

CEDAR HILL

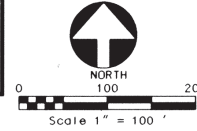
Located in the NW 1/4, NE 1/4 and SE 1/4
of the SE 1/4 of Section 4, T7N, R7E,
Village of Cross Plains, Dane County, Wisconsin

3107932



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., or by the County Planning Agency.

Certified April 15, 1999
Jeannie A. Stow
Department of Administration

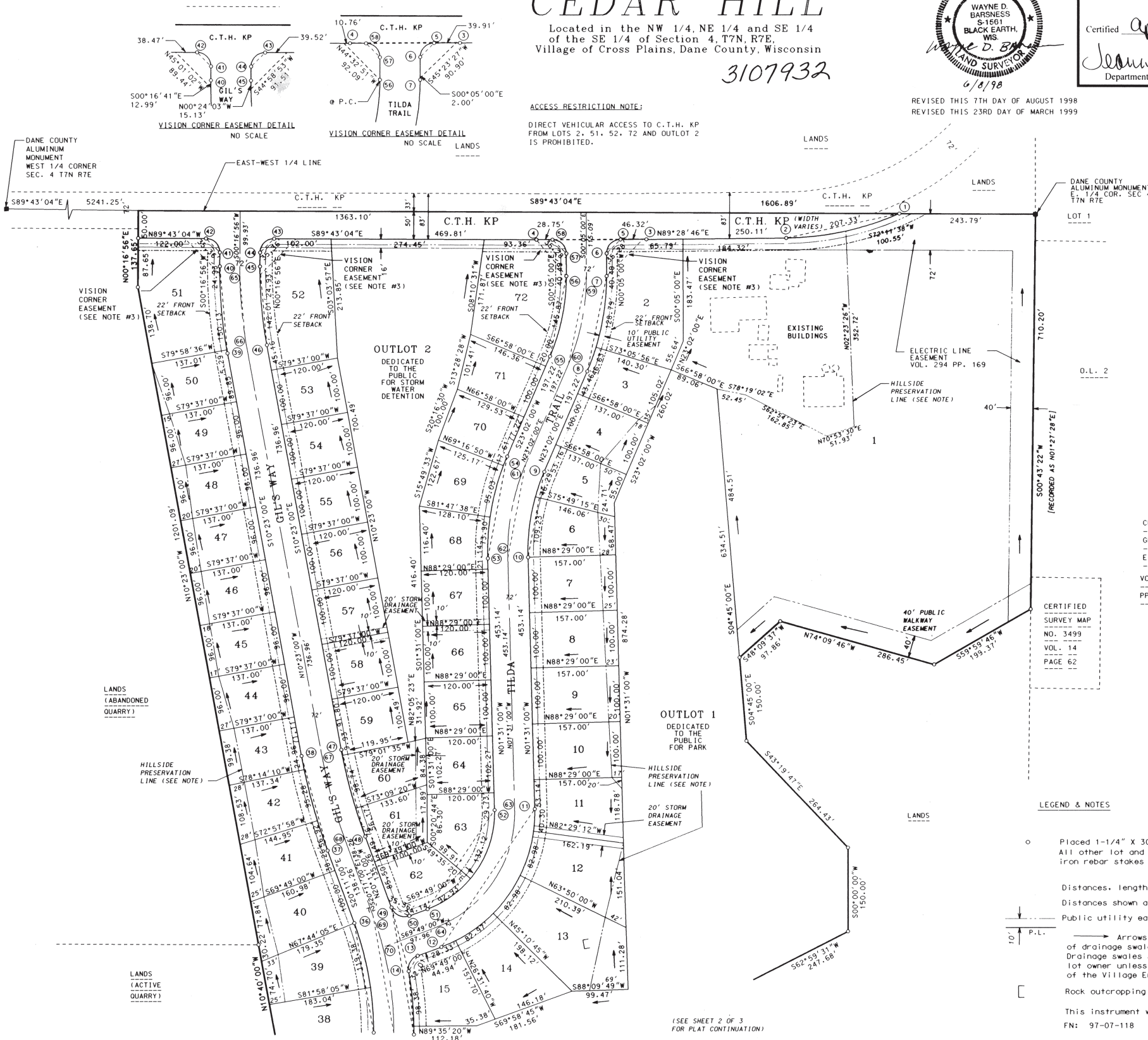


BEARINGS OF THIS PLAT ARE REFERENCED
TO THE EAST-WEST 1/4 LINE OF SECTION 4,
T7N, R7E, ASSUMED TO BEAR S89°43'04"E

ACCESS RESTRICTION NOTE:

DIRECT VEHICULAR ACCESS TO C.T.H. KP
FROM LOTS 2, 51, 52, 72 AND OUTLOT 2
IS PROHIBITED.

REVISED THIS 7TH DAY OF AUGUST 1998
REVISED THIS 23RD DAY OF MARCH 1999



SECTION 4
T7N R7E

LOCATION MAP
NOT TO SCALE

NOTES:

1. Hillside Preservation Line: everything above this line is in the Hillside Protection Area. No building may occur in this area except for public buildings, and then only with prior written approval of the Plan Commission and Board of Trustees of the Village of Cross Plains. The Hillside Preservation Line is marked with a 3/4" x 24" solid round iron rebar stake at the side lot line of the lot.

2. Final grades established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, his agent, or by subsequent owners of lots upon which such easements are located, except with written consent of the utilities involved.

3. Building Setbacks:

Lots 1, 2, 51, 52 & 72:
Front 22' Side 10' Rear 10'

All other lots within this plat:
Front 22' Side 10' Rear 25'

4. Vision corner easement: No structure of any kind shall be permitted within a vision corner which exceeds a height of two and one-half (2 1/2) feet above the elevation of the intersection, except for necessary highway and traffic signs, public utility lines, and open fences through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

CEDAR
GLEN
ESTATES
VOL. 56-54B
PP. 154-155

CERTIFIED
SURVEY MAP
NO. 3499
VOL. 14
PAGE 62

LEGEND & NOTES

o Placed 1-1/4" X 30" solid round iron rebar stake weighing 4.30 lbs/ft.
All other lot and outlot corners are marked with 3/4" X 24" solid round iron rebar stakes weighing 1.50 lbs/ft.

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

Distances shown along curves are chord lengths.

Public utility easement



Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with the approval of the Village Engineer.

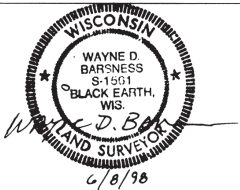
Rock outcropping

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

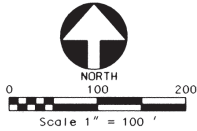
FN: 97-07-118

CEDAR HILL

Located in the NW 1/4, NE 1/4 and SE 1/4
of the SE 1/4 of Section 4, T7N, R7E,
Village of Cross Plains, Dane County, Wisconsin



