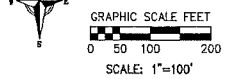


# POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE. THE SOURCE OF THE SE 1/4 OF SECTION 17-07-08 MEASURED AS BEARING S89°42'35"W



### LEGEND

- FOUND SOUTH CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1/4" # REBAR
- FOUND 3/4" # REBAR
- FOUND 1" # IRON PIPE
- SET 1 1/4" # STAIN ROUND IRON PIPE 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" x 18" STEEL ROUND IRON PIPE, 1.50 LBS. PER LINEAL FOOT WEIGHT

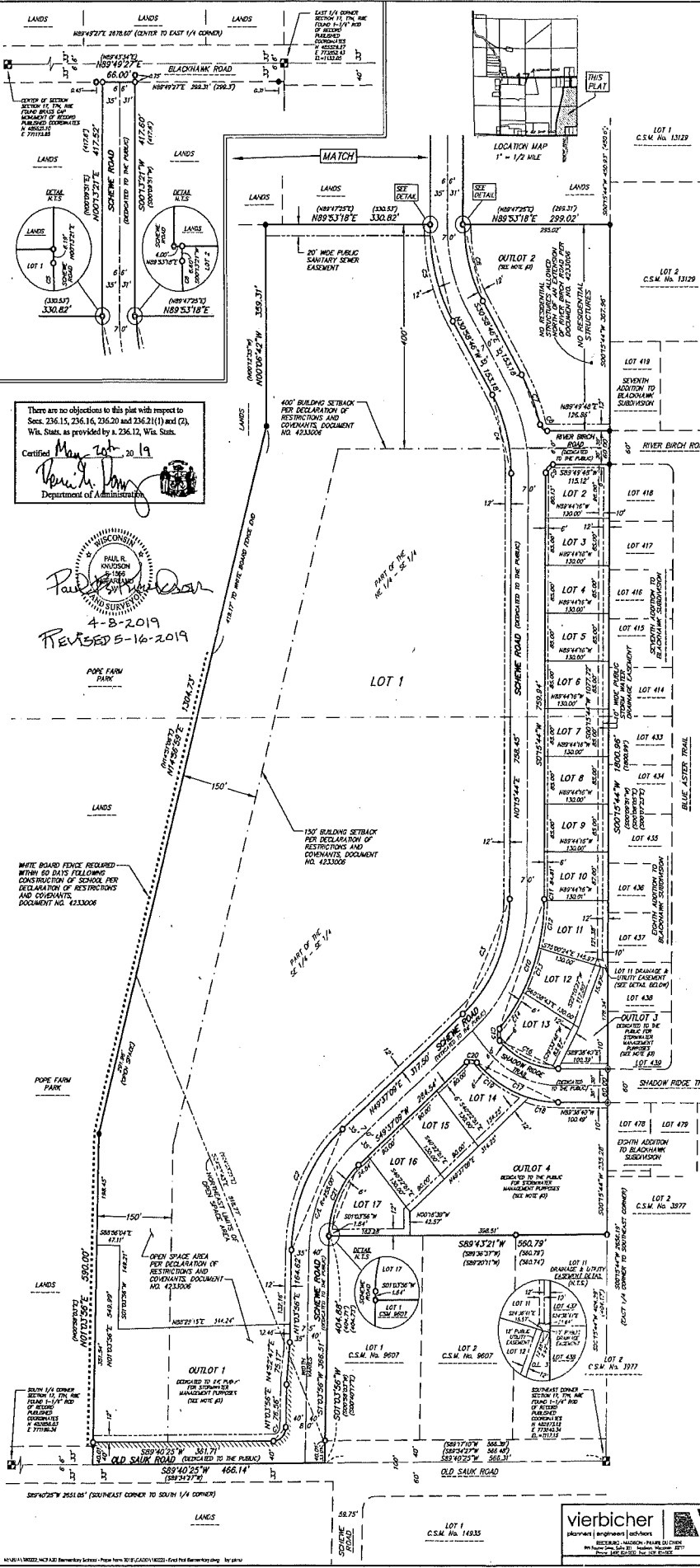
NO VEHICULAR ACCESS

RECORDED AS INFORMATION

PUBLIC UTILITY EXAMINATIONS SHOULD BE CONDUCTED PRIOR TO THE INSTALLATION OF ANY UTILITY. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARDS AND SPECIFICATIONS FOR UTILITY INSTALLATION. THE CITY OF MADISON SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY UTILITY. THE CITY OF MADISON SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY UTILITY.

NOTES:

- LOT 1 IS INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH STORMWATER REQUIREMENTS IN DIVISION 27 OF MADISON GENERAL ORDINANCES AT THE TIME OF DEVELOPMENT.
- LOTS 1 THROUGH 17 ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF RECORDING THIS PLAN.
- OUTLOT 1 SHALL BE MAINTAINED BY THE OWNER OF LOT 1 AS AN OPEN SPACE AREA ADJACENT TO THE OPEN SPACE LOTS WITHIN LOT 1. BOUNDARY ADJUSTMENTS, DRAINAGE AND OTHER STREET IMPROVEMENTS AND IMPROVEMENTS SHALL BE PERMITTED UPON APPROVAL BY THE CITY OF MADISON PLANNING DEPARTMENT. LOTS 1 AND 2 ARE DESIGNATED TO BE AVAILABLE FOR PUBLIC PARK OR RECREATION PURPOSES.
- ALL LOTS WITHIN THIS PLAN ARE SUBJECT TO PUBLIC EXAMINATIONS FOR GRANTING PURPOSES. EACH SHALL BE A MINIMUM OF 8 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE CENTER OF EACH LOT. THE EXAMINATION SHALL BE CONDUCTED WITHIN THE PERMITTER OF THE PLAN. EXCEPT WHERE SHOWN AND ACCORDING TO THE PURPOSES OF THE CITY OF MADISON GENERAL ORDINANCES AND THE CITY OF MADISON PLANNING DEPARTMENT. THE CITY OF MADISON SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY UTILITY. THE CITY OF MADISON SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY UTILITY.
- THE CITY OF MADISON SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY UTILITY. THE CITY OF MADISON SHALL BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY UTILITY.
- NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OF ALL LOTS WITHIN THIS PLAN SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF MADISON PLANNING DEPARTMENT.
- ALL LOTS WITHIN THIS PLAN ARE SUBJECT TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NO. 4233006 AND THE AMENDMENT TO THE DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NO. 4233006.
- SEE SHEET 2 FOR THE STATUS AND EXISTING OF THE PUBLIC SANITARY SEWER EXHAUST, PUBLIC UTILITY EXHAUSTS AND PUBLIC DRAINAGE EXHAUSTS.
- LOTS 8-11 SHALL BE SUBJECT TO RESTRICTIONS, RECORDED AS SEPARATE DOCUMENTS, REGARDING THE MINIMUM SETBACK ELEVATIONS FOR AND ASSOCIATED REQUIREMENTS FOR EACH LOT.
- THE HIGHEST POINT OF ELEVATION OF ANY PART OF THE EXISTING UTILITY SHALL BE AS SHOWN ON SHEET 2. THE HIGHEST POINT OF ELEVATION OF ANY PART OF THE EXISTING UTILITY SHALL BE AS SHOWN ON SHEET 2. THE HIGHEST POINT OF ELEVATION OF ANY PART OF THE EXISTING UTILITY SHALL BE AS SHOWN ON SHEET 2.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.



