



# LANTERN HOLLOW

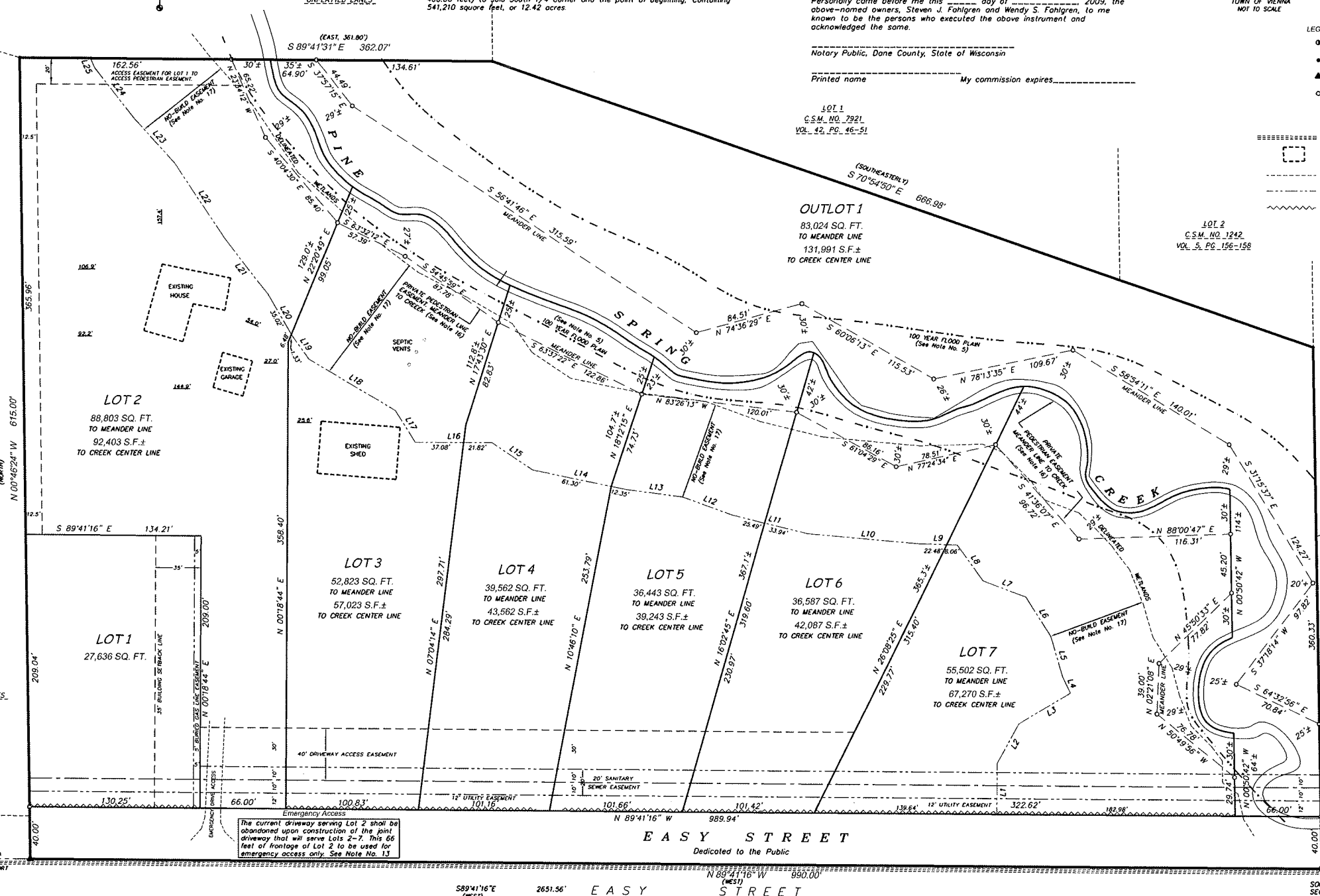


PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, T9N, R9E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN.

Scale: 1" = 50'

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, T9N, R9E, BEARING N89°41'16"W

- Notes:
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
  - Utility easements as hereon set forth are for the use of public bodies and those entities having the right to serve the area.
  - No poles or buried cables shall be placed such that the installation would disturb any survey stake or obstruct vision along any lot line.
  - The lands within this plot shall be served by underground utilities. No utility pedestals may be constructed along street rights of way without the consent of the developer and other servicing utility companies.
  - The lands within this subdivision are located in ZONE X (Areas determined to be outside the 500-year flood plain) and ZONE A (Special flood hazard area inundated by the 100-year flood; No base flood elevation determined) per Flood Insurance Rate Map, Map Number 55025C0275F, as published by the Federal Emergency Management Agency with an effective date of June 17, 2003. No flood elevation is shown, but the 100-year flood plain is shown as mapped according to FIRM Map Number 55025C0275F.
  - This plot shows visible improvements only. No guarantee is made of below-grade structures.
  - Septic drainfield existing on Lot 3 will require an off lot private onsite waste water treatment system easement in favor of Lot 2 as required by Dane County Environmental Health. Said septic drainfield shall be allowed to continue to be used so long as it shall continue to function in accordance with all applicable rules and regulations. Upon a failure of such system, it shall be abandoned and Lot 2 shall thereafter be served by an owner-installed grinder pump in accordance with the Sanitary Sewer Plan as outlined in the Declaration of Covenants, Conditions and Restrictions for the Plot of Lantern Hollow.
  - This plot to be served by public sewer (See Note No. 7) and private wells.
  - Environmental Corridor is 75 feet from delineated wetlands.
  - No-Build Easement consists of Environmental Corridor and areas containing slopes 12 percent or greater.
  - No permanent structures permitted in No-Build Easement. Stormwater management facilities are permitted. (See Note on plot).
  - Outlot 1 to be used for conservancy Except as provided in the Covenants and Restrictions, Outlot 1 to remain under private ownership and shall not be separately conveyed from Lot 2.
  - The current driveway serving Lot 2 shall be abandoned upon construction of the joint driveway that will serve Lots 2-7. The culvert will remain and the current driveway will stay in grass and is to be used for emergency access only. The elevations of all lot corners must be set and shown on all building permit applications.
  - The basement floor elevation on Lots 6 and 7 shall be above the seasonal high ground water elevation.
  - The Private Pedestrian Easement is limited to the owners of Lots 1-7 of this plot, their guests and invitees. Use of the Private Pedestrian Easement shall be limited to pedestrian use and for access to Pine Spring Creek.
  - No-build Easement: This is comprised of a 75-foot wetland setback (environmental corridor), areas containing slopes of 12 percent or greater and a stormwater management easement. No permanent structures are permitted and the land is to be maintained in vegetation. Stormwater management facilities are permitted.
  - Final drainage grades shall be approved by the Town, per the Covenants and Restrictions.



Line Table No Build Easement		
LINE	BEARING	DISTANCE
L1	N 00°18'44" E	38.89'
L2	N 29°02'27" E	35.03'
L3	N 59°06'59" E	46.13'
L4	N 26°08'41" W	13.65'
L5	N 16°09'38" W	32.79'
L6	S 32°20'17" E	35.45'
L7	N 69°30'48" W	35.38'
L8	N 35°51'29" W	33.96'
L9	S 88°24'05" E	30.54'
L10	N 84°48'25" W	63.70'
L11	N 76°16'44" W	59.43'
L12	S 70°10'16" E	41.13'
L13	N 82°45'38" W	42.88'
L14	N 78°18'31" W	73.65'
L15	N 56°34'48" W	38.02'
L16	N 90°00'00" E	58.90'
L17	S 31°46'15" E	28.78'
L18	N 59°12'11" W	76.64'
L19	N 35°12'25" W	21.96'
L20	S 30°10'24" E	36.35'
L21	N 37°49'17" W	55.68'
L22	N 33°47'03" W	68.53'
L23	N 42°17'14" W	46.11'
L24	N 37°56'05" W	49.34'
L25	S 22°36'45" E	7.68'

Dane County Zoning and Land Regulation Committee Certificate:

This plot known as LANTERN HOLLOW is hereby approved by the Dane County Zoning and Land Regulation Committee.

