

TIMBER LANE PRESERVE

LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

NORTH REFERENCE FOR THIS SURVEY
AND PLAT ARE BASED ON THE
WISCONSIN COORDINATE REFERENCE
SYSTEM, DANE COUNTY, U.S. SURVEY
FOOT, NAD 83 (2011). "WISCONS DANE"
THE EAST LINE OF THE SOUTHWEST
QUARTER OF SEC. 31-T1N-R5E
MEASURED AS BEARING N 1° 47' 28" E

N
GRID NORTH

W E
S

0' 40' 80' 120'

SCALE: 1 INCH = 80 FEET


















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 September 18, 2024

Don Dime
Department of Administration



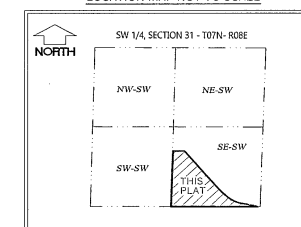
LEGEND

- | | | | |
|---|--|---|---|
|  | FOUND PLSS SECTION MONUMENT TYPE NOTED |  | PLAY BOUNDARY LINE |
|  | SET 1-1/4" X 38" REBAR, 4.30 LBS./LIN. FT. |  | INTERIOR LOT LINE |
|  | REBAR |  | PLATTED LINE |
|  | REBAR |  | RIGHT-OF-WAY LINE |
|  | |  | CENTERLINE |
| (XXX) | RECORDED AS INFORMATION |  | SECTION/QUARTER LINE |
| | |  | QUARTER/QUARTER LINE |
| | |  | SETBACKS WHERE NOT TYPICAL |
| | |  | FIELD DELINEATED WETLAND |
| | |  | "NO ACCESS" RESTRICTION LIMITS |
| | |  | VISION TRIANGLE LIMITS |
| | |  | 20% SLOPE AREA (PROHIBITED BUILDING ZONE) |

NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 19TH, AND MARCH 4TH, 2024.
2. ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
3. ALL INTERIOR LOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR + 1.55 LBS./LIN. FT.
4. NORTH REFERENCE: FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31-T7N-R8E WAS MEASURED TO BEAR N 1° 47' 28" E
5. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
6. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS. DIGGERS HOTLINE TICKET NOS. 20240808822 + 20240808845 WITH A CLEAR DATE OF 2/23/2024.
7. CURRENT PARCEL ZONING IS AT-5 FOR THE ENTIRE PARCEL.
8. FOUND PROPERTY IRONS AS SET PER CSM 1674 LOCATED WITH USING THE INCORRECT SECTION CORNER AS A BASE POINT WHEN THE FIELD CREW SET THE IRONS FOR CSM 7674 AS STATED IN THE NOTES FOR CSM 14015, 14109, 14110, 14113. FOUND IRONS FOR CSM 7674 ARE LOCATED WITHIN THE TIMBER LANE RIGHT-OF-WAY APPROXIMATELY 18.75' - 19' EASTERLY OF THE ACTUAL CORNERS. THE BEST-FIT ALIGNMENT FOR THE FOUND CSM 7674 IRONS ALONG TIMBER LANE PUTS THE SOUTHEAST CORNER OF THE CSM AT THE NORTH QUARTER CORNER OF SECTION 6-T6N-R8E. I RELIED HEAVILY ON FOUND IRONS PER DAHE COUNTY RECORDS SURVEY 1361 (2) BY HENRY BRIDWELL, AND CSM NOS. 4292, 14016, 14109, 14110, 14126 TO ESTABLISH THE RIGHT-OF-WAY FOR TIMBER LANE.
9. THERE ARE FOUR PROPOSED ACCESS LOCATIONS ALONG TIMBER LANE. EXACT LOCATIONS TO DETERMINED AND APPROVED BY THE TOWN OF MIDDLETON AT A LATER DATE.
10. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DAHE COUNTY SOIL SURVEY.
11. ANY SHARED DRIVEWAYS WITHIN THIS PLAT ARE REQUIRED TO COMPLY WITH THE TOWN OF MIDDLETON REQUIREMENTS FOR SHARED DRIVEWAYS, INCLUDING THE REQUIREMENT THAT A JOINT DRIVEWAY AGREEMENT BE APPROVED BY THE TOWN OF MIDDLETON AND RECORDED WITH THE DAHE COUNTY REGISTER OF DEEDS.
12. PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA.
13. PORTIONS OF LOTS 1-5 ARE SUBJECT TO PUBLIC STORMWATER MANAGEMENT/CONVEYANCE EASEMENTS TO THE TOWN OF MIDDLETON. THE OWNER OF EACH LOT IS RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES ON ITS LOT.
14. VISION CLEARANCE TRIANGLE STANDARDS PER TOWN OF MIDDLETON ZONING ORDINANCE CHAPTER 8: SECTION 8.01(4)(b)(i)&(ii)&(b)2 & SECTION 8.01(4)(b)(i)&(ii)&(c)(i). VISION TRIANGLE WILL SHIFT WITH FINAL DRIVEWAY LOCATION. SEE TYPICAL DETAIL ON SHEET 2.
15. PARTITION FENCE COVENANT: PER TOWN OF MIDDLETON ORDINANCE 15.35, WHEN THE LAND INCLUDED IN A SUBDIVISION PLAT ABUTS UPON OR IS ADJACENT TO LAND USED FOR AGRICULTURE, FARMING OR GRAZING PURPOSES, THE LAND DIVIDER OR LOT OWNER SHALL ERECT, KEEP, AND MAINTAIN PARTITION FENCES SATISFYING THE REQUIREMENTS OF THE WISCONSIN STATUTES FOR A LEGAL AND SUFFICIENT FENCE BETWEEN SUCH LAND AND THE ADJOINING LAND. THE LAND DIVIDER OR DEVELOPER, TO THE EXTENT OF ANY SUCH MAINTENANCE, REPAIR AND REPLACEMENT PERFORMED BY THE OWNER OF LOT 4 RESULTS IN THIRD-PARTY COSTS, EACH LOT SHALL BE RESPONSIBLE FOR 1/6 OF THE COST OF SUCH SERVICES WHICH SHALL BE REIMBURSED WITHIN TEN (10) DAYS OF WRITTEN DEMAND MADE BY THE MAILBOX RESPONSIBLE OWNER TO THE OWNERS OF THE REMAINING LOTS. THE MAILBOX RESPONSIBLE OWNER SHALL BE RESPONSIBLE FOR REMOVING SNOW AND ICE AROUND THE CLUSTER MAILBOX IN ACCORDANCE WITH TOWN ORDINANCES, UNLESS THE DRIVEWAY RESPONSIBLE OWNER ASSUMES SUCH RESPONSIBILITY UNDER THE PROVISIONS OF THE TIMBER LANE PRESERVE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
16. MINIMUM LOWEST OPENING ELEVATION, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12b) ADJUSTMENT, (NAVD83)(12b), NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM. LOT 1 = 964.50', LOTS 3 = 964.50', LOT 6 = 968.70', LOT 2, NORTH EAST = 966.60', LOT 2, SOUTH & WEST SIDES = 964.50'
17. THE OWNER OF LOT 4 ON WHICH THE CLUSTER MAILBOX IS LOCATED (THE "MAILBOX RESPONSIBLE OWNER") SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ITS CARE, MAINTENANCE AND REPLACEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE AND THE GENERAL CARE AND MAINTENANCE OF THE MAILBOX EASEMENT AREA. THE DEVELOPER SHALL INSTALL THE INITIAL MAILBOX TO BE USED FOR THE MAILBOX RESPONSIBLE OWNER'S DEVELOPMENT. TO THE EXTENT OF ANY SUCH MAINTENANCE, REPAIR AND REPLACEMENT PERFORMED BY THE OWNER OF LOT 4 RESULTS IN THIRD-PARTY COSTS, EACH LOT SHALL BE RESPONSIBLE FOR 1/6 OF THE COST OF SUCH SERVICES WHICH SHALL BE REIMBURSED WITHIN TEN (10) DAYS OF WRITTEN DEMAND MADE BY THE MAILBOX RESPONSIBLE OWNER TO THE OWNERS OF THE REMAINING LOTS. THE MAILBOX RESPONSIBLE OWNER SHALL BE RESPONSIBLE FOR REMOVING SNOW AND ICE AROUND THE CLUSTER MAILBOX IN ACCORDANCE WITH TOWN ORDINANCES, UNLESS THE DRIVEWAY RESPONSIBLE OWNER ASSUMES SUCH RESPONSIBILITY UNDER THE PROVISIONS OF THE TIMBER LANE PRESERVE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
18. BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12b) ADJUSTMENT, (NAVD83)(12a)
 - BM-1 SOUTH QUARTER CORNER OF SECTION 31-T7N-R8E, TOP OF ALUMINUM MONUMENT = 973.32'
 - BM-2 NORTH QUARTER CORNER OF SECTION 6-T6N-R8E, TOP OF ALUMINUM MONUMENT = 973.87'
 - BM-3 SOUTHWEST CORNER OF SECTION 31-T7N-R8E, TOP OF ALUMINUM MONUMENT = 971.26'

