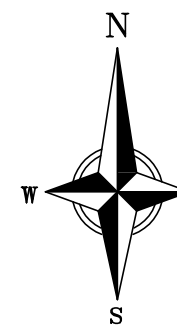
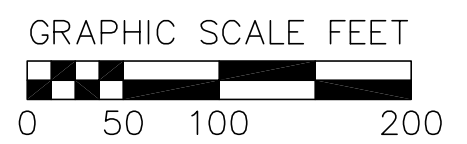


POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, THE SOUTH LINE OF THE SE 1/4 OF SECTION 17-07-08 MEASURED AS BEARING S89°40'20"W



SCALE: 1"=100'

LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1/4" Ø REBAR
- FOUND 3/4" Ø REBAR
- FOUND 1" Ø IRON PIPE
- SET 1 1/4" Ø SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT
- NO VEHICULAR ACCESS
- () "RECORDED AS" INFORMATION

PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE 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.

THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUCCESSOR OWNERS OF THE LOTS WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

NOTES:

- 1) ALL LOTS CREATED BY THIS PLAT ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 2) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DEDICATED TO THE PUBLIC FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. OUTLOT 4 IS A PRIVATE OUTLOT TO BE MAINTAINED BY THE MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT.
- 3) OUTLOT 1 IS DEDICATED TO THE PUBLIC FOR PARK PURPOSES. OUTLOTS 2 AND 3 ARE DEDICATED TO THE PUBLIC FOR PUBLIC STORM WATER MANAGEMENT PURPOSES. OUTLOT 4 IS A PRIVATE OUTLOT TO BE MAINTAINED BY THE MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT.
- 4) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT, EXCEPT WHERE SHOWN AND NOTED OTHERWISE. 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 SIX (6) FEET 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 ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPED THE ANTICIPATED FLOW OF WATER.
- NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED PROVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 5) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE 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.
- 6) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OF ALL LOTS WITHIN THIS PLAT SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 7) ALL LANDS WITHIN THIS PLAT SUBJECT TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT NUMBER 42333006.
- 8) SEE SHEET 2 FOR ADDITIONAL NOTES IN REGARD TO PUBLIC EASEMENTS.

