

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. as provided by s. 236.12, Wis. Stats.

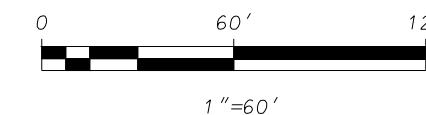
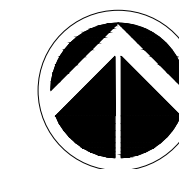
Certified \_\_\_\_\_, 20\_\_

Department of Administration



# FIRST ADDITION TO HERITAGE HILLS

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, T8N, R9E, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, T8N, R9E WISCONSIN COORDINATE REFERENCE SYSTEMS DANE ZONE - NAD83(2011) BEARING N00°36'59"E

### SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the Village of Waunakee, and under the direction of the owners listed below, I have surveyed, divided and mapped "First Addition to Heritage Hills" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:  
Lands located in the SE1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 5, T8N, R9E, Village of Waunakee, Dane County, Wisconsin to-wit:  
Commencing at the Southeast corner of said Section 5; thence N00°36'59"E, 1569.54 feet along the East line of said SE1/4; thence N89°23'01"W, 630.60 feet to the most Northerly corner of Outlot 9, Heritage Hills; also being the point of beginning; thence S62°35'34"W, 186.00 feet along the Northwest line of Lot 69, Heritage Hills and the Northwest right-of-way line of Cane Crossing; thence S27°24'26"E, 16.00 feet along the Southwest right-of-way line of Cane Crossing, to the most Northerly corner of Lot 70, Heritage Hills; thence S62°35'34"W, 287.00 feet along the Northwest line of Lot 70, Heritage Hills, to the most Westerly corner of said Lot 74; thence S68°37'14"W, 70.39 feet along the Northwest line of Lot 75, Heritage Hills, to the Northeast corner of Lot 76, Heritage Hills; thence N89°24'48"W, 189.68 feet along the North lines of Lot 76, Lot 79, Outlot 10 and Outlot 11, Heritage Hills; thence N00°35'12"E, 426.17 feet; thence S89°24'48"E, 166.00 feet; thence S00°35'12"W, 72.00 feet; thence S89°24'48"E, 72.96 feet; thence N62°35'34"E, 357.00 feet; thence S27°24'26"E, 181.00 feet; thence S62°35'34"W, 23.76 feet; thence S27°24'26"E, 100.00 feet to the point of beginning, Containing 219,823 square feet (5.046 acres).

