KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

		-					
CURVE	LENGTH	RADIUS	DELTA	CH. BEAR	CH. DIST.	TAN IN	TAN OUT
C1	232.72'	266.00'	50°07'42"	S25°23'21"W	225.37'	S50°27'12"W	S00°19'30"W
C2	72.77'	266.00'	15°40'27"	S8°09'44"W	72.54'	S15°59'57"W	S00°19'30"W
C3	114.80'	266.00'	24°43'41"	S28°21'48"W	113.91'	S40°43'38"W	S15°59'57"W
C4	45.15'	266.00'	9°43'34"	S45°35'25"W	45.10'	S50°27'12"W	S40°43'38"W
C5	147.32'	167.00'	50°32'42"	S25°10'51"W	142.59'	S00°05'30"E	S50°27'12"W
C6	205.78'	233.00'	50°36'06"	N25°09'09"E	199.16'	N00°08'54"W	N50°27'12"E
C7	105.40'	233.00'	25°55'07"	N12°48'39"E	104.50'	N00°08'55"W	N25°46'12"E
C8	100.38'	233.00'	24°41'00"	N38°06'42"E	99.60'	N25°46'12"E	N50°27'12"E
C9	47.13'	30.00'	90°00'25"	N5°26'59"E	42.43'	N50°27'12"E	N39°33'13"W
C10	233.47'	267.00'	50°06'01"	N64°36'13"W	226.10'	N39°33'13"W	N89°39'14"W
C11	51.22'	267.00'	10°59'31"	N45°02'58"W	51.14'	N39°33'13"W	N50°32'44"W
C12	158.97'	267.00'	34°06'47"	N67°36'07"W	156.63'	N50°32'44"W	N84°39'31"W
C13	23.28'	267.00'	4°59'42"	N87°09'22"W	23.27'	N84°39'31"W	N89°39'14"W
C14	47.12'	30.00'	90°00'00"	S45°20'47"W	42.43'	N89°39'13"W	S00°20'47"W
C15	35.04'	265.00'	7°34'35"	S3°26'30"E	35.02'	S00°20'47"W	S07°13'48"E
C16	44.30'	335.00'	7°34'35"	N3°26'30"W	44.26'	N07°13'48"W	N00°20'47"E
C17	47.12'	30.00'	90°00'00"	S44°39'13"E	42.43'	S89°39'13"E	S00°20'47"W
C18	291.18'	333.00'	50°06'00"	S64°36'13"E	281.99'	S39°33'13"E	S89°39'13"E
C19	9.53'	333.00'	1°38'22"	S88°50'02"E	9.53'	S89°39'13"E	S88°00'51"E
C20	186.67'	333.00'	32°07'08"	S71°57'17"E	184.24'	S88°00'51"E	S55°53'43"E
C21	94.98'	333.00'	16°20'30"	S47°43'28"E	94.66'	S55°53'43"E	S39°33'13"E
C22	50.20'	30.00'	95°52'32"	S87°30'03"E	44.55'	N44°33'41"E	S39°33'47"E
C23	154.41'	200.00'	44°14'11"	N22°26'36"E	150.61'	N00°19'30"E	N44°33'41"E

CURRENT OWNER AND SUBDIVIDER:

MSA PROFESSIONAL SERVICES, INC.

DUNROVEN RIDGE LLC

BRADLEY TISDALE, PLS

1702 PANKRATZ STREET

BEARINGS FOR THIS SURVEY ARE BASED ON

THE WISCONSIN COORDINATE REFERENCE

SYSTEM (WISCRS), DANE COUNTY (2011).

THE NORTH LINE OF THE NORTHWEST 1/4

OF THE NORTHEAST 1/4 OF SECTION 10

BEARS N88°52'27"E.

ENGINEERING | ARCHITECTURE | SURVEYING

FUNDING | PLANNING | ENVIRONMENTAL

1702 Pankratz St Madison, WI 53704

(608) 242-7779 www.msa-ps.com

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MADISON, WI 53704

7857 DUNROVEN RD

DANE, WI 53529

SURVEYOR:

SYMBOL LEGEND

 SUBDIVISION BOUNDARY

 PROPOSED LOT LINE

 EXISTING RIGHT-OF-WAY

 CENTERLINE

 CENTERLINE

 STORMWATER DRAINAGE

 EASEMENT

 EXISTING LOT LINE

 EXISTING LOT LINE

 PROPOSED LOT LINE

 EXISTING LOT LINE

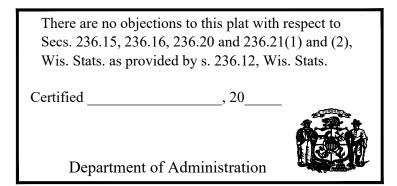
 EXISTING LOT LINE

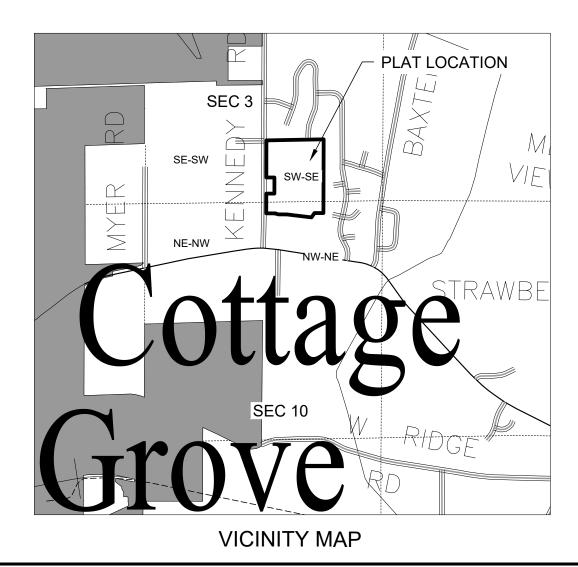
 PROPOSED LOT LINE

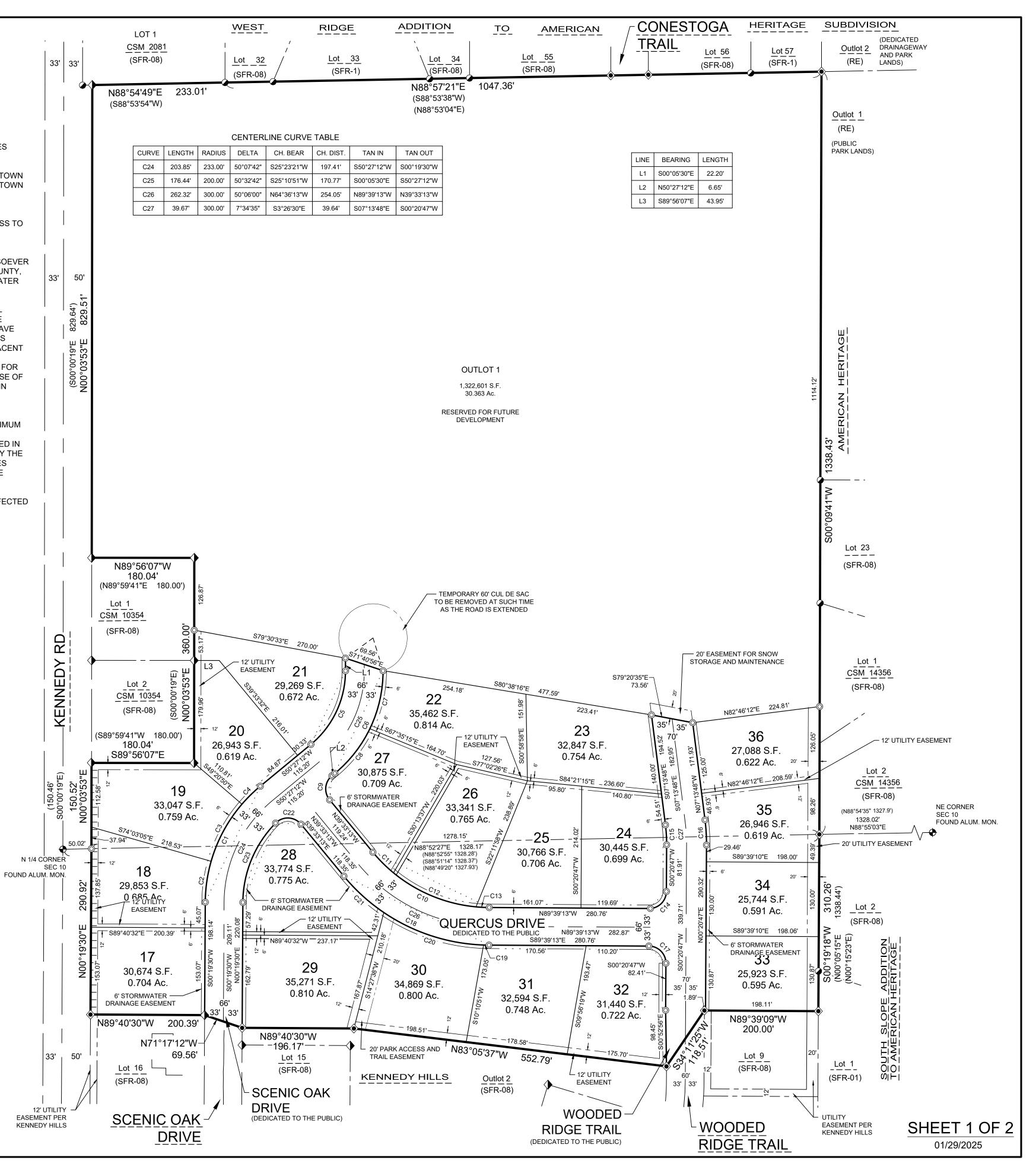
 ACCESS RESTRICTION

- NOTES: 1) OUTLOT 1 IS PLANNED FOR FUTURE PLATTING PHASES
- 2) EACH LOT OWNER SHALL BE OBLIGATED TO PAY A RECREATIONAL IMPROVEMENT IMPACT FEE TO THE TOWN OF COTTAGE GROVE IN THE AMOUNT SPECIFIED BY TOWN ORDINANCE AT THE TIME OF APPLICATION FOR A RESIDENTIAL BUILDING PERMIT.
- 3) ACCESS RESTRICTION: NO DIRECT VEHICULAR ACCESS TO LOTS 17-19 FROM KENNEDY RD.
- 4) THE OWNERS OF LANDS IN THIS SUBDIVISION ARE ESTOPPED FROM COMMENCING ANY ACTION WHATSOEVER AGAINST THE TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN FOR DAMAGES CAUSED BY SURFACE WATER RUN-OFF OR DRAINAGE.
