

PRELIMINARY PLAT OF HUXLEY YARDS SUBDIVISION

LOT 2, CERTIFIED SURVEY MAP NO. 16404, VOLUME 122, PAGES 166-193 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, RECORDED AS DOCUMENT NO. 5939504, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- 1" IRON PIPE FOUND
- PK/MAG NAIL FOUND
- BENCHMARK
- BOLLARD
- SIGN
- SANITARY MANHOLE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- STORM SEWER ACCESS
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- MONITORING WELL
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- G — NATURAL GAS
- OH — OVERHEAD LINE
- BUILDING
- 855 — INDEX CONTOUR
- 854 — INTERMEDIATE CONTOUR
- DELINEATED WETLANDS
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- () DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

LEGEND

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 OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

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 TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, BEARS N89°57'05"E.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- SEE SHEET 3 FOR TERMS AND CONDITIONS OF ALL CITY EASEMENTS.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N03°15'11"W	33.92'

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	117.00'	23°03'29"	N24°33'11"E	46.77'	47.09'	N36°04'55"E N13°01'26"E
C-2	183.00'	15°16'09"	N28°26'51"E	48.62'	48.77'	N20°48'47"E N36°04'55"E
C-3	25.00'	79°53'17"	N60°45'25"E	32.10'	34.86'	S79°17'56"E N20°48'47"E

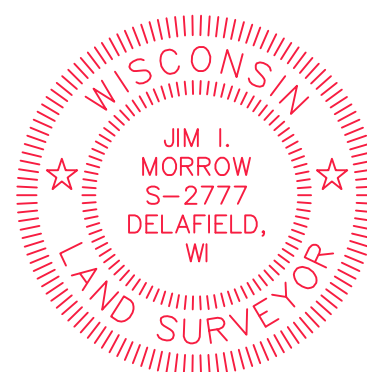
BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	857.88	TOP NUT ON HYDRANT EAST SIDE OF RUSKIN STREET, NW CORNER OF HARTMEYER ICE ARENA PARCEL
BM-2	851.64	M.A.G. NAIL FOUND, SE CORNER OF SITE, EAST SIDE OF RAILROAD, NORTH SIDE OF COMMERCIAL AVENUE.

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THE SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-5	852.03	NE	846.50	12"	DI
		SW	846.47	12"	DI
SAN-6	855.96	NE	845.93	12"	DI
		SW	845.88	12"	DI
SAN-7	854.02	NE	845.24	12"	DI
		SW	845.21	12"	DI
SAN-8	852.73	NW	844.06	15"	DI
		SE	844.08	15"	DI
SAN-9	852.29	W	843.67	15"	PVC
		NW	844.25	12"	PVC
		E	843.59	15"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-5	852.51	NE	848.91	30"	RCP
		SW	848.91	30"	RCP
STM-6	852.74	NE	*	30"	RCP
		SW	*	30"	RCP
STM-7	851.71	N	847.41	30"	RCP
		W	847.41	15"	RCP
		S	847.31	30"	RCP
STM-8	851.67	E	847.87	15"	RCP
		W	846.63	3'x2.5'	BOX
STM-9	852.68	NW	-	-	-
		E	846.54	3'x2.5'	BOX
		N	849.45	12"	RCP
STM-10	852.65	W	849.67	15"	RCP
		E	849.13	15"	RCP
		S	849.09	12"	RCP
CB-1	852.40	W	849.12	12"	RCP
		S	849.09	12"	RCP
INL-7	851.90	W	*	*	*

- COULD NOT SEE PIPE IN MANHOLE
* DID NOT MEASURE DEPTH OF STRUCTURE



SURVEYED FOR:

LINCOLN AVENUE COMMUNITIES
401 WILSHIRE BOULEVARD, 11TH FLOOR
SANTA MONICA, CA 90401
(608)999-4450

SURVEYED BY:

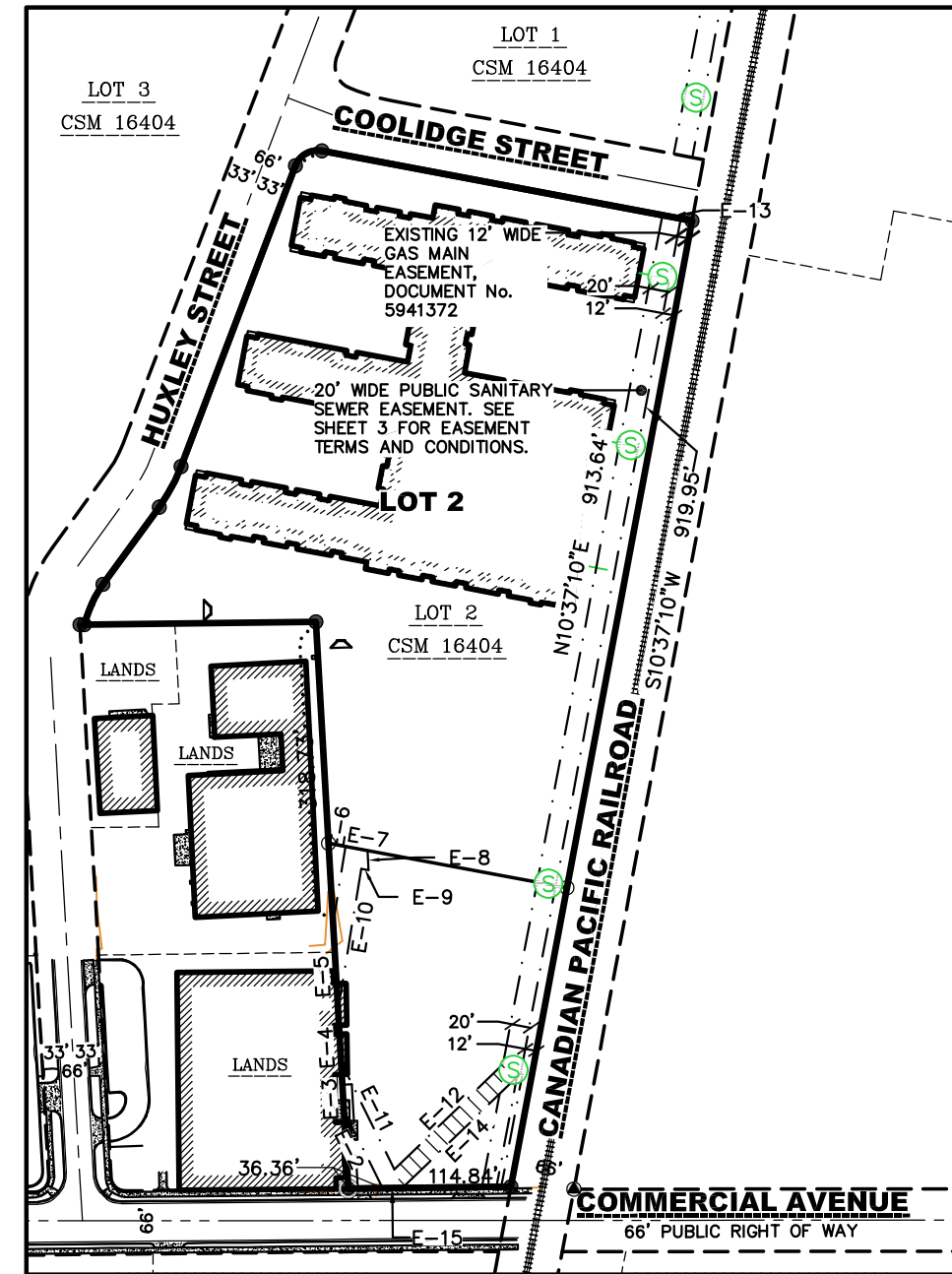
JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN, 53593
(608) 848-5060

PROJECT LOCATION: SECTION 31 TOWNSHIP 08 NORTH RANGE 10 EAST CITY OF MADISON DANE COUNTY, WI			
PRELIMINARY PLAT OF HUXLEY YARDS			
PROJECT NO: 22-11381	SURVEYED BY: JK	INITIAL SUBMITTAL DATE: JULY 15, 2024	REVISION RESUBMITTAL DATE: -
FIELDBOOK/PG: E-FILE	DRAWN BY: JK	REVISION RESUBMITTAL DATE: -	REVISION RESUBMITTAL DATE: -
SHEET 1 OF 4			

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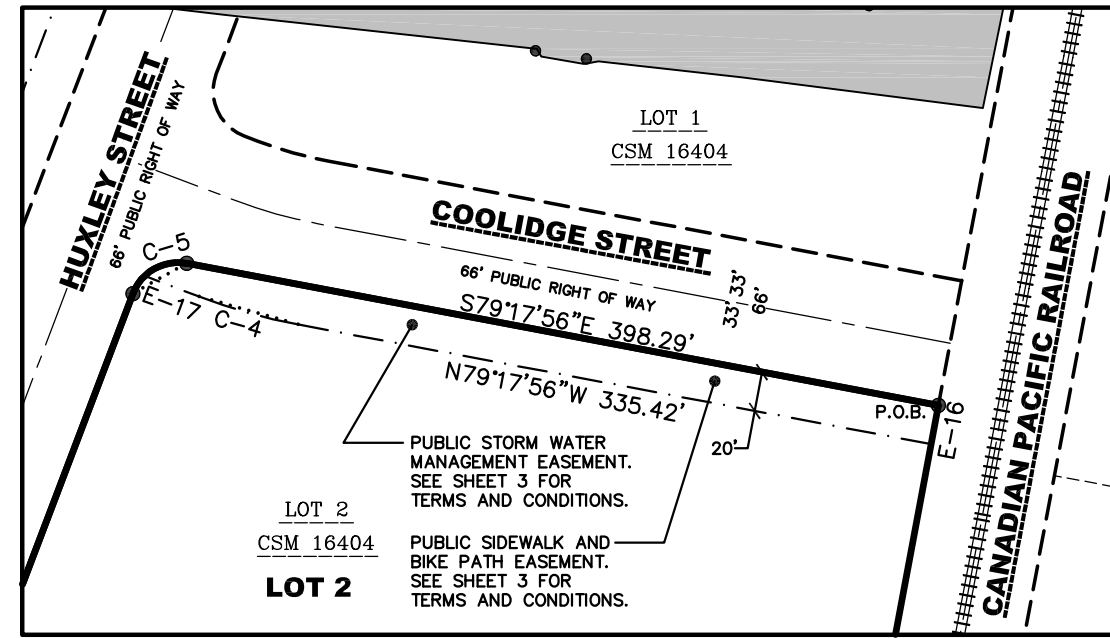
PRELIMINARY PLAT OF HUXLEY YARDS SUBDIVISION

LOT 2, CERTIFIED SURVEY MAP NO. 16404, VOLUME 122, PAGES 166-193 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, RECORDED AS DOCUMENT NO. 5939504, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE	BEARING	DISTANCE
E-2	N26°25'50"W	92.28'
E-3	N03°15'11"W	50.82'
E-4	N03°15'11"W	54.48'
E-5	N03°15'11"W	92.70'
E-6	N09°12'24"E	82.12'
E-7	S79°26'11"E	23.69'
E-8	S02°40'35"E	20.55'
E-9	N79°26'11"W	7.91'
E-10	S09°12'24"W	152.16'
E-11	S26°25'50"E	126.68'
E-12	N45°57'49"E	159.94'
E-13	S79°17'56"E	20.00'
E-14	S45°57'26"W	174.01'
E-15	S89°24'24"W	20.82'

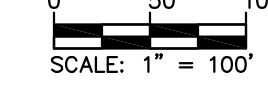
PART OF EASEMENT TO BE RELEASED BY SEPARATE INSTRUMENT. SEE DETAIL 'J' FOR NEW EASEMENT



LINE	BEARING	DISTANCE
E-16	S10°37'10"W	20.50'
E-17	N69°11'13"W	30.41'

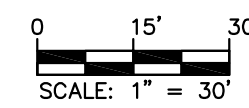
PUBLIC STORM WATER MANAGEMENT AND PUBLIC SIDEWALK AND BIKE PATH EASEMENT

SEE TEXT ON SHEET 3



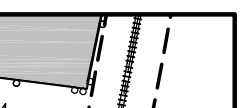
north

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-4	53.56'	303.50'	10°06'43"	53.49'	N74°14'35"W
C-5	23.74'	25.00'	54°23'55"	22.85'	N73°30'07"E

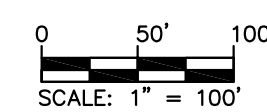
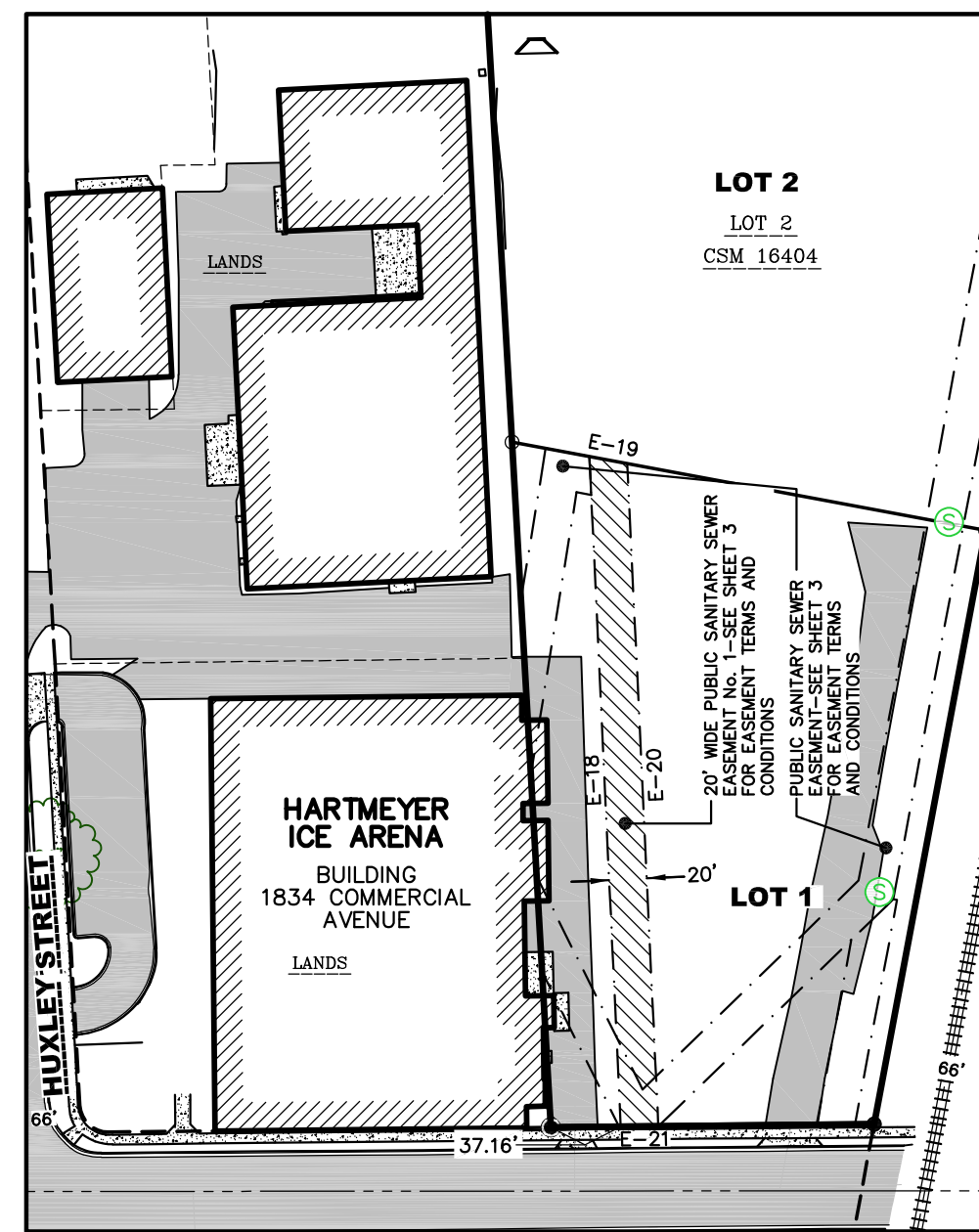
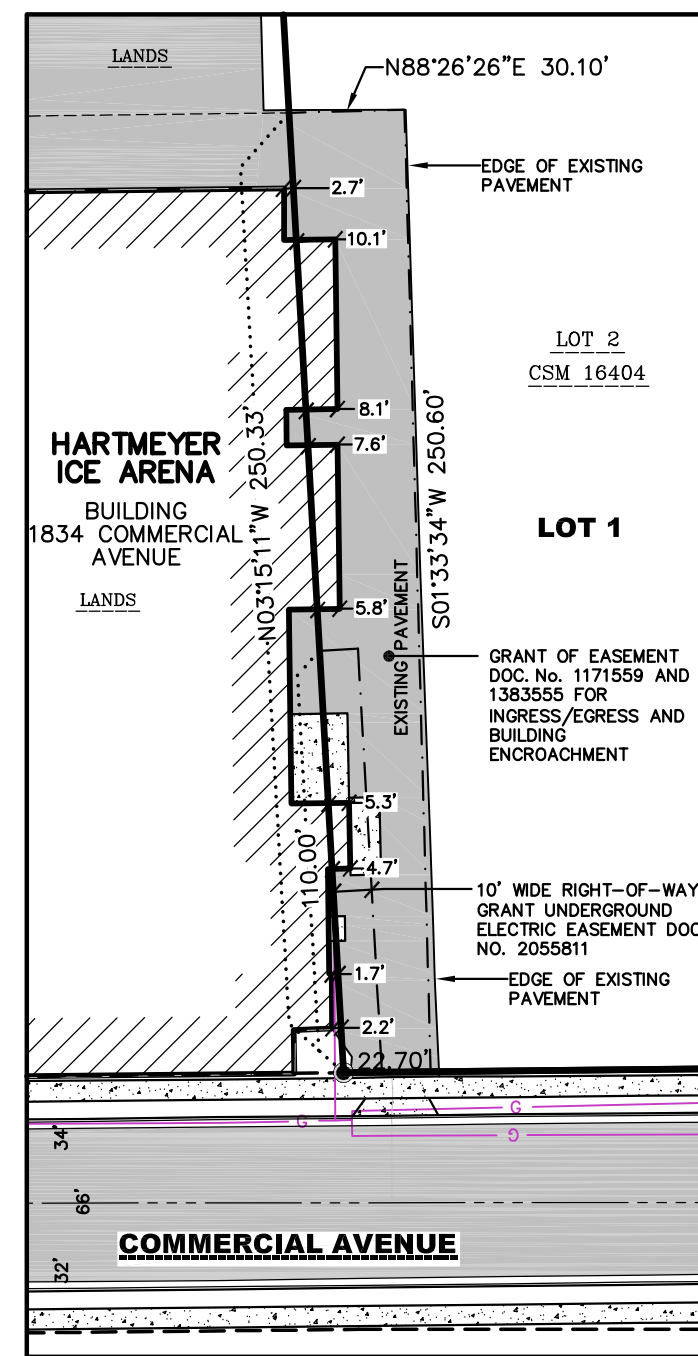


north

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-6	68.55'	45.00'	87°16'40"	62.11'	S87°42'25"W
C-7	53.49'	100.00'	30°38'41"	52.85'	N63°58'36"W



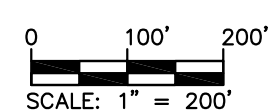
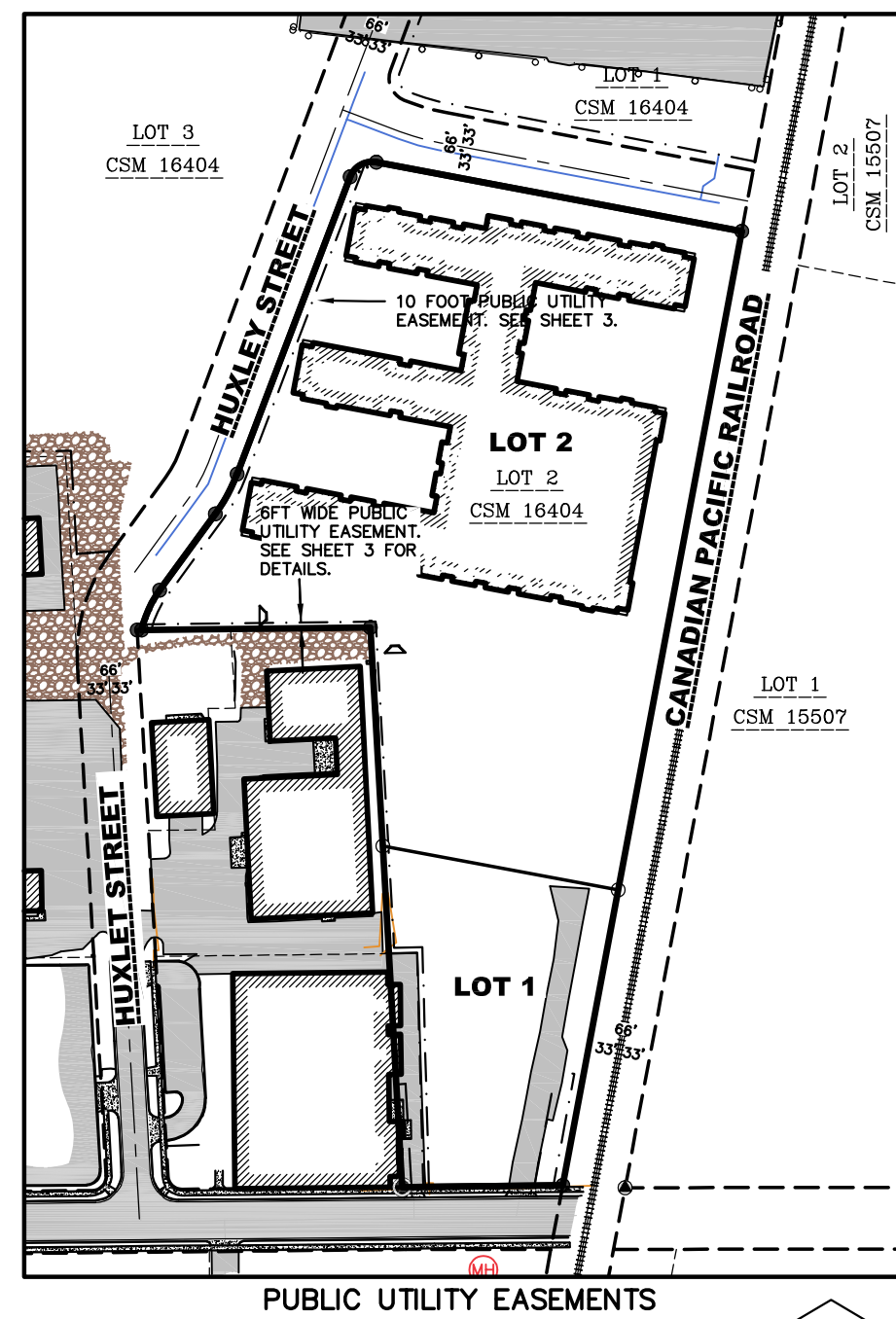
north



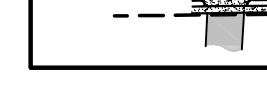
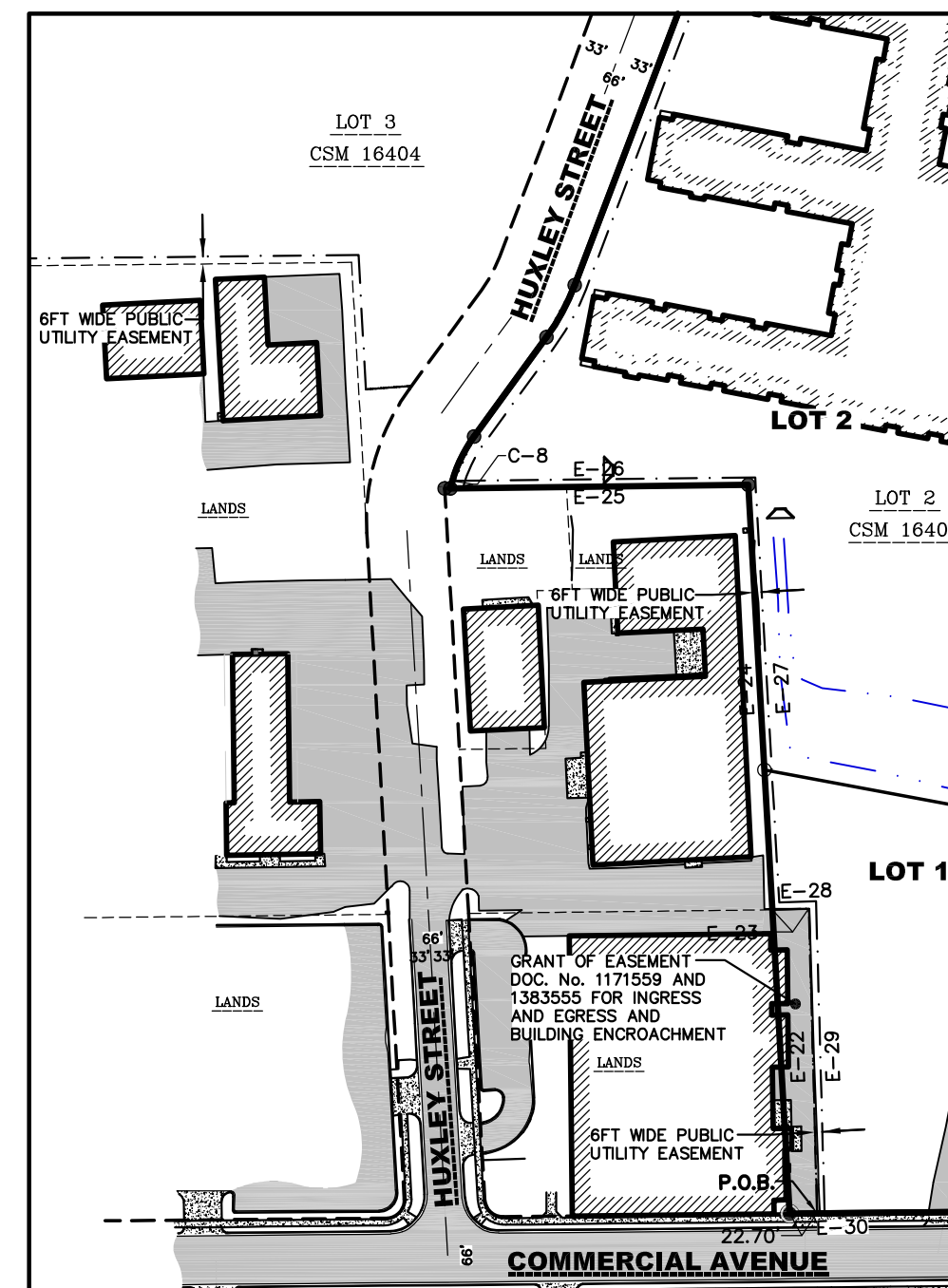
north

LINE	BEARING	DISTANCE
E-18	N02°40'35"W	357.41'
E-19	S79°26'11"E	20.55'
E-20	S02°40'35"E	353.43'
E-21	S89°24'24"W	20.01'

EASEMENT TO BE RELEASED BY SEPARATE INSTRUMENT



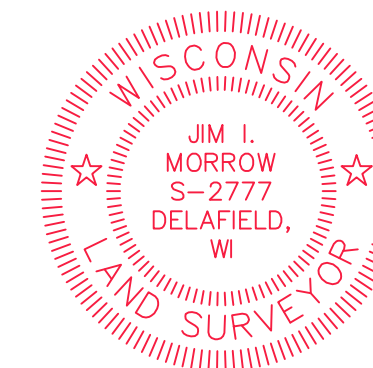
north



north

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-8	6.26'	107.00'	3°21'15"	6.26'	N16°00'27"E

LINE	BEARING	DISTANCE
E-22	N01°33'34"W	250.60'
E-23	S88°26'26"W	30.10'
E-24	N03°15'11"W	349.97'
E-25	S89°21'01"W	234.56'
E-26	N89°21'01"E	238.49'
E-27	S03°15'11"E	349.88'
E-28	N88°26'26"E	30.27'
E-29	S01°33'34"E	256.70'
E-30	S89°24'24"W	6.00'



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PROJECT LOCATION:
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RANGE 10 EAST
CITY OF MADISON
DANE COUNTY, WI



CREATE THE VISION TELL THE STORY
jsdinc.com

PRELIMINARY PLAT OF HUXLEY YARDS

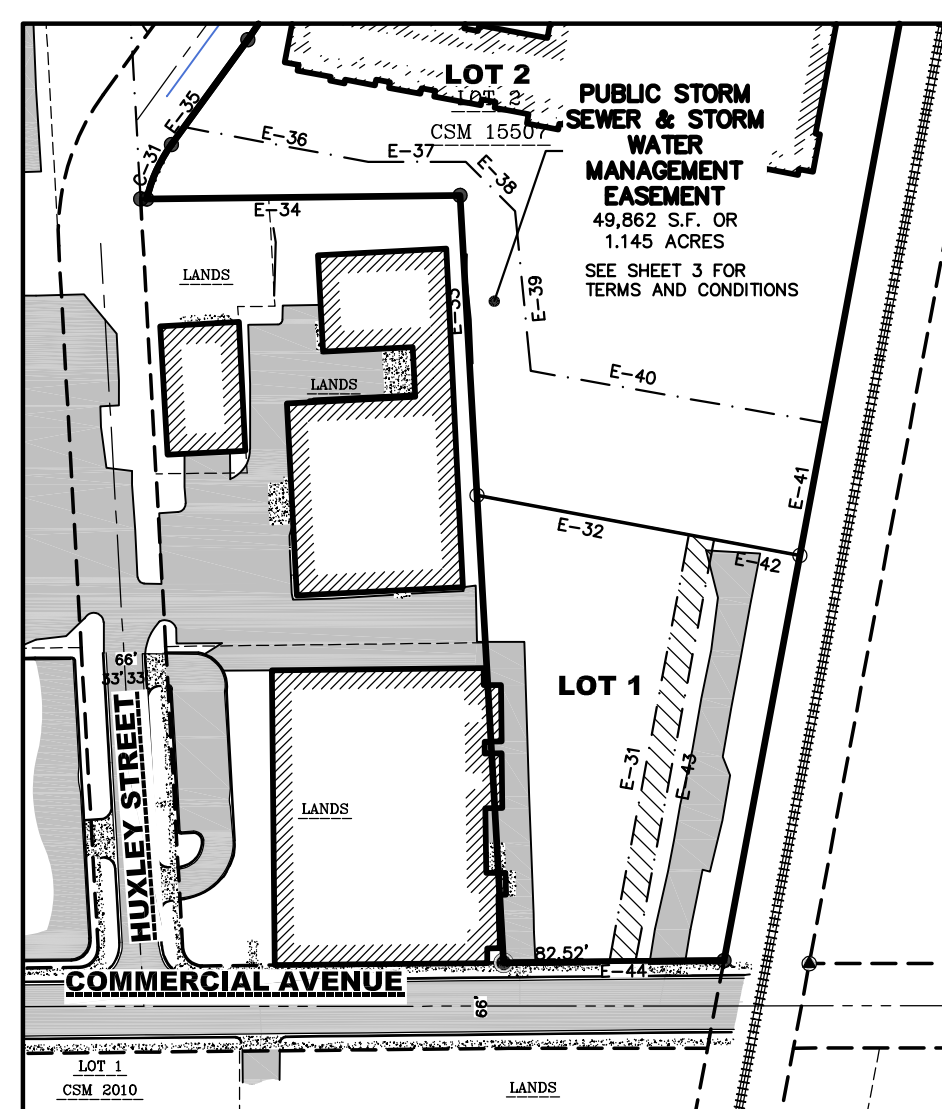
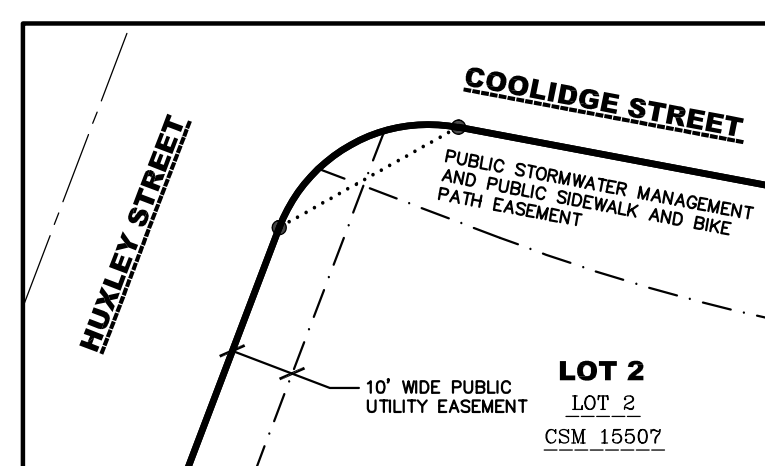
PROJECT NO: 22-11381	SURVEYED BY: JK	INITIAL SUBMITTAL DATE: JULY 15, 2024
FIELDBOOK/PG: E-FILE	DRAWN BY: JK	REVISION RESUBMITTAL DATE: -
		REVISION RESUBMITTAL DATE: -

SHEET 2 OF 4

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PRELIMINARY PLAT OF HUXLEY YARDS SUBDIVISION

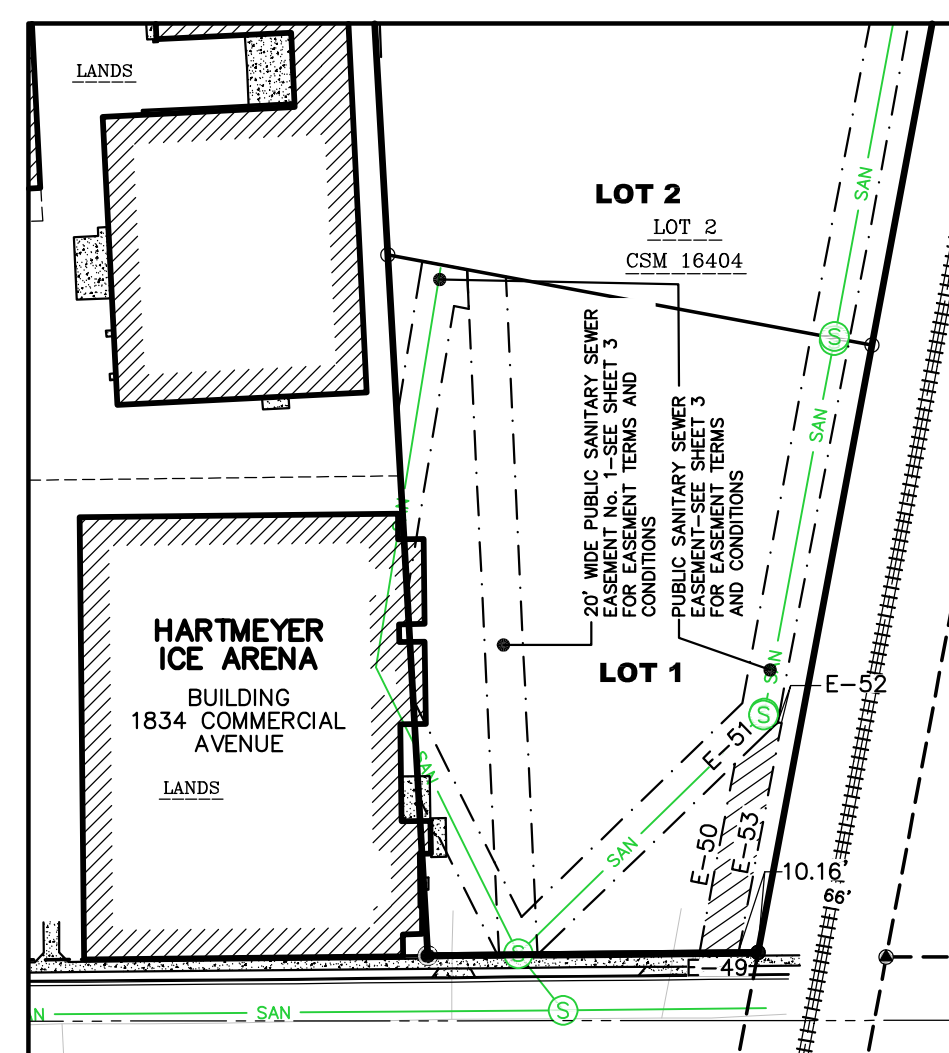
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LINE	BEARING	DISTANCE
E-31	N10°33'49"E	339.14'
E-32	N79°26'11"W	168.29'
E-33	N03°15'11"W	234.62'
E-34	S89°21'01"W	244.88'
E-35	N38°04'55"E	16.73'
E-36	S79°17'56"E	146.32'
E-37	N90°00'00"E	76.30'
E-38	S45°00'00"E	54.36'
E-39	S05°34'07"E	125.38'
E-40	S79°59'25"E	233.25'
E-41	S10°37'10"W	105.39'
E-42	N79°26'11"W	68.12'
E-43	S10°33'49"W	335.19'
E-44	S89°24'24"W	20.39'

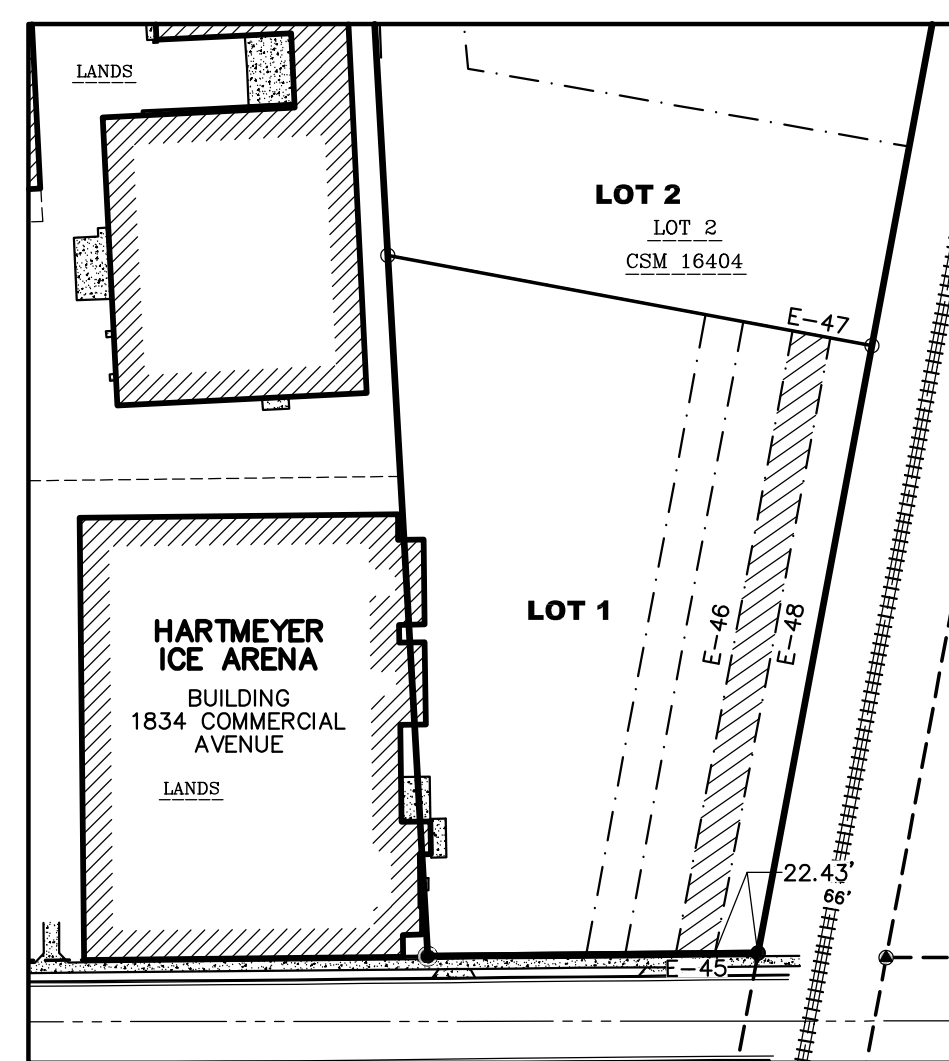
PART OF EASEMENT TO BE RELEASED BY SEPARATE INSTRUMENT, SEE DETAIL 'K' FOR NEW EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-9	47.09'	117.00'	23°03'29"	46.77'	N24°33'11"E



LINE	BEARING	DISTANCE
E-45	S89°24'24"W	20.39'
E-46	N10°37'10"E	330.10'
E-47	S79°26'11"E	20.00'
E-48	S10°37'10"W	326.16'

LINE	BEARING	DISTANCE
E-49	S89°24'24"W	20.39'
E-50	N10°37'24"E	100.23'
E-51	N45°57'26"E	31.05'
E-52	S79°22'36"E	2.04'
E-53	S10°37'24"W	121.60'



PUBLIC SANITARY SEWER EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, THE CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH CRUSHED STONE OR TURF FOR PROPER DRAINAGE UNTIL SUCH TIME OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC SANITARY SEWER EASEMENTS No. 1:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

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FUTURE USE: THE OWNER OF LOT 2 MAY REQUEST THE EASEMENT AREA AND ANY ASSOCIATED SANITARY SEWER FACILITIES WITHIN ANY PORTION OF THE EASEMENT AREA TO BE RELOCATED, AT THEIR COST, IN THE FUTURE TO ACCOMMODATE FURTHER DEVELOPMENT OR REDEVELOPMENT OF LANDS WITHIN LOT 2. UPON THE REQUEST TO THE CITY, THE CITY MAY APPROVE SUCH REQUEST IN ITS DISCRETION, ANY SUCH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD, CONDITIONED OR DELAYED. THE REQUIRED SEPARATE DOCUMENT RELEASING, PARTIALLY RELEASING OR AMENDING THE EASEMENT SHALL BE RECORDED WITH THE DANE COUNTY REGISTER OF DEEDS.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC STORM SEWER AND STORMWATER MANAGEMENT EASEMENTS SOUTH SIDE OF LOT 2:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORMWATER MANAGEMENT AND PUBLIC UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT AND STORM SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: THE OWNER OF ANY PROPERTY SUBJECT TO THE EASEMENT SET FORTH HEREIN SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY PAVEMENT, CONCRETE, LANDSCAPING, PRIVATE SITE IMPROVEMENTS OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR PROPERTY THAT ARE DAMAGED OR REMOVED AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, THE CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO AN APPROPRIATE GRADE WITH CRUSHED STONE OR TURF FOR PROPER DRAINAGE UNTIL SUCH TIME OWNER REPAIRS AND/OR REPLACES THE PRIVATE IMPROVEMENTS DAMAGED OR REMOVED DURING THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

PUBLIC STORMWATER MANAGEMENT EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HERINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORM WATER MANAGEMENT AND UNDERGROUND STORM SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT AND STORM SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

TEMPORARY PUBLIC TURNAROUND EASEMENT:

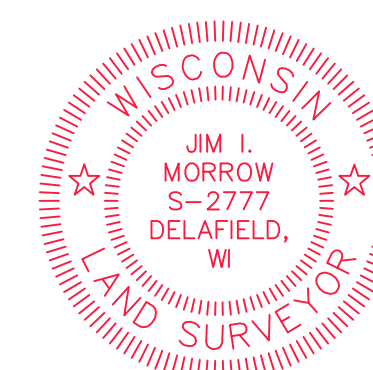
TEMPORARY LIMITED EASEMENT BENEFITING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT SHALL TERMINATE WITHOUT NOTICE UPON THE EXTENSION AND CONSTRUCTION OF IMPROVEMENTS OF COOLIDGE STREET TO THE EAST AND THE REMOVAL OF THE PUBLIC TURNAROUND IMPROVEMENTS FROM THE EASEMENT AREA.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE BY PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

SUBSOIL NOTE:

SUBSOIL INFORMATION INDICATES THAT LOTS AND OUTLOTS WITHIN THIS CERTIFIED SURVEY MAP MAY ENCOUNTER GROUND WATER LESS THAN 9 FEET BELOW PROPOSED STREET GRADES. LOT AND OUTLOT OWNERS SHALL VERIFY THIS INFORMATION AND DETERMINE APPROPRIATE DESIGN OF ANY PROPOSED IMPROVEMENTS TO MITIGATE ANY ADVERSE EFFECTS ON ANY BUILDING OR IMPROVEMENT TO BE CONSTRUCTED WITHIN ANY LOT OR OUTLOT WITHIN THIS CERTIFIED SURVEY MAP. ANY INSTALLED DOWNGRADE SYSTEM SHALL BE DISCHARGED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM VIA A PIPE CONNECTION.



SURVEYED FOR:

LINCOLN AVENUE COMMUNITIES
401 WILSHIRE BOULEVARD, 11TH FLOOR
SANTA MONICA, CA 90401
(608)999-4450

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN, 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 31
TOWNSHIP 08 NORTH
RANGE 10 EAST
CITY OF MADISON
DANE COUNTY, WI

JSD CREATE THE VISION TELL THE STORY
jsdinc.com

PRELIMINARY PLAT OF HUXLEY YARDS			
PROJECT NO:	22-11381	SURVEYED BY:	JK
FIELDBOOK/PG:	E-FILE	INITIAL SUBMITTAL DATE:	JULY 15, 2024
		REVISION RESUBMITTAL DATE:	-
		REVISION RESUBMITTAL DATE:	-
		REVISION RESUBMITTAL DATE:	-

DRAFT

PRELIMINARY PLAT OF HUXLEY YARDS SUBDIVISION

LOT 2, CERTIFIED SURVEY MAP NO. 16404, VOLUME 122, PAGES 166-193 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, RECORDED AS DOCUMENT NO. 5939504, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

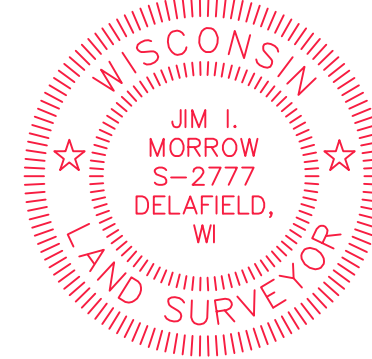
I, JIM I. MORROW, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE CITY OF MADISON, AND BY THE DIRECTION OF LINCOLN AVENUE COMMUNITIES I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "HUXLEY YARDS" IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF, DESCRIBED AS FOLLOWS:

LOT 2, CERTIFIED SURVEY MAP No. 16404, VOLUME 122, PAGES 166-193 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, RECORDED AS DOCUMENT NO. 5939504, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONTAINING 372,049 SQUARE FEET OR 8.541 ACRES OF LAND.

JIM I. MORROW, S-2777
PROFESSIONAL LAND SURVEYOR

DATE



CORPORATE OWNER'S CERTIFICATE

ROTH STREET I LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS AN OWNER, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON, AND DO FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL, CITY OF MADISON
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

BY: RUSSELL CONDAS, AS VICE PRESIDENT OF ROTH STREET I GP, LLC, ITS GENERAL PARTNER

STATE OF CALIFORNIA) SS
COUNTY OF LOS ANGELES) SS

ON _____, 202____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED RUSSELL CONDAS WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

CONSENT OF FIRST MORTGAGE HOLDER

CITIBANK, N.A., A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE THE LAWS OF THE UNITED STATES OF AMERICA

BY: MICHAEL HEMMENS, VICE PRESIDENT

STATE OF _____) SS
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, BY MICHAEL HEMMENS, VICE PRESIDENT OF CITIBANK, N.A., A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE THE LAWS OF THE UNITED STATES OF AMERICA, FOR AND ON BEHALF OF SAID NATIONAL BANKING ASSOCIATION.

[STAMP] _____
NOTARY PUBLIC

CONSENT OF JUNIOR MORTGAGOR

CITY OF MADISON, A MUNICIPAL CORPORATION INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN

BY: _____, MAYOR

BY: _____, CITY CLERK

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED [NAME], TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CERTIFICATE OF CITY OF MADISON COMMON COUNCIL

"RESOLVED THAT THIS PLAT KNOWN AS "HUXLEY YARDS", BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED BY RESOLUTION No. _____, FILE No. _____ ADOPTED ON THE _____ DAY OF _____, 2024, AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE _____ DAY OF _____, 2024, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "[plot name]" FOR PUBLIC USE".

I, MARIBETH WITZEL-BEL, CLERK OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN HEREBY CERTIFY THAT THE CITY COUNCIL HAS RESOLVED THAT PUBLIC SEWER WILL BE MADE AVAILABLE TO THE LOTS IN THE PLAT OF "HUXLEY YARDS", BEFORE BUILDINGS ARE OCCUPIED AND THAT PRIVATE SEWER FACILITIES ARE PROHIBITED.

MARIBETH WITZEL-BEHL, CITY CLERK DATE

CERTIFICATE OF CITY TREASURER

I, DAVE GAWENDA BEING DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2024, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "HUXLEY YARDS".

DAVE GAWENDA, TREASURER, DATE
CITY OF MADISON

CERTIFICATE OF COUNTY TREASURER

I, ADAM GALLAGHER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2024, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "HUXLEY YARDS".

ADAM GALLAGHER DATE
TREASURER, DANE COUNTY

CERTIFICATE OF THE CITY OF MADISON PLAN COMMISSION

THIS PLAT KNOWN AS "HUXLEY YARDS" IS HEREBY APPROVED BY THE CITY OF MADISON PLAN COMMISSION THIS _____ DAY OF _____, 2024.

MATT WACHTER, SECRETARY
CITY OF MADISON PLAN COMMISSION

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

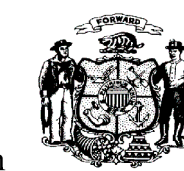
SURVEYED FOR:

LINCOLN AVENUE COMMUNITIES
401 WILSHIRE BOULEVARD, 11TH FLOOR
SANTA MONICA, CA 90401
(608)999-4450

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN, 53593
(608) 848-5060

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



PROJECT LOCATION: SECTION 31 TOWNSHIP 08 NORTH RANGE 10 EAST CITY OF MADISON DANE COUNTY, WI		JSD CREATE THE VISION TELL THE STORY jsdinc.com	
PRELIMINARY PLAT OF HUXLEY YARDS			
PROJECT NO: 22-11381	SURVEYED BY: _____	INITIAL SUBMITTAL DATE: JULY 15, 2024	
FIELDBOOK/PG: E-FILE	DRAWN BY: JK	REVISION RESUBMITTAL DATE: -	
		REVISION RESUBMITTAL DATE: -	
		REVISION RESUBMITTAL DATE: -	
SHEET 4 OF 4			

DRAFT