

[illegible]

1. This survey is based upon field survey work performed in August through December of 2004. Any changes in site conditions after December 2004 are not reflected on this survey.
2. The survey was conducted in accordance with the National Wetlands Inventory (NWI) data (USFWS, 2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using a Trimble 5600 RTK GPS.
3. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per 624.31(C)(3)(b) of the Florida Statutes. No private location request was made. Verbiage does not warrant the location of utilities.
4. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown as dashed lines.
5. No attempt has been made as a part of this survey to obtain or show data concerning the location of any underground utility lines or structures for service facility. For information regarding these utilities contact the appropriate agencies.
6. Survey has made no investigation or independent search for easement of record, or other restrictive covenants.

SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 821-3962
mzieh@vierbicher.com

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- ⊗ FOUND 1" Ø IRON PIPE
- FOUND 1-1/4" Ø SOLID IRON RE-ROD
- FOUND 3/4" Ø SOLID IRON RE-ROD
- ✕ FOUND CHISELED "X"
- SET 1-1/4" x 18" SOLID IRON RE-ROD MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLET CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

BENCHMARK #1 - ELEV. 1041.71: TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SOUTH PLEASANT VIEW ROAD AND MID TOWN ROAD.

BENCHMARK #2 - ELEV. 1061.93: TOP NUT OF FIRE HYDRANT LOCATED APPROX. 675' EAST OF MID TOWN ROAD ON SOUTH SIDE OR ROAD.

BENCHMARK #3 - ELEV. 1059.61: TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MANSION HILL AVENUE AND MICA ROAD.

BENCHMARK #4 - ELEV. 1079.59: TOP NUT OF FIRE HYDRANT LOCATED AT THE END OF McDOWELL DRIVE ON THE NORTH SIDE OF ROAD.

		EXISTING GAS LINE
		EXISTING UNDERGROUND ELECTRIC LINES
		EXISTING SANITARY SEWER LINE
		EXISTING STORM SEWER LINE
		EXISTING EDGE OF TREES
		EXISTING WATER MAIN
		EXISTING MAJOR CONTOUR
		EXISTING MINOR CONTOUR
		EXISTING EDGE OF PAVEMENT
		EXISTING EDGE OF GRAVEL
		EXISTING RIP RAP
		EXISTING GRAVEL SURFACE
		EXISTING CONCRETE SURFACE
		EXISTING ASPHALT SURFACE

- EXISTING MALBOB
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING CULVERT
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDestal
- EXISTING DOWN GUY
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDestal
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDestal
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

TOTAL PLAT AREA = 1,366,009 SQ. FT. (31.3592 AC.)

I, Michael J. Ziehr, Professional Land Surveyor, hereby certify: that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief is in compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Vierbicher Associates, Inc.
By: Michael J. Ziehr
Date: June 29, 2022

Signed: Michael J. Ziehr, P.L.S. No. 2401



CURVE DATA					
NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	22.19'	306.00'	4°09'20"	22.19'	N81° 58' 31"W
C2	226.29'	1171.00'	11°04'19"	225.93'	N89° 35' 20"W
C3	75.20'	1115.56'	3°02'09"	75.19'	N04° 03' 09"E
C4	84.68'	1327.39'	3°39'18"	84.68'	N01° 02' 34"W
C5	26.02'	85.15'	80°34'42"	23.93'	S37° 36' 16"W
C6	106.96'	333.00'	18°24'12"	106.50'	N80° 47' 54"E
C7	15.62'	100.00'	89°59'42"	14.08'	N63° 39' 21"W
C8	88.11'	267.00'	18°54'30"	87.71'	S07° 29' 15"W
C9	139.71'	1174.00'	6°49'06"	139.62'	S00° 04' 22"E
C10	26.17'	18.50'	81°02'22"	24.04'	S49° 28' 49"E
C11	135.95'	267.00'	29°10'28"	134.49'	N75° 24' 46"E
C12	118.74'	267.00'	25°28'47"	117.76'	N77° 15' 36"E
C13	17.22'	267.00'	3°41'41"	17.21'	N62° 40' 22"E
C14	148.36'	333.00'	25°31'39"	147.14'	S73° 05' 22"W
C15	13.98'	100.00'	80°05'39"	12.87'	N46° 18' 20"E
C16	130.61'	483.00'	15°29'36"	130.21'	N16° 00' 22"W
C17	198.05'	267.00'	42°29'57"	193.54'	N00° 30' 10"E
C18	148.18'	267.00'	31°47'50"	146.58'	N05° 51' 13"E
C19	49.87'	267.00'	10°42'07"	49.80'	N15° 23' 45"W
C20	155.38'	100.00'	89°01'39"	140.22'	N45° 29' 11"E
C21	89.65'	100.00'	51°02'04"	86.68'	N64° 18' 58"E
C22	65.73'	100.00'	37°39'35"	64.55'	N18° 48' 09"E
C23	104.46'	100.00'	59°51'11"	99.78'	S30° 53' 57"W
C24	158.40'	333.00'	27°15'12"	156.91'	N07° 07' 13"W
C25	14.45'	10.00'	82°47'54"	13.23'	S34° 53' 33"E
C26	89.19'	117.00'	4°30'31"	87.04'	N81° 52' 14"E
C27	100.26'	183.00'	31°23'21"	99.01'	S75° 43' 29"W
C28	64.10'	117.00'	31°23'21"	63.30'	S75° 43' 29"W
C29	139.50'	183.00'	4°30'31"	136.14'	N81° 52' 14"E
C30	14.45'	10.00'	82°47'54"	13.23'	S62° 18' 53"E
C31	4.89'	33.00'	0°50'32"	4.89'	N21° 19' 32"W
C32	103.92'	417.00'	1°47'41"	103.65'	S14° 36' 48"W
C33	16.78'	100.00'	96°03'08"	14.87'	S40° 33' 07"E
C34	16.77'	100.00'	96°04'38"	14.87'	S43° 23' 00"W
C35	103.73'	417.00'	1°47'51"	103.47'	S11° 46' 54"W
C36	104.50'	417.00'	1°42'1'28"	104.22'	S26° 05' 14"E
C37	121.04'	483.00'	1°42'1'28"	120.72'	S26° 05' 14"E
C38	127.38'	483.00'	1°50'6'39"	127.02'	S11° 21' 10"E
C39	15.97'	100.00'	91°29'17"	14.32'	S92° 32' 29"W
C40	111.32'	267.00'	2°35'21"	110.52'	S72° 46' 13"E
C41	13.92'	100.00'	79°44'02"	12.82'	S20° 57' 31"W
C42	108.89'	333.00'	18°54'30"	108.40'	S07° 29' 15"W

PRELIMINARY PLAT HAWKS NEST

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF TH

DATE		06/29/2026	
DRAFTER		MZIE	
CHECKED		ZDRE	
PROJECT NO.		240226	
SHEET		1 OF 2	

1 OF 2

1. This survey is based upon field survey work performed in August through December of 2004. Any changes in site conditions after December 2004 are not reflected on this survey.
2. This survey was conducted in accordance with the National Standard and Practice Handbook for Wetland Delineation, Version 3.0 (1999), and the National Wetland Inventory Manual, Version 3.0 (2001). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using a Trimble 5600 RTK GPS.
3. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per the American Petroleum Institute (API) standard. The survey was completed on 06/25/2024 (3018999). No private location request was made. Viebracher does not warrant the locations shown on this map.
4. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown as dashed lines.
5. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding utility condition or capacity, please contact the appropriate utility.
6. Surveyor has made no investigation or independent search for easement or record of record. Surveyor is not responsible for restrictive covenants or other encumbrances.