Dated \_\_\_\_\_  
Patrick W. Miles, Chairperson  
Dane County Zoning and Land Regulation Committee

BIRRENKOTT SURVEYING INC.  
LAND SURVEYING & PERC TESTING  
P.O. BOX 237 1677 N. BRISTOL STREET  
SUN PRAIRIE, WI. 53590  
(608) 837-7463 (608) 837-1081 (Fax)

County Treasurer's Certificate:

I, David Worzala, being the duly elected, qualified and acting Treasurer for the County of Dane, hereby certify that the records in my office show no unredeemed tax sales and no unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in the plot of LANTERN HOLLOW.

Dated: \_\_\_\_\_  
David Worzala, Dane County Treasurer

Town Treasurer's Certificate:

I, Linda Smithback, being the duly elected, qualified and acting Treasurer for the Town of Vienna, hereby certify that the records in my office show no unredeemed tax sales and no unpaid special assessments as of \_\_\_\_\_ affecting any of the lands included in the plot of LANTERN HOLLOW.

Dated: \_\_\_\_\_  
Linda Smithback, Town of Vienna Treasurer

Town of Vienna Certificate:

This plot of LANTERN HOLLOW has been approved by the Town Board of the Town of Vienna consistent with the action taken by the Town Board on this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

Robert Pulvermacher, Clerk  
Town of Vienna

Village of DeForest:

Resolved that the Village of DeForest has approved this plot of LANTERN HOLLOW, located in the Southeast 1/4 of the Southwest 1/4, Section 36, T9N, R9E, Town of Vienna, Dane County, Wisconsin, by the Village of DeForest Board action on \_\_\_\_\_ 2009.

LuAnn Leggett, Clerk  
Village of DeForest

Owners Certificate:

Steven J. Fahlgren and Wendy S. Fahlgren, as owners, hereby certify that they have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. They also certify 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  
Town of Vienna  
Village of DeForest

In witness hereof, Steven J. Fahlgren and Wendy S. Fahlgren have executed these presents this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

Steven J. Fahlgren \_\_\_\_\_ Wendy S. Fahlgren \_\_\_\_\_

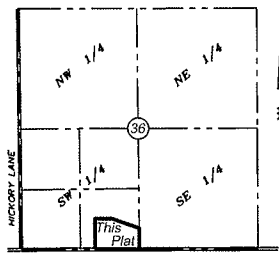
(State of Wisconsin)  
(County of Dane) ss  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 2009, the above-named owners, Steven J. Fahlgren and Wendy S. Fahlgren, to me known to be the persons who executed the above instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

Printed name \_\_\_\_\_ My commission expires \_\_\_\_\_

LOT 1  
C.S.M. NO. 7921  
VOL. 42, PG. 46-51

OUTLOT 1  
83,024 SQ. FT.  
TO MEANDER LINE  
131,991 S.F.±  
TO CREEK CENTER LINE



Location Sketch  
SECTION 36, T9N, R9E  
TOWN OF VIENNA  
NOT TO SCALE

- LEGEND
- Found 1" Iron pipe
  - Found 3/4" Iron bar
  - Found P.K. Nail
  - Set 1-1/4" Iron bar, wght. 4.303 lbs./ft.
  - All other lot, outlot and meander corners monumented by 1"x24" iron pipes, wght. 1.68 lbs./ft.
  - Municipal boundary
  - Existing structure
  - Delineated wetlands
  - No-build easement
  - No vehicular access

LOT 2  
C.S.M. NO. 1242  
VOL. 5, PG. 156-158

LOT 3  
C.S.M. NO. 12540  
VOL. 78, PG. 243-245

LOT 2  
C.S.M. NO. 12540  
VOL. 78, PG. 243-245

Dane County Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_

2009, at \_\_\_\_\_ O'clock, \_\_\_\_\_ M., and recorded in

Volume \_\_\_\_\_ of Plots on Page \_\_\_\_\_

as Document No. \_\_\_\_\_  
Kristi Chlebowski, Register of Deeds  
County of Dane