

Time: 8/13/2019 8:11:56 AM

Session: C:\GTViewer_Sessions\Deming & Fourier SW.gts

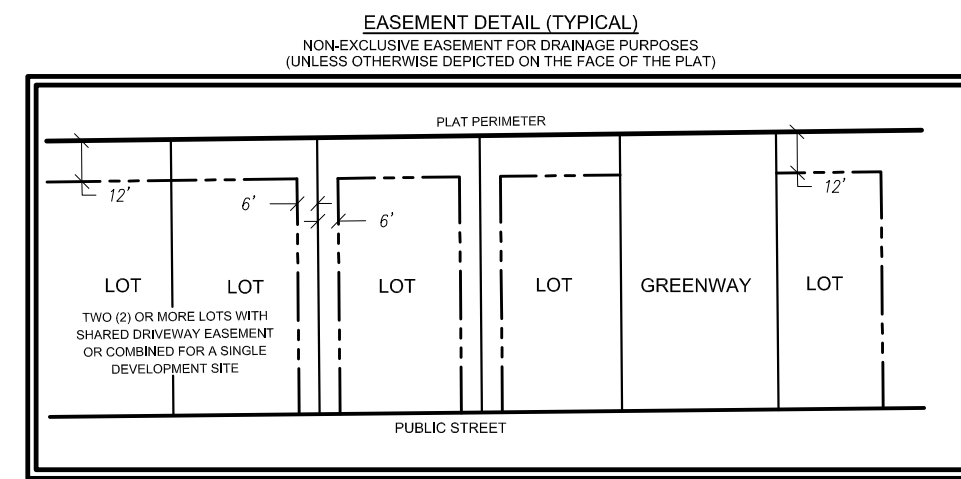
City of Madison, WI - GIS/Mapping data

Printed By: entnt

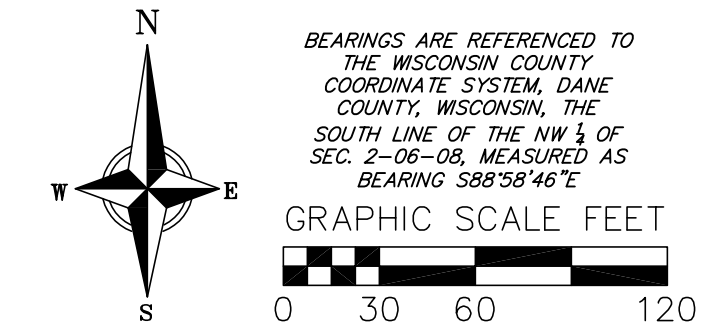
Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

ESKER

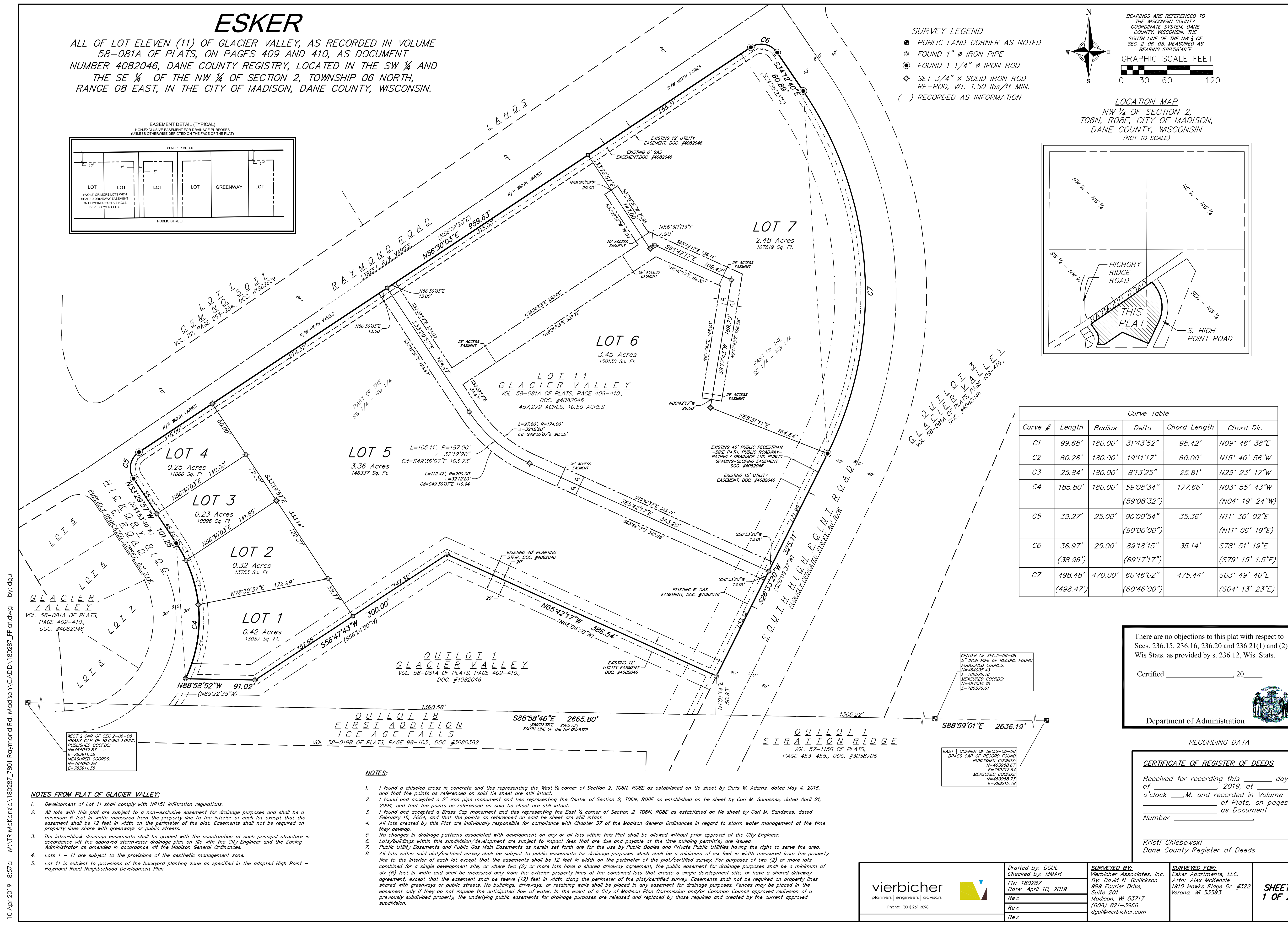
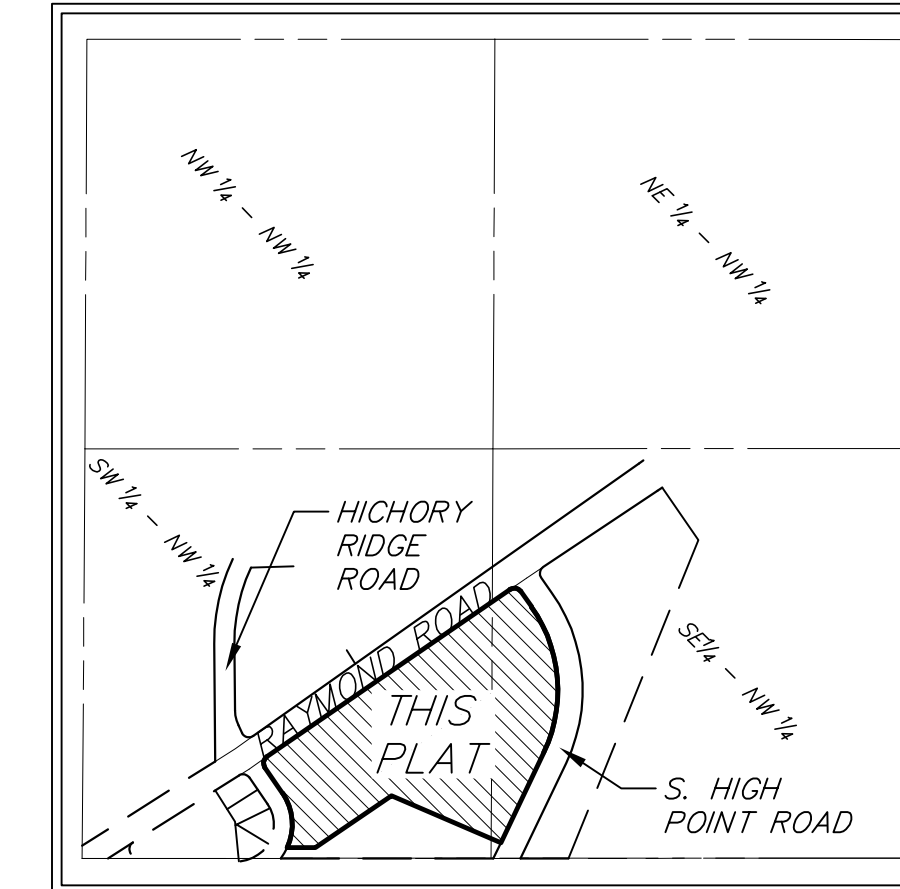
ALL OF LOT ELEVEN (11) OF GLACIER VALLEY, AS RECORDED IN VOLUME 58-081A OF PLATS, ON PAGES 409 AND 410, AS DOCUMENT NUMBER 4082046, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
 - FOUND 1" Ø IRON PIPE
 - FOUND 1 1/4" Ø IRON ROD
 - ◆ SET 3/4" Ø SOLID IRON ROD RE-ROD, WT. 1.50 LBS/FT. MIN.
 - () RECORDED AS INFORMATION



LOCATION MAP
NW 1/4 OF SECTION 2,
T06N, R08E, CITY OF MADISON,
DANE COUNTY, WISCONSIN
(NOT TO SCALE)



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	99.68'	180.00'	31'43"52"	98.42'	N09° 46' 38"E
C2	60.28'	180.00'	19'11"17"	60.00'	N15° 40' 56"W
C3	25.84'	180.00'	8'13"25"	25.81'	N29° 23' 17"W
C4	185.80'	180.00'	59'08"34"	177.66'	N03° 55' 43"W (59'08"32") (N04° 19' 24"W)
C5	39.27'	25.00'	9'00"54"	35.36'	N11° 30' 02"E (9'00"00") (N11° 06' 19"E)
C6	38.97'	25.00'	89'18"15"	35.14'	S78° 51' 19"E (38.96') (89'17"17") (S79° 15' 1.5"E)
C7	498.48'	470.00'	60'46"02"	475.44'	S03° 49' 40"E (498.47') (60'46"00") (S04° 13' 23"E)

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

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 2019, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Kristi Chlebowski
Dane County Register of Deeds

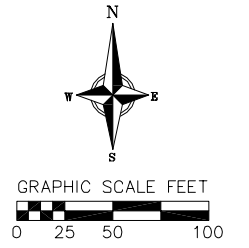
	Drafted by: DCUL	SURVEYED BY: Vierbicher Associates, Inc. By: David N. Gullickson 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3966 dgu@vierbicher.com	SURVEYED FOR: Esker Apartments, LLC. Attn: Alex McKenzie 1310 Hawks Ridge Dr. #322 Verona, WI 53593
	Checked by: MMAR		

- NOTES FROM PLAT OF GLACIER VALLEY:**
- Development of Lot 11 shall comply with NR151 infiltration regulations.
 - All lots with this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.
 - The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator or amended in accordance with the Madison General Ordinances.
 - Lots 1 - 11 are subject to the provisions of the aesthetic management zone.
 - Lot 11 is subject to provisions of the backyard planting zone as specified in the adopted High Point - Raymond Road Neighborhood Development Plan.

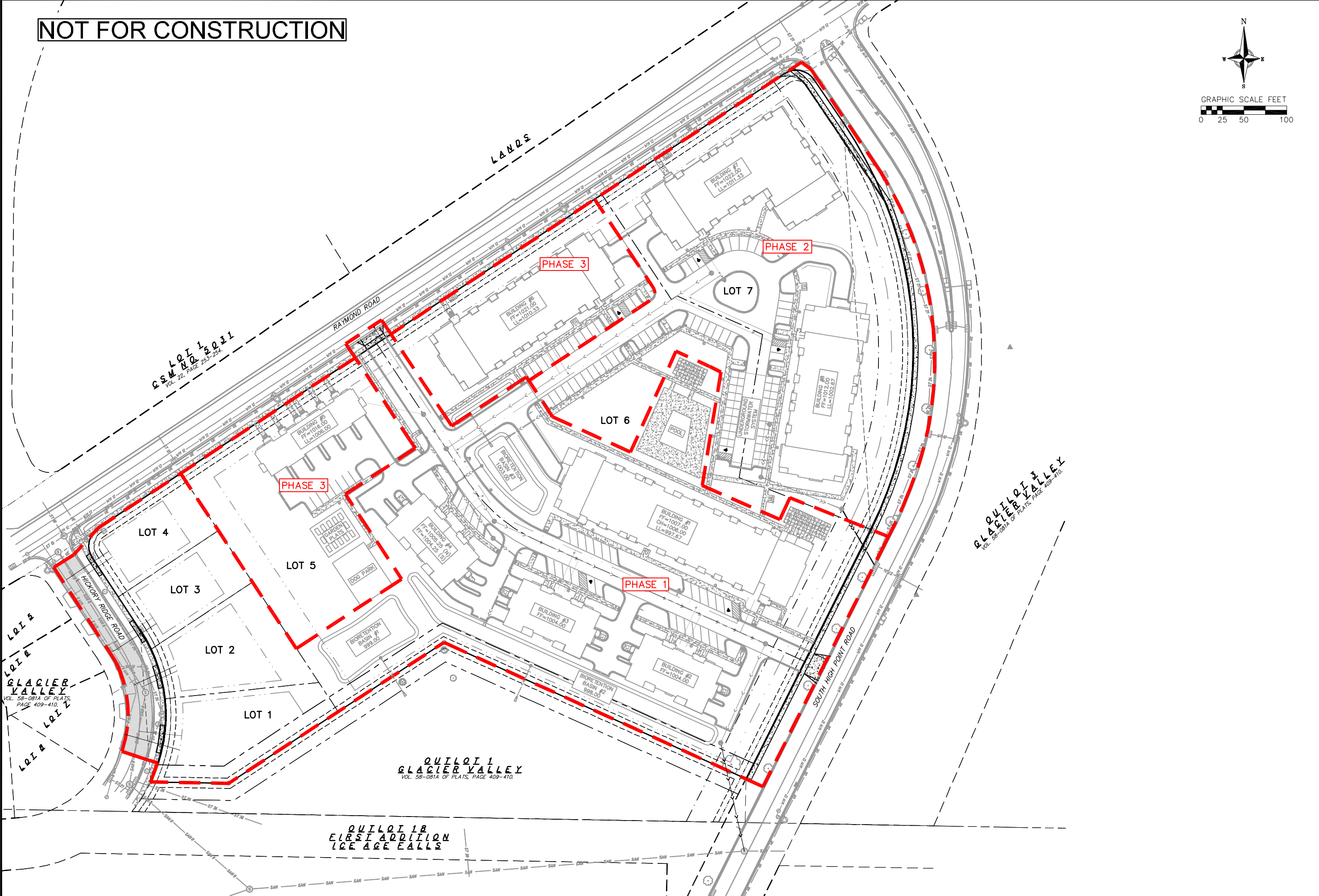
- NOTES:**
- I found a chiseled cross in concrete and ties representing the West 1/4 corner of Section 2, T06N, R08E as established on tie sheet by Chris W. Adams, dated May 4, 2016, and that the points as referenced on said tie sheet are still intact.
 - I found and accepted a 2" iron pipe monument and ties representing the Center of Section 2, T06N, R08E as established on tie sheet by Carl M. Sandnes, dated April 21, 2004, and that the points as referenced on said tie sheet are still intact.
 - I found and accepted a Brass Cap monument and ties representing the East 1/4 corner of Section 2, T06N, R08E as established on tie sheet by Carl M. Sandnes, dated February 16, 2004, and that the points as referenced on said tie sheet are still intact.
 - All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
 - No changes in drainage patterns associated with development on any or all lots within this Plat shall be allowed without prior approval of the City Engineer.
 - Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
 - Public Utility Easements and Public Gas Main Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having the right to serve the area.
 - All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six 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/certified survey. 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 exterior 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 plat/certified survey. 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. In the event of a City of Madison Plan Commission and/or Common Council approved revision 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.

10 Apr 2019 - 8:57a M:\TR\McKenzie\180287_7801 Raymond Rd. Madison\CADD\180287_PFlat.dwg by: dgu

NOT FOR CONSTRUCTION



11 Aug 2019 - 7:17a M:\TR\McKenzie\180287_7801_Raymond Rd, Madison\CADD\180287_Site Utility Plans.dwg by:rkol



LOT 1
CSM NO. 5031
VOL. 22, PAGE 253-254

GLACIER VALLEY
VOL. 58-081A OF PLATS,
PAGE 409-410

QUILOI 1
GLACIER VALLEY
VOL. 58-081A OF PLATS, PAGE 409-410

QUILOI 1B
FIRST ADDITION
ICE AGE FALLS

GLACIER VALLEY
VOL. 58-081A OF PLATS, PAGE 409-410

Phasing Exhibit
The Esker Apartments
City of Madison
Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

DATE: 08/07/2019

DRAFTER: JZAM

CHECKED: RKOL

PROJECT NO.: 180287

SHEET: 1 OF 1

DWG. NO.: