

26 Jun 2023 - 11:53a M:\Stone House Development\220031_Voil Farm\CADD\220031_Base.dwg by: jdel



vierbicher
planners engineers advisors

OFFICIAL MAPPED RESERVATION
04-07-10

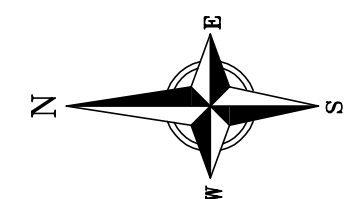
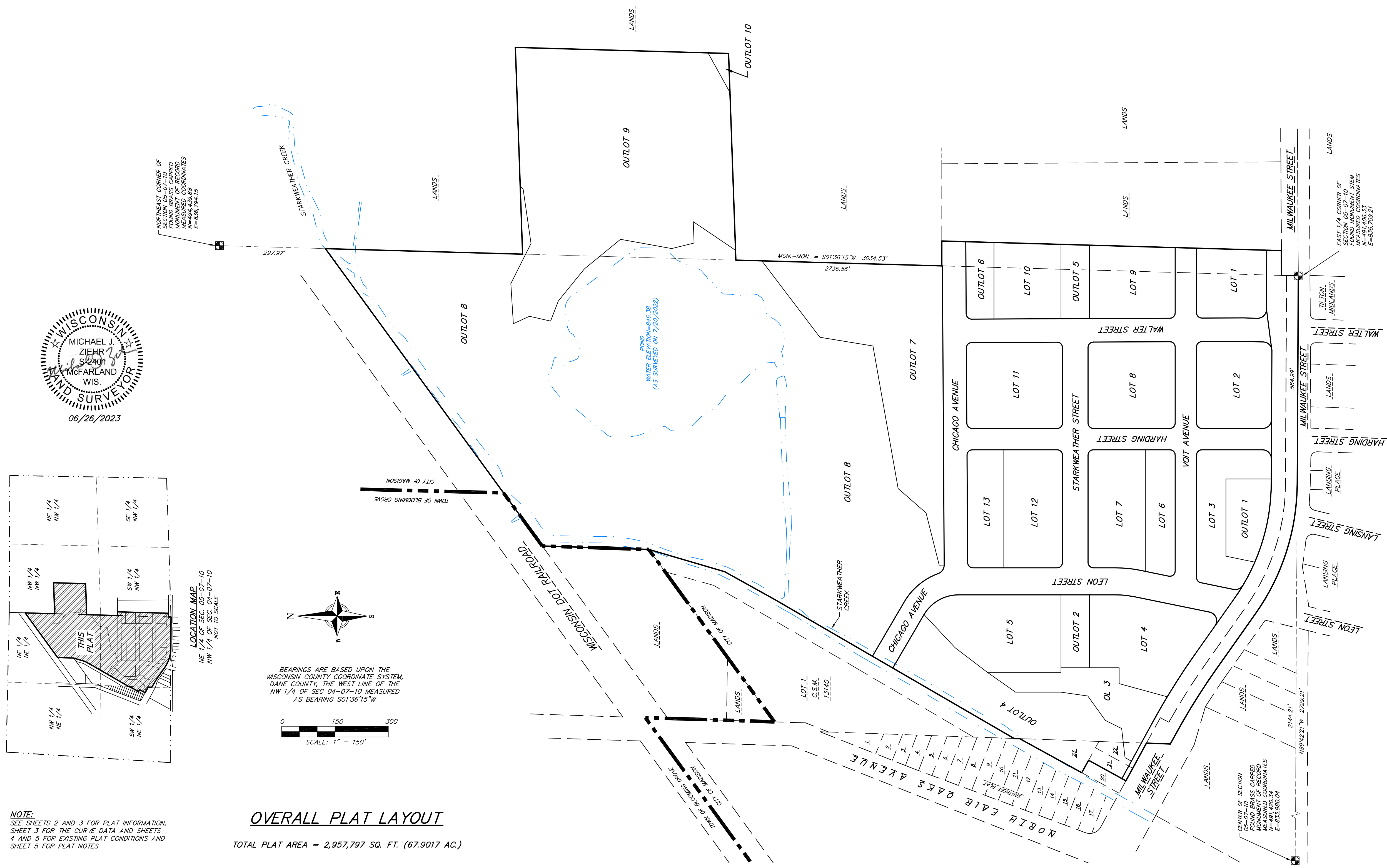
Voit Farm
City of Madison
Dane County, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

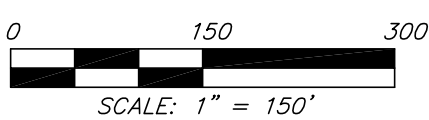
DATE	06/26/2023
DRAFTER	JDEL
CHECKED	RKOL
PROJECT NO.	220031
SHEET	1 OF 1

PRELIMINARY PLAT OF STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC. 04-07-10 MEASURED AS BEARING S01°36'15"W



OVERALL PLAT LAYOUT

TOTAL PLAT AREA = 2,957,797 SQ. FT. (67.9017 AC.)

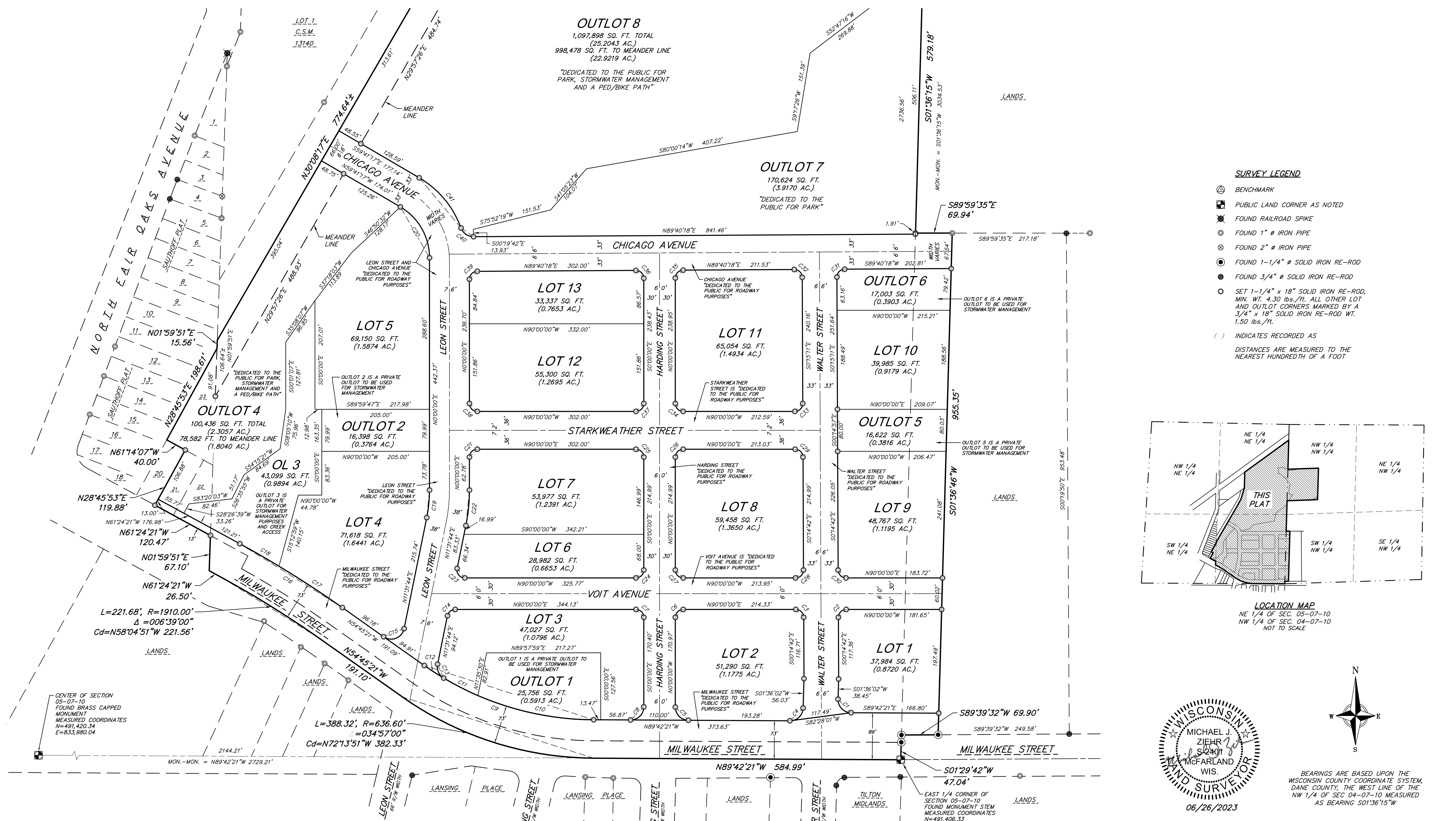
NOTE:
SEE SHEETS 2 AND 3 FOR PLAT INFORMATION,
SHEET 3 FOR THE CURVE DATA AND SHEETS
4 AND 5 FOR EXISTING PLAT CONDITIONS AND
SHEET 5 FOR PLAT NOTES.

25 Jun 2023 - 10:01p M:\Stone House Development\220031_Voit Farm\CADD\220031_PrelimPlat.dwg by: mzie

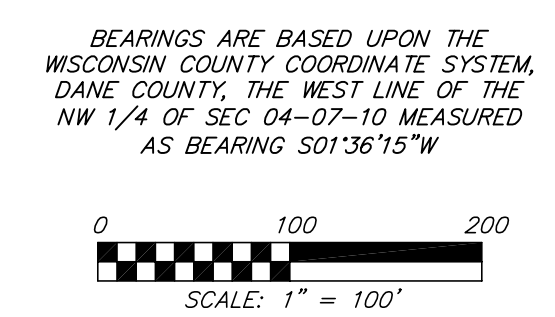
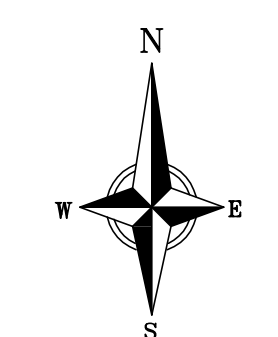
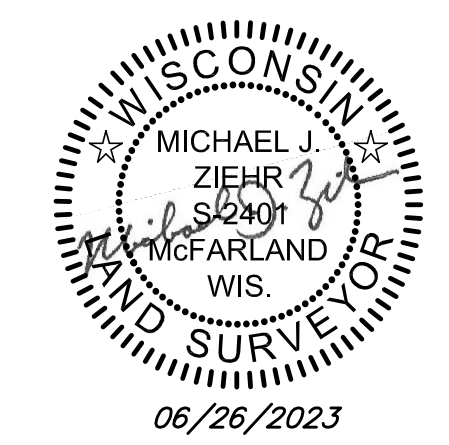
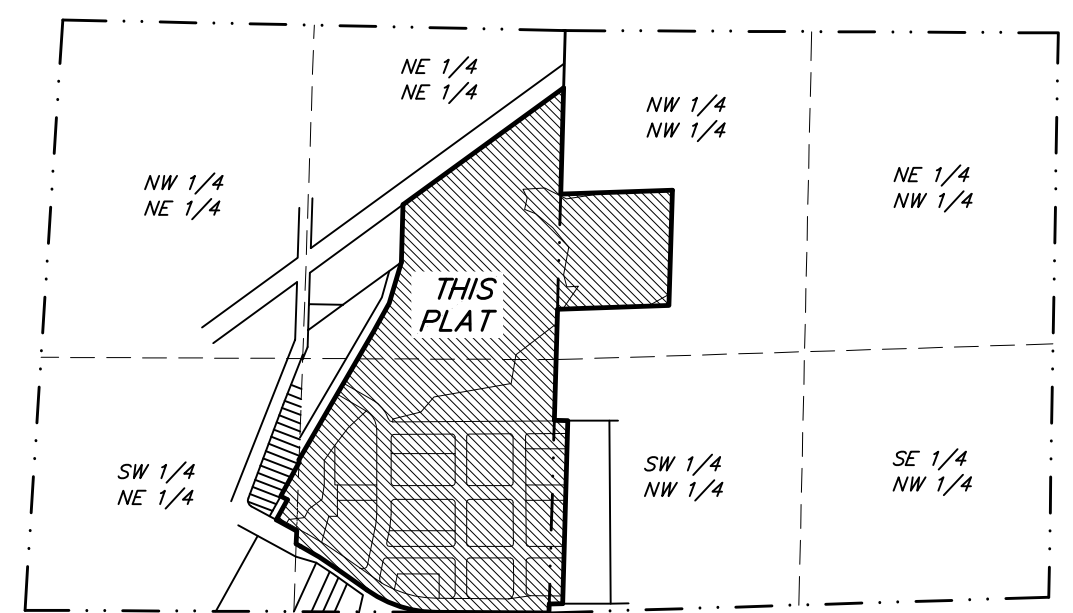
vierbicher planners engineers advisors Phone: (800) 261-3898	Drafted by: MZC Checked by: RKOL FN: 220031 Date: 06/26/2023	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Voit Land, LLC 3450 Milwaukee Street Madison, WI 53714
	Rev: _____ Rev: _____ Rev: _____		

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- SURVEY LEGEND**
- ⊙ BENCHMARK
 - ⊠ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND RAILROAD SPIKE
 - ⊙ FOUND 1" # IRON PIPE
 - ⊙ FOUND 2" # IRON PIPE
 - ⊙ FOUND 1-1/4" # SOLID IRON RE-ROD
 - ⊙ FOUND 3/4" # SOLID IRON RE-ROD
 - ⊙ SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT 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



PUBLIC UTILITY EASEMENT NOTE: PUBLIC UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HERIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

*UNLESS OTHERWISE NOTED ON THE PLAT.

<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	Drafted by: MZE Checked by: RKOL FN: 220031 Date: 06/26/2023	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Voit Land, LLC 3450 Milwaukee Street Madison, WI 53714
	Rev:	Rev:	Rev:
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	Rev:	Rev:	Rev:
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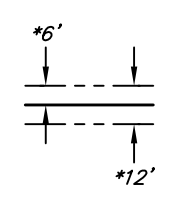
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SURVEY LEGEND

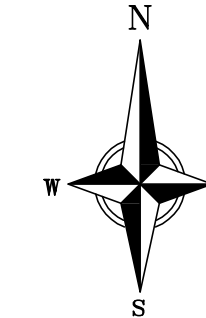
- ⊕ BENCHMARK
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- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



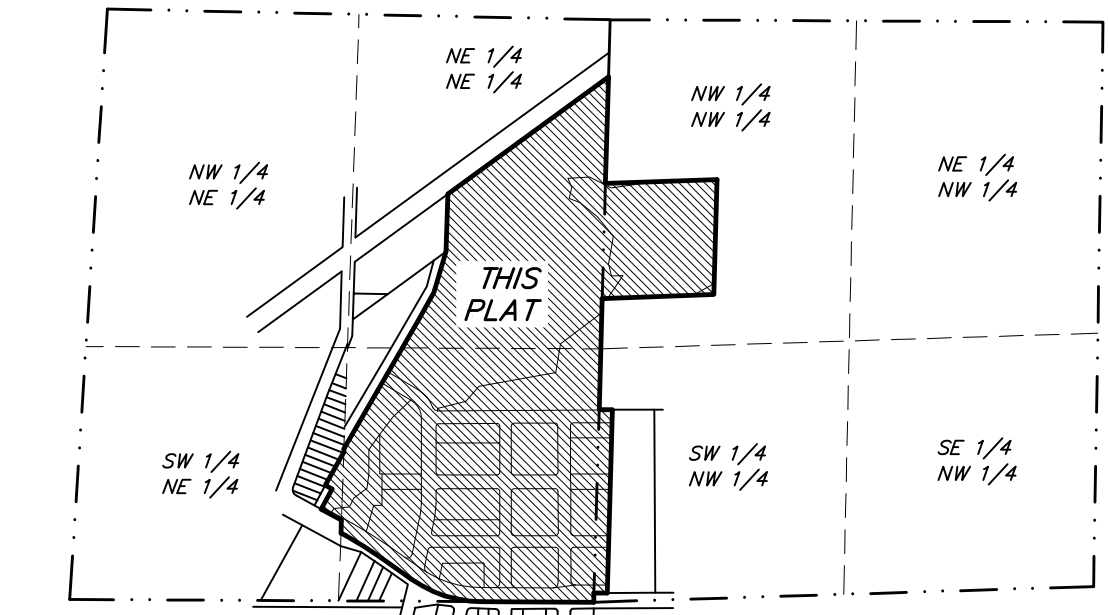
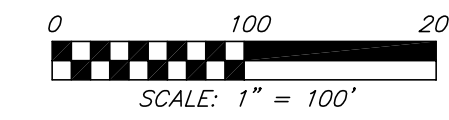
PUBLIC UTILITY EASEMENT NOTE. PUBLIC UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

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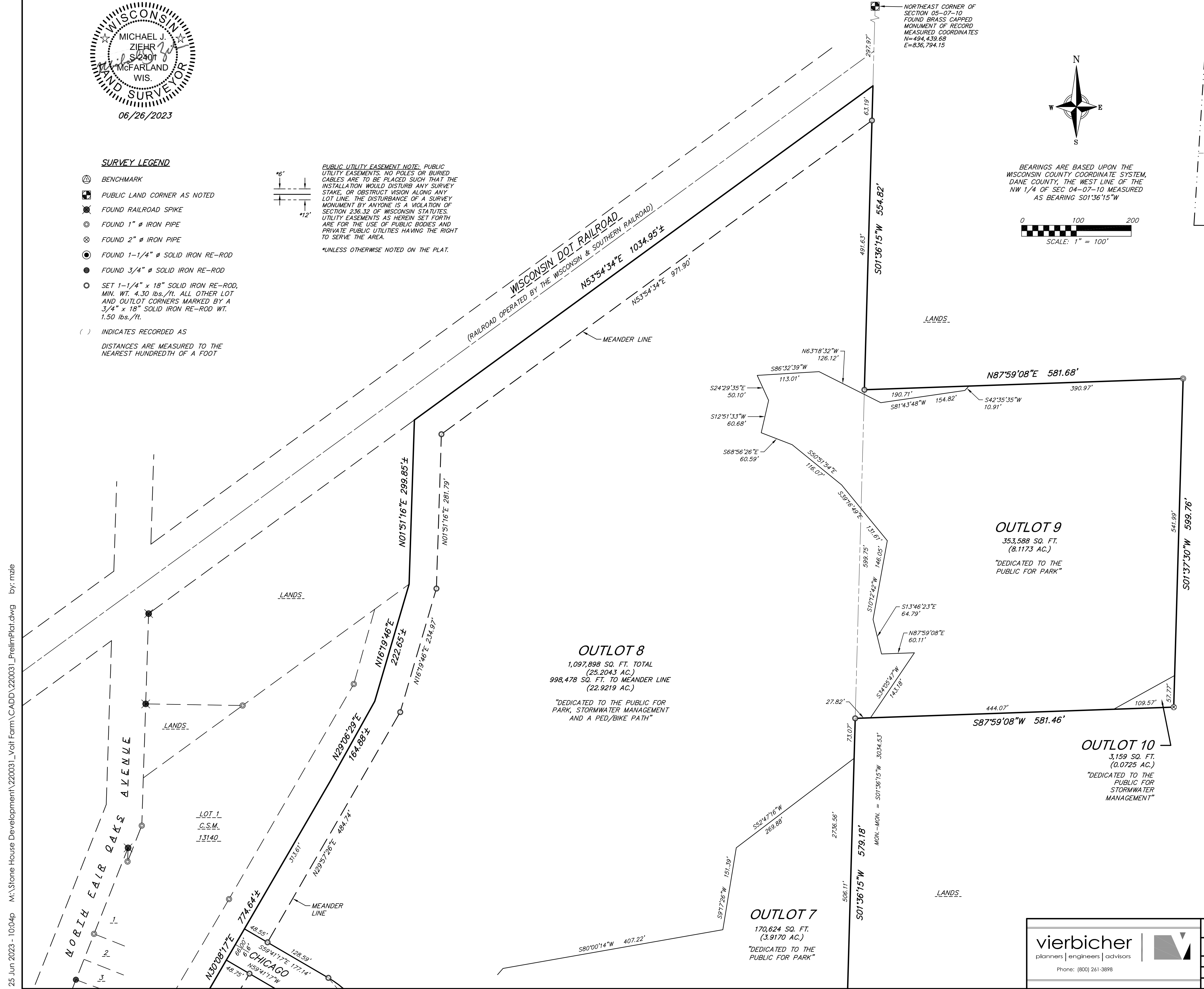
NORTHEAST CORNER OF SECTION 05-07-10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=494,439.68 E=836,794.15



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC 04-07-10 MEASURED AS BEARING S01°36'15"W



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE



CURVE DATA					
CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD DIRECTION
C1	39.84'	25.00'	91°18'23"	35.76'	S44° 03' 10"E
C2	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C3	23.50'	15.00'	89°45'18"	21.17'	N45° 07' 21"W
C4	38.70'	25.00'	88°41'37"	34.95'	N45° 56' 50"E
C5	39.14'	25.00'	89°42'21"	35.26'	S44° 51' 11"E
C6	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C7	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C8	39.40'	25.00'	90°17'39"	35.45'	N45° 08' 49"E
C9	34.379'	56.360'	34°57'00"	338.49'	S72° 13' 51"E
C10	226.78'	56.360'	23°03'09"	225.23'	S78° 10' 47"E
C11	73.04'	56.360'	07°25'33"	72.99'	S62° 56' 26"E
C12	43.99'	56.360'	04°28'18"	43.98'	S56° 59' 31"E
C13	30.82'	25.00'	70°45'24"	28.95'	S23° 50' 58"E
C14	20.54'	15.00'	78°28'16"	18.98'	S50° 45' 52"W
C15	49.62'	25.00'	113°42'55"	41.87'	N68° 23' 11"E
C16	230.16'	1983.00'	06°39'01"	230.03'	N58° 04' 51"W
C17	144.20'	1983.00'	04°09'59"	144.16'	N56° 50' 20"W
C18	85.97'	1983.00'	02°29'02"	85.96'	N60° 09' 50"W
C19	52.72'	262.00'	11°31'44"	52.63'	N05° 45' 52"E
C20	116.68'	112.00'	59°41'17"	111.47'	N29° 50' 38"W
C21	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C22	68.01'	338.00'	11°31'44"	67.90'	N05° 45' 52"E
C23	26.58'	15.00'	101°31'44"	23.24'	S39° 14' 08"E
C24	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C25	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C26	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C27	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C28	23.63'	15.00'	90°14'42"	21.26'	N44° 52' 39"E
C29	23.50'	15.00'	89°45'18"	21.17'	N45° 07' 21"W
C30	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C31	23.54'	15.00'	89°55'29"	21.20'	S44° 42' 33"W
C32	23.58'	15.00'	90°04'31"	21.23'	N45° 17' 27"W
C33	23.63'	15.00'	90°15'11"	21.26'	N44° 52' 24"E
C34	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C35	23.48'	15.00'	89°40'18"	21.15'	S44° 50' 09"W
C36	23.65'	15.00'	90°19'42"	21.27'	N45° 09' 51"W
C37	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C38	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C39	23.48'	15.00'	89°40'18"	21.15'	S44° 50' 10"W
C40	30.72'	25.00'	70°24'36"	28.83'	S55° 07' 24"E
C41	127.02'	183.00'	39°46'11"	124.49'	N39° 48' 11"W

OUTLOT 8
1,097,898 SQ. FT. TOTAL
(25,2043 AC.)
998,478 SQ. FT. TO MEANDER LINE
(22,9219 AC.)
"DEDICATED TO THE PUBLIC FOR PARK, STORMWATER MANAGEMENT AND A PED/BIKE PATH"

OUTLOT 9
353,588 SQ. FT.
(8.1173 AC.)
"DEDICATED TO THE PUBLIC FOR PARK"

OUTLOT 10
3,159 SQ. FT.
(0.0725 AC.)
"DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT"

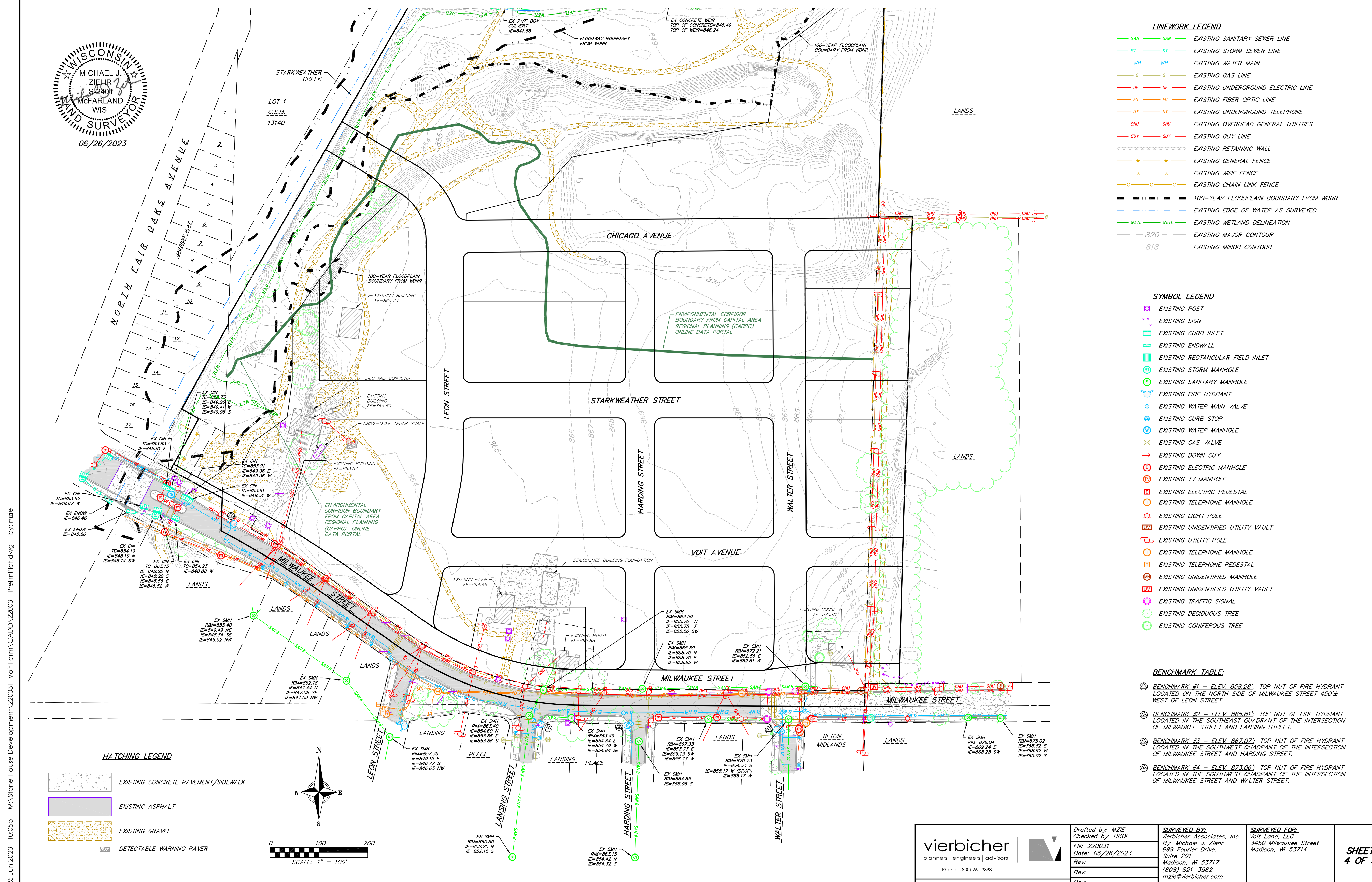
OUTLOT 7
170,624 SQ. FT.
(3.9170 AC.)
"DEDICATED TO THE PUBLIC FOR PARK"

25 Jun 2023 - 10:04p M:\Stone House Development\220031_Voil Farm\CADD\220031_PrelimPlat.dwg by: mzie

<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	Drafted by: MZC Checked by: RKOL FN: 220031 Date: 06/26/2023	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Voil Land, LLC 3450 Milwaukee Street Madison, WI 53714
	<p style="text-align: right;">SHEET 3 OF 5</p>		

PRELIMINARY PLAT OF STARKWEATHER PLAT

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LINEWORK LEGEND

— SAN —	EXISTING SANITARY SEWER LINE
— ST —	EXISTING STORM SEWER LINE
— WM —	EXISTING WATER MAIN
— G —	EXISTING GAS LINE
— UE —	EXISTING UNDERGROUND ELECTRIC LINE
— FO —	EXISTING FIBER OPTIC LINE
— UT —	EXISTING UNDERGROUND TELEPHONE
— OUI —	EXISTING OVERHEAD GENERAL UTILITIES
— GUY —	EXISTING GUY LINE
— [Symbol] —	EXISTING RETAINING WALL
— [Symbol] —	EXISTING GENERAL FENCE
— [Symbol] —	EXISTING WIRE FENCE
— [Symbol] —	EXISTING CHAIN LINK FENCE
— [Symbol] —	100-YEAR FLOODPLAIN BOUNDARY FROM WDNR
— [Symbol] —	EXISTING EDGE OF WATER AS SURVEYED
— WETL —	EXISTING WETLAND DELINEATION
— 820 —	EXISTING MAJOR CONTOUR
— 818 —	EXISTING MINOR CONTOUR

SYMBOL LEGEND

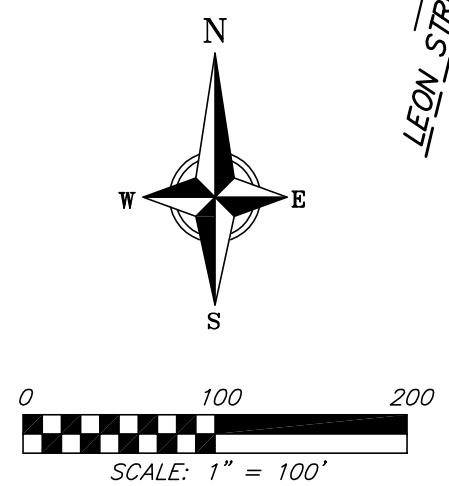
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[Symbol]	EXISTING SIGN
[Symbol]	EXISTING CURB INLET
[Symbol]	EXISTING ENDWALL
[Symbol]	EXISTING RECTANGULAR FIELD INLET
[Symbol]	EXISTING STORM MANHOLE
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER MAIN VALVE
[Symbol]	EXISTING CURB STOP
[Symbol]	EXISTING WATER MANHOLE
[Symbol]	EXISTING GAS VALVE
[Symbol]	EXISTING DOWN GUY
[Symbol]	EXISTING ELECTRIC MANHOLE
[Symbol]	EXISTING TV MANHOLE
[Symbol]	EXISTING ELECTRIC PEDESTAL
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING UNIDENTIFIED UTILITY VAULT
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING TELEPHONE MANHOLE
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING UNIDENTIFIED MANHOLE
[Symbol]	EXISTING UNIDENTIFIED UTILITY VAULT
[Symbol]	EXISTING TRAFFIC SIGNAL
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING CONIFEROUS TREE

BENCHMARK TABLE:

Ⓢ	BENCHMARK #1 - ELEV. 858.28'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MILWAUKEE STREET 450'± WEST OF LEON STREET.
Ⓢ	BENCHMARK #2 - ELEV. 865.81'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND LANSING STREET.
Ⓢ	BENCHMARK #3 - ELEV. 867.02'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND HARDING STREET.
Ⓢ	BENCHMARK #4 - ELEV. 873.06'; TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MILWAUKEE STREET AND WALTER STREET.

