

LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" X 18" REBAR SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 18" REBAR, WT. 1.50 LBS./FT.
- ~~~~~ NO VEHICULAR ACCESS
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

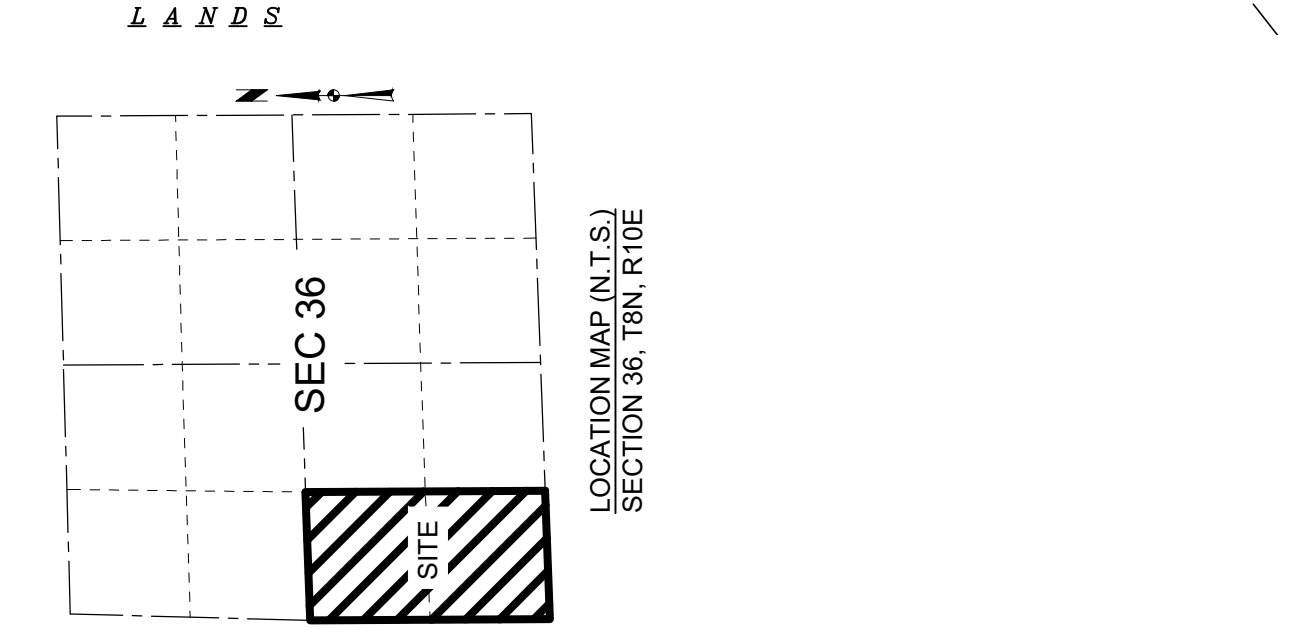
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 36, ASSUMED TO BEAR N00°57'17"E

0 100 FEET

TOTAL PLATTED AREA = 3,373,837 SQ. FT. (77.45 ACRES)

NOTES:

- 1) UPON THE DEDICATION BY THIS PLAT OF ADDITIONAL RIGHT OF WAY REQUIRED PER THE CITY OF MADISON OFFICIAL MAP OF REINER ROAD, THE TEMPORARY LIMITED EASEMENT, DOCUMENT NO. 4656620, TERMINATES PER THE TERMS OF THE EASEMENT.
- 2) 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.
- 3) NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. THIS WILL REQUIRE ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM THE DRIVEWAY ENTRANCES. A CURB HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES.
- 4) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- 5) 40' BUILDING SETBACK, NO PRINCIPLE OR ACCESSORY BUILDINGS OR STRUCTURES (POOLS, GAZEBOS, ECT) SHALL BE PERMITTED BETWEEN THE THE RIGHT OF WAY AND SETBACK LINE. THIS SETBACK IS ENFORCEABLE BY THE CITY OF MADISON.
- 6) THE DEMOLITION OR REMOVAL OF THE SINGLE-FAMILY RESIDENCE AT 609 REINER ROAD SHALL REQUIRE PLAN COMMISSION APPROVAL OF A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF WRECKING OR BUILDING PERMITS FOR LOT 4.



