTS ARE HEREBY SUBSERVIENT TO THE PRINCIPAL PUBLIC USE OF THE SAID OUTLOTS FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. THE CITY OF MADISON "CITY" RESERVES THE RIGHT OF REASONABLE USE AND OCCUPATION OF THE PUBLIC UTILITY EASEMENT AREAS WITHIN SAID OUTLOTS, PROVIDED THAT SUCH USE AND OCCUPANCY SHALL NOT INTERFERE WITH OR DISTURB THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR MODIFICATION OF THE PUBLIC OR PRIVATE UTILITY FACILITIES. IF ANY REASONABLE USE AND OCCUPATION OF THE PUBLIC UTILITY EASEMENT AREAS WITHIN SAID OUTLOTS BY THE CITY SHALL NECESSITATE THE PRIVATE AND PUBLIC UTILITIES TO REMOVE OR RELOCATE THEIR FACILITIES OR ANY PART THEREOF, THE PUBLIC OR PRIVATE UTILITY SHALL PERFORM SUCH WORK AT SUCH TIME AS THE CITY MAY APPROVE AND WITHOUT ANY COST TO THE CITY.

3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT(S) ARE ISSUED.

4. THE 30' WIDE LANDSCAPING EASEMENT FOR THE BENEFIT OF THE FOX KNOLL NEIGHBORHOOD ASSOCIATION, FOX KNOLL, LLC, ITS SUCCESSORS, HEIRS AND ASSIGNS ON LOTS 31, 32, 33, 34, 35, 36 AND 37 ADJACENT TO PIONEER ROAD AND LOTS 44, 45, 46, 47, 48 AND 49 ADJACENT TO OLD SAUK ROAD IS RESERVED FOR THE PLANTING AND OF TREES OR SHRUBS. MAINTENANCE OF THE 30' LANDSCAPE EASEMENT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER; HOWEVER, THE FOX KNOLL NEIGHBORHOOD ASSOCIATION, FOX KNOLL, LLC. RESERVES THE RIGHT TO MAINTAIN THE EASEMENT IF THE HOMEOWNER FAILS TO DO SO.

5. THE BUILDING OF PRINCIPAL OR ACCESSORY BUILDINGS WITHIN THE 80-FOOT SETBACK ON LOTS 31, 32, 33, 34, 35, 36, 37 AND 38, ADJACENT TO PIONEER ROAD AND WITHIN THE 30-FOOT SETBACK ON LOTS 44, 45, 46, 47, 48 AND 49 ADJACENT TO OLD SAUK ROAD, IS PROHIBITED.

6. PUBLIC STORM SEWER AND DRAINAGE EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS AND WITHIN THE EASEMENT AREA IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM SEWER FACILITIES AND ALSO STORM SURFACE DRAINAGE WAY WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE OR TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

7. PUBLIC STORM WATER DRAINAGE EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORM WATER DRAINAGE PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER DRAINAGE FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM WATER DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

8. NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM DRIVEWAY ENTRANCES; A CURB-HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES.

9. NO VEHICULAR ACCESS PERMITTED TO PIONEER ROAD FROM LOTS 31-37 AND NO VEHICULAR ACCESS TO OLD SAUK ROAD FROM LOTS 44-49.

10. CLUSTER BOX UNIT (CBU) EASEMENT ARE EASEMENT AREAS DEFINED HEREIN ARE FOR U.S. POSTAL SERVICE APPROVED, MULTIPLE GANG, MULTI-USER JOINT MAILBOXES. SEE INDIVIDUAL EASEMENT LOCATIONS ON THE FACE OF THE PLAT DENOTING THE SPECIFIC LOTS BENEFITTING FROM EACH SPECIFIC EASEMENT AREA. ALSO SEE THE SEPARATELY RECORDED CBU EASEMENT AGREEMENT(S) SETTING FORM THE REQUIREMENTS AND RESTRICTIONS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE CBU'S AND THEIR ASSOCIATED IMPROVEMENTS.

OWNER'S CERTIFICATE:

HAWTHORN & STONE CONSTRUCTION, 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 LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

HAWTHORN & STONE CONSTRUCTION, INC. DOES HEREBY CERTIFY THAT THIS PLAT IS REQUIRED BY S236.10 OR S236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF MADISON

IN WITNESS WHEREOF, HAWTHORN & STONE CONSTRUCTION, INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICIAL OFFICER(S) OF SAID CORPORATION AT MADISON, WISCONSIN THIS 2nd DAY OF October, 2023.

HAWTHORN & STONE CONSTRUCTION, INC

JANICE FAGA, AUTHORIZED OFFICER AND SIGNATORY

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS 2nd DAY OF October, 2023, THE ABOVE NAMED OFFICER(S) OF THE ABOVE NAMED HAWTHORN & STONE CONSTRUCTION, INC. TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES July 2, 2024

AMBER L. LEHNHERR NOTARY PUBLIC STATE OF WISCONSIN

MORTGAGEE CERTIFICATE:

OAK BANK, 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 ON THIS PLAT.

IN WITNESS WHEREOF, SAID OAK BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICER(S) LISTED BELOW ON THIS 2 DAY OF October, 2023.

OAK BANK

LINDA S. ZIMPARS

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS 2nd DAY OF October, 2023, THE ABOVE NAMED Linda S Zimpars, TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 7/2/2024

AMBER L. LEHNHERR NOTARY PUBLIC STATE OF WISCONSIN

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 August 14, 2023

Department of Administration

OWNER'S CERTIFICATE:

THE CITY OF MADISON, 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 LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

THE CITY OF MADISON DOES HEREBY CERTIFY THAT THIS PLAT IS REQUIRED BY S236.10 OR S236.12 WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION
COMMON COUNCIL, CITY OF MADISON

IN WITNESS WHEREOF, THE SAID CITY OF MADISON HAS CAUSED THESE PRESENTS TO BE SIGNED BY SATYA RHODES-CONWAY, MAYOR AND MARIBETH WITZEL-BEHL, CITY CLERK AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 4th DAY OF October, 2023.

SATYA RHODES-CONWAY, MAYOR

MARIBETH WITZEL-BEHL, CITY CLERK

STATE OF WISCONSIN) SS
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF October, 2023, THE ABOVE NAMED SATYA RHODES-CONWAY, MAYOR AND MARIBETH WITZEL-BEHL, CITY CLERK TO ME KNOWN TO BE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

DAN FAULTERSACK NOTARY PUBLIC STATE OF WISCONSIN

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 1/26, 2026

MADISON PLAN COMMISSION CERTIFICATE:

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: For DATE: 9 OCTOBER 2023

MATTHEW WACHTER, SECRETARY OF PLAN COMMISSION

MADISON COMMON COUNCIL CERTIFICATE:

RESOLVED THAT THE PLAT OF "FOX KNOLL" LOCATED IN THE CITY OF MADISON, WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-23-00173, FILE I.D. NUMBER 75244, ENACTED THIS 7th DAY OF March, 2023 AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS 4th DAY OF October, 2023.

For

MARIBETH WITZEL-BEHL, CITY CLERK, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON TREASURER'S CERTIFICATE:

I, CRAIG FRANKLIN, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 10th DAY OF October, 2023 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

CRAIG FRANKLIN, CITY TREASURER, CITY OF MADISON, DANE COUNTY, WISCONSIN

COUNTY TREASURER'S CERTIFICATE:

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 11th DAY OF October, 2023 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "FOX KNOLL".

ADAM GALLAGHER, TREASURER, DANE COUNTY, WISCONSIN

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS 11th DAY OF October, 2023 AT 12:49 ~~AM~~/PM, AND RECORDED IN VOLUME 61-097A OF PLATS ON PAGES 576-578 AS DOCUMENT NUMBER 5928564.

Kristi Chlebowski, by Cheryl Ann Meyer, Deputy

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS.