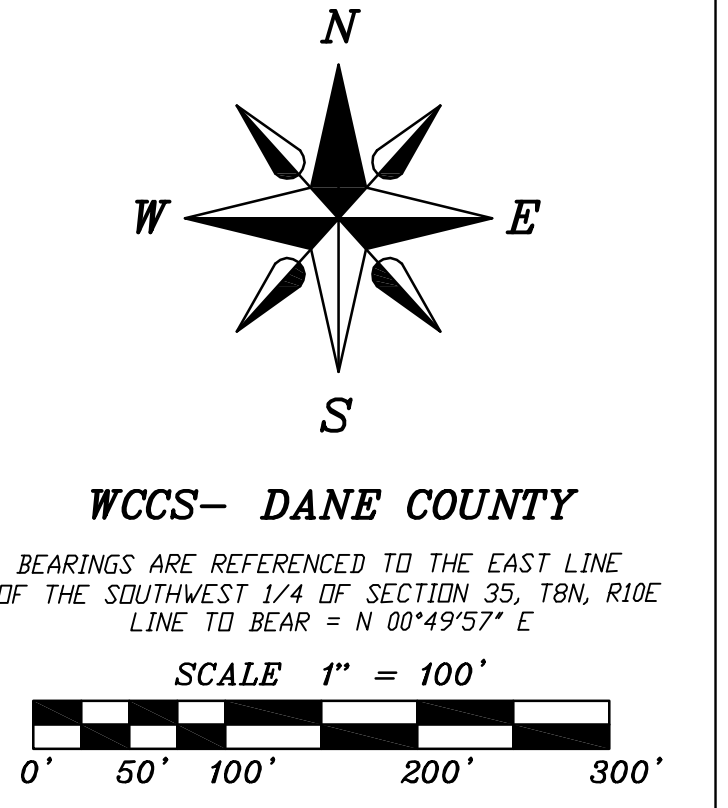
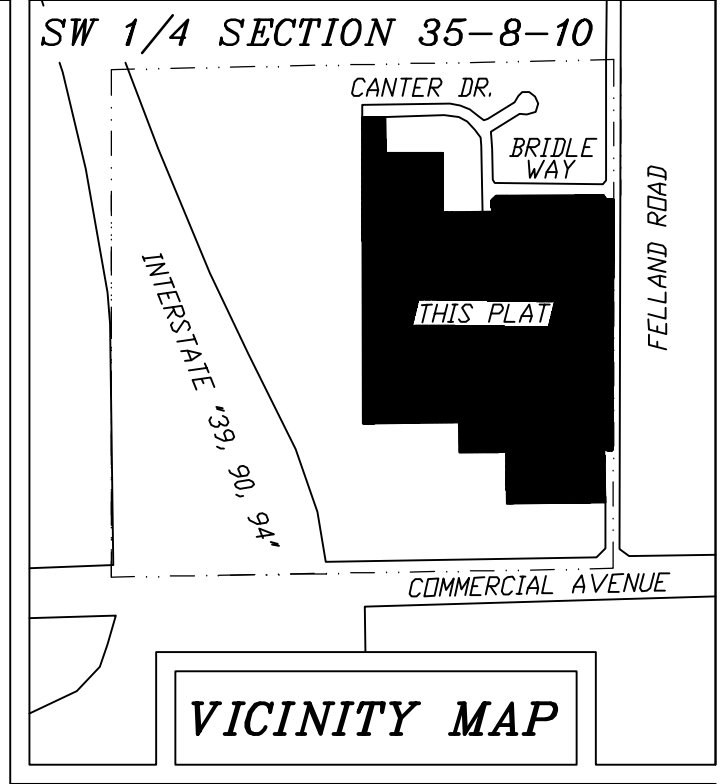


PRELIMINARY PLAT OF JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.



LEGEND

- = FOUND 3/4" REBAR
- = FOUND 1 1/4" REBAR
- = FOUND 1" IRON PIPE
- = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS
- = EXISTING CONTOURS
- = PROPOSED UTILITY EASEMENTS (WITH NOTED)
- = CITY OF MADISON CORPORATE BOUNDARY

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	S 00°51'57" W	70.06
L-2	N 00°50'59" E	200.15
L-3	N 89°22'27" W	122.49

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	20.00	N 44°48'00" W 28.55	31.79	91°04'13"
C-2	20.00	S 45°38'17" W 28.08	31.13	89°10'54"

- NOTES:**
- ALL ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM). CONTOURS SHOWN ARE TO EXISTING CONDITIONS.
 - TOTAL AREA INCLUDING RIGHT OF WAY = 1,899,906 SQ. FT. OR 43.62 ACRES. TOTAL AREA EXCLUDING 33' RIGHT OF WAY OF FELLAND ROAD = 1,856,595 SQ. FT. OR 42.62 ACRES.
 - LOTS WITHIN PLAT: 57 LOTS AND 3 OUTLOTS.

DESCRIPTION:
A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Office in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114; being more particularly described as follows:

Commencing at the South 1/4 corner of Section 35; thence N 00°49'57" E along the East line of the Southwest 1/4, 613.38 feet to the point of beginning.
Thence continue N 00°49'57" E, 1312.45 feet to a Southeast corner of Bridle Downs Plat; thence along said Bridle Downs Plat for the next 10 courses N 89°12'51" W, 39.32 feet; thence along an arc of a curve concaved southerly having a radius of 20.00 feet and a long chord bearing of N 44°48'00" W, 28.55 feet; thence N 89°14'01" W, 549.81 feet; thence along an arc of a curve concaved southeasterly having a radius 20.00 feet and a long chord bearing of S 45°38'17" W, 28.08 feet; thence S 00°51'57" W, 70.06 feet; thence S 89°14'20" W, 260.00 feet; thence N 00°49'56" E, 310.11 feet; thence N 89°15'03" W, 300.14 feet; thence N 00°50'59" E, 200.15 feet; thence N 89°22'27" W, 122.49 feet; thence S 00°46'45" W, 160.13 feet to the Northwest corner of Lot 1 Certified Survey Map No. 5458; thence along said Lot 1 for the next two courses N 89°00'13" E, 509.38 feet; thence S 00°11'32" W, 156.50 feet to the Northwest corner of said Lot 2 Certified Survey Maps No. 1799; thence S 89°12'06" E along the North line of said Lot 2, 249.95 feet; thence S 00°45'48" W, 258.69 feet; thence S 03°26'06" E, 14.04 feet to the South line of said Lot 2; thence along said Lot 2 for the next courses S 89°12'02" E, 508.06 feet; thence N 00°49'57" E, 272.70 feet; thence S 89°12'06" E, 40.00 feet to the point of beginning. This parcels contains 1,899,906 sq. ft. or 43.62 acres thereof.

SURVEYOR'S CERTIFICATE.

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on March 12, 2018.
Williamson Surveying and Associates, LLC
by Noa T. Prievé & Chris W. Adams

