



Huxley Yards Subdivision - creating two new lots

# 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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

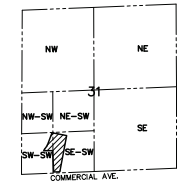
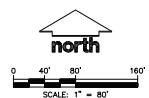
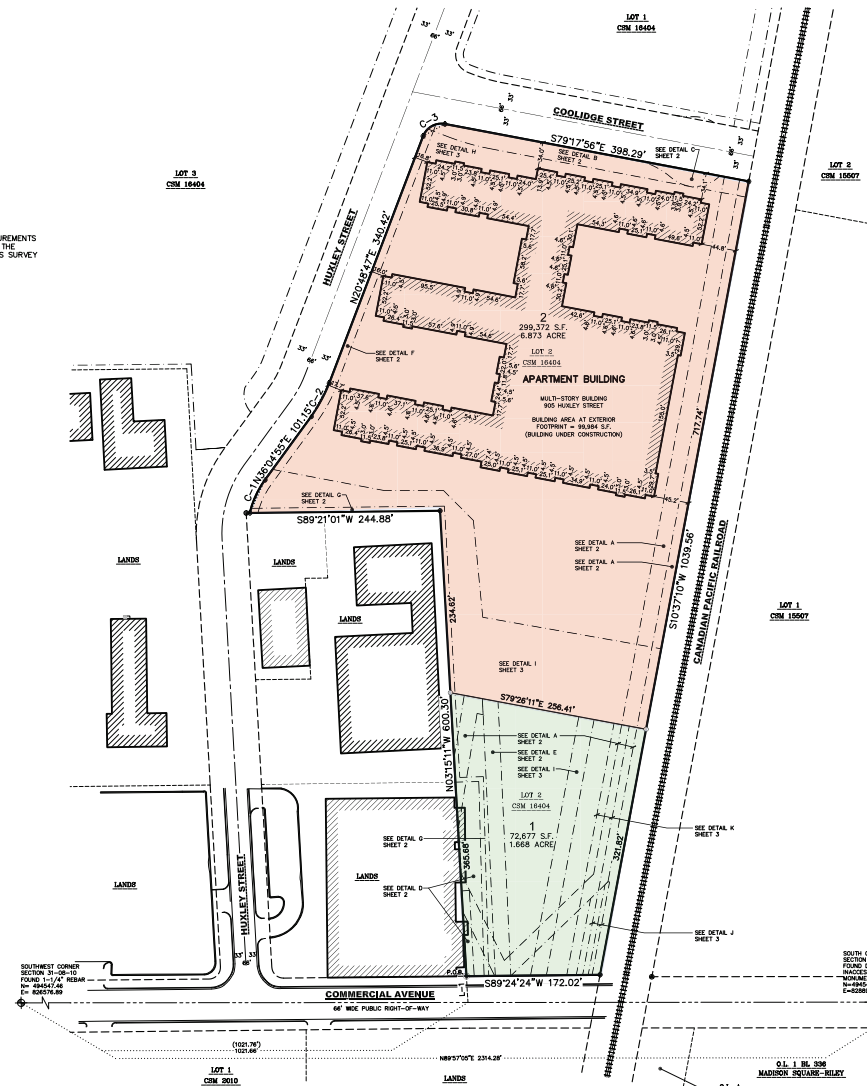
- LEGEND**
- 1" IRON PIPE FOUND
  - PK/MAG NAIL FOUND
  - 3/4" REBAR FOUND
  - PARCEL BOUNDARY
  - CHORD LINE
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - SETBACK LINE
  - SECTION LINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - x-x- FENCE LINE
  - GUARD OR SAFETY RAIL
  - EDGE OF PAVEMENT
  - CONCRETE CURB & GUTTER
  - EDGE OF GRAVEL
  - BUILDING
  - DELINEATED WETLANDS
  - 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 206.32 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 PERMITS 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 ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	117.00'	23°03'29"	N24°33'11"E	46.77'	47.09'	N36°04'56"E
C-2	183.00'	15°16'09"	N28°26'51"E	48.62'	48.77'	N20°48'47"E
C-3	25.00'	79°53'17"	N60°46'25"E	32.10'	34.86'	S79°17'56"E



**SURVEYED FOR:**  
 LINCOLN AVENUE COMMUNITIES  
 401 WILDGIRE 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			
<b>JSD</b> (CREATED THE WAY) <small>TELL THE STORY</small>		jstdnc.com	
HUXLEY YARDS SUBDIVISION			
PROJECT NO. 22-1138L	SURVEYED BY: JAC	NETAL SUBMITTAL DATE: JULY 15, 2024	
FILEBOOK/PC: L-FILE	DRAWN BY: JK	REVISION RESUBMITTAL DATE: -	
		REVISION RESUBMITTAL DATE: -	
		REVISION RESUBMITTAL DATE: -	
SHEET 1 OF 4			

P:\1\2024\16404\16404\_221138L\_01\_Survey\16404\_221138L\_01\_Survey\16404\_221138L\_01\_Survey.dwg  
 User: jmmorrow  
 Date: 7/15/2024 10:30:00 AM  
 Plot Date: 7/15/2024 10:30:00 AM  
 Plot Scale: 1" = 80'  
 Plot Orientation: Landscape  
 Plot Size: 11x17  
 Plot Title: HUXLEY YARDS SUBDIVISION