

# WATERFORD GLEN

Part of the NW 1/4, NE 1/4 and NE 1/4, NE 1/4 and SW 1/4, NE 1/4 and SE 1/4, NE 1/4, Section 15, T 6 N, R 9 E  
City of Fitchburg, Dane County, Wisconsin



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City of Fitchburg, Dane County, Wisconsin

## SURVEYOR'S CERTIFICATE

I, Gregory J. Hofmeister, Registered Land Surveyor, hereby certify that, at the direction of the Gorman Company, Inc., owner, I have surveyed, divided and mapped WATERFORD GLEN, that such plot correctly represents the exterior boundary and the subdivision of the lands surveyed; that I have complied with the requirements of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Fitchburg; and that the land is located in the NE 1/4 of Section 15, T 6 N, R 9 E, City of Fitchburg, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 15;  
Thence along the north line of said NE 1/4, S 86°41'45" W 1328.42 feet to the point of beginning;  
Thence S 00°12'14" E 1345.63 feet;  
Thence S 86°57'40" W 667.82 feet;  
Thence N 00°12'17" W 1342.53 feet to the north line of said NE 1/4;  
Thence N 86°41'45" E 667.98 feet to the point of beginning,  
Said parcel containing 20.573 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Gregory J. Hofmeister, RLS-1113

## OWNER'S CERTIFICATE OF DEDICATION

As owners we do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the map hereon.  
We further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Plot Review Section, Department of Administration  
Common Council, City of Fitchburg  
Dane County Zoning and Natural Resources Committee

WITNESS the hands and seals of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Gary J. Gorman  
President, Gorman Company, Inc.

State of Wisconsin )  
 ) ss.  
Dane County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, the above named Gary J. Gorman to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public  
My Commission Expires: \_\_\_\_\_

## CERTIFICATES OF CITY CLERK

State of Wisconsin )  
 ) ss.  
Dane County )

Resolved that this plat known as WATERFORD GLEN located in the City of Fitchburg was hereby approved by resolution number \_\_\_\_\_, file number \_\_\_\_\_ adopted on this day of \_\_\_\_\_, 2005 and further resolved that the conditions of said approval were fulfilled on this \_\_\_\_\_ day of \_\_\_\_\_, 2005 and that said resolution further provided for the acceptance of those land and rights dedicated by said Waterford Glen for public use.

Date: \_\_\_\_\_  
Ruth M. Becker, City Clerk

State of Wisconsin )  
 ) ss.  
Dane County )

I, Ruth M. Becker, City Clerk of the City of Fitchburg, Dane County, Wisconsin hereby certify that the public sewer will be made available to all lots in the plat of Waterford Glen before buildings are occupied and that private sewerage facilities are prohibited.

Date: \_\_\_\_\_  
Ruth M. Becker, City Clerk

## CERTIFICATE OF CITY TREASURER

State of Wisconsin )  
 ) ss.  
Dane County )

I, Nancy L. Solberg, being the duly elected, qualified and acting treasurer of the City of Fitchburg, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2005, on any of the lands included in the plat of WATERFORD GLEN.

Date: \_\_\_\_\_  
Nancy L. Solberg, City Treasurer

## CERTIFICATE OF COUNTY TREASURER

I, James 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 unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2005 affecting the lands in the plat of WATERFORD GLEN.

Date: \_\_\_\_\_  
James Amundson, County Treasurer

## CONSENT OF CORPORATE MORTGAGEE

McFarland State Bank, a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the 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 said McFarland State Bank has caused these presents to be signed by its corporate officers listed below, at McFarland, Wisconsin, and its corporate seal to be affixed this day of \_\_\_\_\_, 2005.

McFarland State Bank

State of Wisconsin )  
 ) ss.  
Dane County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005 the above named corporate officers to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

Notary Public  
Dane County, Wisconsin  
My Commission Expires \_\_\_\_\_

## NOTES:

1- No access to Lacy Road is allowed from lots 49, 50, 51, 52, 53, 54, 55 or 56; no access to Fahey Glen is allowed from lots 9 through 15, 25 through 28, 29 (with exception as shown), 56, 59 or 60 - see hatched areas.

2- Distances are ground and have been measured to the nearest 0.01 foot.

4- The buffer strip along Lacy Road is reserved for the planting of trees or shrubs by owner; the building of structures hereon is prohibited and the rear 30 feet of this strip should not be counted as any required rear yard. Maintenance of this strip is a responsibility of the lot owner.

5- The final grade established by the subdivider on the utility easements should not be altered by more than six inches by the subdivider, his agent or by subsequent owners of the lots in which such utility easements are located except with written consent of the utility or utilities involved.

6- Lots with alleys shall have access from the alley only-see hatching on sheet 1.

