

**LEGEND**

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" X 18" REBAR SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 18" REBAR, WT. 1.50 LBS./FT.
- NO VEHICULAR ACCESS
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

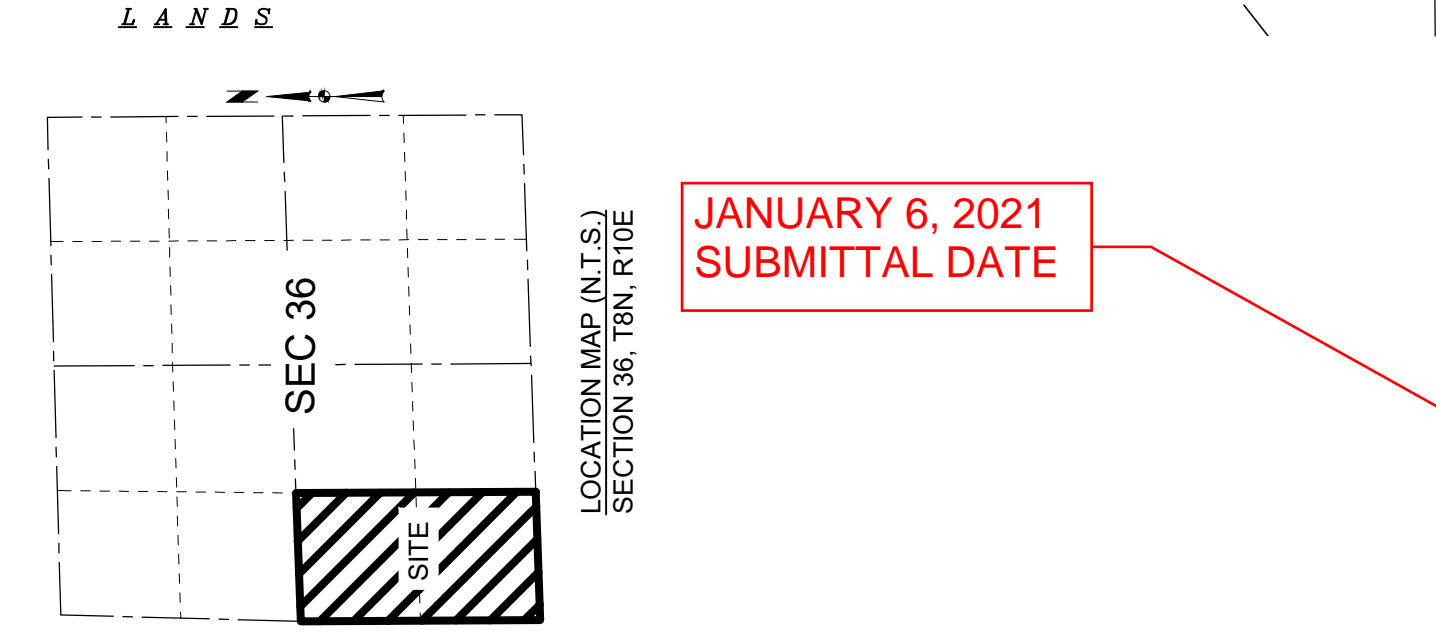
**BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 36. ASSUMED TO BEAR N00°57'17"E**

**TOTAL PLATTED AREA = 3,373,837 SQ. FT. (77.45 ACRES)**

**SCALE**: 0 100 FEET

**NOTES:**

- UPON THE DEDICATION BY THIS PLAT OF ADDITIONAL RIGHT OF WAY REQUIRED PER THE CITY OF MADISON OFFICIAL MAP OF REINER ROAD, THE TEMPORARY LIMITED EASEMENT, DOCUMENT NO. 4656620, TERMINATES PER THE TERMS OF THE EASEMENT.
- PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE BY PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. THIS WILL REQUIRE ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM THE DRIVEWAY ENTRANCES. A CURB HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES.
- LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 40' BUILDING SETBACK, NO PRINCIPLE OR ACCESSORY BUILDINGS OR STRUCTURES (POOLS, GAZEBOS, ECT) SHALL BE PERMITTED BETWEEN THE THE RIGHT OF WAY AND SETBACK LINE. THIS SETBACK IS ENFORCEABLE BY THE CITY OF MADISON.
- THE DEMOLITION OR REMOVAL OF THE SINGLE-FAMILY RESIDENCE AT 609 REINER ROAD SHALL REQUIRE PLAN COMMISSION APPROVAL OF A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF WRECKING OR BUILDING PERMITS FOR LOT 4.



