

**DESCRIPTION PROVIDED: - per title report**

A part of the NE 1/4 of the SE 1/4 of Section 21, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the East 1/4 corner of said Section 21; thence S89°23'15"W along the North line of the SE 1/4 of said Section 21, 237.49 feet to a point in the Northwesterly right-of-way line of Portage Road and the point of beginning; thence Southwesterly along a 817.00 foot radius curve to the right in the Northwesterly right-of-way line of Portage Road having a central angle of 02°46'17" and whose long chord bears S43°34'23"W, 39.51 feet; thence S44°57'31"W along the Northwesterly right-of-way line of Portage Road, 1,390.96 feet; thence Southwesterly along a 1,527.00 foot radius curve to the right in the Northwesterly right-of-way line of Portage Road having a central angle 04°33'14" and whose long chord bears S47°14'08"W, 121.23 feet to a point in the West line of the NE 1/4 of the SE 1/4 of said Section 21; thence N00°48'40"E along the West line of the NE 1/4 of the SE 1/4 of said Section 21, 218.36 feet; thence N44°57'31"E, 1,235.92 feet to a point in the North line of the SE 1/4 of the SE 1/4 of said Section 21; thence N89°23'15"E along the North line of the SE 1/4 of the SE 1/4 of said Section 21, 222.91 feet to the point of beginning, EXCEPTING THEREFROM a part of the NE 1/4 of the SE 1/4 of Section 21, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the E 1/4 corner of Section 21; thence S89°47'42"W 254.15 feet along the East-West 1/4 line; thence continue along the South line of said Lot 6, S89°47'42"W 96.08 feet, to the point of beginning; thence S43°08'59"W 75.54 feet; thence N46°51'01"W 80.00 feet; thence N89°47'42"E 110.03 feet to the point of beginning.

**PROPOSED DESCRIPTION**

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the East Quarter corner of said Section 21; Thence South 89 degrees 47 minutes 17 seconds West along the north line of said Northeast Quarter of the Southeast Quarter, 237.41 feet to the point of beginning, also to a point of curvature; Thence 39.51 feet along the arc of a curve to the right, through a central angle of 02 degrees 46 minutes 16 seconds, a radius of 817.00 feet and a chord South 43 degrees 58 minutes 25 seconds West, 39.51 feet; Thence South 45 degrees 21 minutes 33 seconds West, 1390.96 feet to a point of curvature; Thence 121.33 feet along the arc of a curve to the right, through a central angle of 04 degrees 33 minutes 09 seconds, a radius of 1527.00 feet and a chord bearing South 47 degrees 38 minutes 08 seconds West, 121.30 feet; Thence North 01 degree 10 minutes 41 seconds East, 218.36 feet; Thence North 45 degrees 21 minutes 33 seconds East, 1235.88 feet; Thence South 46 degrees 51 minutes 16 seconds East, 80.00 feet; thence North 43 degrees 08 minutes 44 seconds East, 75.54 feet to the aforementioned north line; Thence North 89 degrees 47 minutes 17 seconds East along said north line, 112.88 feet to the beginning.

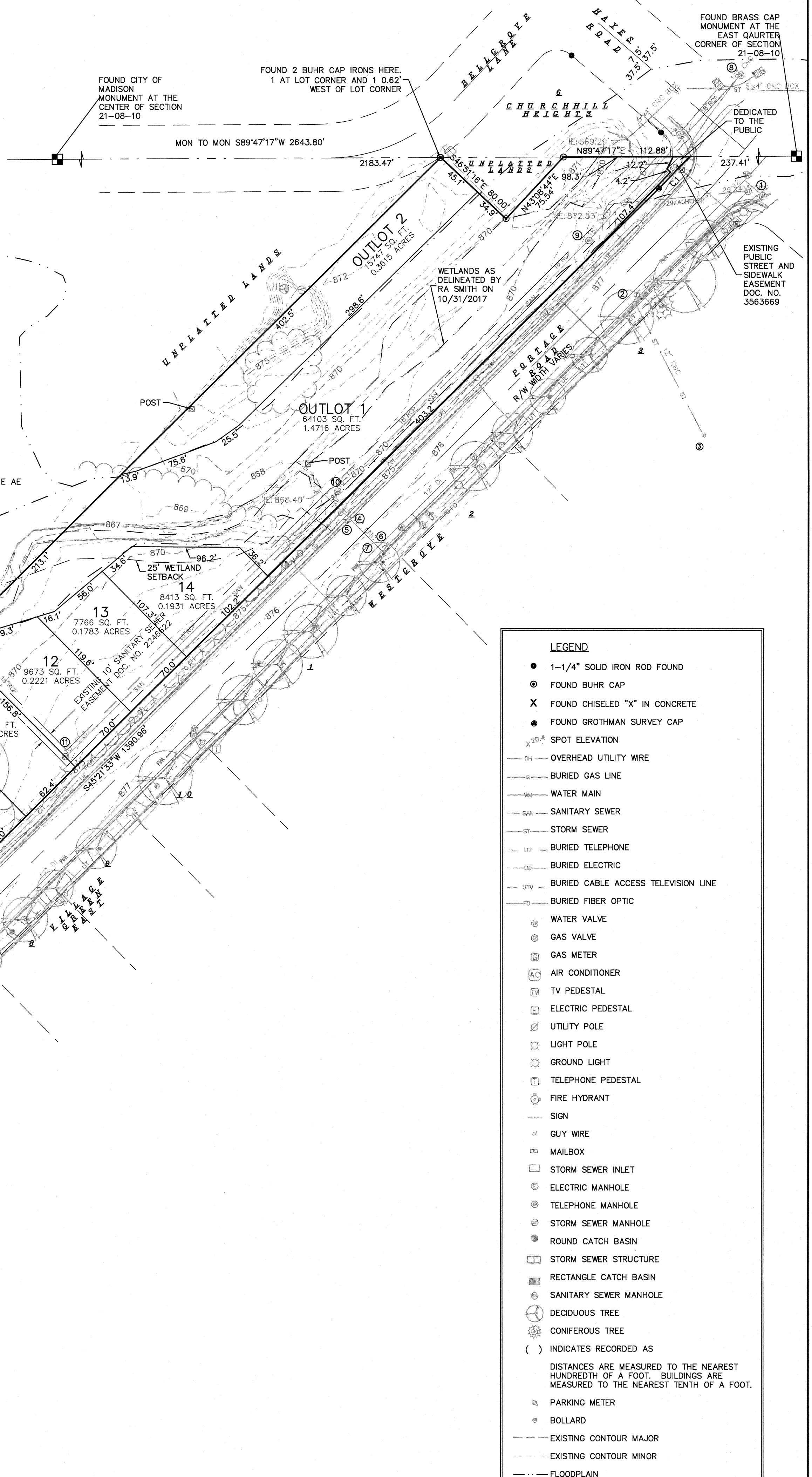
**STORM SEWER AND SANITARY SEWER ELEVATION TABLE**

NUMBER	RIM/TC	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION		
1	877.92 W	873.57	NE	873.72	873.74	STORM SEWER MANHOLE	
2	877.15 E	874.55	S	874.83	NW	875.94	STORM SEWER INLET
3	882.92	882.92		882.92		882.92	STORM SEWER INLET - CAR PARKED ON TOP
4	875.31 NW	869.75	SE	869.85	SW	869.85	STORM SEWER INLET
5	875.34 NE	869.98		875.34		875.34	STORM SEWER INLET
6	875.06 NW	870.87	SW	870.89		875.06	STORM SEWER INLET
7	875.37 NW	871.21	NE	871.42		875.37	STORM SEWER INLET
8	878.50 SW	867.53	NE	867.56	NW	867.63	SANITARY SEWER MANHOLE
9	877.47	877.47		877.47		877.47	SANITARY SEWER MANHOLE - INACCESSIBLE
10	875.80	875.80		875.80		875.80	SANITARY SEWER MANHOLE - INACCESSIBLE
11	877.47	877.47		877.47		877.47	SANITARY SEWER MANHOLE - INACCESSIBLE
12	869.09	869.09		869.09		869.09	SANITARY SEWER MANHOLE - INACCESSIBLE

**NOTES:**

- OUTLET 1 WILL BE DEDICATED TO THE PUBLIC FOR GREENWAY AND FLOOD STORAGE PURPOSES.
- OUTLET 2 WILL BE PRIVATE FOR GARDEN PURPOSES.
- FLOOD INFORMATION IS FROM FEMA MAP 55025C0268H, REVISED SEPTEMBER 17, 2014.
- SURVEYOR WAS PROVIDED WITH TITLE LETTER REPORT NO. 87495 FROM GENERATIONS TITLE COMPANY, LLC, EFFECTIVE DATE MARCH 6, 2018. TITLE REFERENCES THE FOLLOWING:
  - ANNEXATION RECORDED 5/29/1986 AS DOCUMENT NO. 1214691.
  - ANNEXATION RECORDED 10/23/1973 AS DOCUMENT NO. 1381091.
  - ANNEXATION RECORDED AS DOCUMENT NO. 1389112.
  - PERPETUAL EASEMENT FOR SANITARY SEWER RECORDED 2/1/1991 IN VOL. 15432, PAGE 32 AS DOCUMENT NO. 2246622.
  - AWARD OF COMPENSATION BY THE CITY OF MADISON TO GLADY'S S. GORDON RECORDED 2/27/1991 IN VOL. 15472, PAGE 17 AS DOCUMENT NO. 2247962.
  - RESOLUTION NO. 47,940 RECORDED 6/10/1991 IN VOL. 16063, PAGE 65 AS DOCUMENT NO. 2267778.
  - ORDINANCE NO. 13003 RECORDED 7/9/2002 AS DOCUMENT NO. 2511646.
  - PERPETUAL EASEMENT FOR PUBLIC STREET AND SIDEWALK PURPOSES RECORDED 10/9/2002 AS DOCUMENT NO. 3563669.
  - PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF MADISON RECORDED 10/9/2002 AS DOCUMENT NO. 3563670.

Existing Zoning: A  
Proposed Zoning:  
Lots 1-14 SR-C3



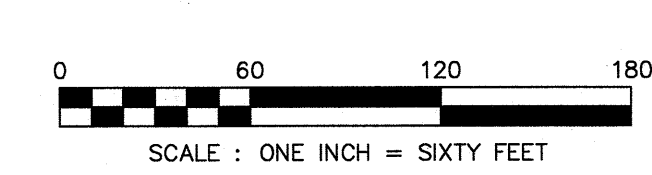
**LEGEND**

- 1-1/4" SOLID IRON ROD FOUND
- ⊙ FOUND BUHR CAP
- X FOUND CHISELED "X" IN CONCRETE
- ⊙ FOUND GROTHMAN SURVEY CAP
- ⊙ SPOT ELEVATION
- OH OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- BURIED FIBER OPTIC
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ GAS METER
- AC AIR CONDITIONER
- TV TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- RECTANGLE CATCH BASIN
- SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
- ⊙ PARKING METER
- ⊙ BOLLARD
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOODPLAIN



**CURVE TABLE**

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	39.51	02°46'16"	817.00	S43°58'25"W	39.51
C2	121.33	04°33'09"	1527.00	S47°38'08"W	121.30



**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

OWNER/DEVELOPER:  
**Koua Vang**  
2919 Vang Road  
Sun Prairie, WI 53590  
(608) 445-8657

**CHD NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

**PRELIMINARY PLAT OF VANG HOMESITES**  
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR/ENGINEER:  
**Burse**  
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