



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 it is in compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Verbicher Associates, Inc.
By: Michael J. Ziehr

Dated this 17th day of JANUARY, 2017.

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



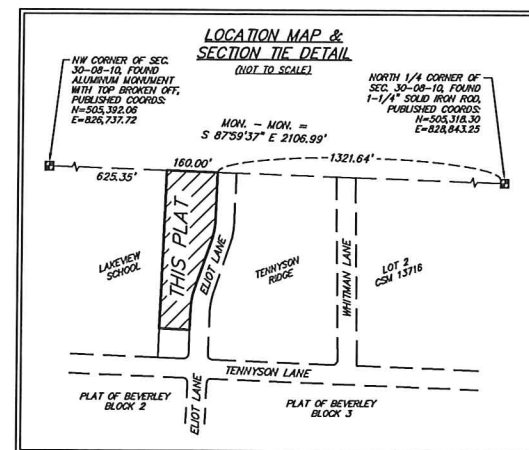
The tree preservation easement is intended to preserve existing mature trees and vegetation of the rear of Lots 10-14 (see Maps L-4, 5, 6 and Q-101-1) in particular the rear of the lot presently owned by the City of Madison. The purpose of the easement is primarily to preserve the trees and vegetation on the rear of the lot and underbrush. The construction of any principal or accessory building or structure within the tree preservation easement is strictly prohibited, including the construction of any dock, shed, garage, or other structure. The easement shall not be used for any other purpose than the easement unless for the direct purpose of tree preservation. Fences consistent with zoning requirements are permissible. Management of the tree preservation area shall be the responsibility of the City of Madison. The City of Madison, through the Department of Planning and Community and Economic Development or his or her designee shall be responsible for the management and enforcement of the easement and any violations of the easement shall be enforced by the city as provided in Madison General Ordinance.

1. This survey was prepared upon information provided in Subdivision Approval Report 303/60 Title Search, Order No: NCS-5603374-UMD prepared by First American Insurance Company dated November 10, 2014 at 7:00 A.M.
2. Lots 10-14 (near Lots 4, 5, 6 and Cullot 1) of this plat are subject to the requirements of a tree preservation plan per Certified Survey Map Number 13716.
3. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 12 feet (12') in width measured from the centerline to the interior of each lot except the easements shall be 12-feet (12') in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 12 feet (12') in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required for a driveway that is properly shown on a plat. No building, driveway, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water through the easement as a City Engineer, Planning Commission and/or Common Council of the City of Madison approve. If a plat is created for a development that requires an approved re-division of a previously subdivided property, the underlying public easement for drainage purposes are released by those required and created by the current approved subdivision.
4. The 100-foot drainage easements shall be graded with the construction of each plat in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
5. Public Utility Easements as herein set forth are for the use of public bodies, as well as private utilities, and the right to serve the area.
6. All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to storm water management at the time they develop.
7. This property is subject to any and all easements and agreements recorded and not recorded.
8. Lots/Building within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
9. Elevations are based upon NAVD88 datum.

— x — x — EXISTING BARBED WIRE FENCE
— 820 — EXISTING MAJOR CONTOUR
— 813 — EXISTING MINOR CONTOUR

 EXISTING DECIDUOUS TREE

UTILITY EASEMENT NOTE: 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 OR OBSTRUCTION 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.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY
COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE
NORTH LINE OF THE NW 1/4 OF SECTION 30-08-10
MEASURED AS BEARING S87°59'37"E

TOTAL PLAT AREA = 65,122 SQ. FT.
(1.4950 ACRES)

NUMBER	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD TAN. BRG. BACK	TAN. BRG. AHEAD
G1	16°43'55"	170.00'	49.64'	S 10°38'03" W	49.42'	S 19°00'00" W
C2	07°26'11"	170.00'	22.06'	S 05°09'11" W	22.05'	
G3	09°17'44"	170.00'	27.58'	S 14°21'08" W	27.55'	
G4	16°43'55"	230.00'	62.17'	S 10°38'03" W	66.33'	S 19°00'00" W
C5	03°09'16"	230.00'	60.64'	S 11°25'21" W	60.66'	S 02°16'05" W
G6	01°34'32"	230.00'	6.33'	S 03°02'24" W	6.33'	

- ④ FOUND 1" Ø IRON PIPE
- ⊙ FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON 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

EXISTING ZONING: SR-C1

**PROPOSED ZONING: SR-C2
(LOTS 1-6)**

OWNER/SUBDIVIDER:
Habitat for Humanity
1014 Fiedler Lane, #29
P.O. Box 258128
Madison, WI 53725-8128

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzieh@vierbicher.com

BEING A REPLAT OF LOTS 8-14 TENNYSON RIDGE AND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE 1"=30' (24x36)		REVISONS		REVISONS	
DATE 01/17/2017		REMARKS		REMARKS	
DRAFTER MZIE					
CHECKED MMAR					
PROJECT NO. 160329					
SHEET 1 OF 1					
DWG. NO.					