- 5) THESE LANDS HAVE BEEN SUBDIVIDED WITH SPECIAL ATTENTION BEING GIVEN TO DRAINAGE OF SURFACE WATER THEREFROM AND ADEQUATE PROVISIONS HAVE BEEN PROVIDED FOR THE LEAST POSSIBLE DAMAGES THEREFROM TO BOTH THE PLATTED LAND AND ADJACENT LANDS PROVIDING THE FOLLOWING: A) IN ALL CASES EASEMENTS HAVE BEEN PROVIDED FOR DRAINAGE FROM ADJACENT PLATS THROUGH THE USE OF STREET PATTERNS. ALL DITCHES WILL BE PLANTED IN GRASS WHICH WILL PROVIDE DENSE COVER. **B) THE EXISTING NATURAL WATERSHED DIRECTION** REMAINS UNCHANGED. C) ALL STREETS HAVE BEEN DESIGNED WITH AS MINIMUM GRADE AS POSSIBLE SO AS TO PREVENT EROSION. D) LAND NOW UNDER CULTIVATION SHALL BE PLANTED IN GRASS, AND BERMS CONSTRUCTED AS REQUIRED BY THE TOWNSHIP. OWNERS WILL SEED AND MULCH DITCHES AFTER ROAD CONSTRUCTION IS COMPLETED WHERE NEEDED TO CONTROL RUNOFF. E) TOPSOIL FROM ROAD CONSTRUCTION IS TO BE STOCKPILED IN AREAS WHERE IT WILL BE LEAST AFFECTED BY EROSION RUNOFF.
- ✤ SECTION CORNER AS SHOWN
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- FOUND 1 1/4" IRON REBAR
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
 ALL OTHER LOT AND OUTLOT

CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.







KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, BRADLEY TISDALE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF COTTAGE GROVE, WISCONSIN, AND UNDER THE DIRECTION OF DUNROVEN RIDGE LLC. KENNEDY HILLS FIRST ADDITION HAS BEEN SURVEYED. DIVIDED. AND MAPPED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LAND SURVEYED; AND THAT THIS LAND IS PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N88°52'27"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, 50.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD AND THE POINT OF BEGINNING; THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 150.52 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 10354, RECORDED IN V. 61, P. 62-65 AS DOCUMENT #3470661; THENCE S89°56'07"E ALONG THE SOUTH LINE OF SAID LOT 2, 180.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N00°03'53"E ALONG THE EAST LINE OF SAID CSM 10354, 360.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CSM 10354; THENCE N89°56'07"W ALONG THE NORTH LINE OF SAID LOT 1, 180.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY OF KENNEDY ROAD: THENCE N00°03'53"E ALONG SAID EAST RIGHT-OF-WAY, 829.51 FEET TO THE SOUTH LINE OF CSM 2081, RECORDED IN V. 8, P. 272-273 AS DOCUMENT #1476719; THENCE N88°54'49"E ALONG THE SOUTH LINE OF SAID CSM 2081, 233.01 FEET TO THE SOUTHEAST CORNER OF SAID CSM 2081; THENCE N88°57'21"E ALONG THE SOUTH LINE OF WEST RIDGE ADDITION TO AMERICAN HERITAGE SUBDIVISION, RECORDED IN V. 49, P. 50-51 AS DOCUMENT #1590878, 1047.36 FEET TO THE SOUTHEAST CORNER OF LOT 57 OF WEST RIDGE ADDITION TO AMERICAN HERITAGE SUBDIVISION; THENCE S00°09'41"W ALONG THE WEST LINE OF AMERICAN HERITAGE, RECORDED IN V. 44, P. 46 AS DOCUMENT #1486759 AND THE WEST LINE OF CSM 14356, RECORDED IN V. 98, P. 115-117 AS DOCUMENT #5273836, 1338.43 FEET TO THE SOUTHWEST CORNER OF SAID CSM 14356, BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3: THENCE S00°19'18"W ALONG THE WEST LINE OF SOUTH SLOPE ADDITION TO AMERICAN HERITAGE, RECORDED IN V. 55, P. 17-18 AS DOCUMENT #1866484, 310.26 FEET TO THE NORTHEAST CORNER OF LOT 9 OF KENNEDY HILLS, RECORDED IN V. 61-034A, P. 184-185 AS DOCUMENT #5640581; THENCE N89°39'09"W ALONG THE NORTH LINE OF SAID LOT 9, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S34°11'25"W ALONG THE NORTH LINE OF KENNEDY HILLS, 118.51 FEET TO THE NORTHEAST CORNER OF OUTLOT 2 OF KENNEDY HILLS; THENCE N83°05'37"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 552.79 FEET; THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID OUTLOT 2, 196.17 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2; THENCE N71°17'12"W ALONG THE NORTH LINE OF KENNEDY HILLS, 69.56 FEET TO THE NORTHEAST CORNER OF LOT 16 OF KENNEDY HILLS; THENCE N89°40'30"W ALONG THE NORTH LINE OF SAID LOT 16, 200.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, BEING A POINT ON THE EAST RIGHT-OF-WAY OF KENNEDY ROAD; THENCE N00°19'30"E ALONG THE EAST RIGHT-OF-WAY OF KENNEDY ROAD, 290.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,074,766 SQUARE FEET OR 47.630 ACRES MORE OR LESS TOTAL AND 1,941,810 SQUARE FEET OR 44.578 ACRES MORE OR LESS EXCLUDING DEDICATED RIGHT-OF-WAY.

BRADLEY L. TISDALE PROFESSIONAL LAND SURVEYOR #S-2824 DATE



DUNROVEN RID DESCRIBED ON SAID CORPORA STATUES TO BE **REGULATION C** APPROVAL OR

IN WITNESS WH

THEIR REPRES

REPRESENTAT

STATE OF WISC DANE COUNTY

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KIM BANIGAN,

VILLAGE OF CO

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LISA KALATA, VI

There are Secs. 236 Wis. Stat

Certified

Dep



ENGINEERING | ARCHITECTURE | SURVEYING FUNDING | PLANNING | ENVIRONMENTAL 1702 Pankratz St Madison, WI 53704 (608) 242-7779 www.msa-ps.com © MSA Professional Services, Inc.

CORPORATE OWNER'S CERTIFICATE

N THIS PLAT TO BE S ATION FURTHER CER E SUBMITTED TO TH	R, DOES HEREBY CERTIFY SURVEYED, DIVIDED, MAPF RTIFIES THAT THIS PLAT IS IE DEPARTMENT OF ADMII WN OF COTTAGE GROVE,		
HEREOF, DUNROVEN	N RIDGE, LLC HAS CAUSE	D THESE DOCUMENTS TO BE SIGNED BY	HILLS FIRST ADDITION.
ENTATIVE THIS	DAY OF	, 2025.	
			KIM BANIGAN, TOWN TREASURER
IVE			
			DANE COUNTY TREASURER CERTIFICATE
CONSIN)SS)			I, ADAM GALLAGHER, BEING THE DULY EL ACTING TREASURER OF THE COUNTY OF
CAME BEFORE ME O	N THIS DAY OF	, 2025.	THAT IN ACCORDANCE WITH THE RECOR NO UNPAID TAXES AND NO UNPAID SPEC
MED	, TO ME KNO	WN TO BE THE PERSON WHO EXECUTED THE	20
STRUMENT, AND AC	KNOWLEDGED THE SAME	Ξ.	AFFECTING ANY OF THE LANDS INCLUDE HILLS FIRST ADDITION.
С,		MY COMMISSION EXPIRES	
COUNTY, STATE	<u> </u>		ADAM GALLAGHER, COUNTY TREASUREF
TAGE GROVE CERTI	FICATE		DANE COUNTY CERTIFICATE
	ST ADDITION HAS BEEN AF E AS PER ACTION OF THE	PPROVED BY THE TOWN BOARD TOWN BOARD ON	THIS PLAT KNOWN AS KENNEDY HILLS FII THE DANE COUNTY ZONING AND LAND RE
	_, 2025.		DAY OF
FOWN CLERK	DATE		
	DATE		JERRY BOLLIG, CHAIR DANE COUNTY ZONING AND LAND REGUL
OTTAGE GROVE CER	TIFICATE (EXTRATERRITO	DRIAL JURISDICTION)	
		PPROVED BY THE VILLAGE BOARD	
	OVE AS PER ACTION OF TH	HE VILLAGE BOARD ON	DANE COUNTY REGISTER OF DEEDS CER
	_, 2025.		RECEIVED FOR RECORDING THIS
ILLAGE CLERK	DATE		O'CLOCKM.
	DATE		AND RECORDED IN VOLUME OF PL
			AS DOCUMENT NO
			KRISTI CHLEBOWSKI, REGISTER OF DEED
e no objections to this plat 6.15, 236.16, 236.20 and 2	1		DANE COUNTY, WISCONSIN
ts. as provided by s. 236.12			
, 20			
partment of Administrati	ion		

ECTED, QUALIFIED, AND ACTING TAGE GROVE, DO HEREBY CERTIFY ECORDS IN MY OFFICE, THERE ARE SPECIAL ASSESSMENTS AS OF
, 2025 LUDED IN THE PLAT OF KENNEDY
ICATE LY ELECTED, QUALIFIED, AND
TY OF DANE, DO HEREBY CERTIFY ECORDS IN MY OFFICE, THERE ARE SPECIAL ASSESSMENTS AS OF
, 2025 LUDED IN THE PLAT OF KENNEDY
URER
LS FIRST ADDITION IS HEREBY APPROVED BY ND REGULATION COMMITTEE THIS
, 2025.
EGULATION COMMITTEE
CERTIFICATE
DAY OF, 2025 AT
OF PLATS AT DANE COUNTY ON PAGES
DEEDS
SHEET 2 OF 2 01/29/2025

TOWN TREASURER CERTIFICATE