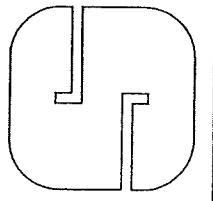


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Project No: 116.0839.30

C 2.0

WOODS FARM SUBDIVISION

GRADING PLAN

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

1	CITY REVIEW COMMENTS	1/18/17 ZLR
2	REVISED LAYOUT	2/9/17 ZLR
3	REVISED LAYOUT	2/20/17 ZLR

MARK	REVISION	DATE	BY
BCA	Checked By: MLC	Scale: 1" = NOTED	
TECH	Checked By: MLC	Field Bk:	

Project No: 116.0839.30
C 2.0

LEGEND

- ⊙ 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) WITH CAP FOUND
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
- ALL OTHER LOT AND DULOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- △ SURVEY MARKER NAIL SET
- PREVIOUSLY PLATTED LINE
- //// NO VEHICULAR ACCESS
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← DRAINAGE ARROWS: ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



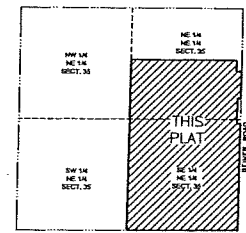
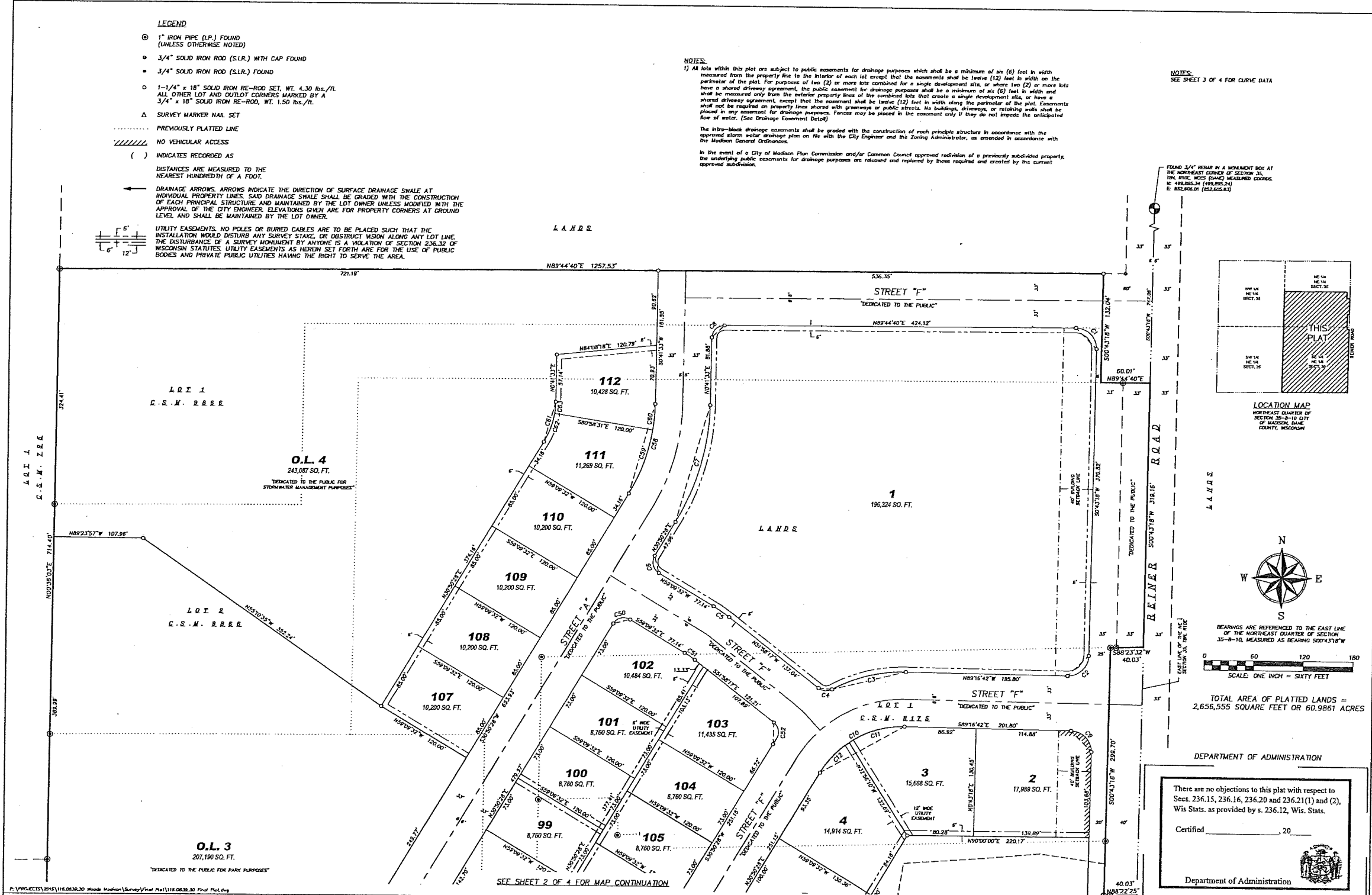
NOTES:

1) All lots within this plot are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plot. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the interior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. (See Drainage Easement Detail)

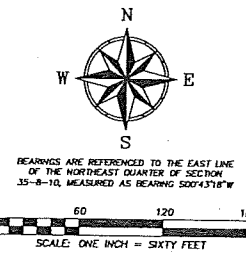
The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

In the event of a City of Madison Plan Commission and/or Common Council approved redimension of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

NOTES:
SEE SHEET J OF 4 FOR CURVE DATA



LOCATION MAP
NORTHEAST QUARTER OF SECTION 35-8-10 CITY OF MADISON, DANE COUNTY, WISCONSIN



TOTAL AREA OF PLATTED LANDS = 2,656,555 SQUARE FEET OR 60.9861 ACRES

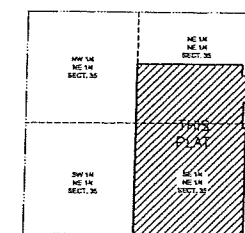
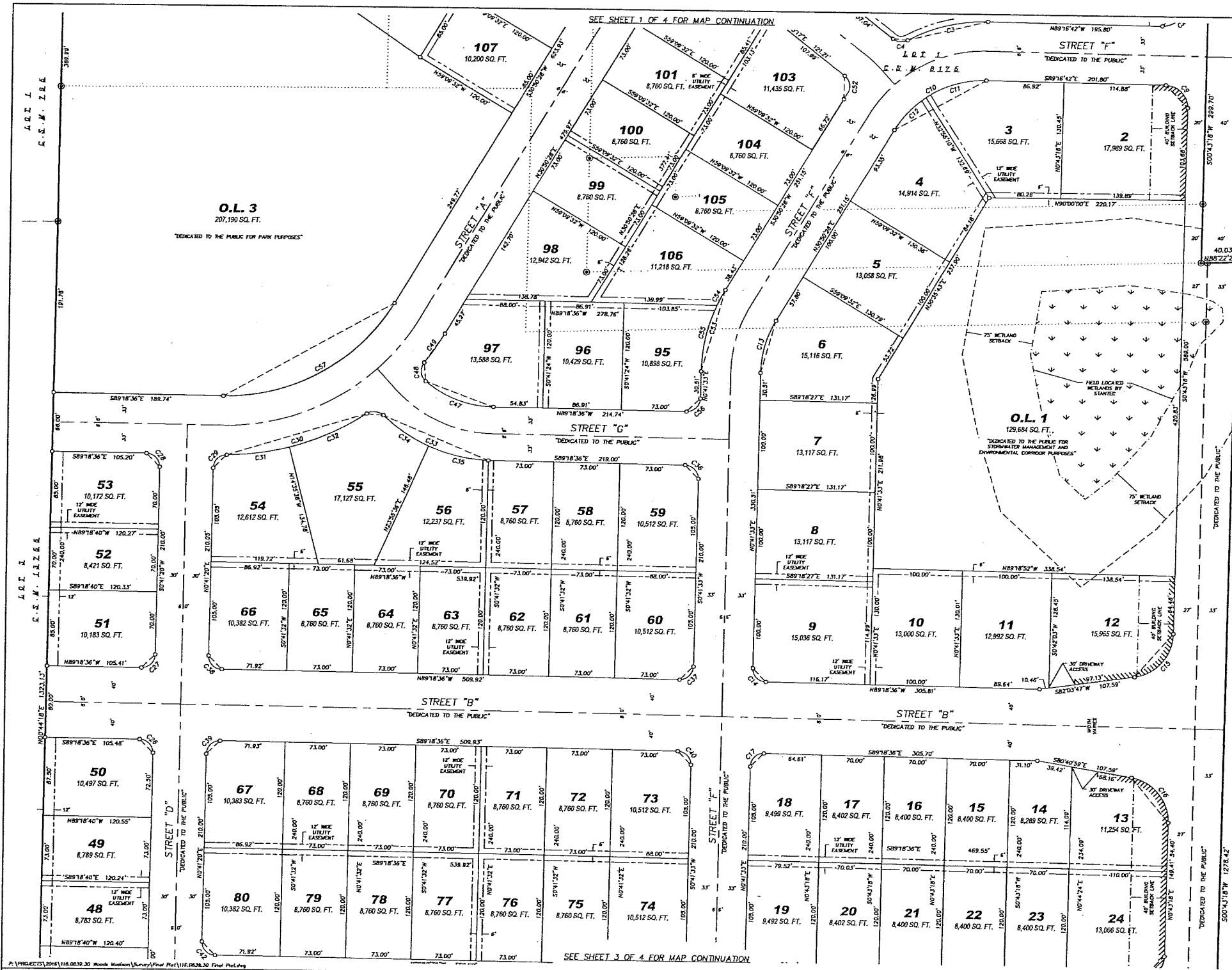
DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Sects. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20

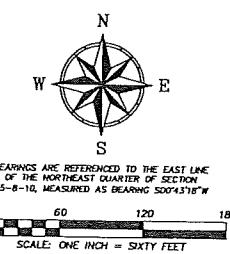
Department of Administration

<p>SNYDER & ASSOCIATES Engineers and Planners</p>	<p>SURVEYED FOR: Northpointe Construction, Inc. 837 Shoaling Star Circle DeForest, WI 53532</p>	<p>SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p>WOODS FARM</p> <p>LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 8175, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 50-52, AS DOCUMENT NUMBER 2754753, DANE COUNTY REGISTRY, ALSO LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 9866, AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGES 150-153, AS DOCUMENT NUMBER 3261794, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.</p>	<p>PH: 116.0438.30 DATE: 12-15-16</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE: 02-17-17</td> <td style="width: 50%;"></td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p style="font-size: 12px; font-weight: bold;">SHEET 1 OF 4</p>	DATE: 02-17-17					
DATE: 02-17-17											



LOCATION MAP
NORTHEAST QUARTER OF
SECTION 35-8-10 CITY
OF MADISON, DANE
COUNTY, WISCONSIN

NOTES:
SEE SHEET 3 OF 4 FOR CURVE DATA
SEE SHEET 1 OF 4 FOR NOTES AND
LEGEND



TOTAL AREA OF PLATTED LANDS =
2,656,555 SQUARE FEET OR 60.9861 ACRES

RECORDING DATA
DEPARTMENT OF ADMINISTRATION

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 _____, 20____

Department of Administration

S **SNYDER & ASSOCIATES**
Engineers and Planners

SURVEYED FOR:
Northpointe Construction, Inc.
837 Shooting Star Circle
DeForest, WI 53532

SURVEYED BY:
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5010 Voges Road
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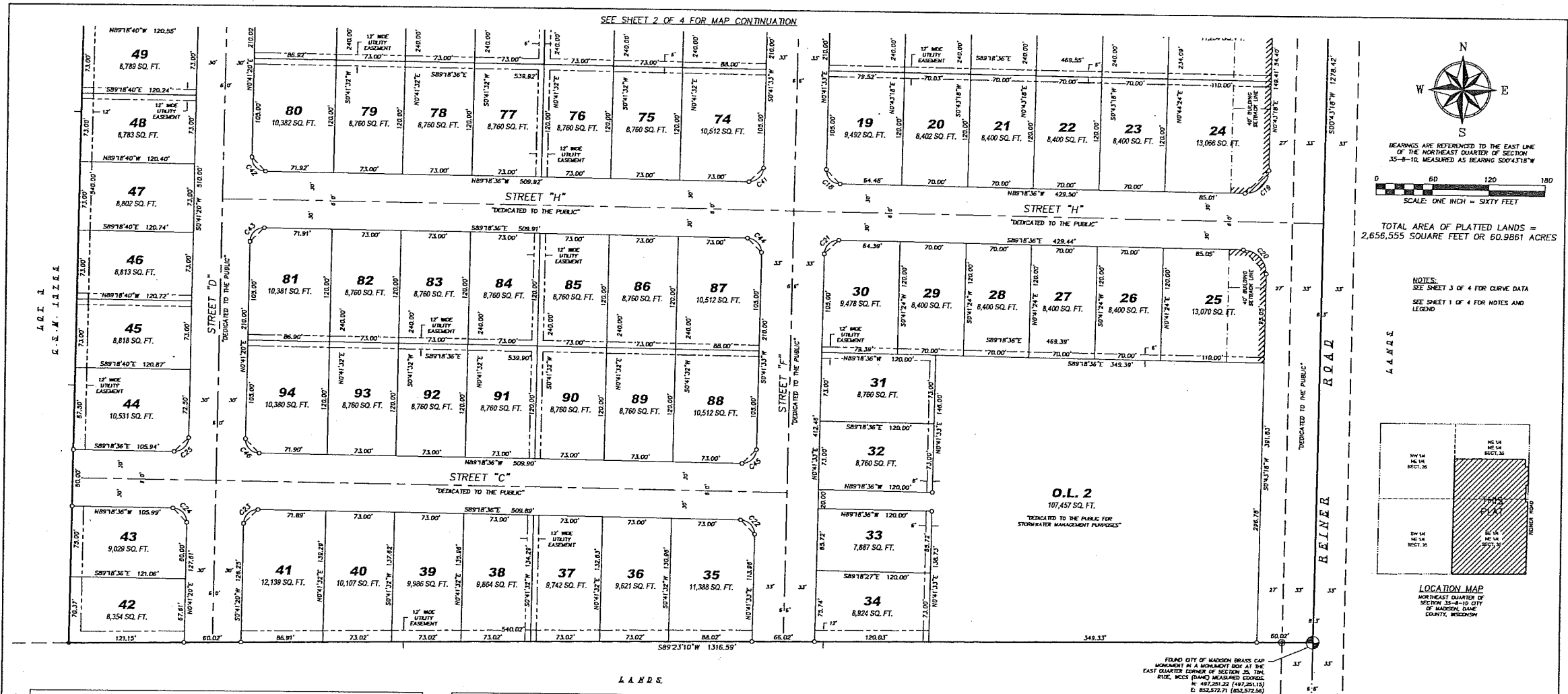
WOODS FARM

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 8175, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 50-52, AS DOCUMENT NUMBER 2754753, DANE COUNTY REGISTRY, ALSO LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 9866, AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGES 150-153, AS DOCUMENT NUMBER 3261794, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

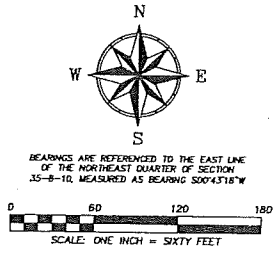
FN: 116.0838.30
DATE: 12-15-16

REVISIONS:
DATE: 02-17-17

SHEET
2 OF 4

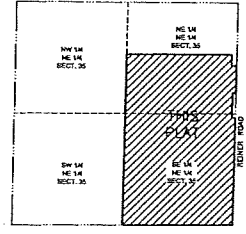


SEE SHEET 2 OF 4 FOR MAP CONTINUATION



TOTAL AREA OF PLATTED LANDS = 2,656,555 SQUARE FEET OR 60.9861 ACRES

NOTES:
SEE SHEET 3 OF 4 FOR CURVE DATA
SEE SHEET 1 OF 4 FOR NOTES AND LEGEND



LOCATION MAP
NORTHEAST QUARTER OF SECTION 35-T8N-R10E-CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	90°58'39"	39.70'	25.00'	35.86'	S 44°46'01" E	S 00°43'18" W	N 89°44'40" E
C2	90°00'00"	39.27'	25.00'	35.36'	S 45°43'18" E	N 89°16'42" W	S 00°41'18" W
C3	29°06'30"	82.97'	183.00'	91.87'	S 76°10'03" W	S 61°36'48" W	N 89°16'42" W
C4	66°24'55"	17.39'	15.00'	16.43'	N 85°10'44" W	N 51°58'17" W	S 61°36'48" W
C5	71°11'5"	22.96'	183.00'	22.94'	N 55°33'54" W	N 59°05'32" W	N 51°58'17" W
C6	90°00'00"	23.56'	15.00'	21.21'	N 14°09'32" W	N 30°50'28" E	N 59°05'32" W
C7	30°08'55"	148.91'	283.00'	147.20'	N 15°46'00" E	N 00°41'33" E	N 30°50'28" E
C8	89°03'19"	23.31'	15.00'	21.04'	N 45°17'32" E	N 89°44'52" E	N 00°41'33" E
C9	90°00'00"	39.27'	25.00'	35.36'	S 44°16'42" E	S 00°43'18" W	S 89°16'42" E
C10	59°52'50"	122.28'	117.00'	116.79'	S 60°46'53" W	S 30°50'28" W	N 89°16'42" E
C11	34°52'27"	71.21'	117.00'	70.12'	N 73°17'04" E	S 89°16'42" E	N 55°50'51" E
C12	25°00'23"	51.06'	117.00'	50.68'	N 43°20'39" E	N 55°50'51" E	N 30°50'28" E
C13	30°08'55"	61.56'	117.00'	60.88'	S 15°46'00" W	S 00°41'33" E	S 30°50'28" W
C14	90°00'00"	23.56'	15.00'	21.21'	S 44°18'32" E	S 89°16'36" E	S 00°41'33" E
C15	81°20'29"	70.98'	50.00'	65.17'	N 41°23'33" E	N 00°43'18" E	N 82°03'47" E
C16	81°24'17"	71.04'	50.00'	65.21'	S 39°58'50" E	S 00°43'18" W	S 82°03'47" E
C17	89°59'51"	23.56'	15.00'	21.21'	S 45°14'36" W	S 00°41'30" W	N 89°16'36" W
C18	90°00'00"	23.56'	15.00'	21.21'	S 44°18'32" E	S 89°16'36" E	S 00°41'33" E
C19	89°58'06"	39.26'	25.00'	35.35'	S 45°42'21" W	N 89°16'36" W	S 00°43'18" E
C20	89°53'20"	39.22'	25.00'	35.32'	S 44°21'56" E	S 00°34'44" W	S 89°16'36" E
C21	89°59'51"	23.56'	15.00'	21.21'	S 45°14'28" W	S 00°41'33" W	N 89°16'36" W

CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C22	90°00'09"	23.56'	15.00'	21.21'	N 44°18'32" W	N 89°16'36" W	N 00°41'33" E
C23	90°00'04"	23.56'	15.00'	21.21'	S 45°41'22" W	S 00°41'20" W	N 89°16'36" E
C24	89°59'56"	23.56'	15.00'	21.21'	N 44°18'38" W	N 89°16'36" W	N 00°41'20" E
C25	90°00'04"	23.56'	15.00'	21.21'	N 45°41'22" E	N 00°41'20" E	S 89°16'36" E
C26	89°59'56"	23.56'	15.00'	21.21'	N 44°18'38" W	N 89°16'36" W	N 00°41'20" E
C27	90°00'04"	23.56'	15.00'	21.21'	N 45°41'22" E	N 00°41'20" E	S 89°16'36" E
C28	89°59'56"	23.56'	15.00'	21.21'	N 44°18'38" W	N 89°16'36" W	N 00°41'20" E
C29	88°57'43"	23.29'	15.00'	21.02'	S 45°10'15" W	S 00°41'24" W	S 89°39'06" W
C30	33°18'06"	164.49'	283.00'	162.18'	N 73°00'00" W	N 56°20'57" E	N 89°39'02" E
C31	14°14'41"	70.36'	283.00'	70.18'	S 82°31'42" W	S 89°39'02" W	S 75°24'22" W
C32	19°03'25"	94.13'	283.00'	93.69'	S 63°52'39" W	S 75°24'22" W	S 56°20'57" W
C33	41°26'42"	130.20'	180.00'	127.38'	S 67°13'26" E	S 87°56'46" E	S 46°30'05" E
C34	19°34'20"	61.49'	180.00'	61.19'	N 56°17'15" W	N 46°30'05" W	N 66°04'24" W
C35	21°52'22"	68.72'	180.00'	68.30'	N 77°00'35" W	N 66°04'24" W	N 87°56'46" W
C36	90°00'09"	23.56'	15.00'	21.21'	N 44°18'32" W	N 89°16'36" W	N 00°41'33" E
C37	89°59'51"	23.56'	15.00'	21.21'	N 45°14'28" W	N 00°41'33" E	S 89°16'36" E
C38	89°59'56"	23.56'	15.00'	21.21'	S 44°18'38" E	S 89°16'36" E	S 00°41'20" W
C39	90°00'04"	23.56'	15.00'	21.21'	S 45°14'18" W	S 00°41'17" W	N 89°16'36" W
C40	90°00'09"	23.56'	15.00'	21.21'	N 44°18'29" W	N 89°16'33" W	N 00°41'35" E
C41	89°59'51"	23.56'	15.00'	21.21'	N 45°14'28" W	N 00°41'33" E	S 89°16'36" E
C42	89°59'56"	23.56'	15.00'	21.21'	S 44°18'38" E	S 89°16'36" E	S 00°41'20" W

CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C43	90°00'04"	23.56'	15.00'	21.21'	S 45°41'22" W	S 00°41'20" W	N 89°16'36" W
C44	90°00'09"	23.56'	15.00'	21.21'	N 44°18'32" W	N 89°16'36" W	N 00°41'33" E
C45	89°59'51"	23.56'	15.00'	21.21'	N 45°14'28" W	N 00°41'33" E	S 89°16'36" E
C46	89°59'56"	23.56'	15.00'	21.21'	S 44°18'38" E	S 89°16'36" E	S 00°41'20" W
C47	39°15'31"	82.22'	120.00'	80.62'	S 69°40'51" E	S 89°16'36" E	S 50°03'05" E
C48	89°56'43"	23.29'	15.00'	21.02'	S 53°44'44" E	S 50°03'05" E	S 38°53'38" W
C49	83°10'10"	39.78'	283.00'	38.74'	S 34°52'03" W	S 38°53'38" W	S 30°50'28" W
C50	90°00'00"	23.56'	15.00'	21.21'	S 75°50'28" W	S 30°50'28" W	N 59°05'32" W
C51	71°11'5"	14.68'	117.00'	14.67'	N 55°33'54" W	N 59°05'32" W	N 51°58'17" W
C52	85°08'19"	22.29'	15.00'	20.29'	N 82°07'07" W	N 51°58'17" W	N 33°10'03" E
C53	30°08'55"	96.29'	183.00'	95.19'	S 15°46'00" W	S 00°41'33" W	S 30°50'28" W
C54	61°07'42"	19.57'	183.00'	19.56'	N 27°46'37" E	N 30°50'28" E	N 24°42'46" E
C55	24°01'13"	76.72'	183.00'	76.18'	N 12°42'09" E	N 24°42'46" E	N 00°41'33" E
C56	89°59'51"	23.56'	15.00'	21.21'	N 45°14'28" E	N 00°41'33" E	S 89°16'36" E
C57	59°50'56"	226.67'	217.00'	216.50'	N 60°45'56" E	N 30°50'28" E	S 89°16'36" E
C58	30°08'55"	114.18'	217.00'	112.87'	N 15°46'00" E	N 00°41'33" E	N 30°50'28" E
C59	21°46'26"	82.59'	217.00'	82.09'	N 18°56'15" E	N 09°02'02" E	N 30°50'28" E
C60	89°20'29"	31.59'	217.00'	31.56'	N 45°14'47" E	N 00°41'33" E	N 09°02'02" E
C61	30°08'55"	51.04'	87.00'	50.45'	N 15°46'00" E	N 00°41'33" E	N 30°50'28" E
C62	30°08'55"	51.04'	87.00'	50.45'	N 15°46'00" E	N 00°41'33" E	N 30°50'28" E
C63	30°08'55"	51.04'	87.00'	50.45'	N 15°46'00" E	N 00°41'33" E	N 30°50'28" E

SNYDER & ASSOCIATES
Engineers and Planners

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DeForest, WI 53532

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WOODS FARM

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 8175, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 50-52, AS DOCUMENT NUMBER 2754753, DANE COUNTY REGISTRY, ALSO LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 9866, AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGES 150-153, AS DOCUMENT NUMBER 3261794, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PROJECT: 2017116.0039.30 Wood Woods Farm
DATE: 12-15-16

REVISIONS:
DATE: 02-17-17

DEPARTMENT OF ADMINISTRATION

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 _____, 20____

Department of Administration