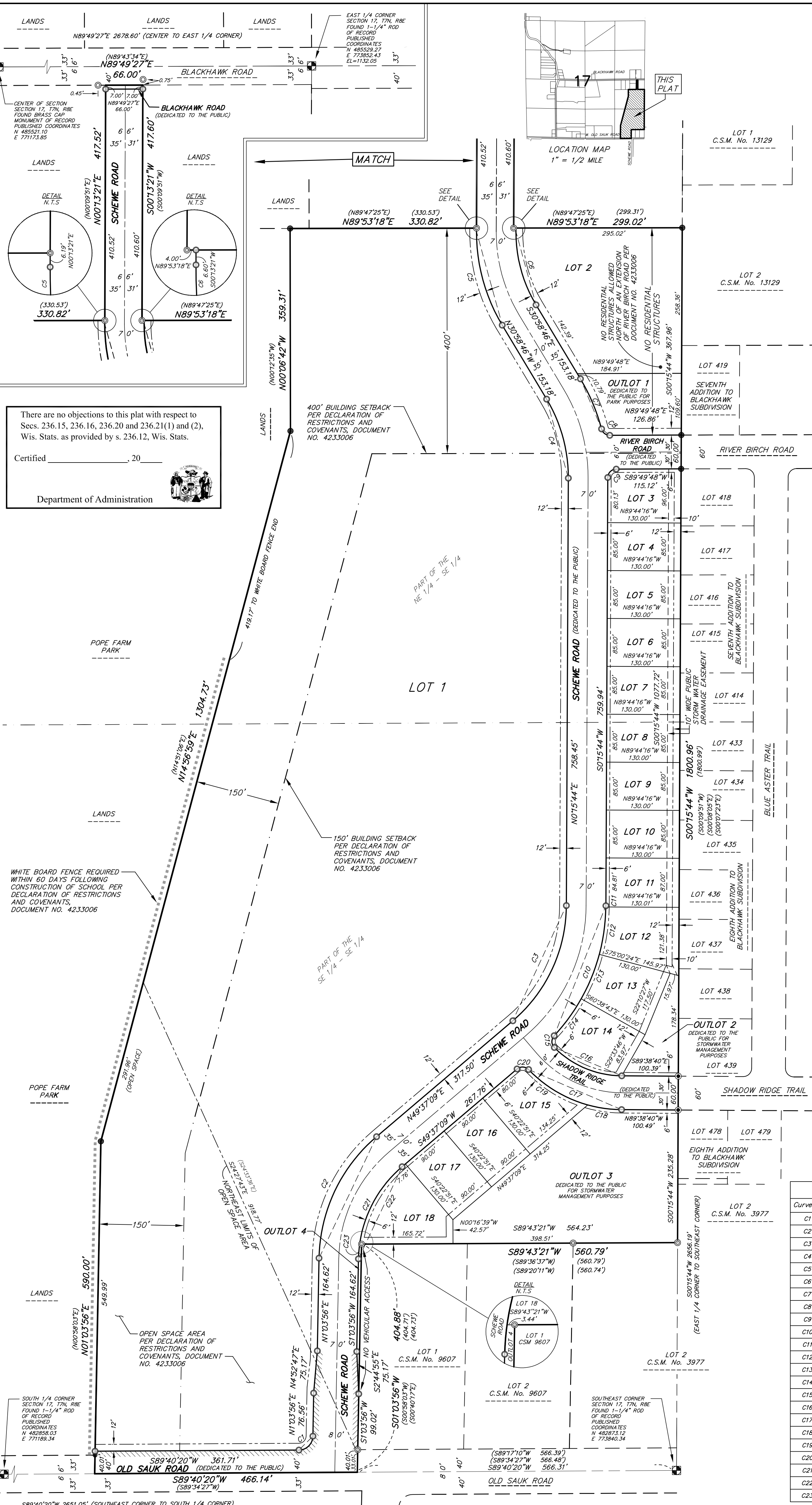
LOT NUMBER	AREA (sf)	AREA (ACRES)
LOT 1	113721	26.10
LOT 2	65788	1.51
LOT 3	12369	0.28
LOT 4	11050	0.25
LOT 5	11050	0.25
LOT 6	11050	0.25
LOT 7	11050	0.25
LOT 8	11050	0.25
LOT 9	11050	0.25

LOT NUMBER	AREA (sf)	AREA (ACRES)
LOT 10	11050	0.25
LOT 11	11310	0.26
LOT 12	13894	0.32
LOT 13	12908	0.30
LOT 14	13394	0.31
LOT 15	13896	0.32
LOT 16	11700	0.27
LOT 17	11700	0.27
LOT 18	15283	0.35

OUTLOT NUMBER	AREA (sf)	AREA (ACRES)
OL 1	17302	0.40
OL 2	9897	0.23

OUTLOT NUMBER	AREA (sf)	AREA (ACRES)
OL 3	72329	1.66
OL 4	1128	0.03

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	25.00	38.66	088°36'24"	N45°22'08"E	34.92	
C2	290.00	245.75	048°33'13"	N25°20'32"E	238.46	
C3	270.00	232.59	049°21'25"	N24°56'26"E	225.46	
C4	270.00	147.22	031°14'31"	N15°21'31"W	145.41	
C5	320.00	174.26	031°12'07"	N15°22'43"W	172.12	
C6	250.00	136.14	031°12'07"	S15°22'43"E	134.47	
C7	340.00	96.86	016°19'19"	S22°49'07"E	96.53	S14°39'28"E
C8	15.00	19.77	075°30'45"	S52°24'50"E	18.37	S14°39'28"E
C9	15.00	23.45	089°34'03"	S45°02'46"W	21.13	
C10	340.00	254.21	042°50'18"	S21°40'53"W	248.33	S43°06'03"W
C11	340.00	2.19	000°22'10"	S00°26'49"W	2.19	
C12	340.00	85.22	014°21'41"	S07°48'45"W	85.00	
C13	340.00	85.22	014°21'41"	S22°10'27"W	85.00	
C14	340.00	81.57	013°44'45"	S36°13'40"W	81.37	
C15	15.00	23.00	087°51'08"	S00°49'32"E	20.81	S43°06'03"W
C16	170.00	133.20	045°53'34"	S67°11'53"E	129.82	S44°45'06"E
C17	230.00	184.51	045°57'45"	N66°39'47"W	179.60	N43°40'55"W
C18	230.00	60.68	015°06'55"	N82°05'12"W	60.50	
C19	230.00	123.83	030°50'50"	N59°06'20"W	122.34	
C20	15.00	22.70	086°41'57"	N87°01'53"W	20.59	N43°40'55"W
C21	220.00	186.43	048°33'13"	S25°20'32"W	180.90	
C22	220.00	160.22	041°43'38"	S28°45'20"W	156.70	
C23	220.00	26.21	006°49'35"	S04°28'44"W	26.20	