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 *[Signature]* May 20, 2019  
Department of Administration

PHIL R. MADISON  
SURVEYOR  
4-B-2019  
REVISED 5-16-2019

WHITE ROUND FENCE REQUIRED WITHIN 30 DAYS FOLLOWING CONSTRUCTION OF SCHOOL PER DECLARATION OF RESTRICTIONS AND COVENANTS, DOCUMENT NO. 4233006

LOT TABLE				LOT TABLE			
LOT #	AREA (SQ. FT.)	AREA (ACRES)	BEARING	LOT #	AREA (SQ. FT.)	AREA (ACRES)	BEARING
LOT 1	10000.00	0.23	S89°42'35"W	LOT 10	11270.00	0.26	S89°42'35"W
LOT 2	12300.00	0.28	S89°42'35"W	LOT 11	12000.00	0.28	S89°42'35"W
LOT 3	11020.00	0.25	S89°42'35"W	LOT 12	13300.00	0.31	S89°42'35"W
LOT 4	11020.00	0.25	S89°42'35"W	LOT 13	13300.00	0.31	S89°42'35"W
LOT 5	11020.00	0.25	S89°42'35"W	LOT 14	13300.00	0.31	S89°42'35"W
LOT 6	11020.00	0.25	S89°42'35"W	LOT 15	11700.00	0.27	S89°42'35"W
LOT 7	11020.00	0.25	S89°42'35"W	LOT 16	11700.00	0.27	S89°42'35"W
LOT 8	11020.00	0.25	S89°42'35"W	LOT 17	15445.00	0.35	S89°42'35"W
LOT 9	11020.00	0.25	S89°42'35"W				

OUTLOT TABLE				OUTLOT TABLE			
OUTLOT #	AREA (SQ. FT.)	AREA (ACRES)	BEARING	OUTLOT #	AREA (SQ. FT.)	AREA (ACRES)	BEARING
OL 1	86123.00	1.98	S89°42'35"W	OL 3	8897.00	0.21	S89°42'35"W
OL 2	83091.00	1.91	S89°42'35"W	OL 4	23229.00	0.53	S89°42'35"W

Curve Table						
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	25.00	38.86	048°30'29"	M422°17'E	34.92	
C2	290.00	245.75	048°31'33"	M22°30'32"E	238.46	
C3	370.00	232.59	048°21'25"	M44°36'26"E	225.46	
C4	370.00	167.83	037°14'21"	M12°21'21"W	145.41	
C5	300.00	174.36	037°12'27"	M12°22'43"W	172.12	
C6	240.00	138.14	037°12'27"	M12°22'43"W	128.49	
C7	340.00	246.88	037°12'27"	M22°40'27"E	246.53	S74°32'29"E
C8	15.00	12.77	012°32'54"	M22°21'20"E	12.37	S14°32'29"E
C9	15.00	23.45	028°34'25"	M40°22'46"W	21.13	
C10	340.00	234.71	042°30'24"	M2°40'25"W	248.33	S47°04'13"W
C11	340.00	210.00	020°22'24"	M20°28'49"W	219	
C12	340.00	85.22	014°21'41"	M7°48'43"W	85.00	
C13	340.00	85.22	014°21'41"	M27°12'27"W	85.00	
C14	340.00	81.37	013°44'45"	M26°14'40"W	81.37	
C15	15.00	33.00	028°34'25"	M20°49'22"E	20.81	S43°30'13"W
C16	170.00	133.70	043°33'04"	M27°12'27"W	128.82	S44°42'02"E
C17	230.00	184.31	045°37'45"	M43°30'17"W	178.60	M43°40'58"W
C18	230.00	80.88	012°08'25"	M27°12'27"W	80.50	
C19	230.00	123.63	030°30'20"	M30°20'20"W	122.24	
C20	15.00	22.70	028°34'25"	M27°12'27"W	20.59	M43°40'58"W
C21	168.00	142.37	048°33'13"	M22°30'32"E	138.14	

**vierbicher**

DESIGNED BY: P. HANSEN  
DATE: December 16, 2018  
CHECKED BY: J. HANSEN  
DATE: May 16, 2019

PREPARED FOR: K&M-Delta Plaza Ass  
SHEET 04/21  
706 South Avenue  
Madison, WI 53762

SHEET 1 OF 2