**JANUARY 6, 2021 SUBMITTAL DATE**

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 \_\_\_\_\_, 20\_\_

Department of Administration

**SNYDER & ASSOCIATES**

**SURVEYED FOR:**  
Northern States Development Group, LLC  
6417 Odana Road, Suite 20  
Madison, WI 53719

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

**EASTWOOD SPRINGS**

BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: 120.1062.30  
DATE: 01-06-2021  
REVISIONS:

|      |
|------|
| REV1 |
| REV2 |
| REV3 |

SHEET 1 OF 3



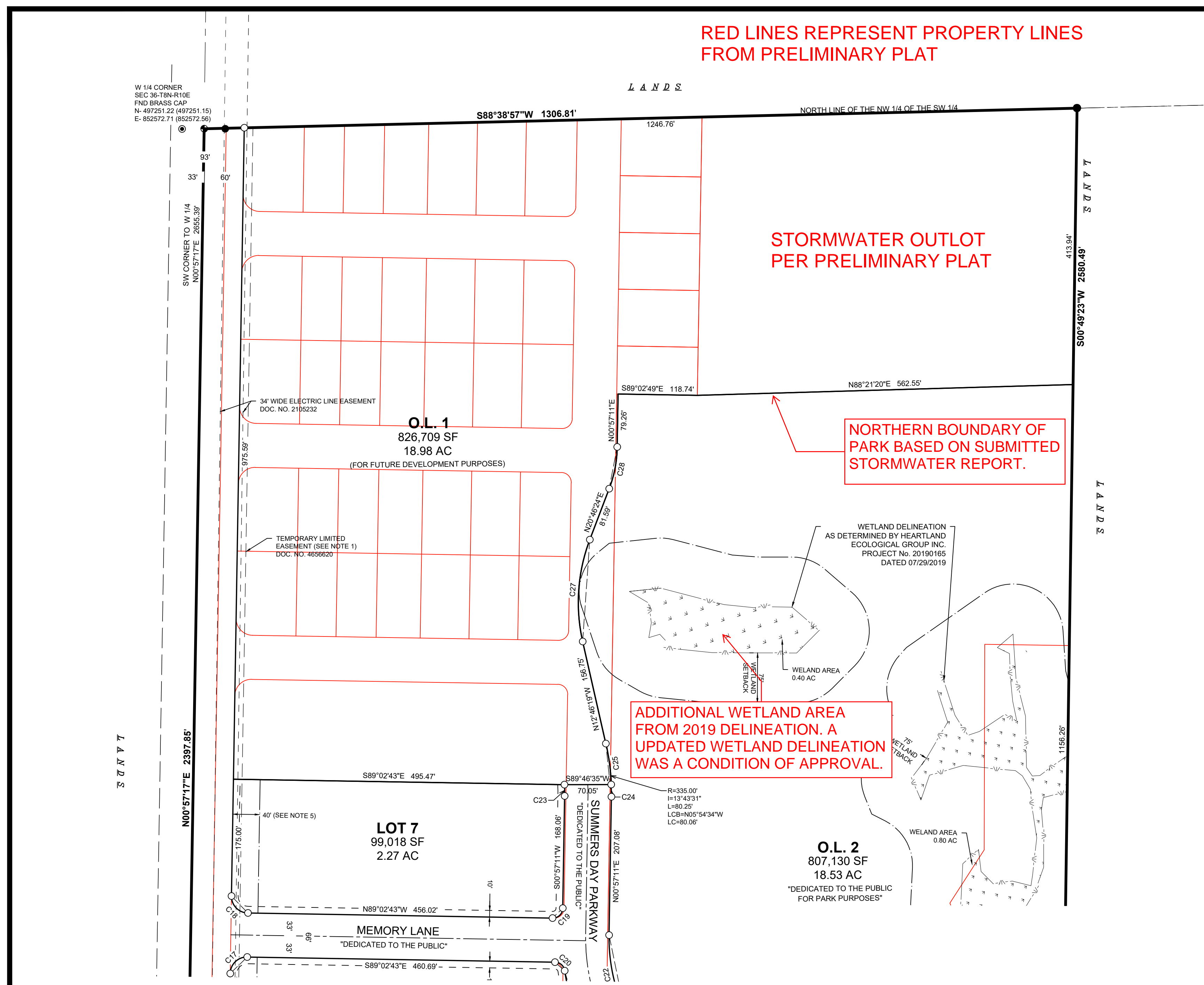
RED LINES REPRESENT PROPERTY LINES FROM PRELIMINARY PLAT

| CURVE TABLE |           |            |          |         |               |                |                 |
|-------------|-----------|------------|----------|---------|---------------|----------------|-----------------|
| CURVE #     | Δ         | ARC LENGTH | RAD.     | CHORD   | CHORD BEARING | TAN. BRG. BACK | TAN. BRG. AHEAD |
| C1          | 2°45'58"  | 363.27'    | 7525.00' | 363.24' | S87°22'28"W   | S85°59'29"W    | S88°45'26"W     |
| C2          | 0°16'17"  | 35.65'     | 7525.00' | 35.65'  | S88°53'35"W   | S88°45'26"W    | S89°01'44"W     |
| C3          | 93°00'48" | 39.87'     | 24.56'   | 35.63'  | N44°29'15"W   | S89°00'21"W    | N02°01'08"E     |
| C4          | 88°02'59" | 38.42'     | 25.00'   | 34.75'  | S44°58'52"W   | S00°57'22"W    | S89°00'21"W     |
| C5          | 90°00'10" | 23.56'     | 15.00'   | 21.21'  | S44°02'43"E   | S89°02'48"E    | S00°57'22"W     |
| C6          | 89°59'50" | 23.56'     | 15.00'   | 21.21'  | S45°57'17"W   | S00°57'22"W    | N89°02'48"W     |
| C7          | 89°59'55" | 39.27'     | 25.00'   | 35.35'  | N45°57'14"E   | N00°57'17"E    | S89°02'48"E     |
| C8          | 90°00'05" | 39.27'     | 25.00'   | 35.36'  | N44°02'46"W   | N89°02'48"W    | N00°57'17"E     |
| C9          | 89°59'55" | 23.56'     | 15.00'   | 21.21'  | N45°57'19"E   | N00°57'22"E    | S89°02'43"E     |
| C10         | 90°00'05" | 23.56'     | 15.00'   | 21.21'  | S44°02'41"E   | S89°02'43"E    | S00°57'22"W     |
| C11         | 89°59'55" | 23.56'     | 15.00'   | 21.21'  | S45°57'19"W   | S00°57'22"W    | N89°02'43"W     |
| C12         | 90°00'05" | 23.56'     | 15.00'   | 21.21'  | N44°02'41"W   | N89°02'43"W    | N00°57'22"E     |
| C13         | 90°00'00" | 39.27'     | 25.00'   | 35.36'  | N45°57'17"E   | N00°57'17"E    | S89°02'43"E     |
| C14         | 90°00'00" | 39.27'     | 25.00'   | 35.36'  | N44°02'43"W   | N89°02'43"W    | N00°57'17"E     |
| C15         | 25°13'16" | 176.08'    | 400.00'  | 174.66' | S11°39'16"E   | S24°15'54"E    | S00°57'22"W     |
| C16         | 25°13'16" | 206.89'    | 470.00'  | 205.22' | N11°39'16"W   | N00°57'22"E    | N24°15'54"W     |
| C17         | 90°00'00" | 39.27'     | 25.00'   | 35.36'  | N45°57'17"E   | N00°57'17"E    | S89°02'43"E     |
| C18         | 90°00'00" | 39.27'     | 25.00'   | 35.36'  | N44°02'43"W   | N89°02'43"W    | N00°57'17"E     |
| C19         | 90°00'06" | 23.56'     | 15.00'   | 21.21'  | S45°57'14"W   | S00°57'11"W    | N89°02'43"W     |
| C20         | 80°37'47" | 21.11'     | 15.00'   | 19.41'  | S48°43'50"E   | S89°02'43"E    | S08°24'56"E     |
| C21         | 15°50'58" | 92.67'     | 335.00'  | 92.37'  | S16°20'25"E   | S08°24'56"E    | S24°15'54"E     |
| C22         | 25°13'05" | 116.64'    | 265.00'  | 115.70' | N11°39'21"W   | N24°15'54"W    | N00°57'11"E     |
| C23         | 3°39'56"  | 16.95'     | 265.00'  | 16.95'  | N00°52'47"W   | N02°42'45"W    | N00°57'11"E     |
| C24         | 3°08'43"  | 18.39'     | 335.00'  | 18.39'  | S00°37'10"E   | S00°57'11"W    | S02°11'32"E     |
| C25         | 10°34'48" | 61.86'     | 335.00'  | 61.77'  | N07°28'56"W   | N02°11'32"W    | N12°46'19"W     |
| C27         | 33°32'44" | 155.15'    | 265.00'  | 152.95' | N04°00'02"E   | N12°46'19"W    | N20°46'24"E     |
| C28         | 19°49'13" | 64.00'     | 185.00'  | 63.68'  | N10°51'48"E   | N20°46'24"E    | N00°57'11"E     |

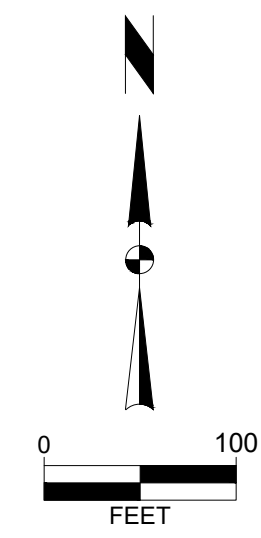
STORMWATER OUTLOT PER PRELIMINARY PLAT

NORTHERN BOUNDARY OF PARK BASED ON SUBMITTED STORMWATER REPORT.

ADDITIONAL WETLAND AREA FROM 2019 DELINEATION. A UPDATED WETLAND DELINEATION WAS A CONDITION OF APPROVAL.



- LEGEND**
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
  - 3/4" REBAR FOUND
  - 1-1/4" REBAR FOUND
  - 1-1/4" X 18" REBAR SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 18" REBAR, WT. 1.50 LBS./FT.
  - ~~~~~ NO VEHICULAR ACCESS
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.



\*UNLESS OTHERWISE NOTED 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. PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

JANUARY 6, 2021  
SUBMITTAL DATE

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.

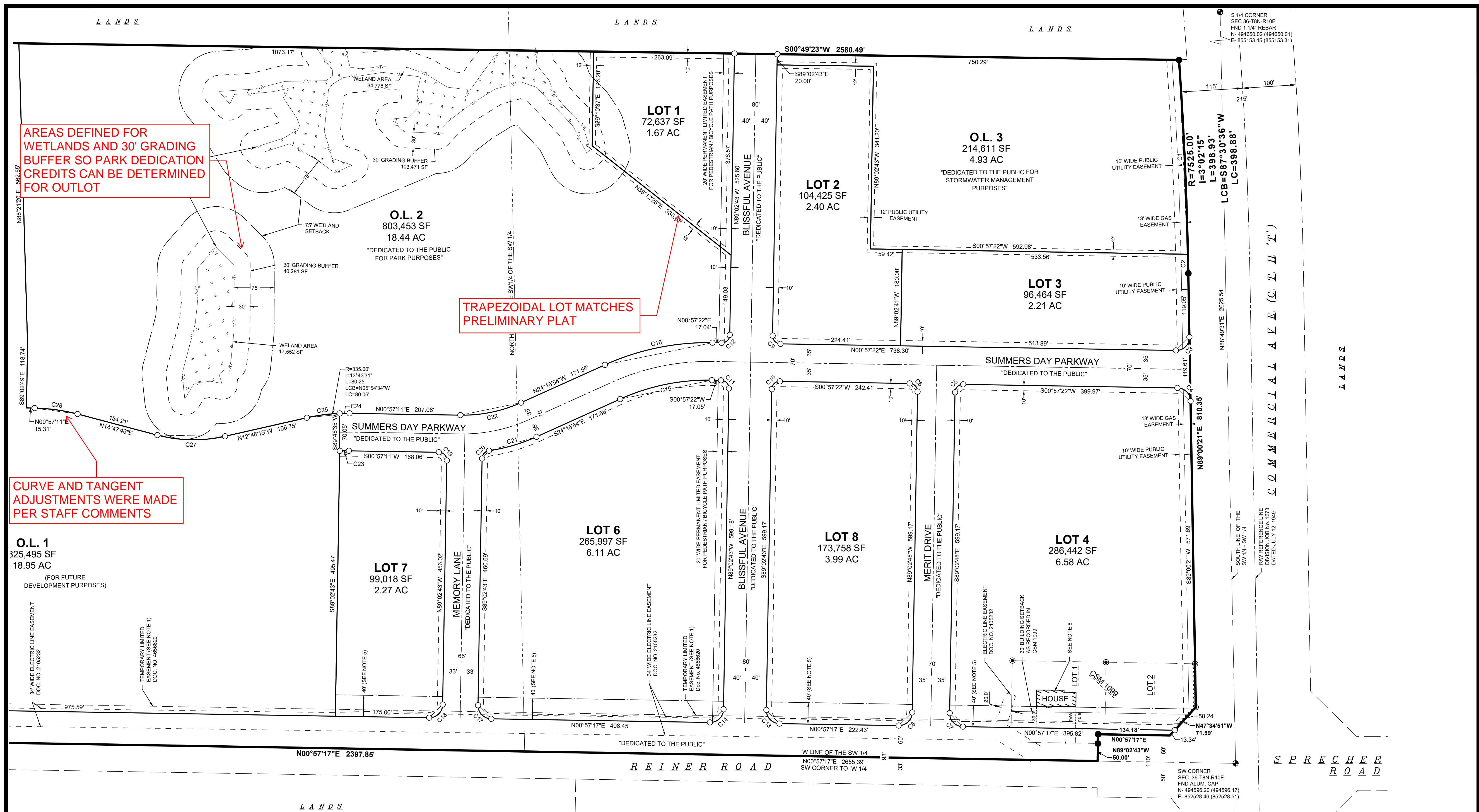
Certified \_\_\_\_\_, 20\_\_

Department of Administration

|  |   |  |
|--|---|--|
|  | SURVEYED FOR:<br>Northern States<br>Development Group, LLC<br>6417 Odana Road, Suite 20<br>Madison, WI 53719  | SURVEYED BY:<br>Snyder & Associates, Inc.<br>5010 Voges Road<br>Madison, WI 53718<br>(608) 838-0444<br>www.snyder-associates.com |
|  | EASTWOOD SPRINGS<br>BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4<br>AND LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4,<br>OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY,<br>SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. |  |

|                     |
|---------------------|
| PN-120.1062.30      |
| DATE: 30-01-06-2021 |
| REVISIONS:          |
| REV1                |
| REV2                |
| REV3                |
| SHEET 2 OF 3        |





AREAS DEFINED FOR WETLANDS AND 30' GRADING BUFFER SO PARK DEDICATION CREDITS CAN BE DETERMINED FOR OUTLOT

TRAPEZOIDAL LOT MATCHES PRELIMINARY PLAT

CURVE AND TANGENT ADJUSTMENTS WERE MADE PER STAFF COMMENTS

O.L. 1  
325,495 SF  
18.95 AC  
(FOR FUTURE DEVELOPMENT PURPOSES)

LOT 7  
99,018 SF  
2.27 AC

LOT 6  
265,997 SF  
6.11 AC

LOT 8  
173,758 SF  
3.99 AC

LOT 4  
286,442 SF  
6.58 AC

LOT 2  
104,425 SF  
2.40 AC

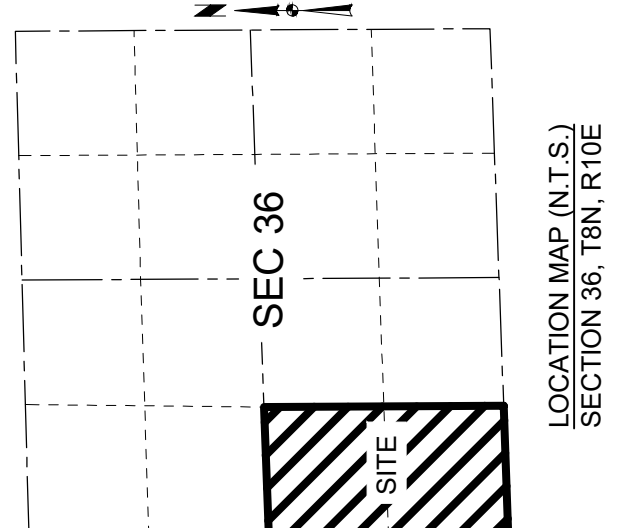
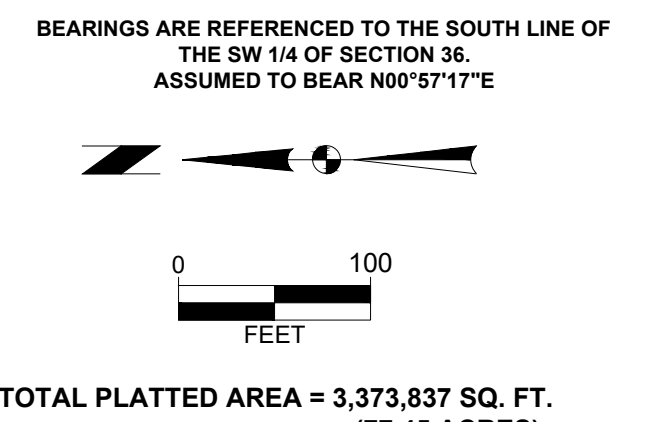
O.L. 3  
214,611 SF  
4.93 AC  
DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES

LOT 1  
72,637 SF  
1.67 AC

O.L. 2  
803,453 SF  
18.44 AC  
DEDICATED TO THE PUBLIC FOR PARK PURPOSES

- NOTES:**
- UPON THE DEDICATION BY THIS PLAT OF ADDITIONAL RIGHT OF WAY REQUIRED PER THE CITY OF MADISON OFFICIAL MAP OF REINER ROAD, THE TEMPORARY LIMITED EASEMENT, DOCUMENT NO. 4656620, TERMINATES PER THE TERMS OF THE EASEMENT.
  - PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE BY PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
  - NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. THIS WILL REQUIRE ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM THE DRIVEWAY ENTRANCES. A CURB HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES.
  - LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
  - 40' BUILDING SETBACK, NO PRINCIPLE OR ACCESSORY BUILDINGS OR STRUCTURES (POOLS, GAZEBO'S, ECT) SHALL BE PERMITTED BETWEEN THE THE RIGHT OF WAY AND SETBACK LINE. THIS SETBACK IS ENFORCEABLE BY THE CITY OF MADISON.
  - THE DEMOLITION OR REMOVAL OF THE SINGLE-FAMILY RESIDENCE AT 609 REINER ROAD SHALL REQUIRE PLAN COMMISSION APPROVAL OF A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF WRECKING OR BUILDING PERMITS FOR LOT 4.

- LEGEND**
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
  - 3/4" REBAR FOUND
  - 1-1/4" REBAR FOUND
  - 1-1/4" X 18" REBAR SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 18" REBAR, WT. 1.50 LBS./FT.
  - NO VEHICULAR ACCESS
  - INDICATES RECORDED AS
  - DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.



FEBRUARY 19, 2021 REVISION DATE

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 \_\_\_\_\_, 20\_\_

Department of Administration



SURVEYED FOR:  
Northern States Development Group, LLC  
6417 Odana Road, Suite 20  
Madison, WI 53719

SURVEYED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

**EASTWOOD SPRINGS**  
BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, AND LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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|------------------|