LOCATION MAP NOT TO SCALE



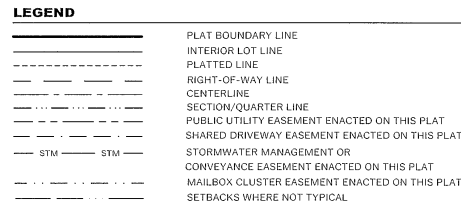
WYSE
ENGINEERING

SURVEYOR/ENGINEER/PLANNER: WYER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREE, WI 53572

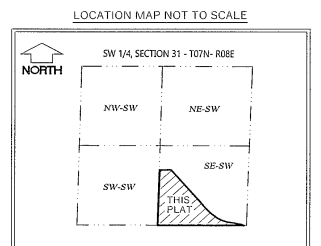
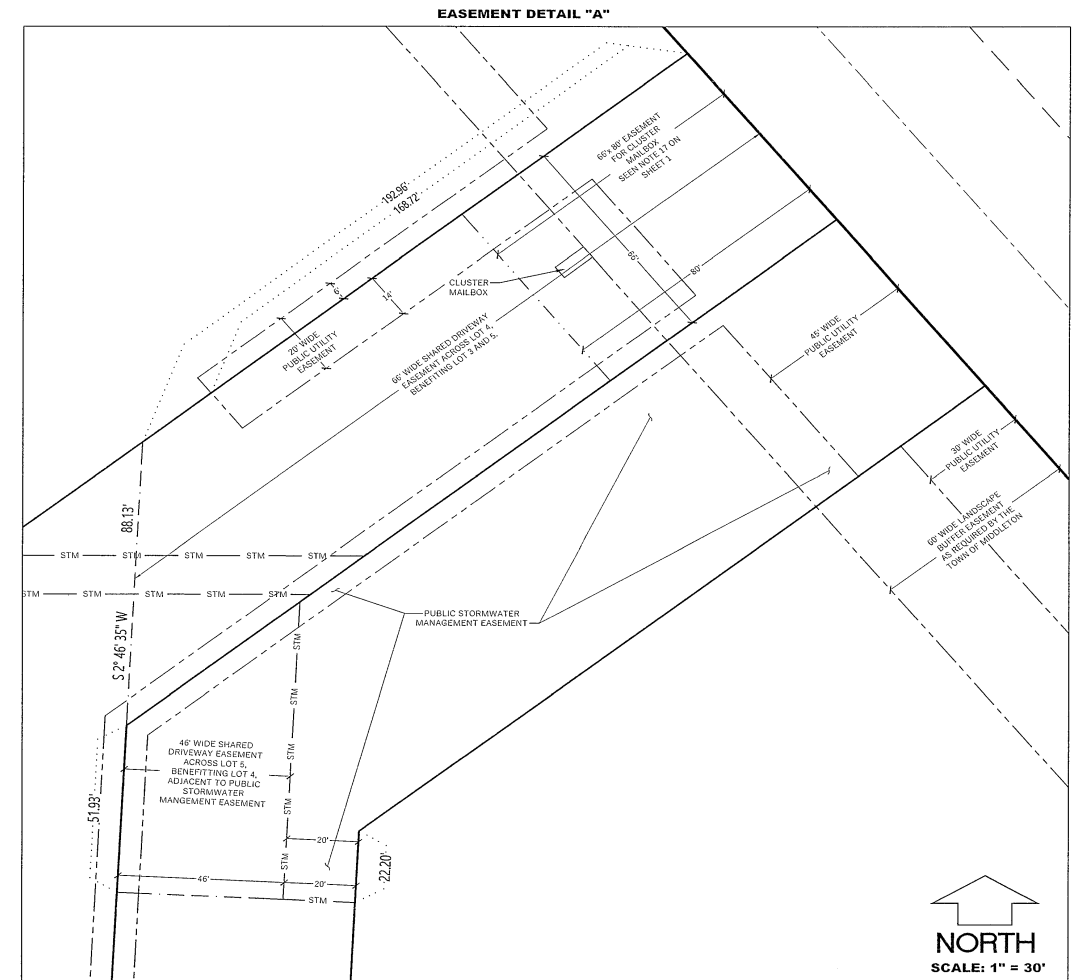
OWNER/SUBDIVIDER: SCHREINER VENTURES, LLC
22 GREENHAVEN CIRCLE
MADISON, WI 53717-1413

FIELDWORK BY: MAL/D
DRAFTED BY: AMS/ZM
CHECKED BY: ZM
APPROVED BY: ZM
JULY 3, 202
SHEET 1 OF

LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



Don Sims
Department of Administration



**VISION TRIANGLE DETAIL
COLLECTOR STREET SPECS.
NOT TO SCALE**

TIMBER LANE PRESERVE A TOWN PLAT

LOT 1, CERTIFIED SURVEY MAP NO. 7674, AS RECORDED IN VOLUME 40 OF CERTIFIED SURVEYS ON PAGES 104-106 AS DOCUMENT NO. 2649933, LOCATED IN THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, MEGAN HUGHES, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF MIDDLETON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF:

THIS 25TH DAY OF October, 2024 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF TIMBER LANE PRESERVE A TOWN PLAT.

10/25/24
DATE

Megan Hughes
MEGAN HUGHES, TREASURER, TOWN OF MIDDLETON

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DANE COUNTY) ss.

I, ADAM GALLAGHER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF DANE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF:

THIS 20TH DAY OF November, 2024, AFFECTING THE LANDS INCLUDED IN THE PLAT OF TIMBER LANE PRESERVE A TOWN PLAT.

11.20.2024
DATE

Adam Gallagher
ADAM GALLAGHER, COUNTY TREASURER

CERTIFICATE OF TOWN BOARD APPROVAL

STATE OF WISCONSIN)
DANE COUNTY) ss.

"RESOLVED THAT THIS PLAT KNOWN AS TIMBER LANE PRESERVE A TOWN PLAT WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, BE, AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, OF WISCONSIN STATUTES."