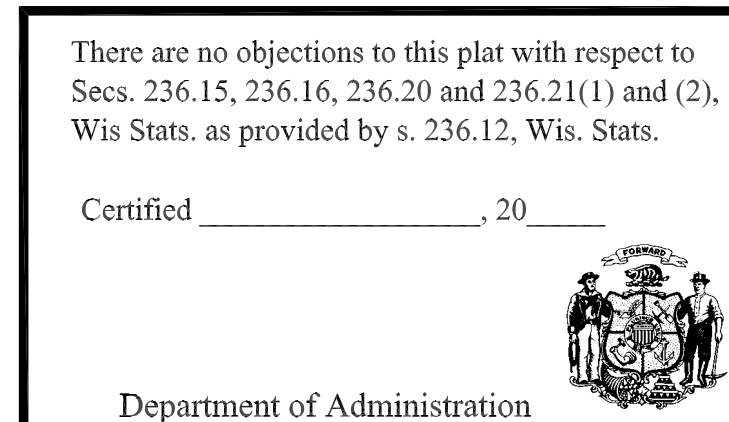
7- Lots with alleys are subject to maintenance requirements described in the Declaration of Conditions, Covenants and Restrictions recorded as document number \_\_\_\_\_.

8- The parking area shown for Lot 26 is a special arrangement negotiated with the City of Fitchburg to provide off-alley parking.

9- Refer to the Declaration of Conditions, Covenants and Restrictions recorded as document number \_\_\_\_\_ for requirements regarding maintenance of tree preservation easements.

10- Zero lot line lots are subject to maintenance requirements described in the Declaration of Conditions, Covenants and Restrictions recorded as document number \_\_\_\_\_.

11- Construction of decks, patios or other similar permanent structures is prohibited within utility easements.



## RECORDING DATA

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2005 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats on pages \_\_\_\_\_

Jane Licht, Register of Deeds  
Dane County, Wisconsin

## CURVE DATA TABLE

CURVE #	LOT #	DELTA ANGLE	Da	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT DIRECTION
C1	56	93°30'29"	229°10'59"	S 46°33'01" E	26.58	25.00	40.80	36.42	N 86°41'45" E
C2	56	94°10'12"	229°10'59"	S 46°13'08" E	26.89	25.00	41.09	36.62	N 86°41'45" E
C3	56	09°47'19"	12°27'20"	S 05°43'35" W	39.39	460.00	78.59	78.49	S 00°49'56" W
C4	OL 2	12°05'28"	10°36'37"	N 06°14'58" E	57.18	540.00	113.96	113.74	N 12°17'42" E
C5	56	96°47'06"	229°10'59"	S 59°03'25" W	28.15	25.00	42.23	37.39	S 10°37'15" W
C6	OL 2	72°10'49"	229°10'59"	N 23°47'43" W	18.23	25.00	31.50	29.46	N 59°53'08" W
C7		20°45'14"	31°49'52"	N 82°55'38" W	32.96	180.00	65.20	64.84	N 72°33'02" W
C8	56	13°04'02"	31°49'52"	N 79°05'02" W	20.62	180.00	41.05	40.96	
C9	55	07°41'12"	31°49'52"	N 89°27'39" W	12.09	180.00	24.15	24.13	
C10	OL 3	86°45'57"	229°10'59"	S 64°29'54" W	23.63	25.00	37.86	34.34	N 72°07'08" W
C11	25	93°31'00"	229°10'59"	S 25°38'34" E	26.58	25.00	40.80	36.42	S 72°24'04" E
C12	25	20°54'11"	47°44'47"	S 82°51'10" E	22.14	120.00	43.78	43.54	N 86°41'45" E
C13		86°29'28"	71°37'11"	S 43°27'01" W	75.24	80.00	120.76	109.62	S 86°41'45" W
C14	51	03°11'37"	71°37'11"	N 85°05'56" E	2.23	80.00	4.46	4.46	
C15	50	35°48'35"	71°37'11"	S 65°35'51" W	25.85	80.00	50.00	49.19	
C16	49	38°44'21"	71°37'11"	N 28°19'23" E	28.12	80.00	54.09	53.07	
C17	48	08°44'55"	71°37'11"	S 04°34'45" W	6.12	80.00	12.22	12.20	
C18	22	86°29'28"	286°28'44"	N 43°27'01" E	18.81	20.00	30.19	27.41	N 00°12'12" E
C19		20°54'42"	10°36'37"	S 10°39'35" W	99.65	540.00	197.09	195.99	S 21°06'56" W
C20	19	14°29'09"	10°36'37"	S 13°52'22" W	68.63	540.00	136.52	136.16	
C21	20	05°51'02"	10°36'37"	S 03°42'17" W	27.59	540.00	55.14	55.12	
C22		20°54'42"	12°27'20"	S 10°39'35" W	84.89	460.00	167.89	166.96	S 21°06'56" W
C23	57	13°52'10"	12°27'20"	S 14°10'51" W	55.95	460.00	111.35	111.08	
C24	58	07°02'31"	12°27'20"	S 03°43'30" W	28.30	460.00	56.54	56.50	
C25	43	89°59'57"	381°58'19"	S 45°12'16" W	15.00	15.00	23.56	21.21	S 00°12'12" W
C26	16	90°00'03"	381°58'19"	N 44°47'44" W	15.00	15.00	23.56	21.21	N 86°47'46" W
C27	28	90°00'00"	229°10'59"	S 45°12'14" W	25.00	25.00	39.27	35.36	S 00°12'14" W
C28	28	90°00'00"	229°10'59"	S 44°47'46" E	25.00	25.00	39.27	35.36	S 00°12'14" W
C29	42	90°00'03"	381°58'19"	S 44°47'44" E	15.00	15.00	23.56	21.21	S 89°47'46" E
C30	8	89°59'57"	381°58'19"	N 45°12'16" E	15.00	15.00	23.56	21.21	N 00°12'12" E
C31	9	90°00'00"	229°10'59"	S 44°47'46" E	25.00	25.00	39.27	35.36	S 89°47'46" E
C32	60	90°00'00"	229°10'59"	N 45°12'14" E	25.00	25.00	39.27	35.36	N 00°12'14" E
C33		93°14'37"	71°37'11"	S 46°25'01" E	84.66	80.00	130.19	116.29	S 00°12'12" W
C34	35	24°32'54"	71°37'11"	N 12°04'10" W	17.41	80.00	34.28	34.01	
C35	OL 1	15°05'01"	71°37'11"	N 31°53'08" W	10.59	80.00	21.06	21.00	
C36	34	34°26'31"	71°37'11"	N 56°38'54" W	24.80	80.00	48.09	47.37	
C37	33	21°27'43"	71°37'11"	S 82°18'28" E	15.16	80.00	29.79	29.79	
C38	7	93°14'37"	286°28'44"	N 46°25'01" W	21.17	20.00	32.55	29.07	S 86°57'40" W
C39	15	86°45'26"	229°10'59"	S 43°34'57" W	23.62	25.00	37.85	34.34	S 00°12'14" W
C40	29	93°14'34"	229°10'59"	S 46°25'03" E	26.46	25.00	40.68	36.34	N 86°57'40" E