HATCHING LEGEND

[Hatch]	EXISTING CONCRETE PAVEMENT/SIDEWALK
[Hatch]	EXISTING ASPHALT
[Hatch]	EXISTING GRAVEL
[Hatch]	DETECTABLE WARNING PAVER



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<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	Drafted by: MZC Checked by: RKOL FN: 220031 Date: 06/26/2023 Rev:	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Voigt Land, LLC 3450 Milwaukee Street Madison, WI 53714	SHEET 4 OF 5
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SYMBOL LEGEND

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- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
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- EXISTING SANITARY MANHOLE
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- EXISTING CONIFEROUS TREE

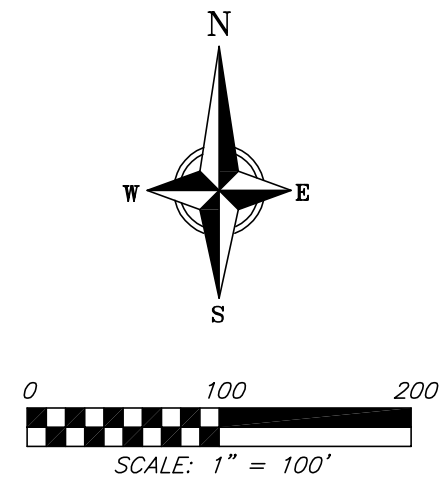
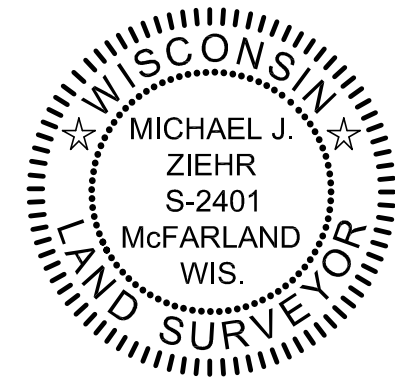
SURVEYOR'S CERTIFICATE

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

Dated this 26th day of JUNE, 2023.

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



GENERAL NOTES:

1. This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. NCS-1107413-MAD, dated January 13, 2022 at 7:30 a.m. from First American Title Insurance Company, 25 West Main Street, Suite 400, Madison, WI 53703.
 - 1.1. Exception #11: There are no easements referenced, only an option to purchase.
 - 1.2. Exception #12: The Document references an easement for spur track. There are no spur tracks located within or immediately adjacent to the limits of the Parcels Surveyed. There is a spur track located on the North side of the mainline track and within the existing Railroad Right-of-Way. This Document also references the relocation of Starkweather Creek. The limits of Starkweather Creek have been shown.
 - 1.3. Exception #13: Pertains to a sewage drainfield located on 3450 Milwaukee Street, (Parcel 008/0710-051-8251-0) for the benefit of the house located on 3510 Milwaukee Street, (Parcel 008/0710-051-9860-6). The easement for said drainfield is blanket in nature and not plottable. It is possible that this house is served by City Sewer & Water. If that is the case, the Owner should have bills indicating such. Further, Section C of this Document indicates that "In the event the residence on parcel 1 shall be served by a municipal sewerage system, this easement shall cease and be null and void", so this exception could be removed without the benefit of a survey.
 - 1.4. Exception #14: There are multiple Parcels referenced in this Quit Claim Deed. Some of the Parcels are located outside of the limits of the Survey and are within the Town of Sun Prairie (Parcels 058/0811-221-9685-9 & 058/0811-224-8000-5). Easements referenced in these Parcels do not pertain to the Parcels Surveyed. There are no easements referenced in the Parcels included in this Survey, only exceptions for conveyance for highway purposes.
2. This plan is based upon field survey work performed on May 04, May 16, July 20, and July 25, 2022. Any changes in site conditions after July 25, 2022 are not reflected on this plan.
3. This plan is referenced to the Wisconsin County Coordinate System-Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.
4. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20221824117, and 20221824143. Location of buried private utilities are not within the scope of this survey.
5. No attempt has been made as a part of this plan to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence, or any other facts that a title search might reveal.
7. Wetland boundary shown per Heartland Ecological Group, Inc Delineation.
8. 100-year floodplain boundary shown per WDNR GIS data. 100-year floodplain elevation cross-sections shown per LOMR 16-05-1781P eff. 9/14/2016 and FIRMette panel 55025C427H eff. 9/17/2014.
9. Environmental corridor boundary shown per Capital Area Regional Planning Commission (CARPC) Open Data Portal (updated May 9, 2022).

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT
- EXISTING GRAVEL
- DETECTABLE WARNING PAVER

LINWORK LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING GUY LINE
- EXISTING RETAINING WALL
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING CHAIN LINK FENCE
- 100-YEAR FLOODPLAIN BOUNDARY FROM WDNR
- EXISTING EDGE OF WATER AS SURVEYED
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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<p>Phone: (800) 261-3898</p>	Drafted by: MZC Checked by: RKOL FN: 220031 Date: 06/26/2023 Rev:	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Voil Land, LLC 3450 Milwaukee Street Madison, WI 53714
	SHEET 5 OF 5		
	Environmental Corridor Boundary from Capital Area Regional Planning Commission (CARPC) Online Data Portal		
	100-YEAR FLOODPLAIN BOUNDARY FROM WDNR		