

Doc # 6021412

# HOMESTEAD ADDITION TO SAVANNAH BROOKS

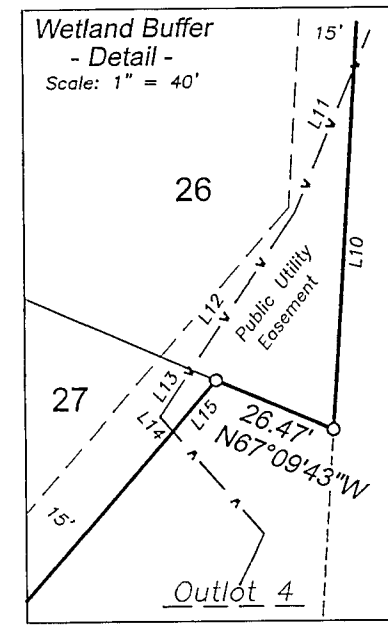
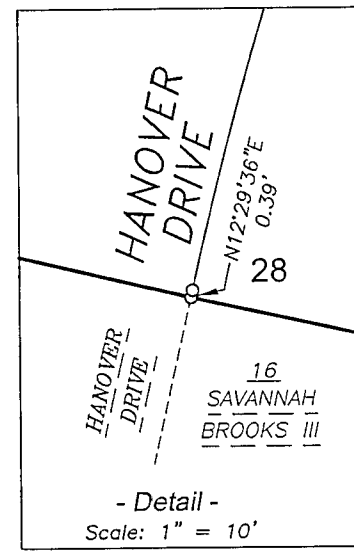
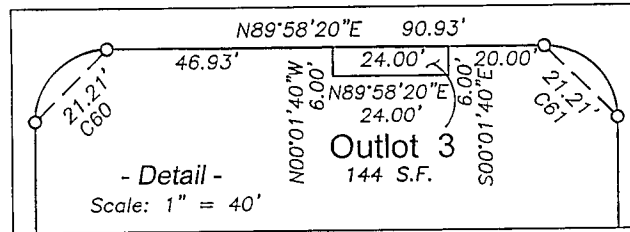
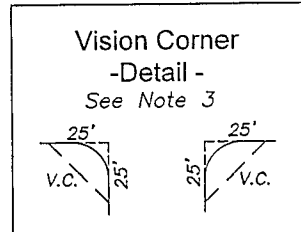
Lots 1, 2 and 3, Certified Survey Map No. 14218, recorded in Volume 96 of Certified Survey Maps of Dane County on Pages 211-213 as Document No. 5226578; Lot 1, Savannah Brooks II except that dedication of land for public highway purposes described in Document No. 5849576; Lots 9-15, 118, 132-138, Savannah Brooks III; vacated John Galt Trail, vacated portion of Hanover Drive and vacated portion of Savannah Drive by Village of DeForest Resolution 2022-038; located in the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin

Scale: 1" = 80'



- Legend**
- 1/4" x 16" Iron Rebar  
Set Weight = 4.303 Lbs./Ft.  
All other Lot and Outlot corners are marked with a 3/4" x 18" Rebar weighing 1.502 Lbs./lin. ft.
  - V.C. = Vision Corner required. See Note 3 and Vision Corner Detail.
  - XXX.XX = Lowest Opening Elevation
  - Public Bicycle and Pedestrian Easement
  - Highway Setback Line
  - Public Utility Easement (as noted)
  - Public Storm Sewer Easement
  - Planting Strip
  - No Vehicular Access
  - 6" Public Utility Easement
  - 10" Public Stormwater Management Easement
  - 10" Public Stormwater Management Easement
  - 8" Public Utility Easement

Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components shall be maintained and preserved with the construction of each residence or other structure and by the property owner thereafter. Lot corner elevations shall be per the Village-approved subdivision grading plan. Modification(s) shall not be made without the approval of the Village of DeForest.



## Notes:

- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Outlot 1 to remain under private ownership for private drive and public water main and sanitary sewer easement. Outlot 2 dedicated to the public for park purposes and environmental corridor. Outlot 3 to remain under private ownership for cluster postal mailbox location.
- Vision corner restrictions: No fence, wall, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2 1/2) feet and ten (10) feet above the centerline grades within a vision corner.
- The lands within this plat are subject to a Planned Unit Development Final Development Plan and to a recorded Declaration of Covenants, which affect permitted land uses, buildings, site design, and other matters.
- Public Bicycle and Pedestrian Easement, Planting Strip and Highway Setback per plat of Savannah Brooks II. (Notes continued below.)
- The 30' wide planting strip bounding on the right of way of Highway 19 is reserved for the planting of trees and shrubs. No structures are permitted, except for pedestrian ways, utility equipment in planted easements and as otherwise permitted by the Village Board (per plat of Savannah Brooks II).