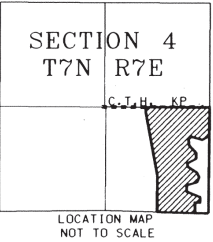
REVISED THIS 7TH DAY OF AUGUST 1998
REVISED THIS 23RD DAY OF MARCH 1999



BEARINGS OF THIS PLAT ARE REFERENCED
TO THE EAST-WEST 1/4 LINE OF SECTION 4,
T7N, R7E, ASSUMED TO BEAR S89°43'04"E

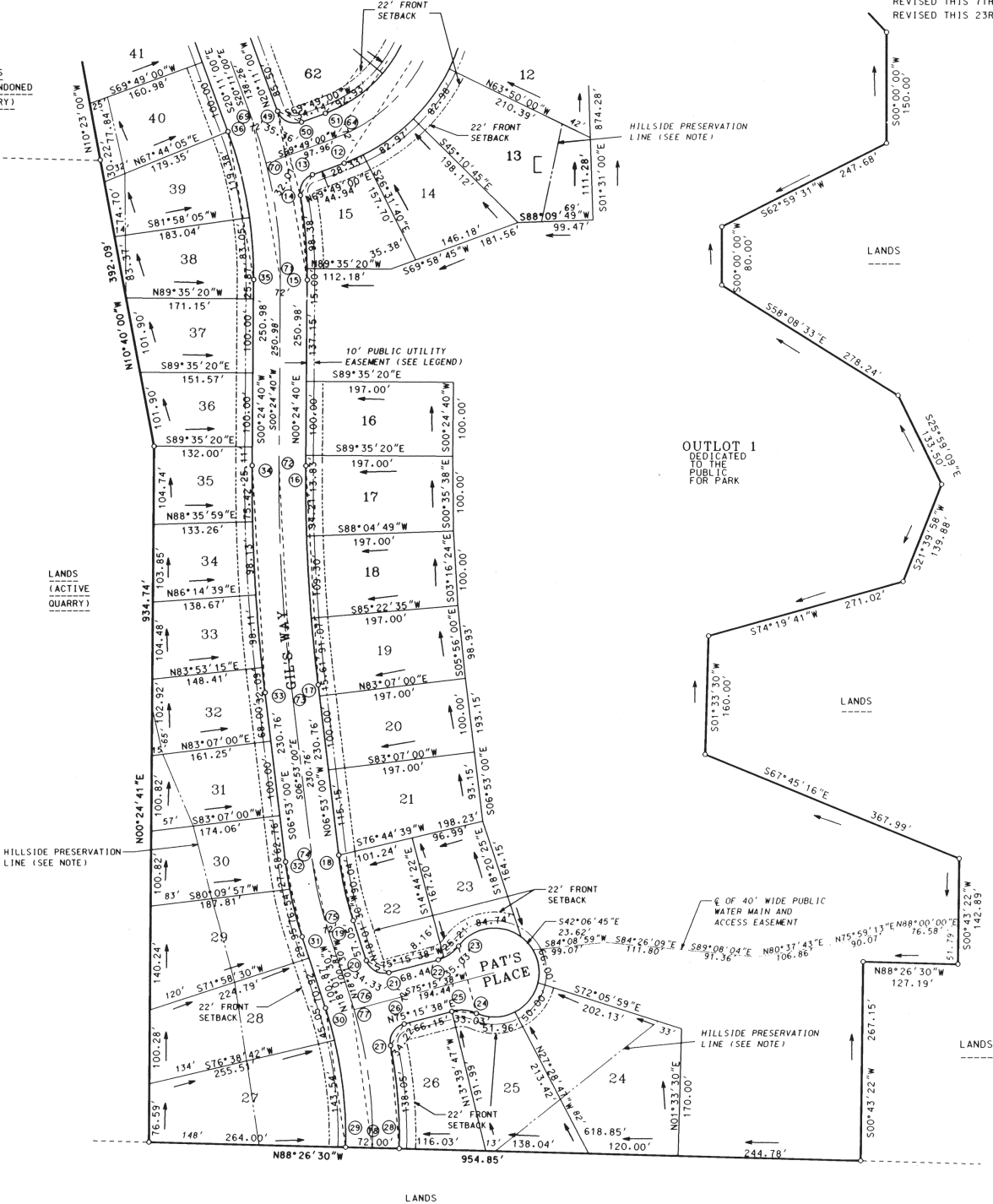
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2),
Wis. Stats., or by the County Planning Agency.

Certified April 1st 1999
Jeanne A. Stow
Department of Administration



LOT AREAS

LOT	AREA
1	430.025 S.F.
2	30.218 S.F.
3	13.419 S.F.
4	13.700 S.F.
5	12.373 S.F.
6	13.590 S.F.
7	15.700 S.F.
8	15.700 S.F.
9	15.700 S.F.
10	15.700 S.F.
11	16.734 S.F.
12	20.524 S.F.
13	28.737 S.F.
14	19.375 S.F.
15	16.414 S.F.
16	19.700 S.F.
17	20.528 S.F.
18	20.659 S.F.
19	20.290 S.F.
20	19.700 S.F.
21	20.518 S.F.
22	17.400 S.F.
23	15.361 S.F.
24	34.766 S.F.
25	20.533 S.F.
26	17.243 S.F.
27	28.738 S.F.
28	25.553 S.F.
29	24.753 S.F.
30	17.153 S.F.
31	16.766 S.F.
32	15.649 S.F.
33	14.470 S.F.
34	13.685 S.F.
35	13.579 S.F.
36	14.179 S.F.
37	16.136 S.F.
38	17.088 S.F.
39	17.680 S.F.
40	17.539 S.F.
41	15.147 S.F.
42	14.279 S.F.
43	13.391 S.F.
44	13.152 S.F.
45	13.152 S.F.
46	13.152 S.F.
47	13.152 S.F.
48	13.152 S.F.
49	13.152 S.F.
50	13.092 S.F.
51	30.386 S.F.
52	28.707 S.F.
53	12.000 S.F.
54	12.000 S.F.
55	12.000 S.F.
56	12.000 S.F.
57	12.000 S.F.
58	12.000 S.F.
59	12.133 S.F.
60	13.101 S.F.
61	12.046 S.F.
62	13.519 S.F.
63	14.241 S.F.
64	12.272 S.F.
65	12.000 S.F.
66	12.000 S.F.
67	12.000 S.F.
68	12.891 S.F.
69	13.536 S.F.
70	12.385 S.F.
71	13.794 S.F.
72	30.922 S.F.
OL1	871.930 S.F.
OL2	124.813 S.F.



