

# PRELIMINARY PHASING PLAN 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

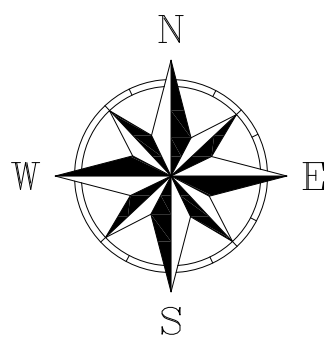
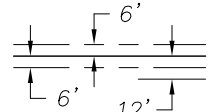
( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

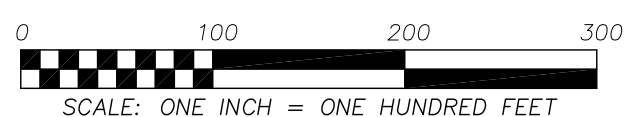
← DRAINAGE ARROWS, ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR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

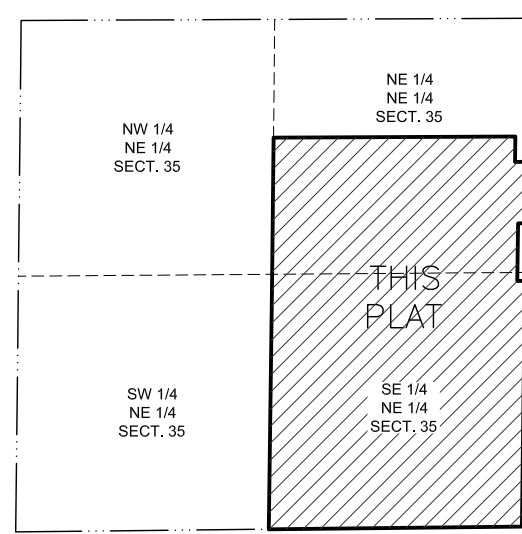
EXISTING STRUCTURES (HOUSES, BARN, SILO, ETC.)



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

## 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:

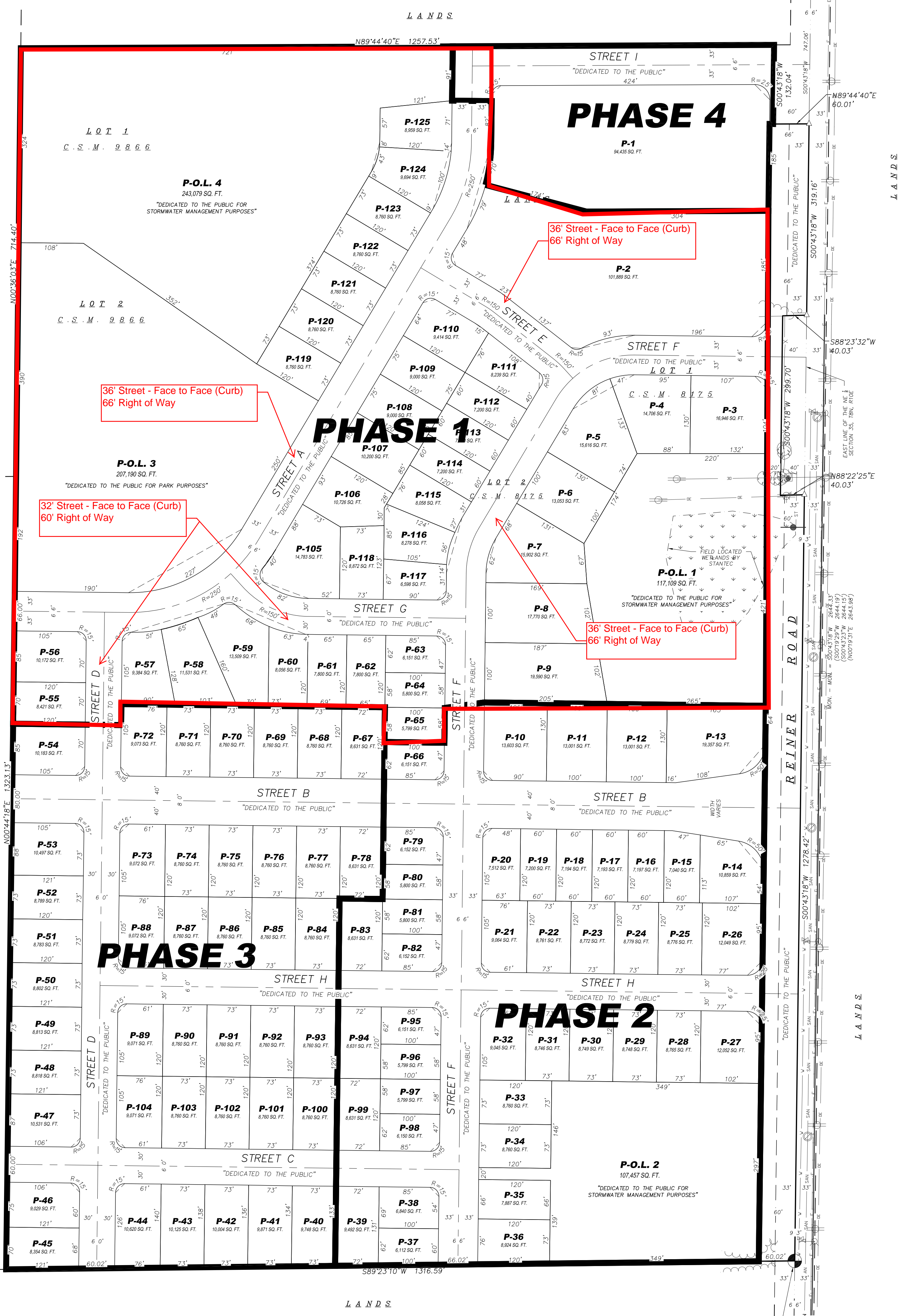
Commencing at the Northeast quarter corner of said Section 35, thence S00°43'18"W along the East line of the Northeast quarter of said Section 35, 747.06 feet to the point of beginning; thence continuing along said East line, S00°43'18"W, 319.16 feet; thence S88°23'32"W, 40.03 feet to the Northeast corner 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 91 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 Northern 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 \_\_\_\_\_, 2017.

Signed: Adam R. Gross, P.L.S. No. 3017



FOUND 3/4" REBAR IN A MONUMENT BOX AT THE NORTHEAST CORNER OF SECTION 35, T8N, R10E, WCCS (DANE) MEASURED COORDS: N: 499,895.34 (499,895.24) E: 852,606.01 (852,605.81)

FOUND CITY OF MADISON BRASS CAP MONUMENT IN A MONUMENT BOX AT THE EAST QUARTER CORNER OF SECTION 35, T8N, R10E, WCCS (DANE) MEASURED COORDS: N: 497,251.22 (497,251.15) E: 852,572.71 (852,572.56)

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

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

Project No: 116.0839.30  
Sheet 1 of 1

**WOODS FARM**  
PHASING PLAN  
MADISON, WI

**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: 04-06-2017	Field Bk: Pg:	
Project No: 116.0839.30		Sheet 1 of 1	