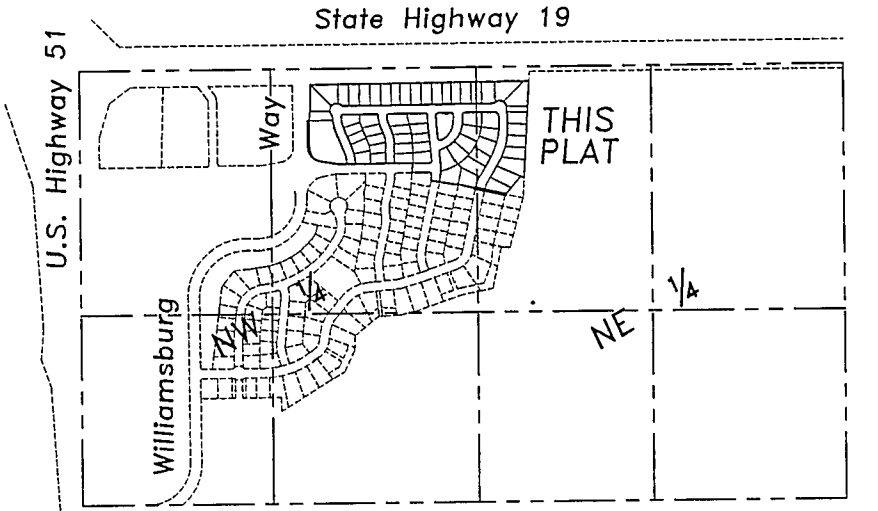
**WisDOT Notes:**

-- No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. 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.

-- All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of STH 19; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Sec. 236.293, Stats., and shall be enforceable by the Department or its assigns. Any access shall be allowed only by special exception. Any Access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

-- Access to STH 19 is controlled by WisDOT Project T05-1(27).

-- The lots in this land division may experience noise levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.



LOCATION SKETCH  
SECTION 4, T8N, R10E  
NOT TO SCALE

## STATE TRUNK HIGHWAY 19



Rev: April 9, 2025  
Rev: April 8, 2025  
Rev: March 31, 2025  
Rev: March 28, 2025  
Rev: March 26, 2025  
Rev: March 14, 2025  
Rev: February 14, 2025  
Rev: February 23, 2024  
Rev: January 23, 2024  
December 28, 2023

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Office Map No. 191042

## BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
SAVANNAH BROOKS, LLC  
3564 EGRE ROAD  
DEFOREST, WI 53532

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 April 09, 2025

*Don Sims*  
Department of Administration



# HOMESTEAD ADDITION TO SAVANNAH BROOKS

Lots 1, 2 and 3, Certified Survey Map No. 14218, recorded in Volume 96 of Certified Survey Maps of Dane County on Pages 211-213 as Document No. 5226578; Lot 1, Savannah Brooks II except that dedication of land for public highway purposes described in Document No. 5849576 ; Lots 9-15, 118, 132-138, Savannah Brooks III; vacated John Galt Trail, vacated portion of Hanover Drive and vacated portion of Savannah Drive by Village of DeForest Resolution 2022-038; located in the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northwest ¼, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin

## Surveyor's Certificate

I, Chris K. Casson, Professional Land Surveyor S-3264, 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 DeForest, and under the direction of the owners listed hereon, I have surveyed, divided and mapped HOMESTEAD ADDITION TO SAVANNAH BROOKS and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Lots 1, 2 and 3, Certified Survey Map No. 14218, recorded in Volume 96 of Certified Survey Maps of Dane County on Pages 211-213 as Document No. 5226578; Lot 1, Savannah Brooks II except that dedication of land for public highway purposes described in Document No. 5849576; Lots 9-15, 118, 132-138, Savannah Brooks III; vacated John Galt Trail, vacated portion of Hanover Drive and vacated portion of Savannah Drive by Village of DeForest Resolution 2022-038; located in the Northwest ¼ of the Northeast ¼, and the Northeast ¼ of the Northwest ¼, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 4; thence N89°53'11"E, 2283.26 feet along the North line of said Northeast ¼; thence S03°37'56"W, 104.93 feet to the South right-of-way line of State Highway 19 and the point of beginning; thence continuing S03°37'56"W, 669.92 feet along the Easterly line of said Certified Survey Map and the Easterly line of said Savannah Brooks III; thence N67°06'43"W, 26.47; thence S40°55'24"W, 165.35 feet; thence N77°30'12"W, 149.85 feet; thence N76°23'04"W, 66.01 feet; thence N77°30'24"W, 123.79 feet; thence N80°55'42"W, 186.58 feet; thence along a curve to the left having a radius of 210.00 feet and a chord bearing and length of N02°41'39"E, 44.92 feet to a point of compound curvature; thence along a curve to the left having a radius of 15.00 feet and a chord bearing and length of N46°44'09"W, 20.57 feet; thence S89°58'26"W, 119.32 feet; thence N04°18'07"E, 66.19 feet to the North right of way line of Savannah Drive; thence S89°58'26"W, 513.68 feet along said North right of way line; thence continuing along said North right of way line N79°59'58"W, 134.40 feet; thence continuing along said North right-of-way line along a curve to the right having a radius of 100.00 feet and a chord bearing and length of N39°59'59"W, 128.56 feet; thence N00°00'00"W, 182.33 feet to the South line of said lands described in Doc. No. 5849576; thence N90°00'00"E, 12.02 feet along said South line to the East right-of-way line of Williamsburg Way; thence N07°07'13"E, 96.63 feet along said East right-of-way line; thence continuing along said East right-of-way line N00°00'00"W, 153.66 feet to the South right-of-way line of State Trunk Highway 19; thence N89°58'25"E, 1522.61 feet along said South right-of-way line to the point of beginning; Containing 954,859 square feet, or 21.921 acres.

Chris K. Casson  
Chris K. Casson, PLS S-3264

4-11-2025  
Dated



## Dane County Register of Deeds Certificate:

Received for recording this 15 day of April, 2025, at 09:37 O'clock, A.M. and recorded in Vol. 62-028A

of Plats on Page 155-156 as Document No. 6021412

Listed/Checked by Josh Boster Date: 4-15-2025  
Kristi Chlebowski, Register of Deeds  
County of Dane

## County Treasurer's Certificate:

I, Adam Gallagher, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of April 15, 2025 affecting any of the lands included in the plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS.

Adam Gallagher  
Adam Gallagher, Treasurer  
County of Dane

Date: 4-15-2025

## Owner's Certificate:

Savannah Brooks, LLC, as owner, hereby certifies that it has caused the land described on this plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS to be surveyed, divided, mapped and dedicated as represented hereon. It 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  
Wisconsin Department of Transportation  
Village of DeForest

In witness hereof, Donald C. Tierney and Joanne K. Tierney, members, have caused these presents to be executed this 11th day of April, 2025

Savannah Brooks, LLC

Donald C. Tierney  
Donald C. Tierney, Member

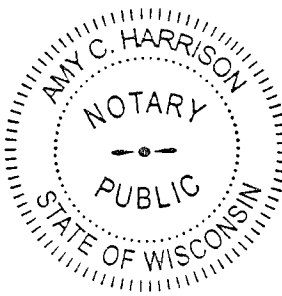
Joanne K. Tierney  
Joanne K. Tierney, Member

State of Wisconsin )  
County of Dane ) ss

Personally came before me this 11th day of April, 2025, the above-named Donald C. Tierney and Joanne K. Tierney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Amy C. Harrison  
Notary Public, Dane County, State of Wisconsin

Amy C. Harrison My commission expires 8-28-2028  
(printed name)



## Consent of Mortgagee:

Fortifi Bank, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the owners certificate hereon.

Fortifi Bank  
By: David J. Mills  
(printed name)

Its: Senior Vice President

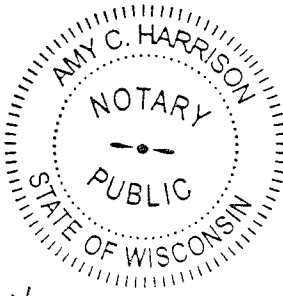
State of Wisconsin )  
County of Dane ) ss

Personally came before me this 14th day of April, 2025, the above-named

David J. Mills to me known to be the person who executed the foregoing instrument and acknowledged the same.

Amy C. Harrison  
Notary Public, Dane County, State of Wisconsin

Amy C. Harrison My commission expires 8-28-2028  
(printed name)



## Tangent Bearings

TB	BEARING
TB-1	N08°50'02"E
TB-2	N03°26'43"W
TB-3	S23°44'55"E
TB-4	N20°33'53"W
TB-5	N13°28'22"E
TB-6	S51°32'25"W
TB-7	N51°34'34"W
TB-8	S39°01'20"E
TB-9	S03°02'42"E
TB-10	S00°54'06"E
TB-11	N00°34'48"W
TB-12	N02°43'18"W
TB-13	S01°27'48"W
TB-14	N02°44'32"E
TB-15	S65°57'09"W
TB-16	N73°25'41"E
TB-17	S12°41'17"W
TB-18	S78°00'20"W

## Curve Data

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	210.00'	45.01'	12°16'45"	N02°41'39"E	44.92'
C2	15.00'	22.67'	86°34'51"	N46°44'09"W	20.57'
C3	100.00'	139.63'	79°59'58"	N39°59'59"W	128.56'
C4	200.00'	63.61'	18°13'21"	N21°36'16"E	63.34'
C5	433.00'	232.13'	30°42'57"	N15°21'28"E	229.36'
C6	433.00'	29.68'	3°53'38"	N28°45'08"E	29.67'
C7	433.00'	77.46'	10°14'58"	N21°39'50"E	77.35'
C8	433.00'	81.83'	10°49'40"	N11°07'31"E	81.71'
C9	433.00'	43.16'	5°42'41"	N02°51'21"E	43.14'
C10	95.00'	34.10'	20°33'53"	N10°16'56"W	33.91'
C11	35.00'	20.79'	34°02'15"	N03°32'45"W	20.49'
C14	48.00'	118.91'	14°15'55"	N57°29'36"W	90.78'
C15	48.00'	19.61'	2°32'42"	N01°46'11"E	19.47'
C16	48.00'	39.82'	4°31'59"	N33°41'58"W	38.69'
C17	48.00'	59.48'	7°05'36"	S87°02'13"W	55.74'
C18	35.00'	23.48'	38°25'55"	S70°45'23"W	23.04'
C19	35.00'	20.62'	34°04'49"	S72°55'56"W	20.51'
C20	35.00'	2.66'	4°21'07"	S83°42'59"W	2.66'
C21	35.00'	23.49'	38°27'06"	N70°48'07"W	23.05'
C22	48.00'	140.28'	16°26'46"	S44°42'03"W	95.42'
C23	48.00'	20.54'	24°31'24"	N63°50'15"W	20.39'
C24	48.00'	52.59'	62°46'35"	S72°30'45"W	50.00'
C25	48.00'	40.43'	48°15'56"	S16°59'30"W	39.25'
C26	48.00'	26.71'	31°52'52"	S23°04'54"E	26.37'
C27	35.00'	21.98'	35°58'38"	S21°02'01"E	21.62'
C28	330.00'	111.23'	19°18'42"	S12°42'03"E	110.70'
C29	330.00'	17.95'	3°07'00"	S04°36'12"E	17.95'
C30	330.00'	93.28'	16°11'42"	S14°15'33"E	92.97'
C32	170.00'	63.66'	21°27'18"	S11°37'45"E	63.29'
C33	15.00'	23.29'	90°52'32"	S44°32'10"W	21.37'
C34	15.00'	23.42'	89°26'46"	N45°18'11"W	21.11'
C35	230.00'	87.42'	21°46'36"	N11°28'06"W	86.89'
C36	230.00'	56.78'	14°08'44"	N07°39'10"W	56.64'
C37	230.00'	30.63'	7°37'52"	N18°32'28"W	30.61'
C38	270.00'	92.63'	19°38'01"	N12°32'21"W	92.08'
C39	270.00'	77.43'	16°25'49"	N10°56'13"W	77.16'
C40	270.00'	15.10'	3°12'17"	N20°45'16"W	15.10'
C41	15.00'	24.27'	92°41'38"	N43°37'31"E	21.71'
C42	15.00'	23.95'	91°29'28"	S44°16'56"E	21.49'

## Village of DeForest Certificate:

Resolved that the plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS, being a subdivision located in the Northwest ¼ of the Northeast ¼ and the Northeast ¼ of the Northwest ¼, Section 4, T8N, R10E, Village of DeForest, Dane County, Wisconsin, and that said resolution further provided for acceptance of those lands and rights dedicated by said HOMESTEAD ADDITION TO SAVANNAH BROOKS to the Village of DeForest for public use.

I, Collista Lundgren, do hereby certify that I am the duly appointed, qualified and acting Village Clerk of the Village of DeForest and this plat was approved by the Village Board of the Village of DeForest, Dane County, Wisconsin, and do further certify that the foregoing is a true copy of the resolution to that effect adopted by said Village Board on the 14th day of April, 2025.

Joell Heiman  
Collista Lundgren, Clerk  
Village of DeForest

Joell Heiman, Deputy Clerk

04/14/2025  
Date

## Village Treasurer's (Finance Director) Certificate:

I, Carol Thompson, being the duly elected, qualified and acting Finance Director for the Village of DeForest, hereby certify that in accordance with the records in my office, there are no unpaid taxes and no unpaid special assessments as of 4/14/2025 affecting any of the lands included in the plat of HOMESTEAD ADDITION TO SAVANNAH BROOKS.

Carol Thompson  
Carol Thompson, Finance Director  
Village of DeForest

Date: 4/14/2025

Rev: April 9, 2025  
Rev: April 8, 2025  
Rev: March 31, 2025  
Rev: March 28, 2025  
Rev: March 26, 2025  
Rev: March 14, 2025  
Rev: February 14, 2025  
Rev: February 29, 2024  
Rev: January 23, 2024  
December 28, 2023

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Office Map No. 191042

## BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463



PREPARED FOR:  
SAVANNAH BROOKS, LLC  
3564 EGRE ROAD  
DEFOREST, WI 53532

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 April 09, 2025

Don Dine  
Department of Administration