| FN: 120.1062.30  |
| DATE: 01-06-2021 |
| REVISIONS:       |
| REV1 02-19-2021  |
| REV2             |
| REV3             |
| SHEET 1 OF 3     |







# EASTWOOD SPRINGS

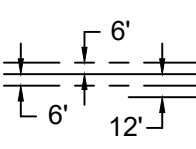
BEING PART OF THE NW QUARTER OF THE SW QUARTER AND PART OF THE SW QUARTER OF THE SW QUARTER, AND INCLUDING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### LEGEND

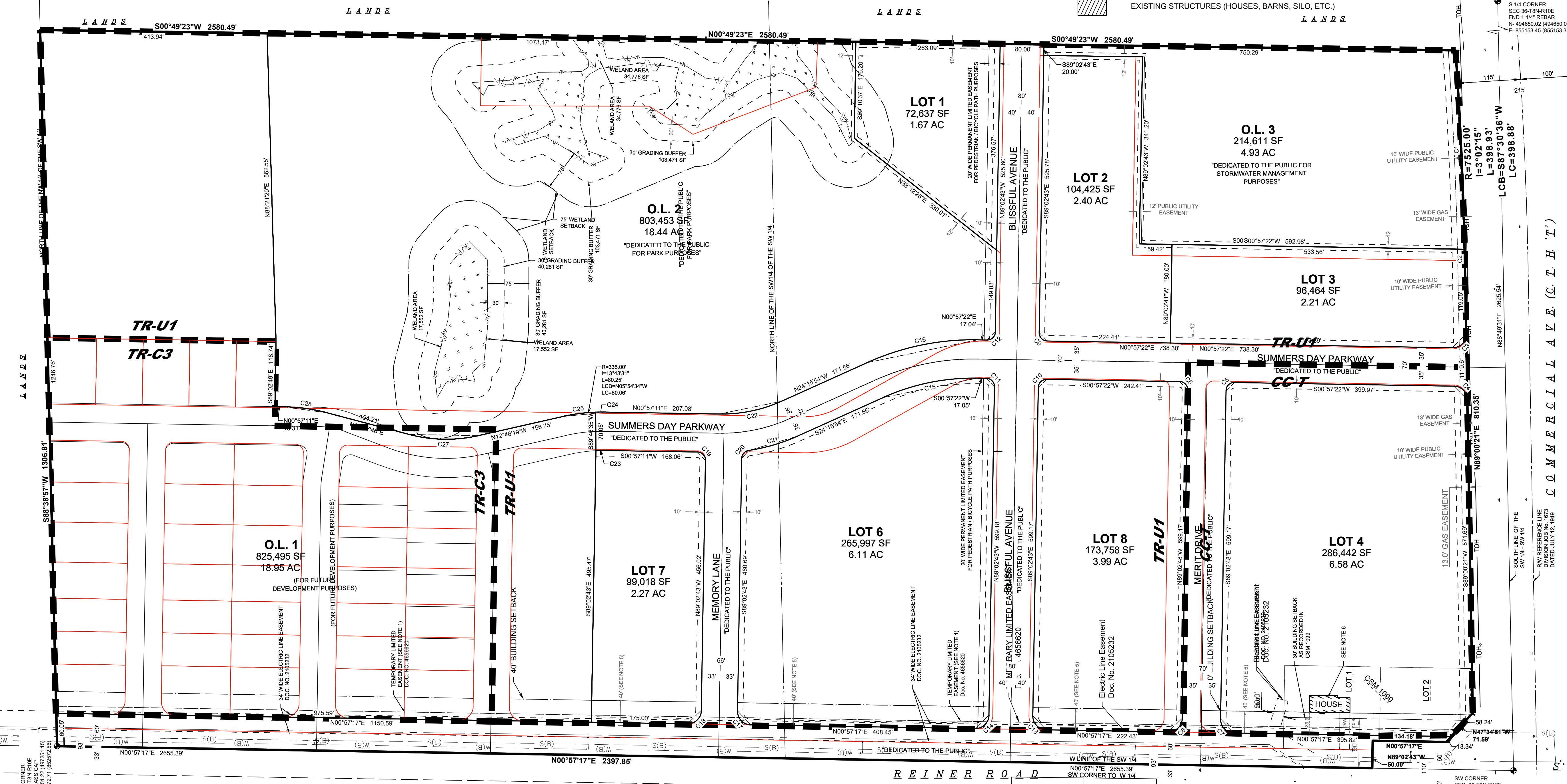
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) WITH CAP FOUND
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- ▲ SURVEY MARKER NAIL SET
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

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. PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



EXISTING STRUCTURES (HOUSES, BARN, SILO, ETC.)



### LEGAL DESCRIPTION

BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4, AND INCLUDING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE N88°38'57"E, 33.03 FEET TO THE EAST RIGHT OF WAY REINER ROAD AND POINT OF BEGINNING; THENCE N88°38'57"E, 1273.78 FEET ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36 TO THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4; THENCE S00°49'23"W, 2580.49 FEET TO THE NORTH RIGHT OF WAY C.T.H. "T"; THENCE S98.93 FEET ALONG AN CURVE TO THE RIGHT WITH A RADIUS OF 7525.00 FEET AND A CHORD BEARING S87°30'36"W, 398.88 FEET ALONG THE SAID NORTH RIGHT OF WAY; THENCE S89°00'21"W, 810.34 FEET; THENCE N50°04'13"W, 69.01 FEET TO THE EAST RIGHT OF WAY TO SAID REINER ROAD; THENCE N00°57'17"E, 138.18 FEET ALONG SAID EAST RIGHT OF WAY; THENCE N89°33'15"W, 49.95 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4; THENCE N00°57'17"E, 2398.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

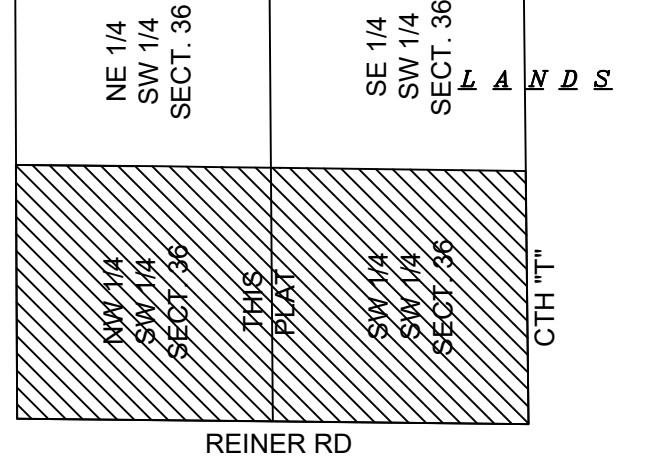
SAID DESCRIPTION CONTAINS APPROXIMATELY 3,373,838 SQUARE FEET OR 77.45 ACRES.

### SURVEYOR'S CERTIFICATE

I, Eric E. Lindaas, 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 Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

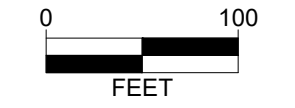
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: Eric E. Lindaas, P.L.S. No. 2919



CURRENT ZONING:  
SINGLE FAMILY: TR-C3  
MULTI FAMILY: TR-U1  
MIXED USE: CC-T

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 36-8-10, MEASURED AS BEARING S00°57'17"W



V:\projects\2020\120102\_1062\_300\020120102\_1062\_300.dwg DATE: 12/01/2019 6:00 PM ANS: FULL BLEED D(34.00 X 28.00 INCHES)

**SURVEYED FOR:**  
Northern States Development Group, LLC  
c/o Simonini and Johnson Law Office  
6417 Odana Road, Suite 20  
Madison, WI 53719

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

| MARK | REVISION        | DATE             | BY                      |
|------|-----------------|------------------|-------------------------|
|      | Checked By: EEL | Scale: 1"=100'   |                         |
|      | Engineer: MLC   | Date: 12-03-2020 |                         |
|      | Technician: ZLR | Tr-S: TTN-RRW-SS |                         |
|      |                 |                  | Project No: 120.1062.30 |
|      |                 |                  | Sheet 1 OF 1            |

**EASTWOOD SPRINGS**  
REVISED LAYOUT

CITY OF MADISON, DANE COUNTY, WI

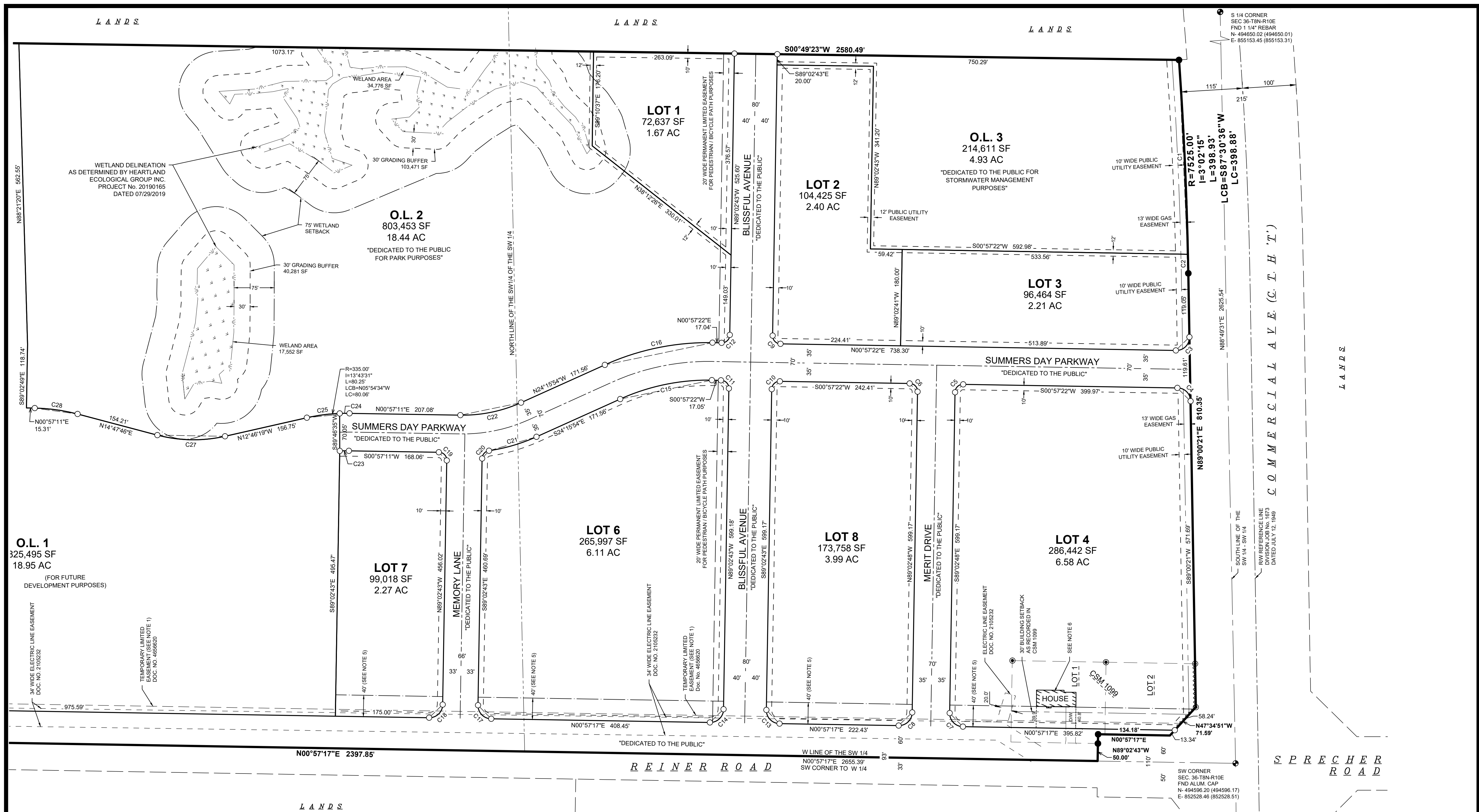
**SNYDER & ASSOCIATES, INC.**

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

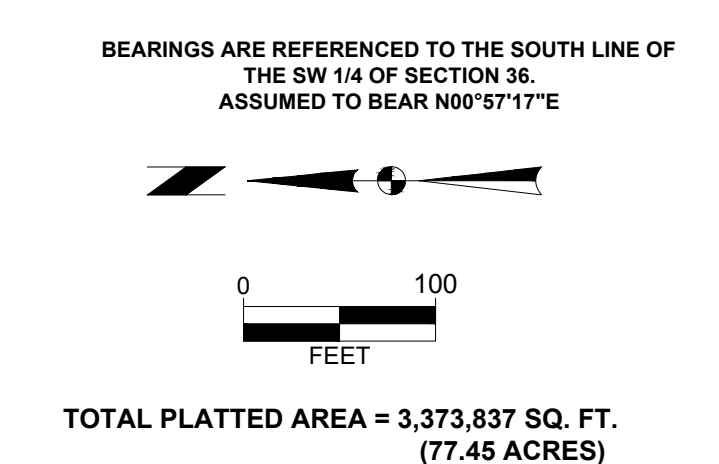


Project No: 120.1062.30  
Sheet 1 OF 1

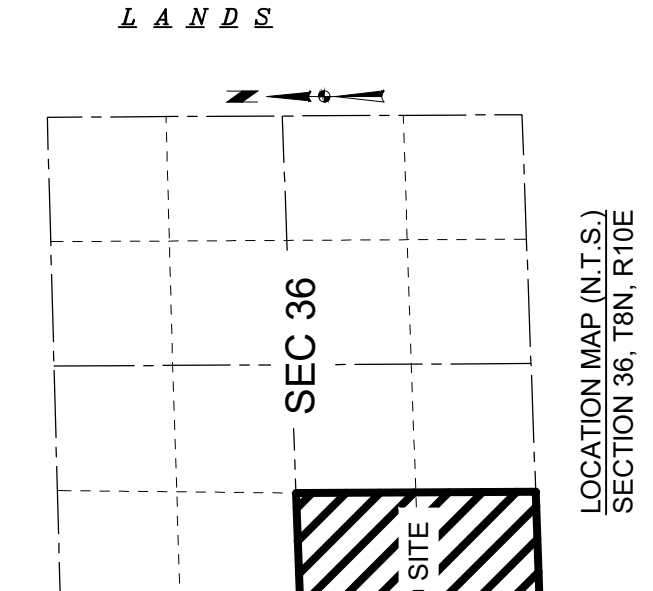




- LEGEND**
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
  - 3/4" REBAR FOUND
  - 1-1/4" REBAR FOUND
  - 1-1/4" X 18" REBAR SET, WT. 4.30 LBS./FT. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" X 18" REBAR, WT. 1.50 LBS./FT.
  - ~~~~~ NO VEHICULAR ACCESS
  - ( ) INDICATES RECORDED AS
  - DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.



