

LOT NO.	AREA SF	LOT NO.	AREA SF	LOT NO.	AREA SF	LOT NO.	AREA SF
1	4856	66	2400	131	3038	196	10140
2	2557	67	2400	132	3038	197	10140
3	2557	68	2400	133	3372	198	10140
4	2557	69	2400	134	4167	199	10140
5	2557	70	2400	135	3747	200	10140
6	2557	71	2400	136	3038	201	11106
7	2557	72	2807	137	3626	202	8048
8	2868	73	2477	138	3626	203	8540
9	3197	74	2400	139	3038	204	9198
10	2557	75	2400	140	3038	205	8314
11	2743	76	2400	141	3038	206	7797
12	2744	77	2400	142	3626	207	7797
13	2557	78	2400	143	3626	208	7797
14	2557	79	2400	144	3038	209	7797
15	2558	80	2400	145	3626	210	11049
16	4029	81	4026	146	3626	211	9427
17	3121	82	3607	147	4976	212	6667
18	2790	83	3023	148	7058	213	6667
19	2790	84	3424	149	3626	214	6667
20	2790	85	4382	150	3626	215	6667
21	2790	86	3580	151	3626	216	6667
22	2790	87	3007	152	3626	217	7305
23	3805	88	3007	153	3626	218	7345
24	2869	89	3659	154	3626	219	7345
25	2790	90	4767	155	4410	220	8549
26	2790	91	3754	156	3626	221	12144
27	2790	92	3573	157	3626	222	6881
28	2790	93	5181	158	3626	223	8535
29	3178	94	3525	159	4414	224	5814
30	2998	95	2890	160	5481	225	6078
31	2790	96	2880	161	3626	226	6098
32	3260	97	2880	162	3626	227	6078
33	4780	98	3018	163	3626	228	6078
34	2856	99	3642	164	3623	229	6078
35	3158	100	2880	165	5141	230	8748
36	3788	101	2880	166	3626	231	8443
37	2950	102	2880	167	4952	232	6326
38	2850	103	2880	168	7162	233	5959
39	2850	104	3057	169	6468	234	5959
40	2850	105	3340	170	6077	235	5959
41	2789	106	3232	171	6077	236	5151
42	3118	107	2880	172	6781	237	5151
43	3417	108	2880	173	5650	238	5568
44	2807	109	4201	174	5253	239	8295
45	2790	110	7642	175	5253	240	8295
46	2790	111	5900	176	5253	241	108091
47	2790	112	6900	177	6077	242	5832
48	3207	113	6352	178	6077	243	5832
49	2850	114	6441	179	6077	244	5832
50	2850	115	6501	180	6077	245	5832
51	2850	116	5900	181	8708	246	108364
52	2850	117	5100	182	8481	247	227231
53	2850	118	5100	183	6077	248	6528
54	2850	119	6500	184	6077	249	6528
55	2850	120	5900	185	6077	250	6528
56	2790	121	6500	186	6077	251	44836
57	3000	122	6500	187	6077	252	5832
58	2850	123	6952	188	6077	253	6049
59	2850	124	6500	189	6695	254	7152
60	2850	125	6500	190	7110	255	111949
61	2850	126	4852	191	6695	256	912141
62	2850	127	4900	192	6695	257	1018483
63	2850	128	5165	193	7301	258	1121456
64	3610	129	3626	194	7467	259	12189720
65	2992	130	3626	195	71645		

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Midpoint Meadows and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:

A parcel of land located in the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R5E, City of Madison, Dane County, Wisconsin, in part:

Beginning at the Northwest corner of said Section 2;

thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R5E;

thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northern extension of Lot 1, Certified Survey Map No. 4332;

thence S02°02'16"W, 249.67 feet along said Northern extension and West line of said Lot 1, to the Southwest corner of said Lot 1;

thence S85°27'56"E, 35.18 feet along the South line of said Lot 1;

thence S07°05'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 111451;

thence S18°13'52"W, 107.03 feet along the West line of said Lot 1;

thence S03°04'52"W, 67.92 feet along said West line;

thence S87°16'08"E, 36.00 feet along said West line;

thence S02°43'52"W, 27.64 feet along said West line to the Southwest corner of said Lot 1;

thence S84°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southwest corner of Certified Survey Map No. 111451;

thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 111451;

thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southwest corner of said lands;

thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4;

thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R5E;

thence N88°13'54"E, 23.21 feet along said North line to the South 1/4 corner of Section 35, T7N, R5E;

thence N89°04'17"E, 1003.64 feet along said North line to a point on the Northern extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 8644;

thence S00°19'47"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 8644 and the Northern and Southern extensions thereof to the centerline of Raymond Road;

thence S66°30'55"W, 1539.58 feet along the centerline of Raymond Road to the centerline of Marty Road;

thence N01°56'59"E, 156.41 feet along the centerline of Marty Road;

thence S88°53'56"W, 2405.49 feet along unimproved lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North line of Lot 1, Certified Survey Map No. 15452 and the North line of Lot 2, Certified Survey Map No. 15452 to the North West corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek;

