CHAPEL VIEW

LOT 2 OF CERTIFIED SURVEY MAP NO. 6407 RECORDED ON MAY 21, 1991 IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGES 120-122 AS DOCUMENT NO. 2263459 AND OUTLOT 2 OF CERTIFIED SURVEY MAP XXXXXX, RECORDED ON XXXXXXXX, XX, 2018, IN VOLUME XX OF CERTIFIED SURVEY MAPS, ON PAGES XXX-XXX AS DOCUMENT NO. XXXXXXXXX, ALL BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTH ¼ CORNER SECTION 21-T7N-R8E FOUND
4 TIES AND AND AN INACCESSIBLE MONUMENT
BOX REPRESENTING THE NORTH ¼ CORNER
ON O'NEIL TIE SHEET 12-16-2008
N: 482,872.19 E: 776,488.37
(482,872.03) (776,488.32)
PER SANDNES TIE SHEET 2-16-2004

NORTH REFERENCE FOR THIS SURVEY AND PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS: DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 BEARS S 89°58' 39" E

GRID NORTH

0' 40' 80' 120'

SCALE: 1 INCH = 80 FEET

LINE TABLE

LINE #	BEARING	LENGHT
L-1	N 89° 36' 45" E	56.61'
L-2	N 1° 47' 37" E	60.03'
(*)	(S 1° 24' 07" W)	
(**)	(S 1° 24' 42" W)	
L-3	N 0° 01' 21" E	36.13'
L-4	N 88° 12' 37" W	40.83'
L-5	S 88° 12' 37" E	40.83'
L-6	S 65° 48' 30" E	31.28'
L-7	S 89° 58' 59" E	12.33'
L-8	N 89° 58' 59" W	10.15'
L-9	S 89° 58' 39" E	11.11'
L-10	S 89° 58' 39" E	6.00'
L-11	S 88° 12' 37" E	34.22'
L-12	N 88° 12' 37" W	51.29'

* PER CSM 6407 ** PER CSM 9672

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND 1-1/4" IRON PIPE
- EXISTING SEPTIC VENT
- SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT.
- (XXX) RECORDED AS
- PLAT BOUNDRY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- CHORD LINE
- EXISTING EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM SEWER EASEMENT
- PRIVATE SANITARY EASEMENT
- NO ACCESS

NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 27TH, 2017 AND XXXXXXXXXXXXXTH, 2018 .
2. ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
3. ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 1.5 LBS./LIN. FT.
4. ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
5. SEE THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FURTHER DETAILS ON THE EASEMENT CREATED FOR PRIVATE SANITARY SEWER EASEMENT FOR LOT 1 OF CSM XXXX TO SERVE THE EXISTING CHURCH ON SAID LOT 1 OF CSM XXXXXX.
6. PUBLIC UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF s.236.32 OF WISCONSIN STATUTES. ADDITIONALLY SEE SHEET 2 OF 2 FOR CREATION OF RIGHTS.
7. SEE SHEET 2 OF 2 FOR ADDITION NOTES AND DETAILS