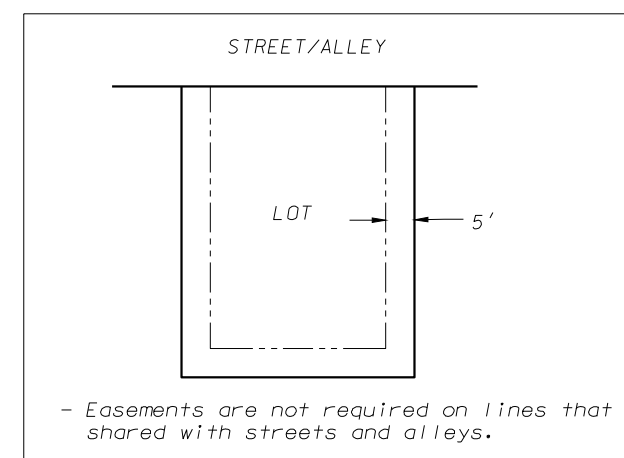
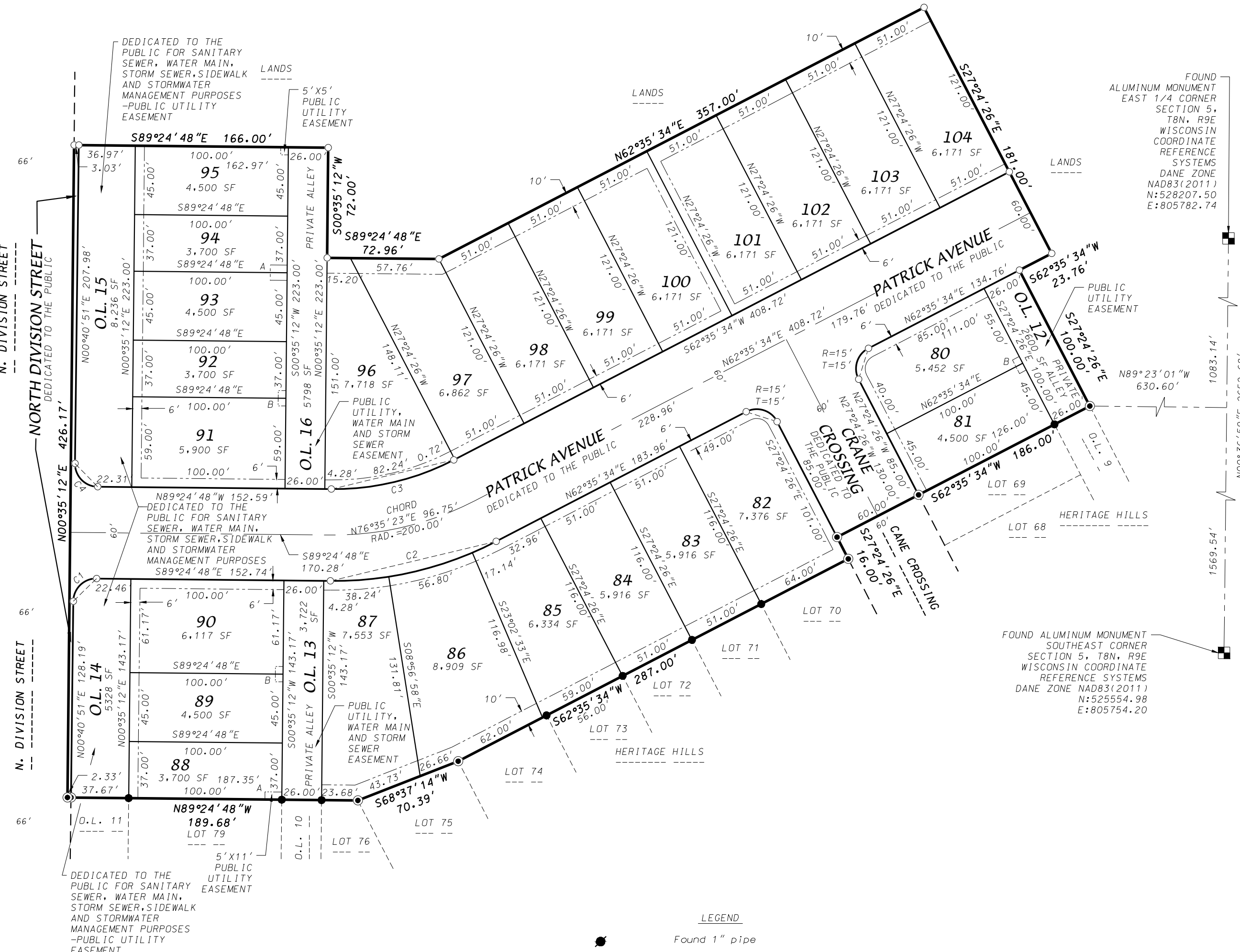
Dated this 12th day of March, 2021.  
Revised this 26th day of April, 2021

