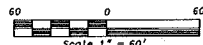


# PRELIMINARY PLAT HAWKS VALLEY

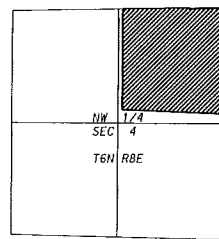
Located in the NE 1/4 of NW 1/4, Section 4 T6N, R8E  
City of Madison, Dane County, Wisconsin



GRID NORTH  
Bearings are referenced to  
the North line of the NW 1/4  
of Section 4, T6N, R8E,  
WCS MAD3 (1997)  
PER CITY OF MADISON  
W 46095.18  
E 773454.59



NW 1/4 CORNER  
SECTION 4 T6N, R8E  
WCS MAD3 (1997)  
PER CITY OF MADISON  
W 46095.18  
E 773454.59



LOCATION MAP  
NOT TO SCALE

UNPLATTED  
LANDS

- LEGEND**
- Found City of Madison concrete monument w/brass cap
  - Found 1-1/4" diameter solid round iron stake.
  - Found 1" diameter pipe.
  - Found 3/4" diameter solid round iron stake.
  - SS Manhole - Sanitary Sewer
  - Water Main
  - Storm Sewer
  - DHE--- Power Pole - Overhead Electric
  - T+E--- Underground Telecommunications + Electric
  - Gas Main
  - Placed 1-1/4" x 18" iron rebar, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" iron rebar, weighing 1.50 lbs/ft.
  - Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
  - ( ) Recorded as Information

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Owner and Subdivider:  
Watermark JT, LLC  
2861 Index Rd, Madison, WI 53713

Surveyor and Engineer:  
D'Onofrio Kottke & Assoc.  
7530 Westward Way, Madison, WI 53717

- Notes:**
- O.L. 1 and O.L. 3 are dedicated to the public for stormwater management.
  - O.L. 2 is dedicated to the public for park purposes.
  - Existing Zoning: R1; RH-1
  - Proposed Zoning: TR-C2



This instrument was drafted by D'Onofrio, Kottke & Associates, Inc.  
FN: 13-07-115 REV: 1

Legal Description:

Being Lot 1, Certified Survey Map No. 1964 and a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, T6N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North 1/4 corner of said Section 4; thence S89°38'28"W, along the North line of said Section 4, 8.60 feet; thence S01°03'51"W, 33.01 feet to the northeast corner of Lot 1, Certified Survey Map No. 1964 and the point of beginning; thence continuing S01°03'51"W, 466.98 feet along the east line of said Lot 1; thence N89°38'28"E, 11.88 feet; thence S00°41'08"W, 705.45 feet; thence N87°44'58"W, 1277.03 feet; thence N01°08'27"E, 1147.41 feet; thence N89°38'28"E, 791.33 feet; thence S01°07'13"W, 33.01 feet; thence N89°38'28"E, 467.77 feet along the north line of said Lot 1 to the point of beginning. Said parcel contains 1,475.812 square feet (33.880 acres).

Surveyor's Certificate:

I, Kevin J. Pape, Registered Land Surveyor, S-2568, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 15<sup>th</sup> day of APRIL, 2014.

Kevin J. Pape, Registered Land Surveyor, S-2568

# PRELIMINARY PLAT HAWKS VALLEY

A Parcel of Land  
Located in the NE 1/4 of NW 1/4, Section 4 T6N, R8E  
City of Madison, Dane County, Wisconsin