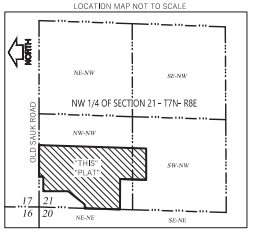
CURVE TABLE

CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	39.27'	25.00'	90° 00' 00"	N45° 01' 21"E	35.36'	N0° 01' 21"E	S89° 58' 39"E
C2	38.50'	25.00'	88° 13' 58"	N44° 05' 38"W	34.81'	N88° 12' 37"W	N0° 01' 21"E
C3	40.04'	25.00'	91° 46' 02"	N45° 54' 22"E	35.90'	N0° 01' 21"E	S88° 12' 37"E
C4	138.13'	180.00'	43° 58' 00"	N22° 00' 21"E	134.76'	N43° 59' 21"E	N0° 01' 21"E
C5	2.29'	180.00'	0° 43' 46"	N43° 37' 28"E	2.29'	N43° 59' 21"E	N43° 15' 36"E
C6	60.38'	180.00'	19° 13' 14"	N33° 38' 59"E	60.10'	N43° 15' 36"E	N24° 02' 21"E
C7	60.38'	180.00'	19° 13' 14"	N14° 25' 44"E	60.10'	N24° 02' 21"E	N4° 49' 07"E
C8	15.07'	180.00'	4° 47' 46"	N2° 25' 14"E	15.06'	N4° 49' 07"E	N0° 01' 21"E
C9	88.38'	120.00'	42° 11' 58"	N22° 53' 22"E	86.40'	N1° 47' 23"E	N43° 59' 21"E
C10	71.20'	120.00'	33° 59' 46"	N18° 47' 16"E	70.16'	N1° 47' 23"E	N35° 47' 09"E
C11	17.18'	120.00'	8° 12' 12"	N39° 53' 15"E	17.17'	N35° 47' 09"E	N43° 59' 21"E
C12	39.27'	25.00'	90° 00' 00"	N43° 12' 37"W	35.36'	N88° 12' 37"W	N1° 47' 23"E
C13	61.37'	178.00'	19° 45' 19"	N78° 19' 58"W	61.07'	N68° 27' 18"W	N88° 12' 37"W
C14	42.06'	122.00'	19° 45' 19"	N78° 19' 58"W	41.86'	N88° 12' 37"W	N68° 27' 18"W
C15	61.37'	178.00'	19° 45' 19"	S78° 19' 58"E	61.07'	S68° 27' 18"E	S88° 12' 37"E
C16	39.38'	178.00'	12° 40' 35"	S74° 47' 35"E	39.30'	S68° 27' 18"E	S81° 07' 53"E
C17	21.99'	178.00'	7° 04' 44"	S84° 40' 15"E	21.98'	S81° 07' 53"E	S88° 12' 37"E
C18	42.06'	122.00'	19° 45' 19"	S78° 19' 58"E	41.86'	S88° 12' 37"E	S68° 27' 18"E
C19	39.27'	25.00'	90° 00' 00"	N46° 47' 23"E	35.36'	N1° 47' 23"E	S88° 12' 37"E
C20	40.04'	25.00'	91° 46' 22"	N44° 05' 48"W	35.90'	N89° 58' 59"W	N1° 47' 23"E
C21	141.35'	335.00'	24° 10' 29"	N77° 53' 45"W	140.30'	N65° 48' 30"W	N89° 58' 59"W
C22	65.21'	335.00'	11° 09' 11"	N71° 23' 06"W	65.11'	N65° 48' 30"W	N76° 57' 41"W
C23	66.16'	335.00'	11° 18' 58"	N82° 37' 10"W	66.06'	N76° 57' 41"W	N88° 16' 40"W
C24	9.97'	335.00'	1° 42' 20"	N89° 07' 49"W	9.97'	N88° 16' 40"W	N89° 58' 59"W
C25	18.69'	421.00'	2° 32' 38"	N67° 04' 49"W	18.69'	N68° 21' 08"W	N65° 48' 30"W
C26	46.86'	491.00'	5° 28' 06"	S68° 32' 33"E	46.84'	S65° 48' 30"E	S71° 16' 36"E
C27	39.27'	25.00'	90° 00' 00"	N69° 11' 30"E	35.36'	N24° 11' 30"E	S65° 48' 30"E
C28	34.90'	220.00'	9° 05' 17"	N19° 38' 51"E	34.86'	N15° 06' 13"E	N24° 11' 30"E
C29	60.46'	280.00'	12° 22' 16"	S18° 00' 22"W	60.34'	S24° 11' 30"W	S11° 49' 14"W
C30	39.27'	25.00'	90° 00' 00"	S20° 48' 30"E	35.36'	S65° 48' 30"E	S24° 11' 30"W
C31	111.81'	265.00'	24° 10' 29"	S77° 53' 45"E	110.98'	S89° 58' 59"E	S65° 48' 30"E
C32	38.50'	25.00'	88° 13' 38"	S45° 54' 12"W	34.80'	S1° 47' 23"W	N89° 58' 59"W
C33	132.57'	180.00'	42° 11' 58"	S22° 53' 22"W	129.60'	S43° 59' 21"W	S1° 47' 23"W
C34	92.08'	120.00'	43° 58' 00"	S22° 00' 21"W	89.84'	S0° 01' 21"W	S43° 59' 21"W
C35	75.92'	120.00'	36° 15' 03"	S18° 08' 52"W	74.66'	S0° 01' 21"W	S36° 16' 24"W
C36	16.16'	120.00'	7° 42' 58"	S40° 07' 52"W	16.15'	S36° 16' 24"W	S43° 59' 21"W
C37	39.27'	25.00'	90° 00' 00"	S44° 58' 39"E	35.36'	S89° 58' 39"E	S0° 01' 21"W
EXC1	158.40'	421.00'	21° 33' 29"	N79° 07' 52"W	157.47'	N89° 54' 37"W	N68° 21' 08"W
EXC2	191.26'	280.00'	39° 08' 11"	S7° 44' 52"E	187.56'	S11° 49' 14"W	S27° 18' 57"E

EASEMENT LINE TABLE

LINE #	BEARING	LENGHT
E-1	S43° 12' 37"E	38.03
E-2	S1° 47' 37"W	20.00
E-3	N43° 12' 37"W	25.04
E-4	N0° 01' 21"E	29.20
E-5	S88° 12' 37"E	21.42
E-6	N88° 12' 37"W	22.04

LOCATION MAP NOT TO SCALE



WISCONSIN
JULIUS W. SMITH
S-3091
CROSS PLAINS
WISCONSIN
LAND SURVEYOR

PREPARED FOR:
ENCORE HOMES, INC.
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY:
WYSER ENGINEERING
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

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

REVISED xx/xx/2018

SHEET 1 OF 2 SHEETS