



Time: 1/13/2020 10:35:41 AM

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City of Madison, WI - GIS/Mapping data

Printed By: enmt

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

FRED - MAPLE GROVE DRIVE

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E
CITY OF MADISON, DANE COUNTY, WISCONSIN

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



NOTES

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. 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, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site or have a shared width along the perimeter of the plat. 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.

The intra-block drainage easements shall be graded with the construction of each principle 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.

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

- Lot buildings within this subdivision are subject to impact fees that are due and payable to the City of Madison.

Public Sidewalk and Bike Path Easement:

Creation of Easement Rights: A permanent non-exclusive easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the use and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and obligations and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be located in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platting land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate release document with the Dane County Register of Deeds in accordance with ss236.23.

- Approximate ordinary high water mark (OHWM) is shown for reference only.

- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust. In navigable waters that is established under article IX, section 11 of the state constitution.

LEGEND

- Found 1-1/4" rebar
- Found 3/4" rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.50 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement
- Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as Information

STREET

6' EASEMENT

TYPICAL LOT

- Easement is 12 feet on perimeter of the plat.
- Easements are not required on lines that shared with streets or greenways.



11/25/2019

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
NOT TO SCALE - SEE NOTE 1

CURVE NUMBER	LOT	CURVE TABLE				CENTRAL ANGLE	TANGENT BEARING
		RADIUS (FEET)	CHORD (FEET)	ARC BEARING	CHORD BEARING		
C1	25.00	35.47	39.44	S44°51'46"E	90°23'00"		
C2	25.00	35.25	39.13	S45°09'52"W	89°40'16"		
C3	183.00	156.87	183.32	N88°42'13"E	57°24'26"	OUT-N57°24'26"E	
C4	302.00	179.50	181.73	N73°40'35"E	32°32'18"		
C5	25.00	35.25	39.13	N45°09'50"E	89°40'16"		
C6	25.00	35.46	39.41	S44°50'08"E	90°19'44"		
C7	25.00	35.46	39.41	S44°50'10"E	90°19'40"		
C8	120.00	65.17	66.00	S14°43'11.5"W	31°03'54"		
C9	15.00	19.90	21.76	N42°35'56"E	85°07'32"	OUT-N84°09'42"E	
C10	183.00	85.14	89.93	N70°42'37"E	26°54'10"		
C11	183.00	179.57	182.88	N88°37'46"E	57°15'32"		
DL3	183.00	6.49	6.49	N56°14'33"E	02°01'58"		
DL2	183.00	179.64	176.39	N27°56'17"E	58°12'34"		
C12	390.00	59.83	59.89	S61°48'23"W	08°47'54"	IN-S66°12'20"W	
C13	233.00	223.81	233.45	S28°42'19"W	57°24'26"		
C14	120.00	114.99	119.92	S28°37'46"W	57°15'32"		
C15	117.00	67.98	68.97	S74°08'51"W	33°46'38"		
C16	160.00	91.75	99.00	S14°43'11.5"E	31°30'43"		

D'ONOFRIO ROY THE ASSOCIATES, INC.

7700 Wisconsin Way, Madison, WI 53717

Phone: 608.262.7300 • Fax: 608.262.1089

YOUR NATURAL RESOURCE CONSULTANTS

PLN17-07-118



