



LOT/VOL	AREA SF	LOT/VOL	AREA SF	LOT/VOL	AREA SF	LOT/VOL	AREA SF
1	5123	65	4150	129	3515	193	11885
2	2750	66	6158	130	4275	194	7532
3	2750	67	2374	131	4275	195	6392
4	2750	68	2867	132	3515	196	5900
5	2750	69	3010	133	3515	197	5900
6	2750	70	3017	134	3515	198	5900
7	2750	71	3017	135	3515	199	5900
8	2750	72	3007	136	3515	200	5900
9	4569	73	3006	137	5653	201	5900
10	2612	74	2999	138	6382	202	7664
11	2612	75	2850	139	6308	203	7150
12	2612	76	2850	140	5900	204	5900
13	2602	77	3011	141	5212	205	5100
14	2803	78	3259	142	5503	206	5100
15	2612	79	3215	143	5637	207	5100
16	3277	80	2850	144	5478	208	5100
17	7457	81	2850	145	5157	209	5100
18	2900	82	4554	146	5151	210	5100
19	5900	83	4852	147	5959	211	5713
20	6424	84	3605	148	5151	212	6512
21	6773	85	3683	149	5151	213	5288
22	6449	86	4868	150	5151	214	5958
23	9900	87	3681	151	5959	215	6532
24	5100	88	2954	152	7154	216	5832
25	5100	89	2945	153	5889	217	5832
26	5900	90	3645	154	5959	218	345873
27	5900	91	3668	155	5959	219	6752
28	6500	92	3240	156	5959	220	2400
29	6500	93	3661	157	5959	221	2200
30	6952	94	3515	158	5959	222	2200
31	6500	95	4702	159	5959	223	2200
32	6500	96	4702	160	6565	224	2200
33	3492	97	4632	161	6937	225	2400
34	3000	98	4676	162	6500	226	2400
35	3000	99	4563	163	6500	227	2369
36	3000	100	3515	164	6995	228	2238
37	3000	101	3550	165	7212	229	2200
38	3000	102	3098	166	11500	230	2200
39	2750	103	3098	167	10010	231	2400
40	2750	104	3698	168	10010	232	2729
41	2750	105	3650	169	10010	233	3453
42	2750	106	2945	170	10010	234	6570
43	2750	107	3515	171	10010	235	5027
44	2750	108	3515	172	10929	236	6340
45	2750	109	2945	173	8958	237	6119
46	2750	110	2945	174	8408	238	5158
47	2750	111	3515	175	8934	239	6519
48	2750	112	3515	176	8563	240	5777
49	2750	113	3515	177	7521	241	5809
50	4838	114	2945	178	7085	242	5722
51	2777	115	2945	179	6437	243	3373
52	2650	116	3515	180	5559	244	5722
53	3065	117	6910	181	5559	245	4733
54	3089	118	4702	182	8123	246	4714
55	3148	119	4489	183	7866	247	4637
56	3242	120	4623	184	6437	248	4480
57	3375	121	3955	185	6437	249	5085
58	3543	122	3515	186	6437	250	5661
59	3746	123	3515	187	7085	251	97291
60	3964	124	4554	188	7085	252	203950
61	4182	125	4554	189	7085	DL 1	109582
62	4375	126	4548	190	7085	DL 2	198653
63	4460	127	3515	191	7085	DL 3	186074
64	4467	128	3515	192	8356	DL 4	17063
						DL 5	916487

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Midpoint Meadows and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:

A parcel of land located in the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the Northwest corner of said Section 2;

thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E;

thence N88°42'29"E, 223.80 feet along the North line of said NW1/4 to a point on the Northern extension of Lot 1, Certified Survey Map No. 4332;

thence S02°22'16"W, 249.67 feet along said Northern extension and West line of said Lot 1, to the Southwest corner of said Lot 1;

thence S85°27'56"E, 35.18 feet along the South line of said Lot 1;

thence S07°05'37"W, 223.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 111451;

thence S18°13'52"W, 107.03 feet along the West line of said Lot 1;

thence S03°58'52"W, 67.92 feet along said West line;

thence S87°16'08"E, 36.00 feet along said West line;

thence S02°41'52"W, 27.64 feet along said West line to the Southwest corner of said Lot 1;

thence S84°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southwest corner of Certified Survey Map No. 111451;

thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 111451;

thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southwest corner of said lands;

thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4;

thence N88°42'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E;

thence N88°15'54"E, 23.21 feet along said North line of said NW1/4 to the South 1/4 corner of Section 35, T7N, R8E;

thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northern extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 8644;

thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 8644 and the Northern and Southern extensions thereof to the centerline of Raymond Road;

thence S56°30'55"W, 1539.58 feet along the centerline of Raymond Road to the centerline of Marty Road;

thence N01°56'59"E, 156.41 feet along the centerline of Marty Road;

thence S85°27'56"E, 2405.49 feet along unimproved lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North West corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek;

thence N00°50'54"E, 1321.66 feet along the East line of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning;

Containing 4,401.1200 square feet (101.0358 acres).

Dated this 11th day of December, 2023
Revised this 12th day of March, 2024

NOTES

1. Outlot Designations:
1 - Dedicated to the public for stormwater management.
2 - Reserved for future development.
3 - Dedicated to the public for stormwater management.
4 - Private Utility, Public Utility easement over entire outlot.
5 - Reserved for future development.
2. All intersection radii are 15 feet unless noted.
3. Zoning:
Existing - R
Proposed - TRP - Lots 1-250, 252
CC-7 - Lot 251
4. Planner: Vandewalle and Assoc. Owner and Developer: IM Midpoint Meadows, LLC

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor, S-2742

DATE: 12-11-23
REVISED: 03-12-24

SCALE: 1" = 100'
GRID NORTH
WISCONSIN COUNTY COORDINATE
REFERENCE SYSTEM (WCORS)
(DANE COUNTY) NAD83(2011)

FN: 23-07-109
Sheet Number:
1 of 1

PRELIMINARY PLAT

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT