

# GEHRKE'S KNOLL

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 2, T 8 N, R 10 E, Town of Burke, Dane County, Wisconsin.

#3968064

REVISIONS AND REFERENCES:  
1. NORTHWEST 1/4 OF SECTION 2, T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

SCALE: 1" = 100'  
0 100 200

- LEGEND:**
- 1-1/4" O.D. x 30" IRON REBAR SET, Weight = 4.305 Lbs/Ft.
  - ALL OTHER LOT CORNERS MARKED WITH 1" O.D. x 24" IRON PIPE SET, Weight = 1.13 Lbs/Ft.
  - 1-1/4" IRON BAR FOUND
  - 3/4" O.D. IRON BAR FOUND
  - 1" O.D. IRON PIPE FOUND
  - SECTION CORNER, MONUMENT AS NOTED
- PUBLIC UTILITY EASEMENT  
NO VEHICULAR ACCESS ALLOWED - INFORMATION OF RECORD
- Arrows indicate the direction of drainage flow in various components resulting from site grading and the construction of required public improvements. The drainage flow components located on easements shall be maintained and preserved by the property owner unless approved by the Town Engineer.
- Distances from monument to reference line of State Trunk Highway 19

REVISED: JUNE 11, 2004  
DATE: APRIL 14, 2004  
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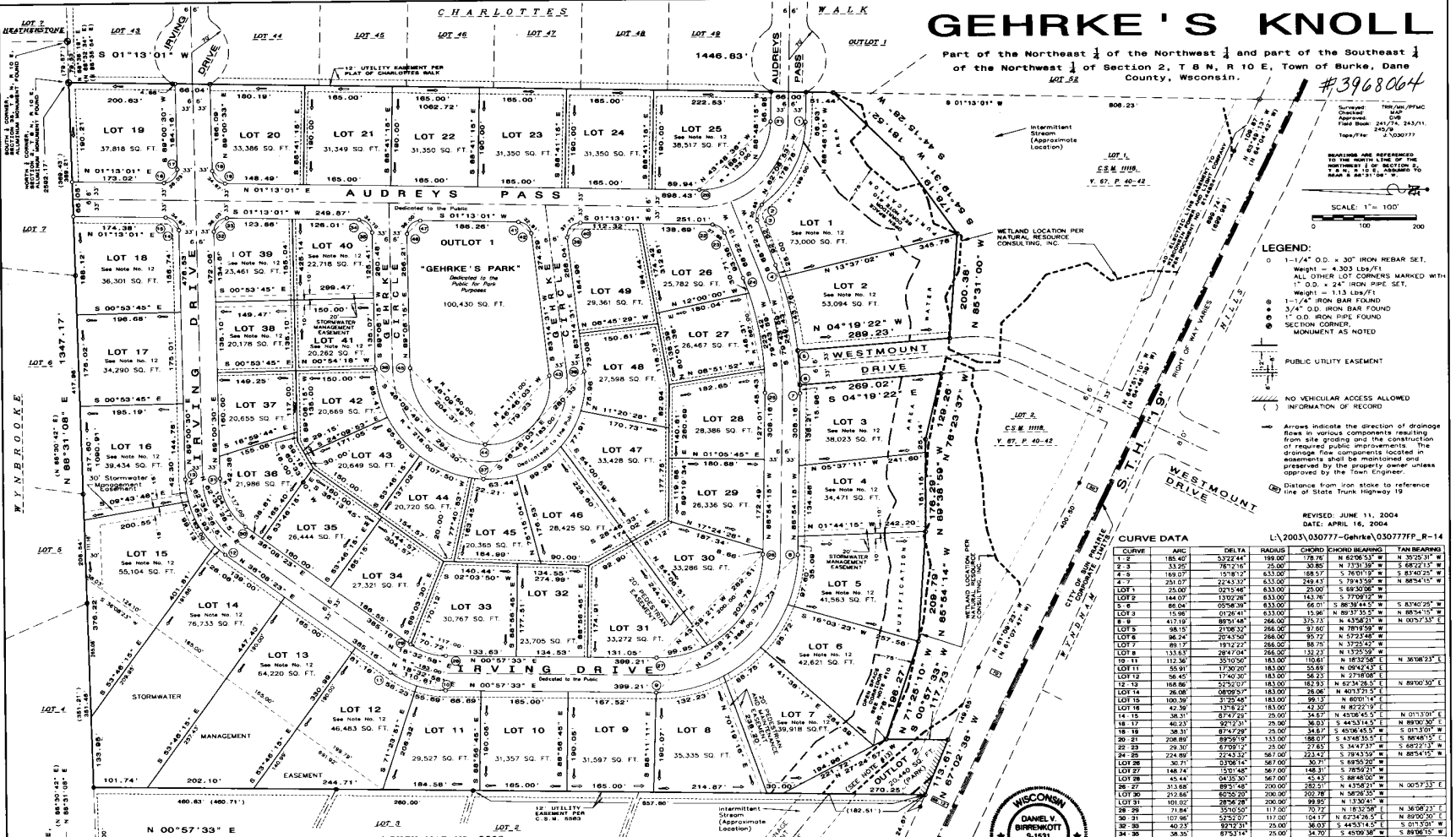
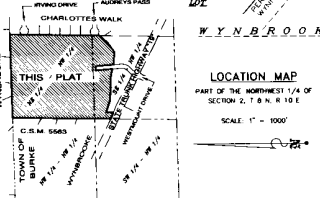
**CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING	TAN BEARING
1-2	185.40	5322.44	189.00	178.76	N 62°58'34" W	N 53°25'31" E
2-3	189.07	5718.17	195.00	186.86	N 63°51'30" W	N 58°15'30" E
4-5	189.07	5718.17	195.00	186.87	N 65°15'30" W	N 63°40'25" E
6-7	251.67	2243.30	633.00	249.43	S 79°33'08" W	N 88°54'15" E
8-9	251.67	2243.30	633.00	249.43	N 89°15'30" W	N 89°15'30" E
10-11	144.07	1302.28	633.00	143.76	S 77°07'27" W	N 87°07'27" E
12-13	105.96	678.41	633.00	106.15	N 86°38'14" W	N 83°40'25" E
14-15	105.96	678.41	633.00	106.15	N 87°35'35" W	N 88°54'15" E
16-17	612.19	8874.48	266.00	375.78	N 43°50'15" W	N 00°57'33" E
18-19	189.07	5718.17	195.00	186.87	N 65°15'30" W	N 63°40'25" E
20-21	86.24	2043.90	266.00	95.72	N 57°24'48" W	N 88°54'15" E
22-23	86.24	2043.90	266.00	95.72	N 57°24'48" W	N 88°54'15" E
24-25	133.63	2847.04	266.00	132.23	N 13°20'25" W	N 88°54'15" E
26-27	133.63	2847.04	266.00	132.23	N 13°20'25" W	N 88°54'15" E
28-29	111.11	1790.20	183.00	103.59	N 89°42'43" W	N 88°54'15" E
30-31	56.91	1740.30	183.00	56.23	N 27°18'15" W	N 88°54'15" E
