

\$ 7600 - 023303 - 0013



# SUBDIVISION APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

**\*\* Please read both pages of the application completely and fill in all required fields\*\***

This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)

**NOTICE REGARDING LOBBYING ORDINANCE:** If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

### 1a. Application Type.

LNDSP-2016-00008

Preliminary Subdivision Plat       Final Subdivision Plat       Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Woods Farm

### 1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

### 2. Applicant Information.

Name of Property Owner: NorthPointe Construction, Inc. Representative, if any: Ray Yunker

Street Address: 837 Shooting Star Circle City/State: DeForest Zip: 53532

Telephone: (608) 630-3350 Fax: ( ) Email: ray@ncphomes.com

Firm Preparing Survey: Snyder & Associates, Inc. Contact: Adam Gross

Street Address: 5010 Voges Road City/State: Madison Zip: 53718

Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: argross@snyder-associates.com

Check only ONE – ALL Correspondence on this application should be sent to:  Property Owner, OR  Survey Firm

### 3a. Project Information.

Parcel Addresses (note town if located outside City): 1302, 1310, 1318, 1356, 1402, 1426, 1430 Reiner Road

Tax Parcel Number(s): 081035102011, 081035101071, 081035101063, 081035101039, 081035101021, 081035101013, 081035101055

Zoning District(s) of Proposed Lots: TR-C3 & TR-U1 School District: Sun Prairie

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

### 3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

### 4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	142		34.73
Retail/Office			
Industrial			
Other (state use): ROW			14.50

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		5	11.76
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	142	5	60.99

OVER →

2-4

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
  - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
  - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
  - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). **\*The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. \*\*A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

**Applicant's Printed Name** Ray Yunker

**Signature** 

**Date** 11/21/16

**Interest In Property On This Date** Contract Owner



# SUBDIVISION APPLICATION

## Madison Plan Commission

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Retail/Office			
Industrial			
Other (state use): ROW			13.77

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		4	12.69
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	143	5	60.99

OVER →

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**Applicant's Printed Name** Ray Yunker

**Signature** 

**Date** 12/21/16

**Interest In Property On This Date** Contract Owner

# PRELIMINARY PLAT OF 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.

## LEGEND

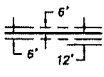
- ⊙ 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) WITH CAP FOUND
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
- ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- △ SURVEY MARKER NAIL SET

( ) 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.



EXISTING STRUCTURES (HOUSES, BARN, SILO, ETC.)

## Legal Description

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 Northeast Quarter of Section 35, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast quarter corner of said Section 35; thence S00°43'18"W along the East line of the Northeast quarter of said Section 35, 747.06 feet to the point of beginning; thence continuing along said East line, S00°43'18"W, 319.16 feet; thence S88°23'32"W, 40.03 feet to the Northeast corner of Lot 1, said Certified Survey Map Number 8175 also the Westerly right-of-way line of Reiner Road; thence along said Westerly right-of-way line S00°43'18"W, 299.70 feet; thence N88°22'25"E, 40.03 feet to the East line of the Northeast quarter of said Section 35; thence along said East line S00°43'18"W, 1278.42 feet to the East quarter corner of said Section 35; thence S89°23'10"W along the South line of the Northeast quarter of said Section 35, 1316.59 feet to the Southeast corner of Lot 3, Certified Survey Map Number 13755, as recorded in Volume 51 of Certified Survey Maps on pages 9-12, as document number 5082797, Dane County Registry; thence N00°44'18"E along the Easterly line of said Lot 3, 1323.13 feet to the Northeast corner of said Lot 3; thence N00°36'03"E, 714.40 feet to the Northwest corner of Lot 1, said Certified Survey Map Number 9866; thence N89°44'40"E along the Northerly line of said Lot 1, 1257.53 feet to the Westerly right-of-way line of Reiner Road; thence S00°43'18"W along said Westerly right-of-way line, 132.04 feet; thence N89°44'40"E, 60.01 feet to the point of beginning of this description. Said description contains approximately 2,656,555 square feet or 60.9861 acres.

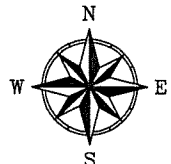
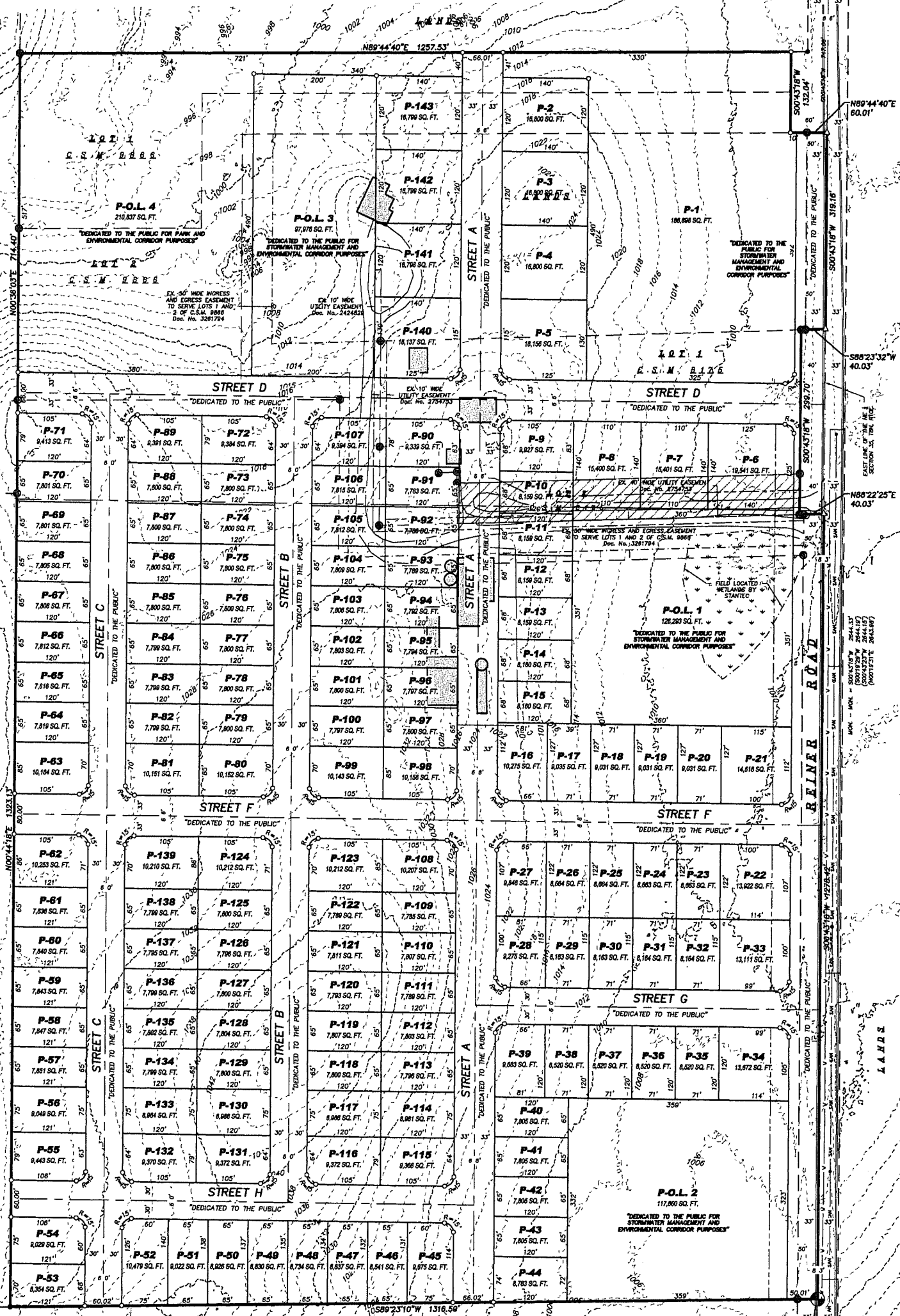
## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Signed: Adam R. Gross, P.L.S. No. J017

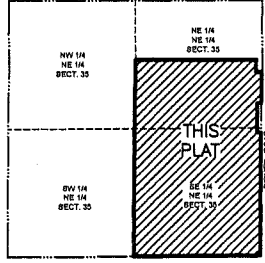
FOUND 3/4" REBAR IN A MONUMENT BOX AT THE NORTHEAST CORNER OF SECTION 35, T8N, R10E, W03S (DANE) MEASURED COORDS: N: 499,803.34 (499,803.24) E: 852,906.01 (852,905.83)



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35-8-10, MEASURED AS BEARING S00°43'18"W



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



LOCATION MAP

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

CURRENT ZONING: A

PROPOSED ZONING:  
SINGLE FAMILY: TR-C3  
MULTI FAMILY: TR-U1

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

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

WOODS FARM  
PRELIMINARY PLAT

**SNYDER & ASSOCIATES, INC.**

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

MARK	REVISION	DATE	BY
Engineer: ENG	Checked by: CHKD	Scale: 1" = 100'	
Technician: ARG	Date: 11-18-2016	Field Bk:	Pg:

Sheet 1 of 1

Project No: 116.0839.30

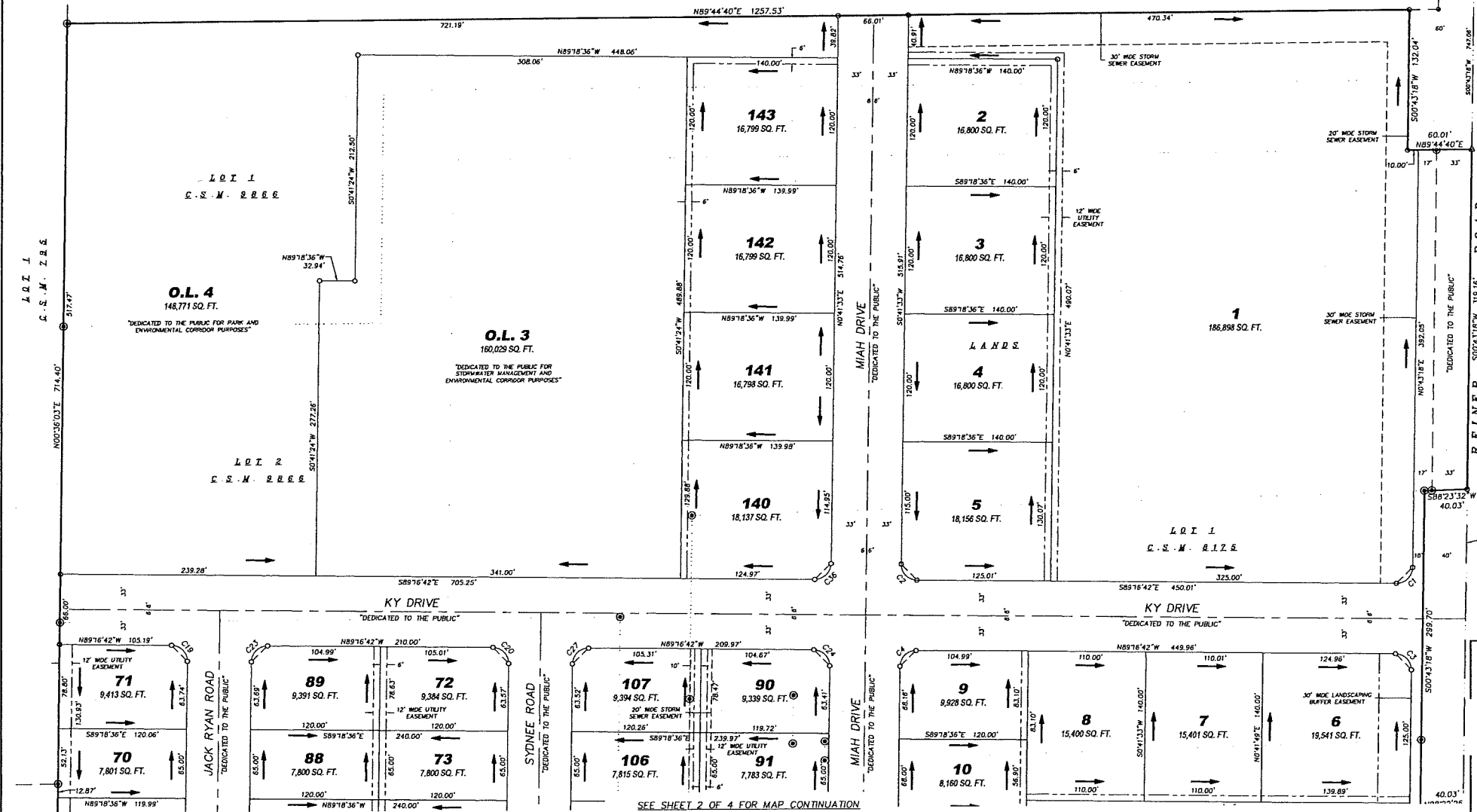
**LEGEND**

- ⊙ 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
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- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
- △ SURVEY MARKER NAIL SET
- PREVIOUSLY PLATTED LINE
- ( ) 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.

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**NOTES:**

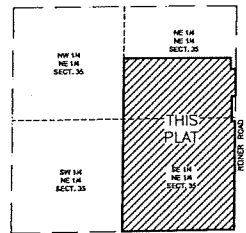
1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (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 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. 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.

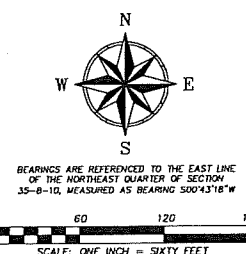
In the event of a City of Madison Plan Commission and/or Common Council approved redaction of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

**NOTES:**  
SEE SHEET 3 OF 4 FOR CURVE DATA

FOUND 3/4" REBAR IN A MONUMENT BOX AT THE NORTHEAST CORNER OF SECTION 35, T8N, R10E, W03E (DANA) MEASURED COORDS: N 499,883.34 (499,883.24) E 83,506.01 (83,505.82)



LOCATION MAP  
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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 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

P:\PROJECTS\2016\116.0839.30 Woods Madison\Survey\Final Plat\116.0839.30 Final Plat.dwg

**Snyder & Associates**  
Engineers and Planners

SURVEYED FOR:  
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837 SHOOTING STAR CIRCLE  
DeFOREST, WI 53532

SURVEYED BY:  
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**WOODS FARM**

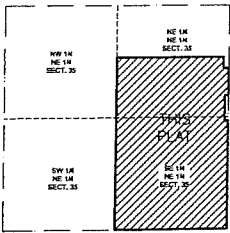
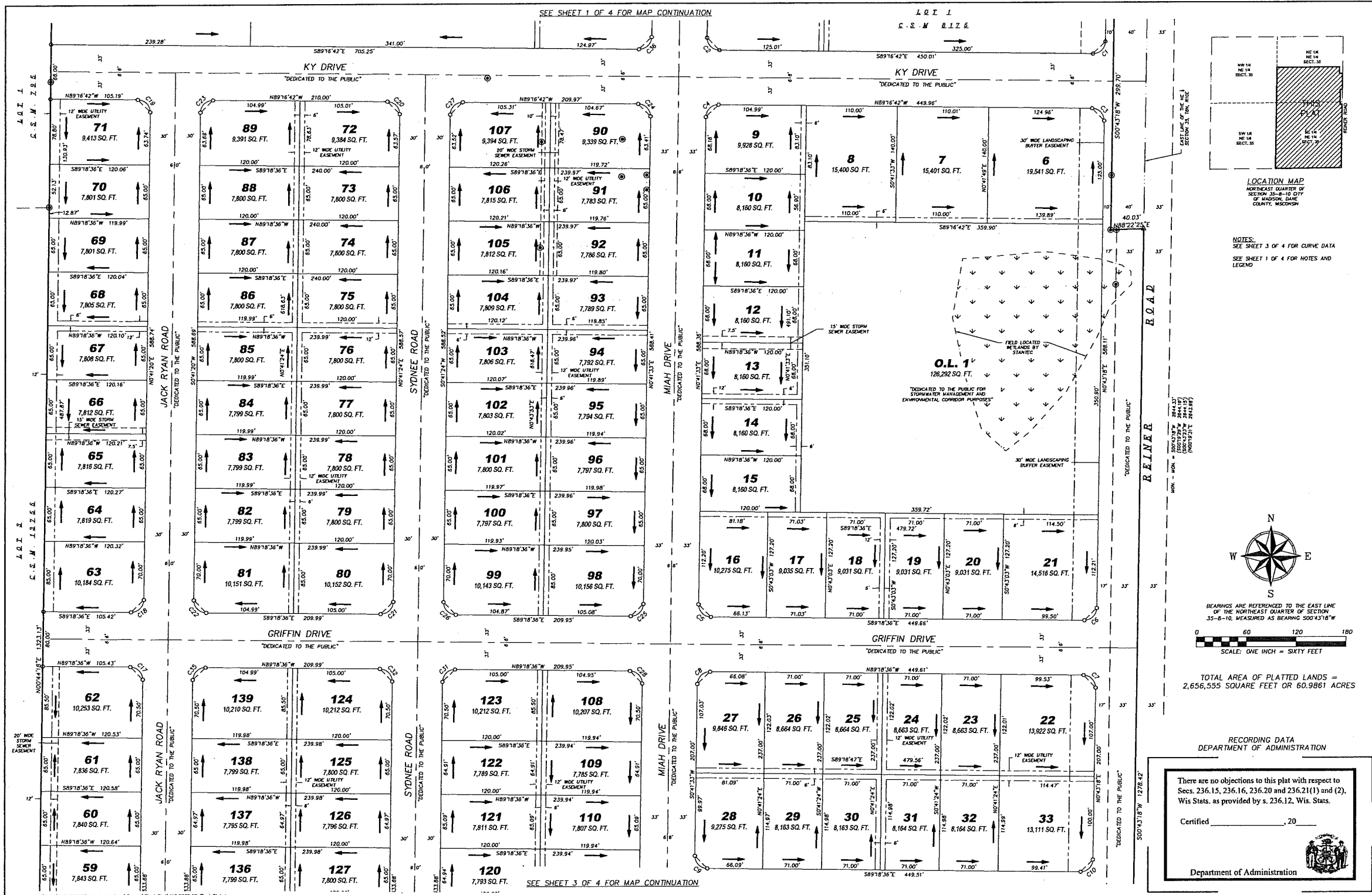
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FR: 116.0839.30  
DATE: 12-15-16