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

POPE FARM ESTATES

PART OF THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, professional land surveyor, hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of the Middleton-Cross Plains Area School District, Owner, I have surveyed, divided and mapped POPE FARM ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 17, All in Township 7 North, Range 8 East, City Of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence S89°40'20"W, 566.31 feet along the south line of said SE 1/4 to the southwest corner of Certified Survey Map Number 9607 and the Point of Beginning; thence continuing S89°40'20"W, 466.14 feet along the south line of said SE 1/4; thence N01°03'56"E, 590.00 feet; thence N14°56'59"E, 1304.73 feet; thence N00°06'42"W, 359.31 feet; thence N89°53'18"E, 330.82 feet; thence N00°13'21"E, 417.52 feet to the south right-of-way of Blackhawk Road; thence N89°49'27"E, 66.00 feet along said south right-of-way; thence S00°13'21"W, 417.60 feet; thence N89°53'18"E, 299.02 feet to the east line of said SE 1/4; thence S00°15'44"W, 1800.96 feet along the east line of said SE 1/4 to a north line of Lot 2, Certified Survey Map Number 3977; thence S89°43'21"W, 560.79 feet along the north lines of Lot 2, Certified Survey Map Number 3977 and Lots 1 and 2, Certified Survey Map Number 9607 to the northwest corner of Certified Survey Map Number 9607; thence S01°03'56"W, 404.88 feet along the west line of said Certified Survey Map Number 9607 to the Point of Beginning.

Containing 1,735,947 square feet or 39.8519 acres, more or less.

Vierbicher Associates, Inc.
By Paul R. Knudson

Dated this _____ day of _____, 20____

Revised this _____ day of _____, 20____

Paul R. Knudson, P.L.S. No. 1556

CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of POPE FARM ESTATES as of this _____ day of _____, 20____.

David M. Gawenda, City of Madison Treasurer

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 20____.

Natalie Erdman, Secretary of Plan Commission

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of POPE FARM ESTATES, located in the NE1/4-SE1/4 and SE1/4-SE1/4 of Section 17, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on this _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of Pope Farm Estates to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of POPE FARM ESTATES, as of this _____ day of _____, 20____.

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ O'clock _____ M. and

recorded in Volume _____ of Plats of Dane County on Page(s) _____, as Document Number _____.

Kristi Chlebowski
Register of Deeds of Dane County, Wisconsin

OWNER'S CERTIFICATE

The Middleton-Cross Plains Area School District, a body politic, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. The Middleton-Cross Plains Area School District does further certify that this Plat is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Madison, Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Middleton-Cross Plains Area School District has caused these presents to be signed by Robert Green, its President, on this _____ day of _____, 20____.

MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT,
a body politic

By _____
Robert Green, President

STATE OF WISCONSIN)
DANE COUNTY) ss.

Personally came before me this _____ day of _____, 20____, the above-named Robert Green, to me known to be the President of the Middleton-Cross Plains Area School District, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission Expires: _____

Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Public Utility Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

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



vierbicher
planners | engineers | advisors



DRAFTED BY:
PKNU

FN: 180222
DATE: December 19, 2018

PREPARED FOR:
Middleton-Cross Plains Area
School District
7106 South Avenue
Middleton, WI 53562

SHEET
2 OF 2