BY APPROVAL OF THIS PLAT AND PURSUANT TO WIS. STAT. § 236.293, THE TOWN BOARD OF THE TOWN OF MIDDLETON HEREBY RELEASES ANY RIGHT, TITLE, AND INTEREST IT MAY HAVE IN THE BUILDING SETBACK LINES AND VEHICULAR ACCESS RESTRICTIONS IMPOSED BY DANE COUNTY CERTIFIED SURVEY MAP NO. 7674, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, PAGES 104-106, AS DOCUMENT NO. 2649933.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF MIDDLETON, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID TIMBER LANE PRESERVE A TOWN PLAT FOR PUBLIC USE.

ON THIS 25TH DAY OF October, 2024.

10/25/2024
DATE

Barbara Roesslein
BARBARA ROESSELEIN, CLERK, TOWN OF MIDDLETON

CONSENT OF MORTGAGEE

LAKE RIDGE BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, SAID LAKE RIDGE BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CORPORATE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

ON THIS 18TH DAY OF October, 2024

BY: 
AUTHORIZED OFFICER

STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS 28TH DAY OF October

THE ABOVE NAMED BANKING ASSOCIATION, LAKE RIDGE BANK,

AUTHORIZED OFFICER 
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES 7-7-2028

CERTIFICATE OF DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

RESOLVED, THAT THE PLAT OF TIMBER LANE PRESERVE A TOWN PLAT IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE.

ON THIS 19TH DAY OF November, 2024


CHAIR DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

SURVEYOR'S CERTIFICATE

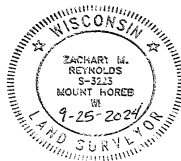
I, ZACHARY M. REYNOLDS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND PROVISIONS AS STATED IN CHAPTER 15: LAND DIVISION AND SUBDIVISION - TOWN OF MIDDLETON ORDINANCES AND UNDER THE DIRECTION OF SCHREINER VENTURES, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED TIMBER LANE PRESERVE A TOWN PLAT; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED; AND THAT THIS LAND IS LOCATED IN THE SE-1/4 OF THE FRACTIONAL SW-1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, CONTAINING 12.23 ACRES OF LAND AND DESCRIBED AS FOLLOWS:

LOT 1, CERTIFIED SURVEY MAP NO. 7674, RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS, ON PAGES 104 - 106 AS DOCUMENT NO. 2649933, BEING A PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 532,628 SQUARE FEET OR 12.23 ACRES

DATED THIS 19TH DAY OF JUNE, 2024.
REVISED THIS 10TH DAY OF SEPTEMBER, 2024.

Zachary M. Reynolds
ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



OWNER'S CERTIFICATE

SCHREINER VENTURES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF MIDDLETON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 25TH DAY OF October, 2024.

IN THE PRESENCE OF:

OWNER:


MATTHEW SCHREINER, SOLE MEMBER
SCHREINER VENTURES, LLC

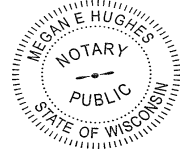
STATE OF WISCONSIN)
DANE COUNTY) ss.

PERSONALLY CAME BEFORE ME THIS 25TH DAY OF October, 2024.

THE ABOVE NAMED OWNER, MATTHEW SCHREINER, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

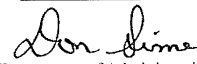
Megan E. Hughes
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES July 27, 2028



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 September 18, 2024


Department of Administration



OFFICE OF THE REGISTER OF DEEDS

DANE COUNTY, WISCONSIN

RECEIVED FOR RECORD November 22ND

2024 AT 11:01 O'CLOCK A.M. AS

DOCUMENT # 5998135

IN VOL 162-0218 OF PLATS,

ON PAGE(S) 115-117

Kristi Chlebowicki by:
Lisa Plaford City, Deputy
REGISTER OF DEEDS



SURVEYOR/ENGINEER/PLANNER:
WYSER ENGINEERING
500 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

OWNER/SUBDIVIDER:
SCHREINER VENTURES, LLC
22 GREENHAVEN CIRCLE
MADISON, WI 53717-1413