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



SURVEYED FOR:
Northern States Development Group, LLC
6417 Odana Road, Suite 20
Madison, WI 53719

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

EASTWOOD SPRINGS

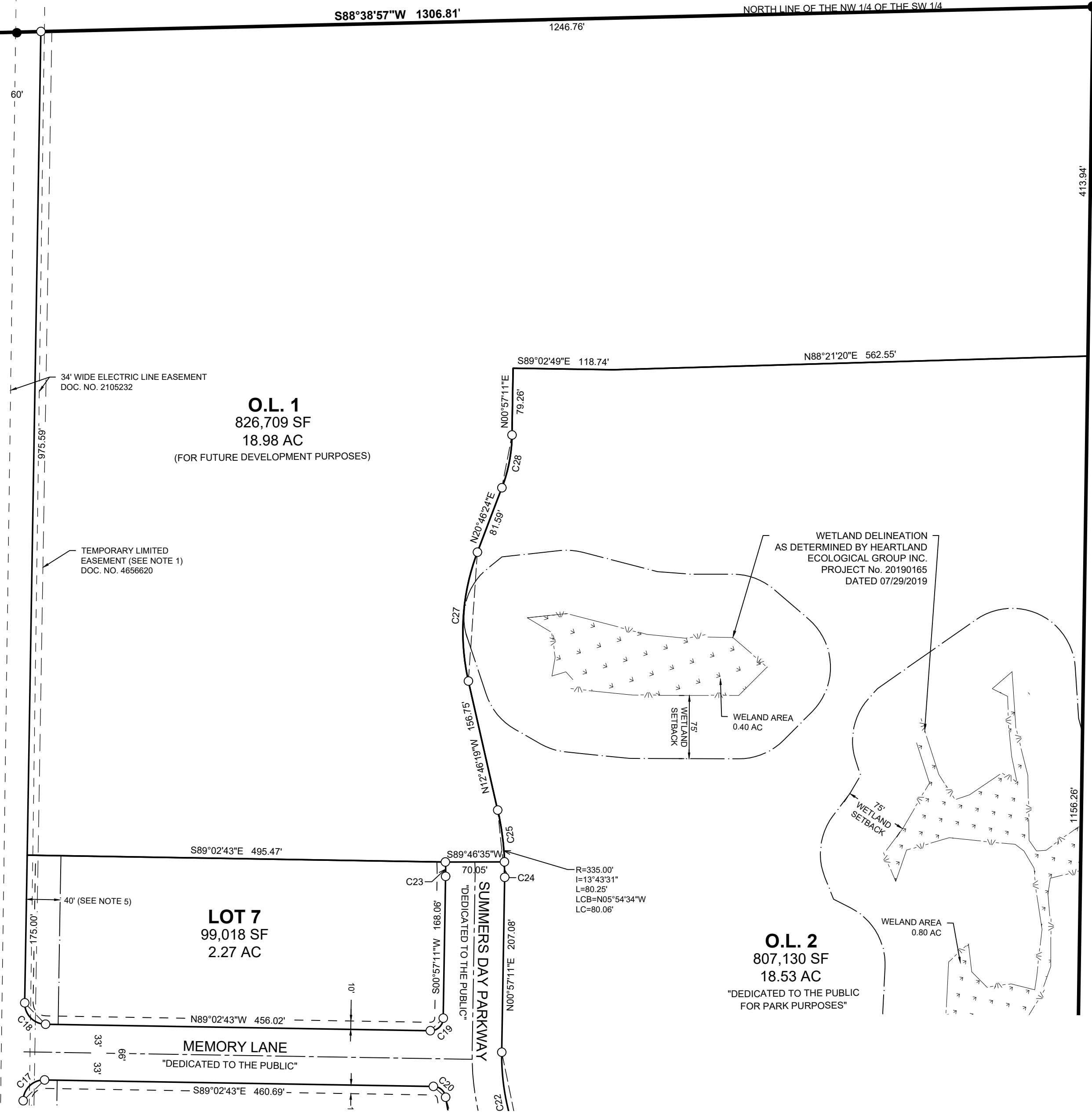
BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: 120.1062.30
DATE: 01-06-2021
REVISIONS:
REV1
REV2
REV3
SHEET 1 OF 3

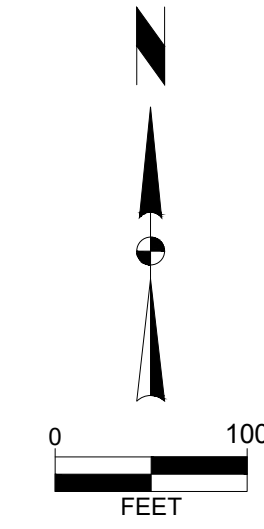
W 1/4 CORNER
SEC 36-18N-R10E
FND BRASS CAP
N- 497251.22 (497251.15)
E- 852572.71 (852572.96)

SW CORNER TO W 1/4
N00°57'17"E 2655.38'

S 7 N 7
N00°57'17"E 2397.85'



CURVE TABLE							
CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	2°45'58"	363.27'	7525.00'	363.24'	S87°22'28"W	S85°59'29"W	S88°45'26"W
C2	0°16'17"	35.65'	7525.00'	35.65'	S88°53'35"W	S88°45'26"W	S89°01'44"W
C3	93°00'48"	39.87'	24.56'	35.63'	N44°29'15"W	S89°00'21"W	N02°01'08"E
C4	88°02'59"	38.42'	25.00'	34.75'	S44°58'52"W	S00°57'22"W	S89°00'21"W
C5	90°00'10"	23.56'	15.00'	21.21'	S44°02'43"E	S89°02'48"E	S00°57'22"W
C6	89°59'50"	23.56'	15.00'	21.21'	S45°57'17"W	S00°57'22"W	N89°02'48"W
C7	89°59'55"	39.27'	25.00'	35.35'	N45°57'14"E	N00°57'17"E	S89°02'48"E
C8	90°00'05"	39.27'	25.00'	35.36'	N44°02'46"W	N89°02'48"W	N00°57'17"E
C9	89°59'55"	23.56'	15.00'	21.21'	N45°57'19"E	N00°57'22"E	S89°02'43"E
C10	90°00'05"	23.56'	15.00'	21.21'	S44°02'41"E	S89°02'43"E	S00°57'22"W
C11	89°59'55"	23.56'	15.00'	21.21'	S45°57'19"W	S00°57'22"W	N89°02'43"W
C12	90°00'05"	23.56'	15.00'	21.21'	N44°02'41"W	N89°02'43"W	N00°57'22"E
C13	90°00'00"	39.27'	25.00'	35.36'	N45°57'17"E	N00°57'17"E	S89°02'43"E
C14	90°00'00"	39.27'	25.00'	35.36'	N44°02'43"W	N89°02'43"W	N00°57'17"E
C15	25°13'16"	176.08'	400.00'	174.66'	S11°39'16"E	S24°15'54"E	S00°57'22"W
C16	25°13'16"	206.89'	470.00'	205.22'	N11°39'16"W	N00°57'22"E	N24°15'54"W
C17	90°00'00"	39.27'	25.00'	35.36'	N45°57'17"E	N00°57'17"E	S89°02'43"E
C18	90°00'00"	39.27'	25.00'	35.36'	N44°02'43"W	N89°02'43"W	N00°57'17"E
C19	90°00'06"	23.56'	15.00'	21.21'	S45°57'14"W	S00°57'11"W	N89°02'43"W
C20	80°37'47"	21.11'	15.00'	19.41'	S48°43'50"E	S89°02'43"E	S08°24'56"E
C21	15°50'58"	92.67'	335.00'	92.37'	S16°20'25"E	S08°24'56"E	S24°15'54"E
C22	25°13'05"	116.64'	265.00'	115.70'	N11°39'21"W	N24°15'54"W	N00°57'11"E
C23	3°39'56"	16.95'	265.00'	16.95'	N00°52'47"W	N02°42'45"W	N00°57'11"E
C24	3°08'43"	18.39'	335.00'	18.39'	S00°37'10"E	S00°57'11"W	S02°11'32"E
C25	10°34'48"	61.86'	335.00'	61.77'	N07°28'56"W	N02°11'32"W	N12°46'19"W
C27	33°32'44"	155.15'	265.00'	152.95'	N04°00'02"E	N12°46'19"W	N20°46'24"E
C28	19°49'13"	64.00'	185.00'	63.68'	N10°51'48"E	N20°46'24"E	N00°57'11"E



LEGEND

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- 3/4" REBAR FOUND
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- ~~~~~ NO VEHICULAR ACCESS
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

*UNLESS OTHERWISE NOTED PUBLIC 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. 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.

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__

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EASTWOOD SPRINGS
BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4
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REV1
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SHEET 2 OF 3

