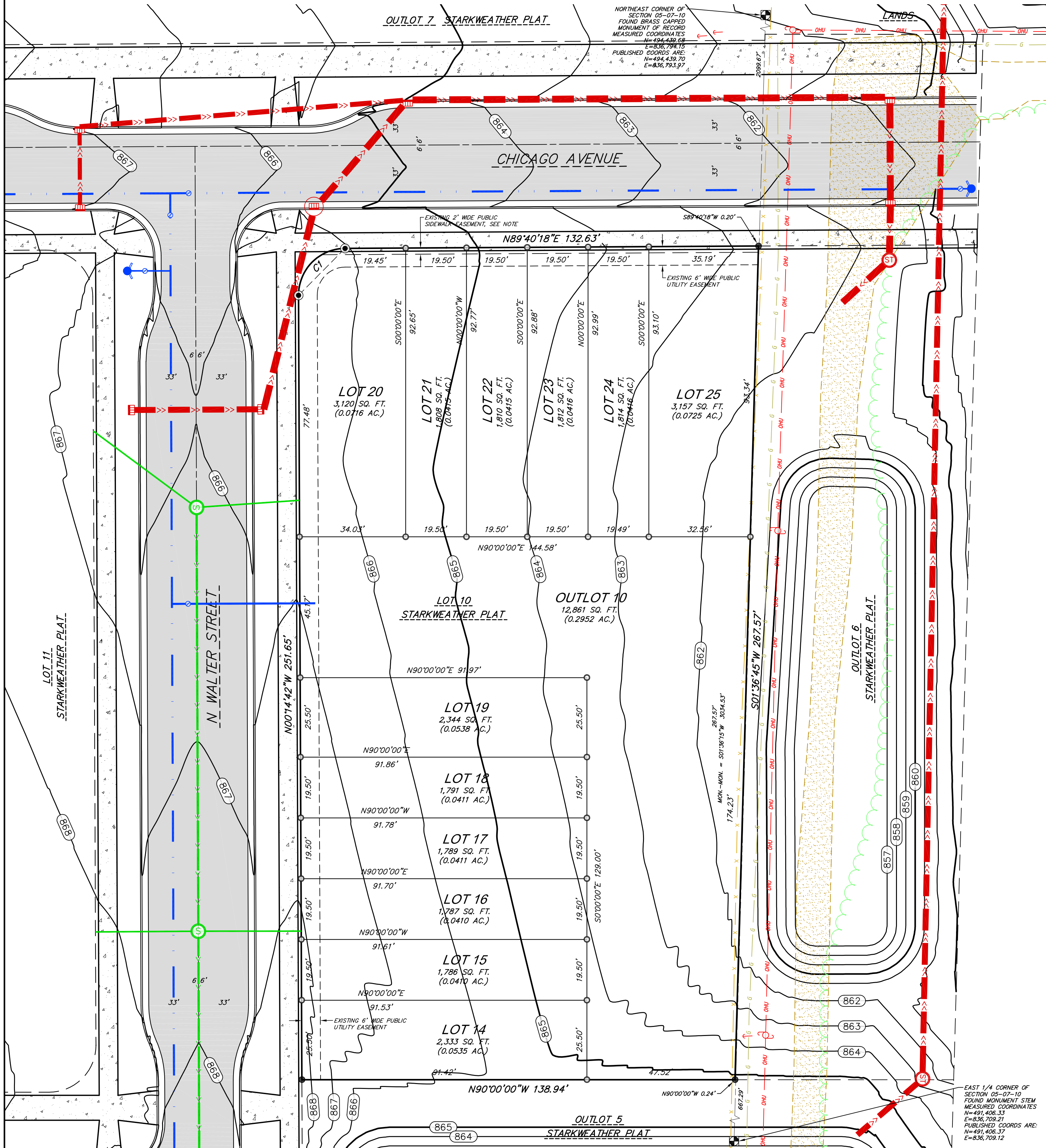


PRELIMINARY PLAT OF FIRST ADDITION TO STARKWEATHER PLAT

BEING A DIVISION OF LOT 10, STARKWEATHER PLAT AS RECORDED IN VOLUME 62-040A OF PLATS, ON PAGES 213-219, AS DOCUMENT NUMBER 6056273, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, 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 is in compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: October 20, 2025

Signed: *Michael J. Ziehr*
Michael J. Ziehr, P.L.S. No. 2401

GENERAL NOTES:

- Total Plat Area = 38,211 Square Feet or 0.8772 Acres.
- This survey is based upon survey work performed on August 15, 2025. Any changes in site conditions after August 15 are not reflected on this survey.
- This survey is referenced to the Wisconsin County Coordinate System—Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.
- No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Outlots 5 and 6 are private Outlots to be used primarily for storm water management with a Declaration of Storm Water Maintenance Agreement and Storm Water Easements to be granted over the constructed facilities within the Outlots. Landscape buffers, community buffers, public gathering space and other recreational purposes may be allowed that do not conflict with the primary purpose.
- The lands contained in this plat are within a three (3) mile radius of the Dane County Regional Airport and subject to Dane County Ordinance Chapter 78 Height and Use Limitations Applicable in the vicinity of the Dane County Regional Airport.
- The public improvements shown within the N Walter Street and Chicago Avenue right-of-ways are based upon the latest information available from the City of Madison. The proposed contours are based upon the mass-grading plans of Consultant Engineer. These improvements are anticipated to be constructed in Spring of 2026 and are shown for reference purposes.

Public Sidewalk and Ped/Bike Path Easement (From Starkweather Plat):

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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the 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 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 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.

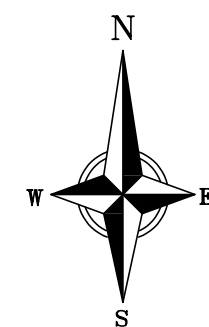
LINE WORK LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED WATER MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING WIRE FENCE
- EXISTING EDGE OF TREES
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

SYMBOL LEGEND

- PROPOSED CURB INLET
- PROPOSED CURB INLET W/MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN VALVE
- EXISTING DOWN GUY
- EXISTING UTILITY POLE

GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE CO., WI, NAD83 (2011), THE WEST LINE
OF THE NW 1/4 OF SEC 04-07-10
MEASURED AS BEARING S01°36'15"W

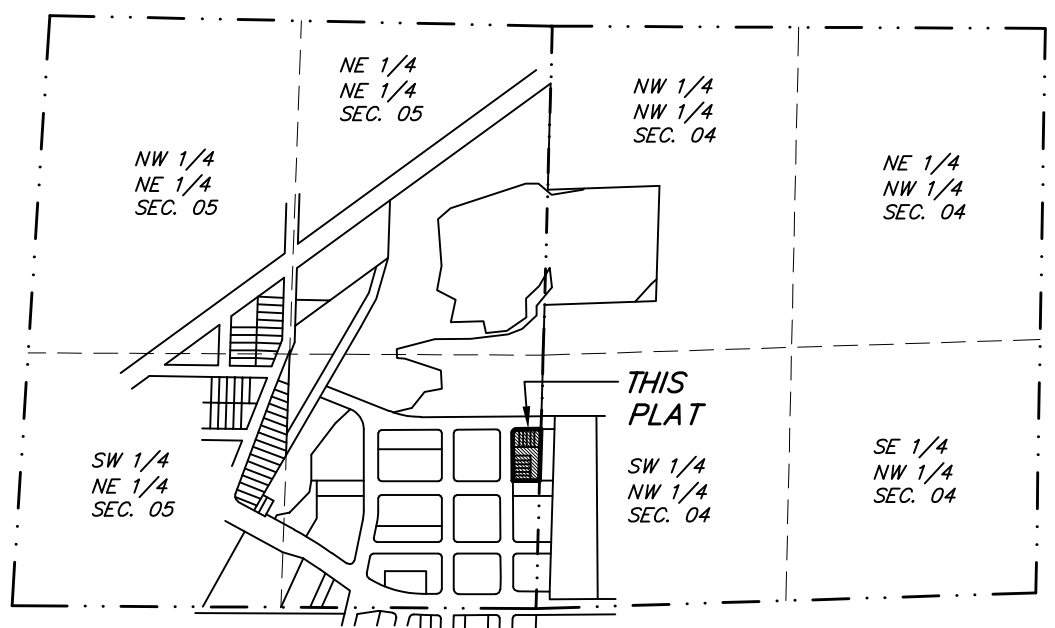


SCALE: ONE INCH = TWENTY FEET

CURVE 1 (C1)
R=15.00'
I=89°55'00"
L=23.54'
LCB=N44°42'48"E
LC=21.20'

PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:
PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. 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.

NOTE: THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, THEIR AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

vierbicher
planners | engineers | advisors



Drafted by: MZIE
Checked by: RKOL
FN: 250040
Date: 10/20/2025
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
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Land Trust
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Suite 105
Madison, WI 53714

SHEET
1 OF 1