Date: _____
Noa T. Prievé S-2499
Professional Land Surveyor

SURVEYORS SEAL

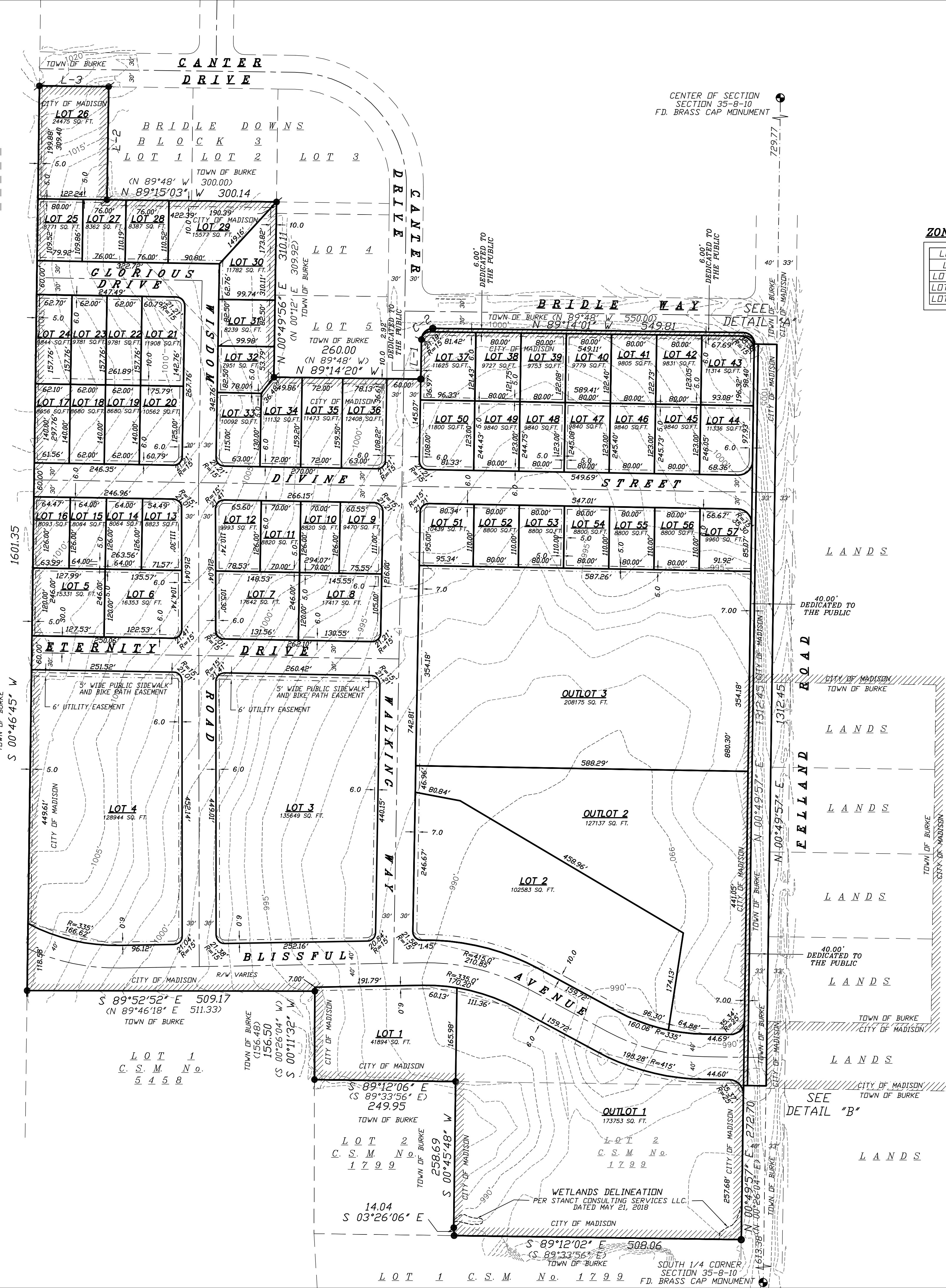
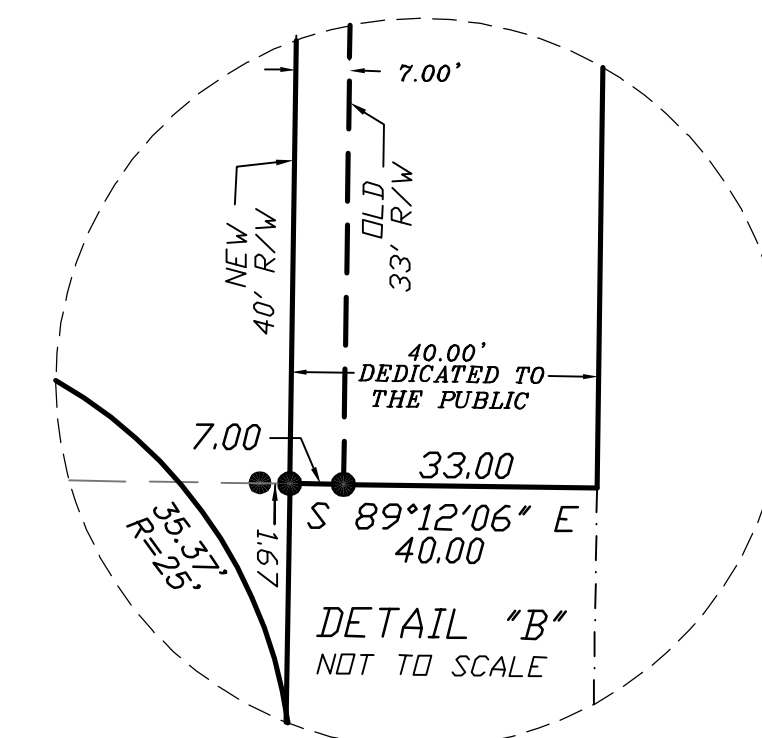
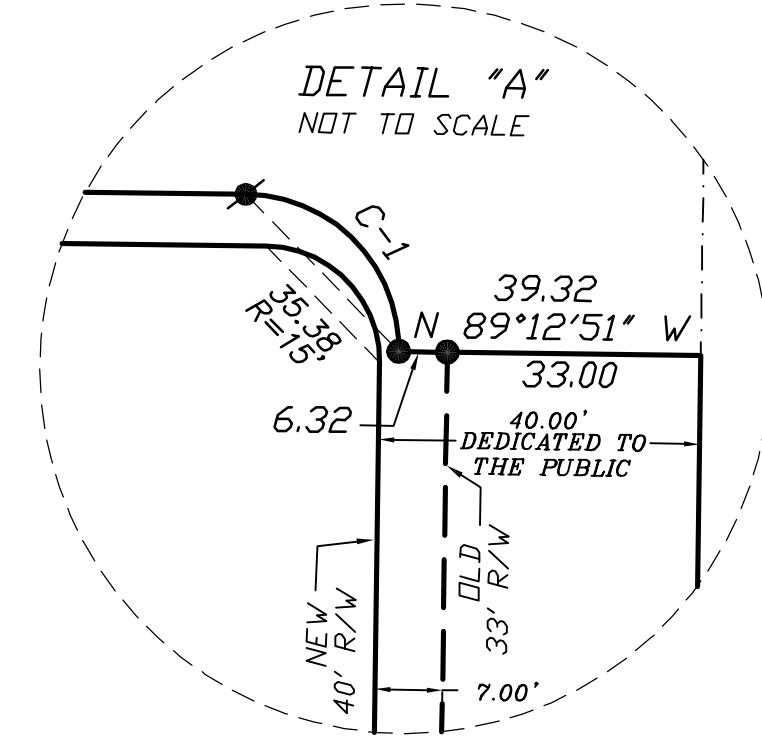
WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVÉ & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF JANNAH VILLAGE
A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin.

DATE	REVISION DATE	REVISION DATE	REVISION DATE
MAY 8, 2018	MAY 11, 2018	MAY 14, 2018	JUNE 25, 2020
SCALE: 1" = 100'	REVISION DATE: JUNE 20, 2018	CHECK BY: N.T.P.	
DRAWN BY: NEIL BORTZ	REVISION DATE: MARCH 13, 2019	DRAWING NO: 18W-94	
		SHEET: 1 OF 1	

ZONING:

LOT No.	ZONING
LOT 1	TR-U1 TRADITIONAL RESIDENTIAL
LOTS 2-4	SR-V2 SUBURBAN RESIDENTIAL
LOTS 5-8	SR-C3 SUBURBAN RESIDENTIAL
LOTS 9-57	SR-C1 SUBURBAN RESIDENTIAL



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WETLANDS DELINEATION
PER STANCT CONSULTING SERVICES LLC.
DATED MAY 21, 2018

SOUTH 1/4 CORNER
SECTION 35-8-10
FD. BRASS CAP MONUMENT