REVISIONS:

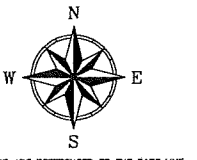
SHEET  
1 OF 4





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

**Snyder & Associates**  
Engineers and Planners

SURVEYED FOR:  
NORTHPOINTE CONSTRUCTION, INC.  
837 SHOOTING STAR CIRCLE  
DeFOREST, WI 53532

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718 (608) 838-0444  
www.snyder-associates.com

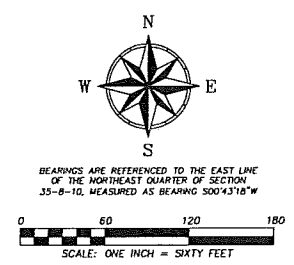
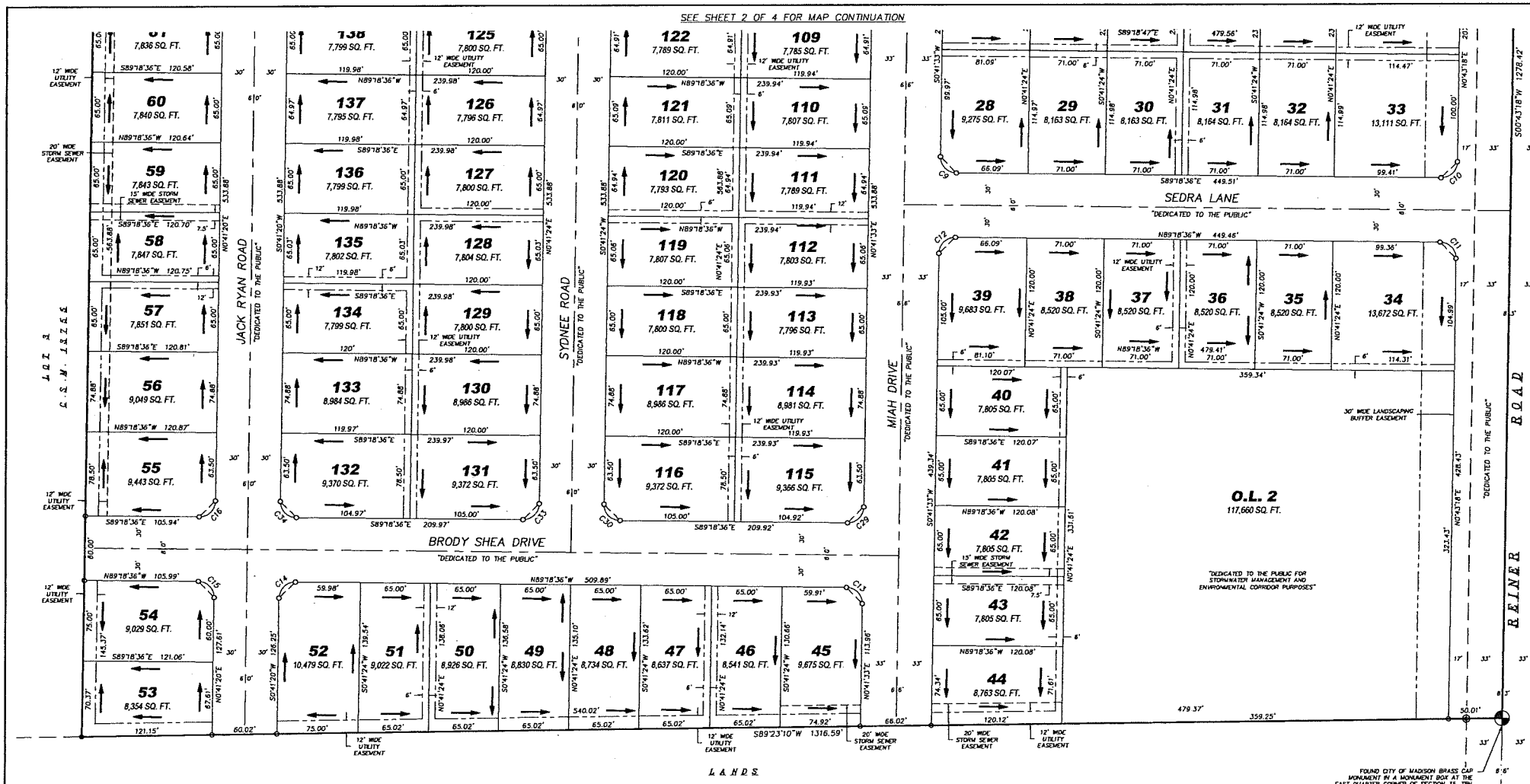
**WOODS FARM**

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: 116.0839.30  
DATE: 12-15-16

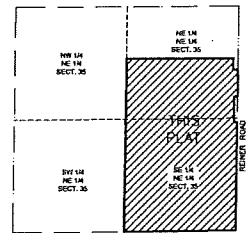
REVISIONS:

SHEET  
2 OF 4



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



CURVE DATA						
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK TAN. BRG. AHEAD
C1	89°58'06"	23.58'	15.00'	21.21'	S 45°43'18" W	N 89°17'39" W S 00°44'15" W
C2	89°58'15"	23.55'	15.00'	21.21'	N 44°17'35" W	N 00°41'33" E N 89°16'42" W
C3	90°01'54"	23.56'	15.00'	21.21'	N 44°16'42" W	N 89°17'39" W N 00°44'15" E
C4	90°01'45"	23.57'	15.00'	21.22'	S 45°42'25" W	S 00°41'33" W N 89°16'42" W
C5	90°00'09"	23.56'	15.00'	21.21'	S 44°18'32" E	S 89°18'36" E S 00°41'33" W
C6	89°58'06"	23.55'	15.00'	21.21'	N 45°42'21" E	N 00°43'18" E S 89°18'36" E
C7	90°01'54"	23.57'	15.00'	21.22'	N 44°17'39" W	N 89°18'36" W N 00°43'18" E
C8	89°59'51"	23.56'	15.00'	21.21'	S 45°41'28" W	S 00°41'33" W N 89°18'36" W
C9	90°00'09"	23.56'	15.00'	21.21'	S 44°18'32" E	S 89°18'36" E S 00°41'33" W
C10	89°58'06"	23.55'	15.00'	21.21'	N 45°42'21" E	N 00°43'18" E S 89°18'36" E
C11	90°01'54"	23.57'	15.00'	21.22'	N 44°17'39" W	N 89°18'36" W N 00°43'18" E
C12	89°59'51"	23.56'	15.00'	21.21'	S 45°41'28" W	S 00°41'33" W N 89°18'36" W
C13	90°00'09"	23.56'	15.00'	21.21'	N 44°18'32" W	N 89°18'36" W N 00°41'33" E
C14	90°00'04"	23.56'	15.00'	21.21'	S 45°41'22" W	S 00°41'20" W N 89°18'36" W
C15	89°59'56"	23.56'	15.00'	21.21'	N 44°18'38" W	N 89°18'36" W N 00°41'20" E
C16	90°00'04"	23.56'	15.00'	21.21'	N 45°41'22" E	N 00°41'20" E S 89°18'36" E
C17	89°59'56"	23.56'	15.00'	21.21'	N 44°18'38" W	N 89°18'36" W N 00°41'20" E
C18	90°00'04"	23.56'	15.00'	21.21'	N 45°41'23" E	N 00°41'21" E S 89°18'35" E

CURVE DATA						
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK TAN. BRG. AHEAD
C19	89°58'02"	23.55'	15.00'	21.21'	N 44°17'41" W	N 89°16'42" W N 00°41'20" E
C20	89°58'06"	23.55'	15.00'	21.21'	N 44°17'39" W	N 89°16'42" W N 00°41'24" E
C21	90°00'00"	23.56'	15.00'	21.21'	N 45°41'24" E	N 00°41'24" E S 89°18'36" E
C22	89°59'56"	23.56'	15.00'	21.21'	S 44°18'38" E	S 89°18'36" E S 00°41'20" W
C23	90°01'58"	23.57'	15.00'	21.22'	S 45°42'19" W	S 00°41'20" W N 89°16'42" W
C24	89°58'15"	23.55'	15.00'	21.21'	N 44°17'35" W	N 89°16'42" W N 00°41'33" E
C25	89°59'51"	23.56'	15.00'	21.21'	N 45°41'28" E	N 00°41'33" E S 89°18'36" E
C26	90°00'00"	23.56'	15.00'	21.21'	S 44°18'36" E	S 89°18'36" E S 00°41'24" W
C27	90°01'54"	23.57'	15.00'	21.22'	S 45°42'21" W	S 00°41'24" W N 89°16'42" W
C28	90°00'09"	23.56'	15.00'	21.21'	N 44°18'32" W	N 89°18'36" W N 00°41'33" E
C29	89°59'51"	23.56'	15.00'	21.21'	N 45°41'28" E	N 00°41'33" E S 89°18'36" E
C30	90°00'00"	23.56'	15.00'	21.21'	S 44°18'36" E	S 89°18'36" E S 00°41'24" W
C31	90°00'00"	23.56'	15.00'	21.21'	N 45°41'24" W	N 89°18'36" W N 00°41'24" E
C32	90°00'00"	23.56'	15.00'	21.21'	N 44°18'36" W	N 89°18'36" W N 00°41'24" E
C33	90°00'00"	23.56'	15.00'	21.21'	N 45°41'24" E	N 00°41'24" E S 89°18'36" E
C34	89°59'56"	23.56'	15.00'	21.21'	S 44°18'38" E	S 89°18'36" E S 00°41'20" W
C35	90°00'04"	23.56'	15.00'	21.21'	S 45°41'22" W	S 00°41'20" W N 89°18'36" W
C36	90°01'45"	23.57'	15.00'	21.22'	N 45°42'25" E	N 00°41'33" E S 89°16'42" E

**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 OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT.
- Δ SURVEY MARKER NAIL SET
- PREVIOUSLY PLATTED LINE
- ( ) 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.

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

**SNYDER & ASSOCIATES**  
Engineers and Planners

SURVEYED FOR:  
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837 SHOOTING STAR CIRCLE  
DeFOREST, WI 53532

SURVEYED BY:  
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5010 Voges Road  
Madison, WI 53718 (608)  
838-0444  
www.snyder-associates.com

**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: 116.0039.30  
DATE: 12-15-16

REVISIONS:

**SHEET 3 OF 4**