32-33	189.07	5718.17	195.00	186.87	N 65°15'30" W	N 63°40'25" E
34-35	26.08	6892.37	183.00	26.08	N 63°15'30" W	N 88°54'15" E
36-37	100.00	1800.00	183.00	100.00	N 90°00'00" W	N 90°00'00" E
38-39	42.59	1312.23	183.00	42.59	N 82°22'15" W	N 81°30'00" E
40-41	42.59	1312.23	183.00	42.59	N 82°22'15" W	N 81°30'00" E
42-43	46.29	1271.31	253.00	56.03	S 44°53'14" W	N 88°54'15" E
44-45	38.31	874.29	26.00	34.67	S 40°46'43" W	N 51°31'30" E
46-47	288.87	8290.19	133.00	186.07	S 42°48'55" W	N 38°48'55" E
48-49	29.30	6709.71	25.00	27.65	S 34°47'30" W	N 68°27'30" E
50-51	98.00	2243.30	633.00	249.43	S 79°33'08" W	N 88°54'15" E
52-53	30.71	3398.14	567.00	30.71	S 89°50'25" W	N 88°54'15" E
54-55	148.74	3125.44	567.00	148.74	S 89°50'25" W	N 88°54'15" E
56-57	45.44	1423.30	367.00	45.43	S 88°48'00" W	N 88°54'15" E
58-59	316.68	8957.48	200.00	282.51	N 43°50'15" W	N 00°57'33" E
60-61	292.84	8250.29	200.00	292.84	N 43°50'15" W	N 00°57'33" E
62-63	101.02	1876.28	200.00	99.92	N 13°30'45" W	N 88°54'15" E
64-65	71.84	1817.44	183.00	71.84	N 18°30'25" W	N 88°54'15" E
66-67	107.98	5275.07	111.00	104.17	N 82°34'24" W	N 88°54'15" E
68-69	40.23	8792.31	25.00	36.03	S 44°53'14" W	N 88°54'15" E
70-71	38.35	8752.14	25.00	36.03	S 45°09'30" W	N 88°54'15" E
72-73	523.76	8552.52	216.00	284.30	S 48°09'48" W	N 51°31'30" E
74-75	98.00	2243.30	633.00	249.43	S 79°33'08" W	N 88°54'15" E
76-77	98.00	2243.30	633.00	249.43	S 79°33'08" W	N 88°54'15" E
78-79	43.49	1808.84	183.00	43.49	S 89°50'25" W	N 88°54'15" E
80-81	22.22	5553.34	216.00	22.22	S 08°01'00" W	N 88°54'15" E
82-83	319.37	8698.50	183.00	286.37	S 46°42'03" W	N 87°43'15" E
84-85	63.76	1817.44	183.00	63.76	S 18°30'25" W	N 88°54'15" E
86-87	100.50	5176.22	183.00	99.28	S 32°28'15" W	N 88°54'15" E
88-89	71.84	1817.44	183.00	71.84	S 18°30'25" W	N 88°54'15" E
90-91	76.51	2372.24	183.00	76.51	S 24°48'00" W	N 88°54'15" E
92-93	42.75	6935.20	25.00	38.81	S 42°34'00" W	N 87°43'15" E
94-95	25.79	8935.30	25.00	23.27	S 42°34'00" W	N 87°43'15" E
96-97	204.16	9698.52	117.00	193.23	S 46°40'03" W	N 02°32'15" E
98-99	204.16	9698.52	117.00	193.23	S 46°40'03" W	N 02°32'15" E
100-101	29.50	9298.42	25.00	26.00	S 44°40'25" W	N 02°32'15" 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. as provided by s. 236.12, Wis. Stats.

Certified July 30th, 2004  
Daniel V. Birrenkott  
Department of Administration



- NOTES:**
- All "roadways" within this plat are hereby dedicated to the public for street purposes. All utilities in this plat are to be installed underground. Electric power, telephone, gas, water, and cable pedestals shall be installed no closer than one (1) foot to a property line or three (3) feet to any monument.
  - Utility easements, no poles, pedestals or buried cables are to be placed on any lot line or corner.
  - Open Space Corridor: no buildings or structures are to be placed on 236.32 of the Wisconsin Statutes.
  - Refer to building site information contained in the Dane County Soil Survey.
  - The owner(s) of any lot of this plat, their heirs and/or assigns, shall not object to any of the legally permitted uses that may occur on the adjoining properties.
  - This property is subject to all easements and agreements, recorded and unrecorded.
  - 1-1/4" iron pipe monuments are hereby dedicated to the public for park use.
  - All distances shown on arcs are chord measure.
  - Open Space Corridor: no buildings or structures, except underground utilities, utility pedestals, electric systems and gas pedestals shall be allowed within the open space corridor.
  - Subject to the provisions of the Flood Hazard Mitigation Act of 1993, Flood Insurance Rate Map Community Flood No. 500077 DD01-0500.
  - The building height shall not exceed the maximum building height shown on Flood Insurance Rate Map Community Flood No. 500077 DD01-0500.
  - The building height shall not exceed 45 feet or higher, or that a modified structural plan of the structure's foundation shall be submitted to the building inspector for approval with the application for a building permit as required information.
  - OUTLET 2 TO REMAIN UNDER OWNERSHIP OF GEHRKE'S KNOLL HOMEOWNERS ASSOCIATION, INC.

**BIRRENKOTT SURVEYING, INC.**  
LAND SURVEYING & PERC TESTING  
P.O. BOX 233  
1677 N. BRISTOL ST., SUN PRAIRIE, WIS. 53190 (808) 837-7483  
GEHRKE HOMESTEAD DEVELOPMENT, INC. OFFICE MAP NO. 030777FP (808) 837-1001  
WISCONSIN DEPARTMENT OF REVENUE 912 WASHINGTON ST. SHEET 1 OF 2

**GEHRKE'S KNOLL**Part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, T 8 N, R 10 E, Town of Burke, Dane County, Wisconsin.**Owners' Certificate:**

GEHRKE HOMESTEAD DEVELOPMENT, INC., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereby certifies that it has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented herein. GEHRKE HOMESTEAD DEVELOPMENT, INC. also certifies that this plat is required by S. 236.10 and S. 236.12 to be submitted to the following agencies for approval or objection:

Department of Administration  
Dane County Zoning and Land Regulation Committee  
Department of Transportation  
Town of Burke  
City of Sun Prairie

In witness hereof, GEHRKE HOMESTEAD DEVELOPMENT, INC. has caused these presents to be executed this 14<sup>th</sup> day of August, 2004.

*Douglas B. Gehrke*  
Douglas B. Gehrke, President

State of Wisconsin )

County of Dane ) ss  
Personally came before me this 14<sup>th</sup> day of August, 2004, the above-named officer of the above named corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Carrie A. Jensen*  
Notary Public, Dane County, State of Wisconsin My commission expires: 10-21-07

**Town of Burke Certificate:**

This plat of GEHRKE'S KNOLL has been approved by the Town Board of the Town of Burke consistent with the action taken by the Town Board on this 20<sup>th</sup> day of June, 2004.

*James A. Hooper*  
James A. Hooper, Clerk  
Town of Burke

**City of Sun Prairie Certificate:**

"Resolved that the City of Sun Prairie Council has no objections to this plat of GEHRKE'S KNOLL being a part of the Northwest  $\frac{1}{4}$  of Section 2, T 8 N, R 10 E, Town of Burke, Dane County, Wisconsin, by the City of Sun Prairie Council action on the 23<sup>rd</sup> day of June, 2004.

*David M. Hermann-Brown*  
David M. Hermann-Brown, Clerk  
City of Sun Prairie

*Resolving of 08/13*  
7-6 7 9523

**Treasurers' Certificate:**

I, David M. Gowenda, being the duly elected, qualified and acting Treasurer for the County of Dane, and I, Jane Hoepker, being the duly appointed, qualified and acting Treasurer for the Town of Burke, hereby certify that the records in our offices show no unredeemed tax sales and no unpaid special assessments as of 10-21-2004 affecting any of the lands included in the plat of GEHRKE'S KNOLL.

*David M. Gowenda* Date: 8/26/04  
David M. Gowenda, Treasurer  
County of Dane  
*Jane Hoepker* Date: Aug 19, 2004  
Jane Hoepker, Treasurer  
Town of Burke

**Dane County Zoning and Land Regulation Committee Certificate:**

This plat known as GEHRKE'S KNOLL is hereby approved by the Dane County Zoning and Land Regulation Committee.

*Bill Hitzemann* Date: 8/14/04  
Bill Hitzemann, Chairperson  
Dane County Zoning and Land Regulation Committee

**Dane County Register of Deeds Certificate:**

Received for recording this 15<sup>th</sup> day of September, 2004, at

4:56 o'clock, P. M., and recorded in Volume 58-058A of Plats on Pages 309 + 310

*Jane C. Licht* by *Jane C. Licht*, deputy  
Jane C. Licht, Register of Deeds  
County of Dane

**Surveyor's Certificate:**

I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and Subchapter Regulation of the Town of Burke, and under the direction of the owners listed herein, I have surveyed, divided and mapped the plat of "GEHRKE'S KNOLL", DESCRIBED AS FOLLOWS:

Part of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and part of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 2, T 8 N, R 10 E, Town of Burke, Dane County, Wisconsin, and more particularly described as:  
Beginning at the North  $\frac{1}{4}$  corner of said Section 2 at the Northwest corner of the plat of Charlotte's Walk; thence along the West line of the said plat, S 01°19'01" W, 1448.83 feet; thence S 44°15'28" W, 181.52 feet; thence S 04°19'31" W, 178.19 feet; thence N 85°31'00" W, 200.38 feet; thence N 04°19'22" W, 289.23 feet to a point of curvature of a non-tangent curve; thence along the arc of a 633.00 foot radius curve to the right, long chord bearing and distance of S 86°39'44.5" W, 86.01 feet; thence S 04°19'22" E, 289.02 feet; thence N 76°23'37" W, 128.28 feet; thence N 80°38'58" W, 178.29 feet; thence N 80°04'14" W, 209.78 feet; thence N 71°25'10" W, 188.27 feet; thence S 00°57'05" W, 117.73 feet to the northerly right of way line State Trunk Highway "19"; thence along the said right of way line N 67°02'38" W, 113.81 feet to the East line of the State of Wyalussee and the extended East line of Certified Survey Map Number 8583, recorded in Volume 25 of Certified Survey Maps of Dane County, Page 230 & 231; thence along the said plat and said East Line N 00°57'05" E, 1578.23 feet (recorded as 1578.31 feet) to a South line of the said plat of Wyalussee; thence along the said East Line N 88°31'08" E (recorded as N 88°30'42" E), 1347.17 feet to the Point of Beginning.

I further certify that this plat is a correct representation of all exterior boundaries and subdivisions of the land surveyed and described.



*Daniel V. Birrenkott*  
Daniel V. Birrenkott, Registered Land Surveyor, S-1531

Date: 7-21-2004

REVISED: JUNE 11, 2004  
DATE: APRIL 16, 2004

**Mortgagee's Certificate:**

Associated Bank, N.A., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereby certifies that it has no objections to the surveying, dividing, mapping or dedication of the lands described on this plat and as represented herein as GEHRKE'S KNOLL.

In witness hereof, Associated Bank, N.A. has caused these presents to be executed this 24<sup>th</sup> day of August, 2004.

*Gregory C. Garton, Jr.*  
Gregory C. Garton, Jr.,  
Assistant Vice President,  
Business Banking

State of Wisconsin )  
County of Dane ) ss

Personally came before me this 24<sup>th</sup> day of August, 2004, the above-named officer of the above named corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Carrie A. Jensen*  
Notary Public, Dane County, State of Wisconsin My commission expires: 10-21-07

**NOTES PER TRANS 233**

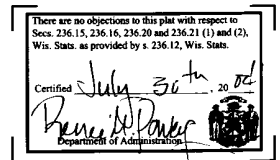
"Access to S.T.H. 19 is controlled by WSDOT Right of Way Project

"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular access from or across to any highway lying on the right-of-way of State Trunk Highway 19, it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in a 236.293, State, and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access intended by special exception shall be confirmed and granted only through the ordinary permitting process and as permitted thereunder.

"Buildings are not allowed between the right-of-way and the full lot highway setback line. 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."

**NOTES:**

- All "roadways" within this plat are hereby dedicated to the public for street purposes.
- All utilities in this plat are to be installed underground. Electric boxes, telephone pedestals and cable pedestals shall be installed no closer than one (1) foot to a property line or three (3) feet to any monument.
- Utility easements, no poles, pedestals or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of the Wisconsin Statutes.
- Refer to building site information contained in the Dane County Sub Survey.
- The center(s) of any lot of this plat, their heirs and/or assigns, shall not object to any of the legally permitted uses that may occur on the adjoining properties.
- This property is subject to all easements and encumbrances as are recorded.
- Quitclaim is hereby dedicated to the public for use only.
- All distances shown on this plat are closed measured.
- Open Space Corridor: no buildings or structures except underground utilities, utility pedestals, septic systems and pedestrian paths are allowed within the open space corridor.



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**BIRRENKOTT SURVEYING, INC.**

LAND SURVEYING & PERC TESTING  
P.O. BOX 237 (508) 837-7465  
1677 N. WYBLOS ST. SUN PRAIRIE, WI. 53590 FAX (508) 837-1081



PREPARED FOR  
GEHRKE HOMESTEAD DEVELOPMENT, INC.  
112 LUDINGTON WAY  
WALWALKE, WI 53587

FILE NO. J\030777  
OFFICE MAP NO. 030777FP  
SHEET 2 OF 2