

22 Mar 2018 - 5:33P MT\McKenzie Apt Co\170269_Blackhawk Rd, Madison\CADD\170269_P-Plat.dwg by: amca

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	39.06'	25.00'	89°31'20"	35.21'
C2	23.69'	15.00'	90°28'26"	21.30'
C3	12.07'	80.00'	8°38'31"	12.06'
C4	7.54'	50.00'	8°38'31"	7.53'
C5	3.02'	20.00'	8°38'31"	3.01'
C6	23.44'	15.00'	89°31'34"	21.13'
C7	39.48'	25.00'	90°28'40"	35.50'

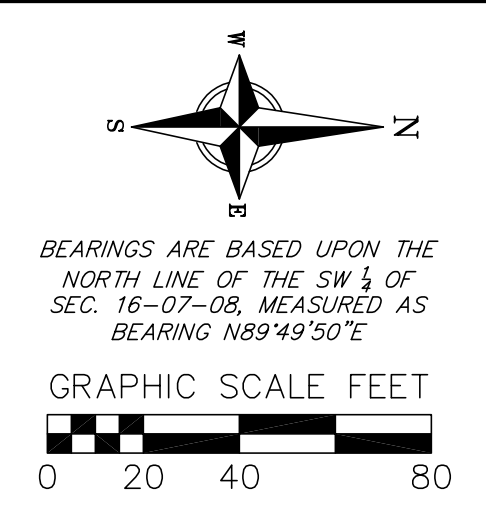
LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	N00°18'30"E	60.61'
L2	S81°31'25"E	5.32'
L3	S81°31'25"E	9.63'
L4	S81°31'25"E	1.01'

- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
 - FOUND 1" Ø IRON PIPE
 - FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - SET 1 1/4" Ø SOLID IRON RE-ROD, WT. 3.65 lbs/ft MIN, ALL OTHER CORNERS ARE 3/4" x 16" SOLID IRON RE-ROD, WT. 1.50 lbs/ft MIN
 - () RECORDED AS INFORMATION

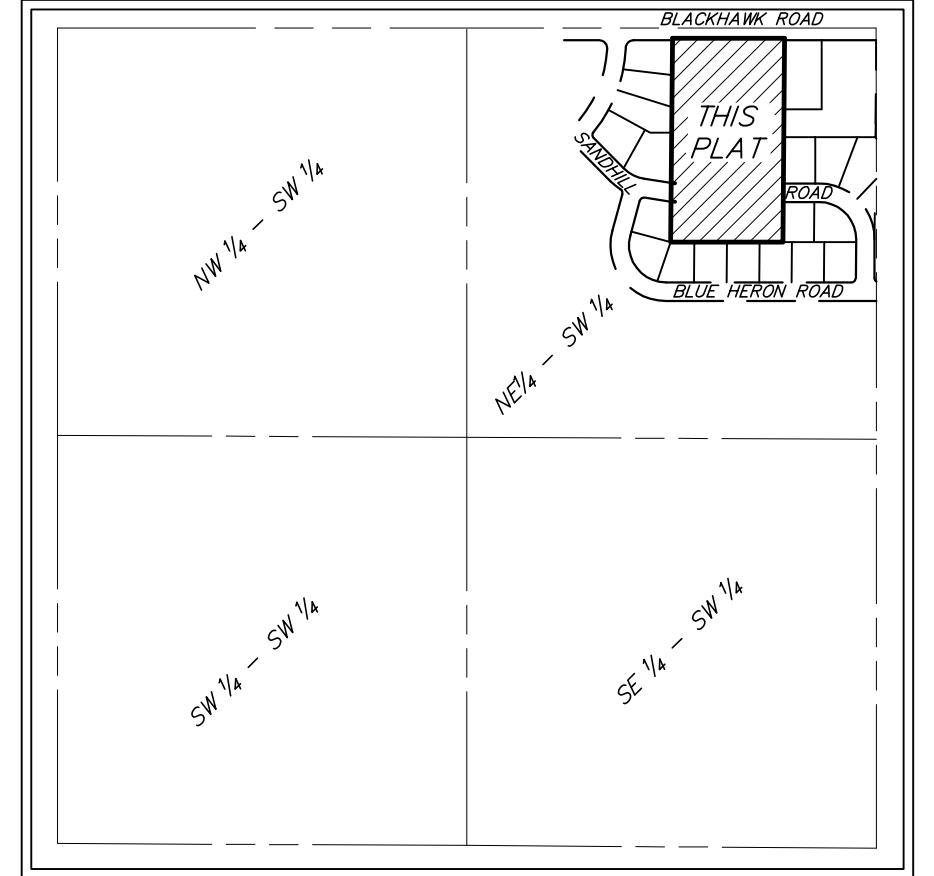
OWNER/SUBDIVIDER:
THE MCKENZIE APARTMENT COMPANY
ATTN: JOHN MCKENZIE
732 BEAR CLAW WAY
MADISON, WI 53717

SURVEYOR/ENGINEER/PLANNER:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608) 821-3966
dgu@vierbicher.com

WEST 1/4 COR. SEC. 16-07-08
1 1/4" SOLID IRON RE-ROD
OF RECORD FOUND
PUBLISHED COORDS:
N=485529.27
E=778554.44
N=7132.054
MEASURED COORDS:
N=485529.33
E=778555.60



LOCATION MAP
SW 1/4 OF SECTION 16,
T07N, R08E, CITY OF MADISON,
DANE COUNTY, WISCONSIN
(NOT TO SCALE)



SIXTH ADDITION TO BLACKHAWK SUBDIVISION

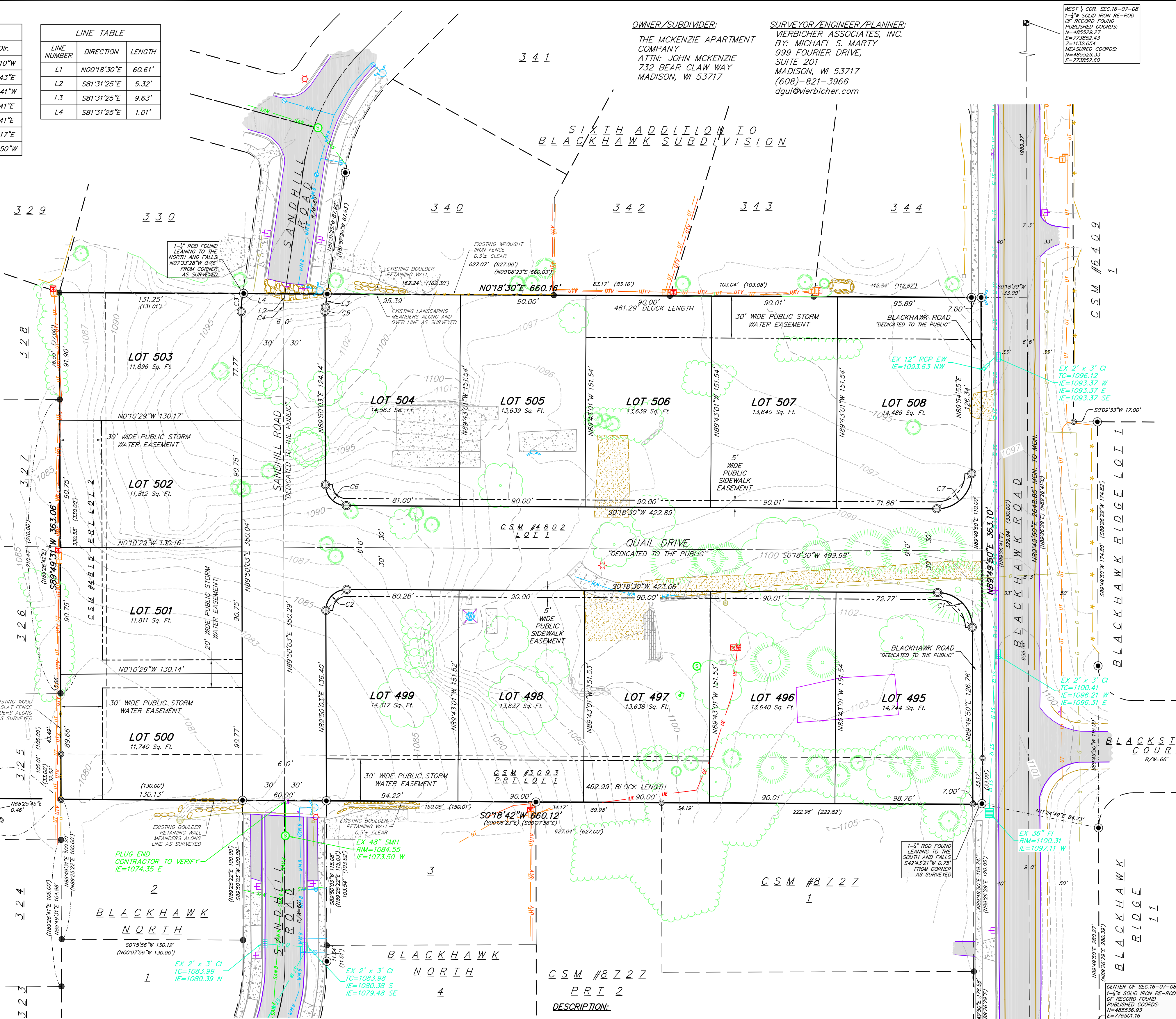
BLUE HERON DRIVE R/W=60'

SANDHILL ROAD DEDICATED TO THE PUBLIC

BLACKHAWK ROAD DEDICATED TO THE PUBLIC

BLACKHAWK RIDGE

BLACKSTONE COURI R/W=60'



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING YARD SPIGOT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

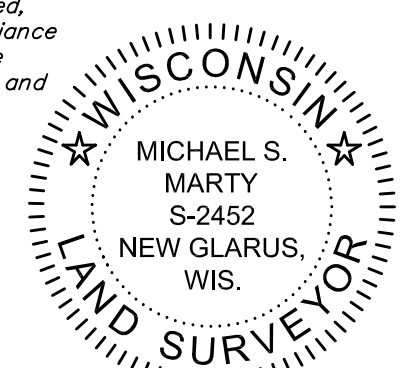
TOPOGRAPHIC LINework LEGEND

- UT — UT — EXISTING UNDERGROUND CABLE TV
- UT — UT — EXISTING UNDERGROUND TELEPHONE
- RW — RW — EXISTING RETAINING WALL
- * — * — EXISTING GENERAL FENCE
- W — W — EXISTING WOOD FENCE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING 8" SANITARY SEWER LINE
- ST 12 — ST 12 — EXISTING 12" STORM SEWER LINE
- ST 15 — ST 15 — EXISTING 15" STORM SEWER LINE
- ST 18 — ST 18 — EXISTING 18" STORM SEWER LINE
- WH — WH — EXISTING EDGE OF TREES
- WH — WH — EXISTING WATER SERVICE
- WH 6 — WH 6 — EXISTING 6" HYDRANT LEAD
- WH 8 — WH 8 — EXISTING 8" WATER MAIN
- B20 — B20 — EXISTING MAJOR CONTOUR
- B18 — B18 — EXISTING MINOR CONTOUR

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed hereon and that this preliminary plat is in full compliance with the provisions of Section 236 of the Wisconsin Statutes regarding Preliminary Plats and the subdivision regulations of the City of Madison; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, improvements and easements to the best of my knowledge and belief.

Vierbicher Associates, Inc.
By: Michael S. Marty
Dated this 22nd day of March, 2018.
Signed: *Michael S. Marty*
Michael S. Marty, P.L.S. No. 2452



- NOTES:**
- This Survey was prepared based upon information provided in Title Commitment No. RW-17200320, Revision 3, from RBA Title Services, LLC, Effective Date September 5, 2017 at 08:59am.
 - This Survey is based upon field survey work performed on October 23 & 25, 2017. Any changes in site conditions after October 25, 2017 are not reflected by this survey.
 - Other than what has been shown hereon, no other site improvements have been located as a part of this survey.
 - Elevations are referenced to the City of Madison Datum.
 - Total Plat area is 239,678 square feet or 5.502 acres, more or less.
 - All roads within this Preliminary Plat are to be dedicated to the Public.
 - Refer to street and utility plans that have been submitted for existing and proposed public improvements that will serve this development.
 - Proposed dry public utility easements required to serve this development will be coordinated with the local utility companies serving this proposed development.

DESCRIPTION:

All of Lot One (1) of Certified Survey Map Number 4802, as recorded in Volume 21 of Certified Survey Maps, on Pages 168 and 169, as Document Number 1908493, Dane County Registry, also part of Lot Two (2) of Certified Survey Map Number 4815, as recorded in Volume 21 of Certified Survey Maps, on Page 190, as Document No. 1909721, Dane County Registry, also part of Lot 1, Certified Survey Map Number 3093, as recorded in Volume 12 of Certified Survey Maps, on Page 109, as Document Number 1607527, Dane County Registry, located in the NE 1/4 of the SW 1/4 of Section 16, Township 07 North, Range 08 East, in the Town of Middleton, Dane County, Wisconsin, being more fully described as follows:

Commencing at the West 1/4 corner of said Section 16; thence N89°49'50"E, along the North line of the SW 1/4 of said Section 16, 1989.26 feet; thence S00°18'30"W, 33.00 feet to the Northwest corner of said Lot 1 of Certified Survey Map Number 4802 and the southerly right-of-way line of Blackhawk Road, said point also being the point of beginning; thence N89°49'50"E along said North line of Lot 1 and the southerly right-of-way line of Blackhawk Road, 363.10 feet; thence S00°18'42"W, 660.13 feet along the westerly line of Certified Survey Map Number 8722 and the westerly line of the plat of Blackhawk North; thence S89°49'31"W, 363.06 feet along the north line of the plat of Sixth Addition to Blackhawk Subdivision to a point of intersection with the southerly extension of the West line of said Lot 1 of Certified Survey Map Number 4802; thence N00°18'30"E along said West line and its southerly extension thereof, 660.16 feet to the Northwest corner of said Lot 1 and the point of beginning. Said description contains 239,678 square feet or 5.502 acres more or less.

Preliminary Plat of Ninth Addition to Blackhawk Subdivision

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 3093, AS RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, ON PAGE 109, AS DOCUMENT NUMBER 1607527, DANE COUNTY REGISTRY, ALSO PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 4815, AS RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS, ON PAGE 190, AS DOCUMENT NUMBER 1909721, DANE COUNTY REGISTRY, LOCATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

REVISIONS	NO.	DATE	REMARKS

SCALE:
1"=40' (22"x34")
1"=80' (11"x17")

DATE: MARCH 22, 2018

DRAFTER: DGUL

CHECKED: MMAP

PROJECT NO.: 170269

SHEET: 1 OF 1

DWG. NO.:

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898