## LOT DATA TABLE

NUMBER	SQUARE FEET	ACRES	ISR, %*
Lot 1	9046	0.208	44
Lot 2	7169	0.165	44
Lot 3	7885	0.181	50
Lot 4	7885	0.181	50
Lot 5	7885	0.181	50
Lot 6	7885	0.181	50
Lot 7	7169	0.165	44
Lot 8	9271	0.213	44
Lot 9	10690	0.245	50
Lot 10	8172	0.188	50
Lot 11	8172	0.188	50
Lot 12	8172	0.188	50
Lot 13	8172	0.188	50
Lot 14	8172	0.188	50
Lot 15	11374	0.261	50
Lot 16	9052	0.208	44
Lot 17	7000	0.161	44
Lot 18	7700	0.177	50
Lot 19	7700	0.177	50
Lot 20	7700	0.177	50
Lot 21	7000	0.161	44
Lot 22	9454	0.217	44
Lot 23	10021	0.230	50
Lot 24	9127	0.210	50
Lot 25	11461	0.263	50
Lot 26	21640	0.497	50
Lot 27	8139	0.187	50
Lot 28	10689	0.245	50
Lot 29	7263	0.167	42
Lot 30	6000	0.138	42
Lot 31	7440	0.171	42
Lot 32	7440	0.171	42
Lot 33	6626	0.152	42
Lot 34	8176	0.188	42
Lot 35	6665	0.153	42
Lot 36	6600	0.152	42
Lot 37	7440	0.171	42
Lot 38	7440	0.171	42
Lot 39	7440	0.171	42
Lot 40	7440	0.171	42
Lot 41	6000	0.138	42
Lot 42	7752	0.178	42
Lot 43	8772	0.201	42
Lot 44	7800	0.179	42
Lot 45	7800	0.179	42
Lot 46	7800	0.179	42
Lot 47	7800	0.179	42
Lot 48	7565	0.174	42
Lot 49	16575	0.381	42
Lot 50	17946	0.412	42
Lot 51	9141	0.210	42
Lot 52	9750	0.224	42
Lot 53	9750	0.224	42
Lot 54	9750	0.224	42
Lot 55	9163	0.224	42
Lot 56	11088	0.255	42
Lot 57	10666	0.245	42
Lot 58	5864	0.135	42
Lot 59	8098	0.186	42
Lot 60	7666	0.176	42
Lot 61	6180	0.142	42
Lot 62	7560	0.174	42
Lot 63	7560	0.174	42
Lot 64	7560	0.174	42
Lot 65	7560	0.174	42
Lot 66	7560	0.174	42
Lot 67	7200	0.165	42
Outlot 1	20109	0.462	NA**
Outlot 2	707	0.016	NA**
Outlot 3	10109	0.232	NA**
Outlot 4	14094	0.324	NA**

\* ISR=MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO  
\*\* = NOT APPLICABLE