LEGEND & NOTES

- Placed 1-1/4" X 30" solid round iron rebar stake weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" X 24" solid round iron rebar stakes weighing 1.50 lbs/ft.
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.
- Public utility easement
- Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with the approval of the Village Engineer.
- Rock outcropping
- This instrument was drafted by D'Onofrio, Kottke & Associates, Inc. FN: 97-07-118

NOTES:

- Hillside Preservation Line: everything above this line is in the Hillside Protection Area. No building may occur in this area except for public buildings, and then only with prior written approval of the Plan Commission and Board of Trustees of the Village of Cross Plains. The Hillside Preservation Line is marked with a 3/4" x 24" solid round iron rebar stake at the side lot line of the lot.
- Final grades established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, his agent, or by subsequent owners of lots upon which such easements are located, except with written consent of the utilities involved.
- Building Setbacks:
Lots 1, 2, 51, 52 & 72:
Front 22' Side 10' Rear 10'
All other lots within this plat:
Front 22' Side 10' Rear 25'
- Vision corner easement: No structure of any kind shall be permitted within a vision corner which exceeds a height of two and one-half (2 - 1/2) feet above the elevation of the intersection, except for necessary highway and traffic signs, public utility lines, and open fences through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

CEDAR HILL

Located in the NW 1/4, NE 1/4 and SE 1/4 of the SE 1/4 of Section 4, T7N, R7E,

Village of Cross Plains, Dane County, Wisconsin

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 Village of Cross Plains, and under the direction of the owners listed below, I have surveyed, divided and mapped Cedar Hill, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is located in the NW 1/4, NE 1/4 & SE 1/4 of the SE 1/4 of Section 4, T7N, R7E, Village of Cross Plains, Dane County, Wisconsin, to-wit: Beginning at the east quarter corner of said Section 4; thence S00°43'22"W, 710.20 feet; thence S59°59'46"W, 199.37 feet; thence N74°09'46"W, 286.45 feet; thence S48°09'37"W, 97.86 feet; thence S04°45'00"E, 150.00 feet; thence S43°19'47"E, 264.43 feet; thence S00°00'00"W, 150.00 feet; thence S62°59'31"W, 247.68 feet; thence S00°00'00"W, 80.00 feet; thence S58°08'33"E, 278.24 feet; thence S25°59'09"E, 133.50 feet; thence S21°39'58"W, 139.88 feet; thence S74°19'41"W, 271.02 feet; thence S01°33'30"W, 160.00 feet; thence S67°45'16"E, 367.99 feet; thence S00°43'22"W, 142.89 feet; thence N88°26'30"W, 127.19 feet; thence S00°43'22"W, 267.15 feet; thence N88°26'30"W, 954.85 feet; thence N00°24'41"E, 934.74 feet; thence N10°40'00"W, 392.09 feet; thence N10°23'00"W, 1201.09 feet; thence N00°16'56"E, 137.65 feet; thence S89°43'04"E, 1606.89 feet to the point of beginning. Contains 68.64 acres.

Dated this 8TH day of JUNE, 1998.

REVISED THIS 7TH DAY OF AUGUST 1998
REVISED THIS 23RD DAY OF MARCH 1999

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



VILLAGE BOARD RESOLUTION

State of Wisconsin))
County of Dane)

I, Janet T. Klock, being the duly appointed, qualified and acting Administrator/Clerk/Treasurer of the Village of Cross Plains, Dane County, do hereby certify that the Village Board of the Village of Cross Plains passed Resolution Number 6-99 on 4/12/99, authorizing me to issue a certificate of approval of the final plat of Cedar Hill, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the approval was granted and effective on the 29 day of April, 1999.

Dated 4/29/99
Janet T. Klock
Janet T. Klock, Administrator/Clerk/Treasurer, Village of Cross Plains

VILLAGE TREASURER'S CERTIFICATE

State of Wisconsin))
County of Dane)

I, Janet T. Klock, being the duly elected, qualified, and acting Administrator/Clerk/Treasurer of the Village of Cross Plains, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 29 day of April, 1999, affecting the lands included in Cedar Hill.

Janet T. Klock
Janet T. Klock, Administrator/Clerk/Treasurer, Village of Cross Plains

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin))
County of Dane)

I, James H. Amundson, 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 30th day of April, 1999, affecting the lands included in Cedar Hill.

James H. Amundson
James H. Amundson, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for record this 30 day of APRIL, 1999, at 3:49 o'clock P.M. and recorded in Volume 57-121A of Plats on Pages 479, 480 & 481.

Jane Licht by Carole Knappfel, Deputy
Jane Licht, Dane County Register of Deeds

CURVE DATA

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		508.37	207.33	208.79	S77°42'49"W	023°31'54"	1-N65°56'52"E
3-4		14050.00	196.85	196.86	S89°52'51"W	000°48'10"	
3-5		14050.00	46.32	46.32	S89°34'26"W	000°11'20"	5-S89°40'06"W
5-58		14050.00	121.79	121.79	S89°55'00"W	000°29'48"	58-N89°50'06"W
58-4		14050.00	28.75	28.75	N89°46'35"W	000°07'02"	
5-6		25.00	35.28	39.16	S44°47'33"W	089°45'06"	
7-8		436.00	174.72	175.91	S11°28'30"W	023°07'00"	
	2	436.00	128.79	129.26	S08°24'35"W	016°59'10"	
	3	436.00	46.63	46.65	S19°58'05"W	006°07'50"	
9-10		364.00	154.78	155.97	S10°45'30"W	024°33'00"	
	5	364.00	46.29	46.33	S19°23'15"W	007°17'30"	
	6	364.00	109.23	109.64	S07°06'45"W	017°15'30"	
11-12		256.00	298.53	318.72	S34°09'00"W	071°20'00"	
	11	256.00	40.30	40.35	S02°59'54"W	009°01'48"	
	12	256.00	82.98	83.34	S16°50'24"W	018°39'12"	
	13	256.00	82.98	83.34	S35°29'36"W	018°39'12"	
	14	256.00	82.97	83.34	S54°08'46"W	018°39'08"	
	15	256.00	28.33	28.35	S66°38'40"W	006°20'40"	
13-14		25.00	32.04	34.74	S30°00'09"W	079°37'42"	
14-15		636.00	113.33	113.48	S04°42'01"E	010°13'22"	14-S09°48'42"E
	15	636.00	98.38	98.48	S05°22'33"E	008°52'18"	
	DL 1	636.00	15.00	15.00	S00°15'52"E	001°21'04"	
16-17		2314.00	294.40	294.60	S03°14'10"E	007°17'40"	
	17	2314.00	94.21	94.22	S00°45'19"E	002°19'58"	
	18	2314.00	109.30	109.31	S03°16'30"E	002°42'24"	
	19	2314.00	91.07	91.07	S05°45'21"E	002°15'18"	
18-19		463.78	90.04	90.19	S12°27'15"E	011°08'30"	
20-21		25.00	34.33	37.84	S61°22'56"E	086°42'52"	
22-23		50.00	33.03	33.66	N55°58'27"E	038°34'22"	23-N36°41'16"E
	22	50.00	8.16	8.17	N70°34'38"E	009°22'00"	
	23	50.00	25.21	25.49	N51°17'27"E	029°12'22"	
23-24		60.00	93.82	269.28	S14°44'22"E	257°08'44"	
	23	60.00	84.74	94.09	N81°36'46"E	089°51'00"	
	DL 1	60.00	66.00	69.88	S20°05'43"E	066°44'02"	
	24	60.00	50.00	51.57	S37°53'45"W	049°14'54"	
	25	60.00	51.96	53.74	S88°10'36"W	051°18'48"	
24-25		50.00	33.03	33.66	N85°27'11"W	038°34'22"	24-N66°10'00"W
26-27		25.00	34.22	37.69	S32°04'07"W	086°23'02"	27-S11°07'24"E
27-28		625.00	138.05	138.34	S04°46'57"E	012°40'54"	28-S01°33'30"W
29-30		553.00	188.09	189.01	N08°14'00"W	019°35'00"	29-N01°33'30"E
	27	553.00	143.54	143.95	N05°53'56"W	014°54'52"	
	28	553.00	45.05	45.06	N15°41'26"W	004°40'08"	
31-32		535.78	104.02	104.19	N12°27'15"W	011°08'30"	
	29	535.78	76.54	76.60	N13°55'45"W	008°11'30"	
	30	535.78	27.58	27.59	N08°21'30"W	002°57'00"	
33-34		2386.00	303.56	303.77	N03°14'10"W	007°17'40"	
	32	2386.00	32.09	32.09	N06°29'53"W	000°46'14"	
	33	2386.00	98.11	98.12	N04°56'05"W	002°21'22"	
	34	2386.00	98.13	98.14	N02°34'42"W	002°21'24"	
	35	2386.00	75.42	75.42	N00°29'40"W	001°48'40"	
35-36		564.00	201.64	202.72	N09°53'10"W	020°35'40"	
	38	564.00	83.05	83.12	N03°48'40"W	008°26'40"	
	39	564.00	119.38	119.60	N14°06'30"W	012°09'00"	
37-38		1036.00	176.98	177.20	N15°17'00"W	009°48'00"	
	41	1036.00	56.92	56.93	N18°36'33"W	003°08'54"	
	42	1036.00	95.28	95.31	N14°23'58"W	005°16'16"	
	43	1036.00	24.96	24.96	N11°04'25"W	001°22'50"	
39-40		836.00	155.40	155.62	N05°03'02"W	010°39'56"	
	50	836.00	5.29	5.29	N10°12'08"W	000°21'44"	
	51	836.00	150.13	150.33	N04°52'10"W	010°18'12"	
41-42		25.00	35.36	39.27	N44°43'04"W	090°00'00"	
43-44		25.00	35.36	39.27	S45°16'56"W	090°00'00"	
45-46		764.00	142.01	142.22	S05°03'02"E	010°39'56"	
47-48		964.00	164.28	164.68	S15°17'00"E	009°48'00"	
	59	964.00	9.93	9.93	S10°40'42"E	000°35'24"	
	60	964.00	98.74	98.78	S13°54'32"E	005°52'16"	
	61	964.00	56.17	56.17	S18°30'50"E	003°20'20"	
49-50		25.00	35.36	39.27	S65°11'00"E	090°00'00"	
51-52		184.00	214.57	229.08	N34°09'00"E	071°20'00"	
	62	184.00	92.93	93.94	N55°11'25"E	029°15'10"	
	63	184.00	132.12	135.14	N19°31'25"E	042°04'50"	
53-54		436.00	185.39	186.82	N10°45'30"E	024°33'00"	
	68	436.00	73.90	73.99	N03°20'41"E	009°43'22"	
	69	436.00	95.03	95.22	N14°27'46"E	012°30'48"	
	70	436.00	17.61	17.61	N21°52'35"E	002°18'50"	
55-56		364.00	145.87	146.86	N11°28'30"E	023°07'00"	
57-58		25.00	35.28	39.16	N44°57'33"W	089°45'06"	
59-60		400.00	160.29	161.38	S11°28'30"W	023°07'00"	
61-62		400.00	170.08	171.39	S10°45'30"W	024°33'00"	
63-64		220.00	256.55	273.90	S34°09'00"W	071°20'00"	
65-66		800.00	148.70	148.92	S05°03'02"E	010°39'56"	
67-68		1000.00	170.83	171.04	S15°17'00"E	009°48'00"	
69-70		600.00	58.07	58.09	S17°24'34"E	005°32'52"	
70-71		600.00	157.12	157.57	S07°06'44"E	015°02'48"	70-S14°38'08"E
69-71		600.00	214.51	215.66	S09°53'10"E	020°35'40"	
72-73		2350.00	298.98	299.18	S03°14'10"E	007°17'40"	
74-75		499.78	97.03	97.19	S12°27'15"E	011°08'30"	
76-77		589.00	33.77	33.78	S16°22'56"E	003°17'08"	
77-78		589.00	166.98	167.54	S06°35'26"E	016°17'52"	78-S01°33'30"W
76-78		589.00	200.34	201.32	S08°14'00"E	019°35'00"	

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

FN: 97-07-118