

**LEGEND**

- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- WATER MAIN
- OVERHEAD ELECTRIC
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- PHONE POLE
- VALVE
- HYDRANT
- GUY WIRE
- TREE LINE
- EXIST. CONTOUR
- FENCE

**NOTES**

1. This Plot is subject to the following recorded instruments:
  - A. Declaration of Conditions and Covenants recorded as Doc. Nos. 4229331, 4229332 and 4879641.
  - B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4281331 and 4281332.
  - C. Restrictions recorded as Doc. No. 4165428.
2. Outlots 3, 5, 6 and 11 are dedicated to the public for stormwater management purposes.
3. Outlot 2 is dedicated to the public for stormwater management and sanitary sewer purposes.
4. Outlot 4 is dedicated to the public for alley purposes.
5. Outlot 7 and 8 are dedicated to the public for park purposes.
6. Outlots 9 and 10 are private open spaces.
7. All intersection radii are 15' unless noted.

**CURVE TABLE**

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC BEARING	CENTRAL ANGLE
C1	545.00	86.07	86.16	N81°19'20"E	009°03'28"
	545.00	63.55	63.59	N86°30'31"E	006°41'06"
	545.00	22.57	22.57	N81°58'47"E	002°22'22"
	545.00	164.16	164.78	N2°01'50"E	017°18'24"
	545.00	156.81	157.36	N72°31'18"E	016°32'36"
	740.00	820.10	869.21	S82°52'48"E	067°18'00"
	740.00	6.71	6.71	N63°43'47"E	000°31'10"
	740.00	68.72	68.75	N84°39'02"E	005°19'22"
	740.00	68.72	68.75	N71°58'25"E	005°19'22"
	740.00	68.72	68.75	N77°17'47"E	005°19'22"
	740.00	68.72	68.75	N82°37'09"E	005°19'22"
	740.00	68.72	68.75	N87°56'31"E	005°19'22"
	740.00	68.72	68.75	S86°44'07"E	005°19'22"
	740.00	68.72	68.75	S81°24'45"E	005°19'22"
C2	740.00	68.72	68.75	S70°46'01"E	005°19'22"
	740.00	45.49	45.50	S84°20'32"E	003°18'22"
	740.00	130.91	131.08	S59°30'29"E	010°08'58"
	740.00	67.18	67.20	S51°49'54"E	005°12'12"
	340.00	232.42	237.20	S89°12'58"E	039°58'20"
	25.00	35.36	39.27	S44°12'08"E	090°00'00"
	255.00	139.70	141.51	S73°18'18"E	031°47'44"
	125.00	76.65	76.94	N80°33'29"W	017°17'18"
	255.00	64.39	64.51	N64°59'37"W	014°50'26"
	25.00	35.06	38.86	S45°19'29"W	089°03'14"

**SURVEYOR'S CERTIFICATE**

I, Brett T. Stoffregen, Registered Land Surveyor, S-2742, 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 13th day of March, 2014.

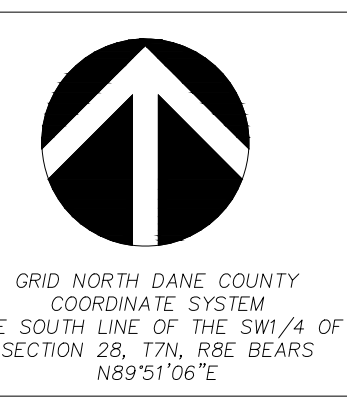
*Brett T. Stoffregen*  
Brett T. Stoffregen, Registered Land Surveyor, S-2742



**OWNER & SUBDIVIDER**  
W South Pointe Lands, LLC  
6801 South Pointe Drive  
Madison, WI 53713

DATE: 01-07-14  
REVISED: 03-13-14  
FN: 13-07-122  
Sheet Number:  
1 of 1

SCALE: 1" = 100'  
0 100



PRELIMINARY PLAT  
**1ST ADDITION TO 1000 OAKS**  
PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155  
LOCATED IN ALL 1/4'S OF THE SW 1/4 OF SECTION 28, T7N, R8E,  
CITY OF MADISON, 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