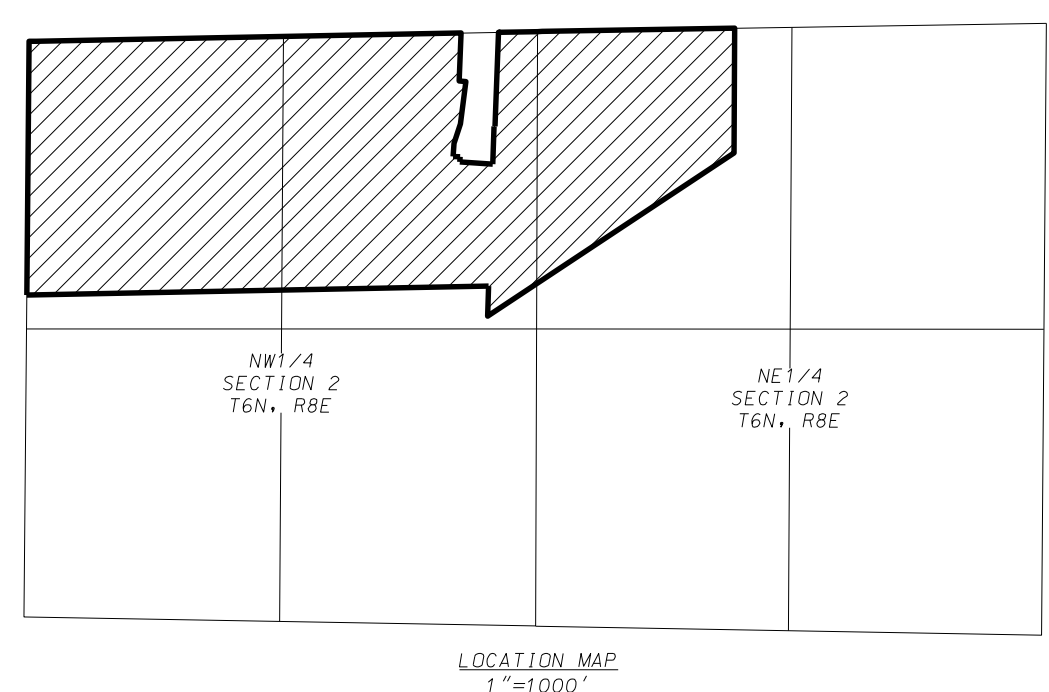
thence N00°50'54"E, 1321.66 feet along the East line of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning;

Containing 4,401.120 square feet (101.0358 acres).

Dated this 11th day of December, 2023

NOTES

- This Plot is subject to the following recorded instruments:
 - 1 - Dedicated to the public for alley purposes, Public Utility Easement over the entire outlot.
 - 2 - Dedicated to the public for alley purposes, Public Utility Easement over the entire outlot.
 - 3 - Private Open Space
 - 4 - Dedicated to the public for alley purposes, Public Utility Easement over the entire outlot.
 - 5 - Private Open Space
 - 6 - Private Open Space
 - 7 - Dedicated to the public for alley purposes, Public Utility Easement over the entire outlot.
 - 8 - Dedicated to the public for stormwater management.
 - 9 - Dedicated to the public for alley purposes, Public Utility Easement over the entire outlot
 - 10 - Dedicated to the public for stormwater management.
 - 11 - Reserved for future development.
 - 12 - Reserved for future development.
- All intersection radii are 15 feet unless noted.
- Zoning:
 - Existing - R-P - Lots 1-245, 247
 - Proposed - R-P - Lots 1-245, 247
 - CC-7 - Lot 246
- Planner: Vandewalle and Assoc. Owner and Developer: VM Midpoint Meadows LLC



LEGEND

- FOUND PLSS MONUMENT
- FOUND 1-1/4" REBAR
- FOUND 1" IRON PIPE (UNLESS NOTED)
- FOUND 3/4" REBAR
- ⊗ FOUND CHISELED "X" ON ROCK
- SS SS SANITARY SEWER
- W W WATER MAIN
- ST ST STORM SEWER
- DHE DHE OVERHEAD UTILITIES
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE W/LIGHT
- LIGHT POLE
- HYDRANT
- VALVE
- SOIL BORING
- EDGE OF TREES
- CONCRETE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR
- RECORDED AS INFORMATION
- DEDICATED TO THE PUBLIC DTPP

Brett T. Stoffregan
 Brett T. Stoffregan, Professional Land Surveyor, S-2742
 6-2742
 MADISON, WISCONSIN
 LAND SURVEYOR

DATE: 12-11-23
 REVISED:
 FN: 23-07-109
 Sheet Number:
 1 of 1

SCALE: 1" = 100'
 (PAGE SIZE: 30x42)

GRID NORTH
 WISCONSIN COORDINATE
 REFERENCE SYSTEM (WISCRS)
 (DANE COUNTY MADR32011)

PRELIMINARY PLAT

MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R5E, TOWN OF VERONA, ALL IN DANE COUNTY, WISCONSIN

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