- NOTES:**
- 1) UPON THE DEDICATION BY THIS PLAT OF ADDITIONAL RIGHT OF WAY REQUIRED PER THE CITY OF MADISON OFFICIAL MAP OF REINER ROAD, THE TEMPORARY LIMITED EASEMENT, DOCUMENT NO. 4656620, TERMINATES PER THE TERMS OF THE EASEMENT.
  - 2) PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE BY PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
  - 3) NO DRIVEWAY SHALL BE CONSTRUCTED THAT INTERFERES WITH THE ORDERLY OPERATION OF THE PEDESTRIAN WALKWAY. THIS WILL REQUIRE ALL PEDESTRIAN RAMPS TO BE CONSTRUCTED SEPARATE FROM THE DRIVEWAY ENTRANCES. A CURB HEAD OF NO LESS THAN SIX (6) INCHES IN WIDTH SHALL BE CONSTRUCTED BETWEEN ALL PEDESTRIAN RAMPS AND DRIVEWAY ENTRANCES.
  - 4) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
  - 5) 40' BUILDING SETBACK, NO PRINCIPLE OR ACCESSORY BUILDINGS OR STRUCTURES (POOLS, GAZEBO'S, ECT) SHALL BE PERMITTED BETWEEN THE THE RIGHT OF WAY AND SETBACK LINE. THIS SETBACK IS ENFORCEABLE BY THE CITY OF MADISON.
  - 6) THE DEMOLITION OR REMOVAL OF THE SINGLE-FAMILY RESIDENCE AT 609 REINER ROAD SHALL REQUIRE PLAN COMMISSION APPROVAL OF A DEMOLITION PERMIT PRIOR TO THE ISSUANCE OF WRECKING OR BUILDING PERMITS FOR LOT 4.



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 \_\_\_\_\_, 20\_\_

Department of Administration

**SNYDER & ASSOCIATES**

**SURVEYED FOR:**  
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Madison, WI 53719

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**EASTWOOD SPRINGS**

BEING PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, AND LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1099, AS RECORDED IN VOLUME 4, OF CERTIFIED SURVEY MAPS, ON PAGES 401 AND 402, AS DOCUMENT NUMBER 1359056, DANE COUNTY REGISTRY, SECTION 36, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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| FN: 120.1062.30  |
| DATE: 01-06-2021 |
| REVISIONS:       |
| REV1 02-19-2021  |
| REV2             |
| REV3             |
| SHEET 1 OF 3     |



