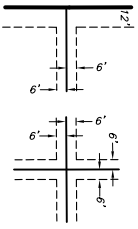


VISION CORNER DETAIL
(FOR ALL STREETS INTERSECTING ANCIENT OAK LANE
NOT TO SCALE)



PUBLIC DRAINAGE EASEMENT DETAIL
(WIDTH OF PROPOSED EASEMENTS)
(UNLESS OTHERWISE NOTED ON PLAN)

PRELIMINARY FIRST ADDITION TO THE RIPP ADDITION TO THE LINDEN PARK

Lot 3, Certified Survey Map No. 12934, located in the
Northwest 1/4 of Section 34, T7N, R8E,
City of Madison, Dane County, Wisconsin

Northwest Corner
Found Concrete Monument
with Brass Cap
N: 472294.79 Measured coordinates:
E: 442294.69 Established (2011)
E: 778835.64 MGD 83 (1997)

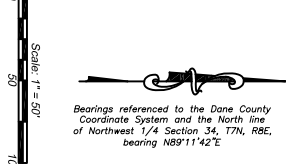
(2640.00')
1319.85'
598.41(9.70')
597.11(4.27')

(2640.00')
1319.84'
598.41(9.70')
597.11(4.27')

North X Corner
Found Concrete Monument
with Brass Cap
N: 472331.88 Measured coordinates:
E: 791475.26 MGD 83 (2011)
E: 791475.19 MGD 83 (1997)

Notes:

- The proposed number of lots is 5.
- Gross area in this preliminary plat = 44,026 square feet or 1,017 acres.
- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- All lots within this subdivision to be served by public sewer and water.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands within this subdivision shall be served by underground utilities.
- The lands within this subdivision are located in "ZONE X" UNDESIGNED AREAS determined to be subject to the Flood Hazard Insurance Program, as published by the Federal Emergency Management Agency.
- Per Note 6 of CSW 12934 as Doc. No. 4671690, this plat shall address the drainage and storm water management requirements for said Lot 1.
- Per Note 7 of CSW 12934 as Doc. No. 4671690, subsection information indicates that easements of structures within the plat shall address the drainage and storm water management requirements for said Lot 1.
- This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4178509 and 4178510.
- This plat is subject to Linden Park, CSM and First Addition to Linden Park, Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4478968 and First Amendment per Doc. No. 4733924.
- This plat is subject to Declaration of Conditions, Covenants and Restrictions CSW 12934 per Doc. No. 4690886.
- This plat is subject to Declaration of Conditions and Covenants for the Development/Plat of CSW 12934 per Doc. No. 4710
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6'-feet in width measured from the property line to the interior of each lot except that the easements shall be 12'-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. The easement shall be measured from the exterior property line of the easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the Zoning Ordinance and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes shall remain in effect and shall be subject to those required and created by the current approved subdivision.



Bearings referenced to the Dane County
Coordinate System and the North line
of Northwest 1/4 Section 34, T7N, R8E,
bearing N89°11'42.2\"/>

- LEGEND:
- = Found 1-1/4" O.D. Iron Pipe
 - = Found 3/4" Rebar
 - = Found 1-1/4" Rebar
 - = 1-1/4" O.D. x 30" Iron Rebar Set.
- Weight = 4,303 Lbs/Ft
ALL OTHER LOT AND OUTLOT CORNERS
ARE MARKED WITH A 1-1/4" O.D. x 24"
IRON PIPE WEIGHING 1.88 LBS./LIN.FT.

BIRENKOTT SURVEYING

BIRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRARIE, WIS. 53590
800-637-7463

PREPARED FOR:
BRANDON RIPP, LLC
8839 ANCIENT OAK LANE
KENOSHA, WIS. 53593
850-4450

Office Map No. 140234
Dated: April 21, 2014

Office: 12544 Wisconsin
Avenue, Kenosha, WI 53142
Registered Land Surveyor No. 1531

Surveyor's Certificate
I, Daniel V. Birenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the City of Madison, under the direction of the owners listed herein, I have surveyed, divided and mopped FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK, and that such plot correctly represents all exterior boundaries and the subdivisions of the 180 surveyed acres. Certified Survey Map No. 12934 was recorded in Volume 82 of Dane County Records on 04/21/2014 at 10:21:59 AM. This plat is a First Addition to Linden Park, located in the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 34; thence S89°11'42.2"W, 1319.84 feet (recorded as N88°48'19"E, 1320.20 feet) along the North line of said Northwest 1/4 to the East line of said Northwest 1/4 of the Northwest 1/4; thence S01°17'20"W, 974.12 feet; (recorded as S00°53'22"W, 973.77 feet) along said East line to the South right of way line of Ancient Oak Lane and the Northeast corner of Outlot 1, Ripp Addition to Linden Park; thence S89°33'33"E, 264.46 feet along said East line to the Northwest corner of Lot 20; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the Southwest corner of said Lot 20; thence N89°57'32"E, 64.00 feet along the South line of said Lot 20 to the Northwest corner of Lot 22, Ripp Addition to Linden Park; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the point of beginning; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the Southwest corner of said Lot 20; thence N89°57'32"E, 64.00 feet along the South line of said Lot 20 to the Northwest corner of Lot 22, Ripp Addition to Linden Park; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the point of beginning; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the Southwest corner of said Lot 20; thence N89°57'32"E, 64.00 feet along the South line of said Lot 20 to the Northwest corner of Lot 22, Ripp Addition to Linden Park; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the point of beginning; containing 44,026 square feet, or 1.01 acres.

Owner's Certificate
I, owner, I hereby certify that I have caused the land described on this plat to be surveyed, divided, mopped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:
City of Madison
Department of Administration
Dane County Zoning and Land Regulation Committee
Brandon J. Ripp

City of Madison Certificate
Resolved that this plat known as FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK, located in the City of Madison was approved by Resolution No. _____ I.D. No. _____ and adopted on this _____ day of _____, 2014, and further resolve that the conditions of said approval were fulfilled on _____, 2014.

CURVE	ARC LENGTH	BEARING	CHORD BEARING	CHORD LENGTH
C1	67.24'	43.00°	90°00'00"	60.81'
C2	117.55'	71.00°	90°00'00"	106.41'
C3	40.95'	71.00°	32°48'23"	48.10'
C4	20.90'	71.00°	65°1'53"	20.82'

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

