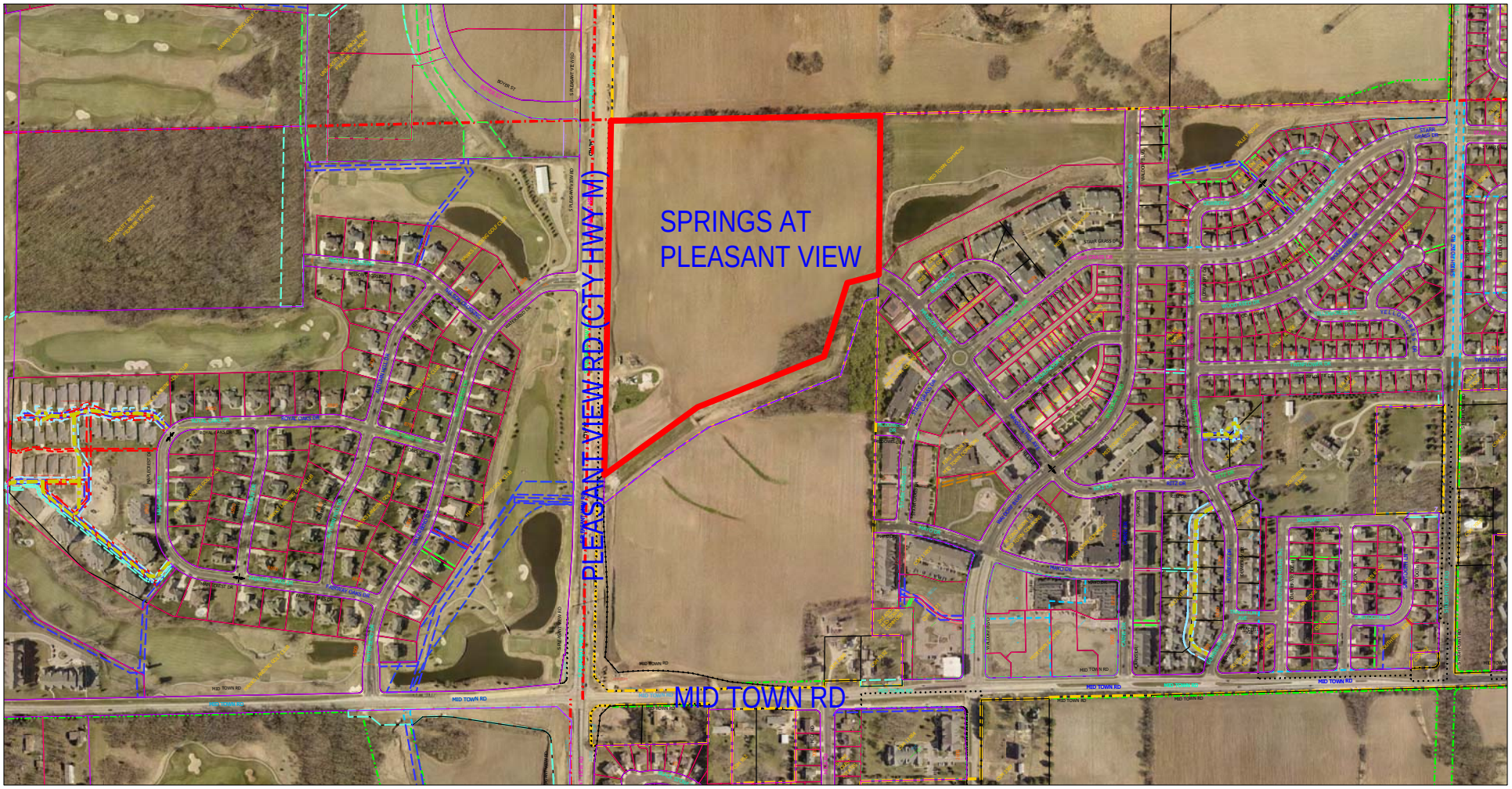

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Session: C:\GTViewer_Sessions\ENGR_MAPPING.gts

City of Madison, WI - GIS/Mapping data

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

SPRINGS AT PLEASANT VIEW

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 34, T7N, 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

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "1000 Oaks Replat No. 3" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1 and 2, Certified Survey Map No._____, recorded in Volume __ of Certified Survey Maps on pages _____ as Document Number _____, in the Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin.
Containing 1,512,069 square feet (34.712 acres).

Dated this 20th day of May, 2020.

Brett T. Stoffregen, Professional Land Surveyor, S-2742

NOTES

1. 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 agreement, 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.

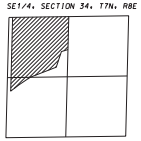
   Note: In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

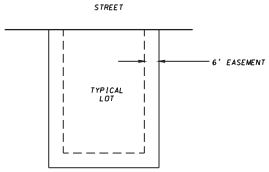
3. Distances shown along curves are chord lengths.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		25.00	34.80	38.49	N45°32'54"E	88°12'32"	
2		101.00	127.42	137.87	S51°14'25"E	78°12'50"	
3		408.00	44.23	44.26	S17°38'22"E	06°12'54"	
4		26.00	33.28	33.56	N58°03'58"W	73°57'36"	
5		26.00	27.41	28.87	N58°32'16"W	63°36'40"	
6		42.00	57.06	62.73	S46°51'57"W	85°34'26"	
7		25.00	35.90	40.05	N44°27'06"W	91°47'28"	
8		410.00	311.84	319.89	N81°56'54"W	44°42'12"	IN-N59°35'48"W
9		25.00	38.72	44.29	N53°32'39"W	101°30'42"	
	3	25.00	21.43	22.15	N78°55'19"W	50°45'22"	
	OL2	25.00	21.43	22.15	N28°09'58"W	50°45'20"	
10		342.00	37.08	37.10	N17°38'22"W	06°12'54"	
11		25.00	32.00	34.72	N32°25'06"E	79°34'20"	
12		340.00	259.46	266.21	S85°21'55"E	44°51'38"	OUT-S62°56'06"E



LOCATION MAP
NOT TO SCALE



- Easements are not required on lines that shared with streets.

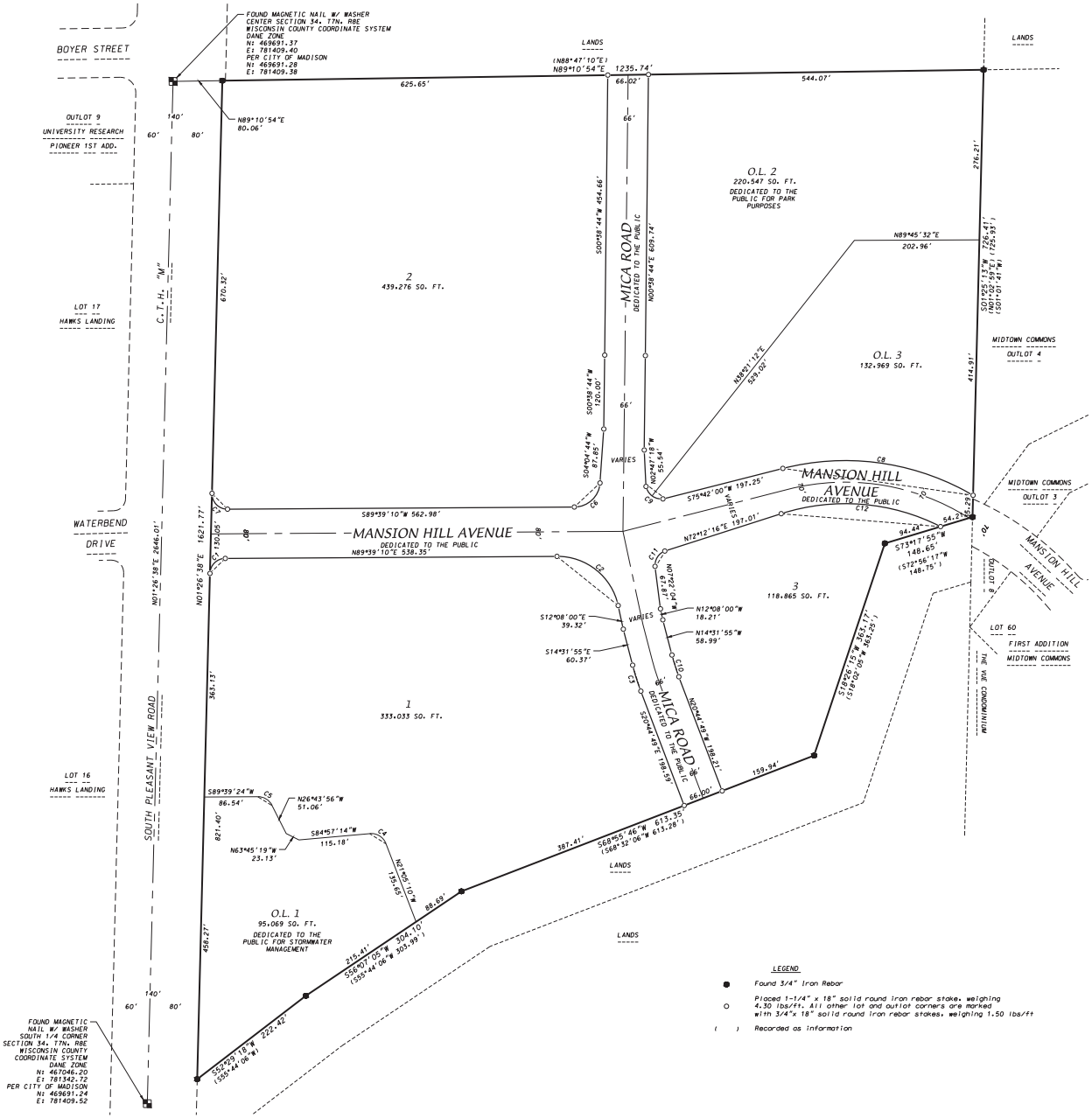
EASEMENT FOR DRAINAGE PURPOSES DETAIL
Not to Scale - See note 2

0 50' 100'
1"=100'

BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N01°26'38"E

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FIRM LAND DEVELOPMENT

FN: 19-07-117

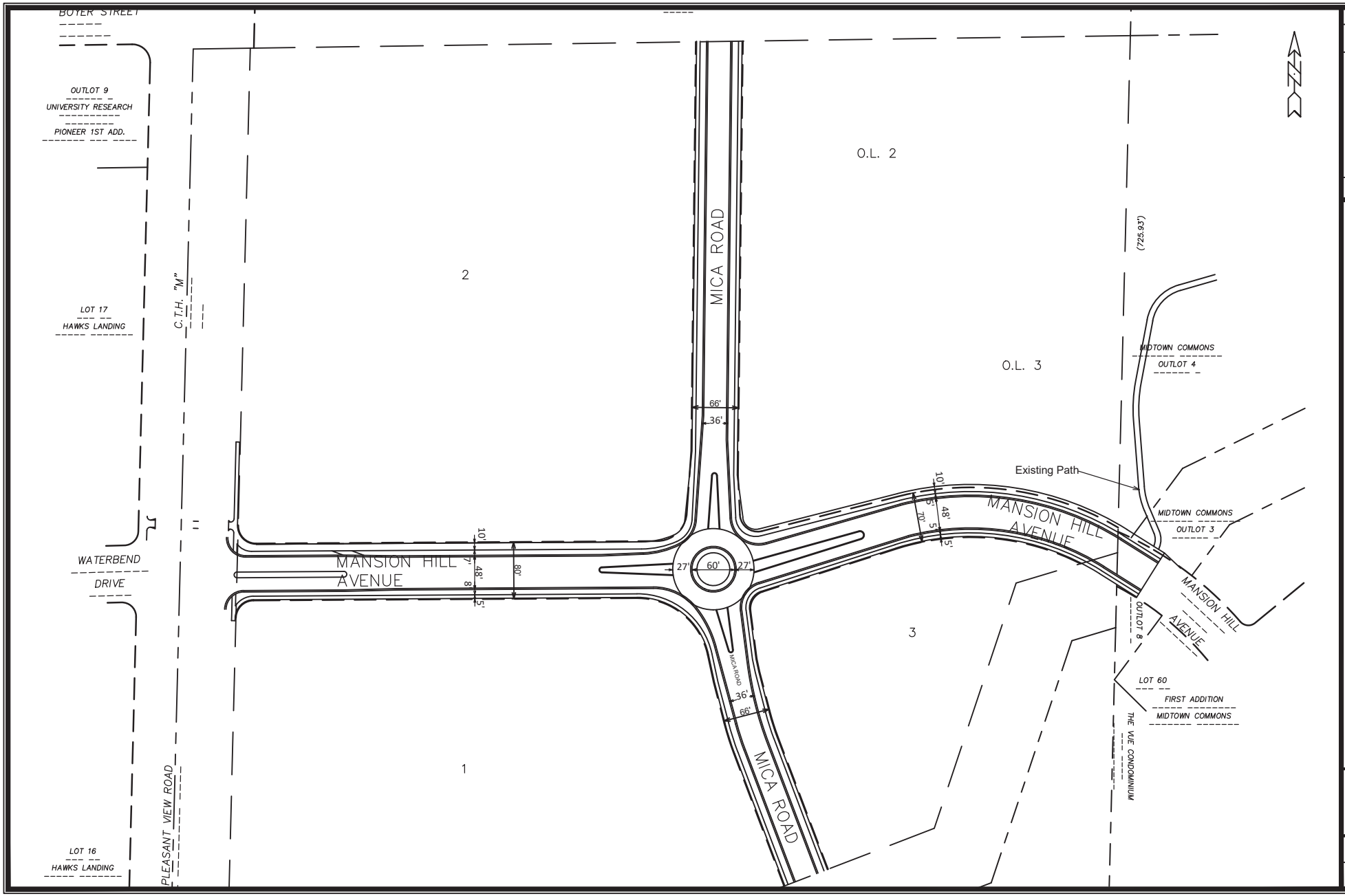


LEGEND

● Found 3/4" Iron Rebar

○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 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

( ) Recorded as information



MARK	REVISION	DATE	BY
#1	--	--	--
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Designed By: IO
Date: 8/7/2020 11:17 AM
Scale: 1:120
12526
1

EXHIBIT
THE SPRINGS AT PLEASANT VIEW
MADISON, WI
CONTRACT NO: 8948
12526

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