Brett T. Stoffregen, Professional Land Surveyor, S-2742

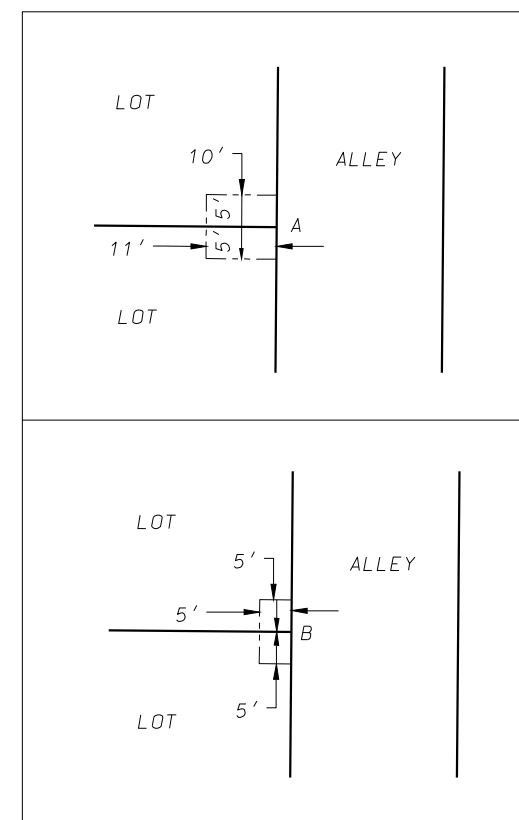
### NOTES

- Public Stormwater Drainage Easements: Lots 80-104 are subject to public stormwater drainage easements which shall be five (5) feet in width measured from the property line to the interior of each lot. EXCEPT along streets and outlots for alleys. For purposes of two (2) or more lots combined for a single development site, the public stormwater drainage easement shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site. No buildings, driveways, or retaining walls shall be placed in the easement. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- Outlot Designation  
12, 13 and 16 - Private Alley, Public Utility Easement over entire outlot.  
14 and 15 - Dedicated to the Public Sanitary Sewer, Storm Sewer, Sidewalk and Stormwater Management purposes. Public Utility Easement over entire outlot.
- Distances shown along curves are chord lengths.

LOT 97	SIXTH	ADD.	PLEASANT	VIEW	HEIGHTS
LOT 79	FIFTH	ADD.	PLEASANT	VIEW	HEIGHTS
LOT 80	FIFTH	ADD.	PLEASANT	VIEW	HEIGHTS
LOT 54	SECOND	ADD.	PLEASANT	VIEW	HEIGHTS



LOTS 80-104 - PUBLIC STORMWATER DRAINAGE EASEMENTS (SEE NOTE 1)  
NOT TO SCALE

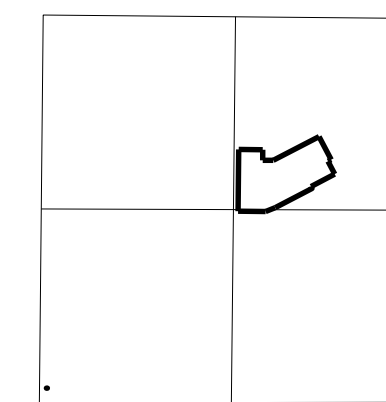


PUBLIC UTILITY EASEMENT DETAILS  
1"=30'

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	15.00	21.20	23.54	N45°38'02"E	89°54'21"	
C2	87	230.00	38.24	38.28	N76°35'23"E	27°59'38"
	86	230.00	56.80	56.95	N85°49'07"E	09°32'10"
	85	230.00	17.14	17.15	N73°57'27"E	14°11'10"
					N64°43'43"E	04°16'18"
C3	170.00	82.24	83.06	S76°35'23"W	27°59'38"	
C4	15.00	21.23	23.59	N44°21'59"W	90°05'39"	

- ### LEGEND
- Found 1" pipe
  - Found 3/4" rebar
  - Found 1-1/4" rebar
  - 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 (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
  - Recorded as information

SE1/4 SECTION 5, T8N, R9E



LOCATION MAP  
NOT TO SCALE

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

FN: 21-07-101

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. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

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PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, T8N, R9E, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

VH Heritage Hills, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Heritage Hills, LLC does further 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  
Village of Waunakee  
Dane County Zoning and Land Regulation Committee

In witness whereof, VH Heritage Hills, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

VH Heritage Hills, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above authorized signatory of the above named VH Heritage Hills, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

MORTGAGEE CERTIFICATE

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 on this plat.

In witness whereof, said State Bank of Cross Plains has caused these presents to be signed by its corporate officer(s) listed below on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

State Bank of Cross Plains

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named officer(s) of the above named State Bank of Cross Plains, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

VILLAGE OF WAUNAKEE CERTIFICATE

Resolved that the plat of "First Addition to Heritage Hills" located in the Village of Waunakee, was approved by the Village Board Resolution adopted on \_\_\_\_\_, 2021, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the Village for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Caitlin Stone, Village Clerk, Village of Waunakee

VILLAGE OF WAUNAKEE TREASURER'S CERTIFICATE

I, Renee Meinholz, being the duly appointed, qualified, and acting Treasurer of the Village of Waunakee, 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 \_\_\_\_\_, 2021 on any of the lands included in the plat of "First Addition to Heritage Hills".

Renee Meinholz, Village Treasurer, Village of Waunakee

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 special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021 affecting the land included in the plat "First Addition to Heritage Hills".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_ A.M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds