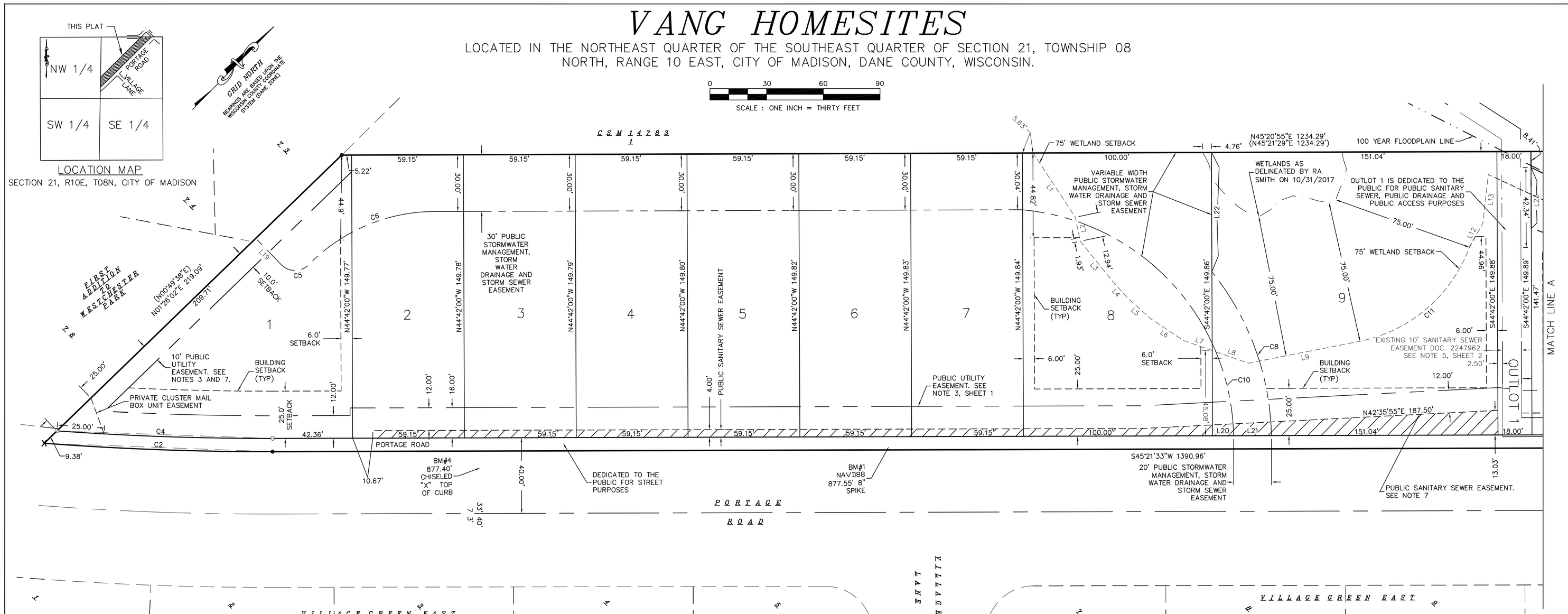
VANG HOMESITES

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



NOTES

1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet 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 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, driveways, 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. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

2) 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.

3) 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.

4) Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

5) Buildings or impervious surfaces are prohibited within the Wetland Setback Area.

6) No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed seperate from driveway entrances; a curb head of no less than six(6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at T intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent T intersection may require a shared driveway and access.

PUBLIC SANITARY SEWER EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (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 UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER 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 SANITARY SEWER 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 A PORTION OF THE PROPERTY (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 ("PUBLIC UTILITIES"), 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.

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.51'	817.00'	2°46'16"	N43°58'25"E	39.51'
C2	120.94'	1567.00'	4°25'19"	N47°37'42"E	120.91'
C3	12.08'	821.00'	0°50'34"	N44°53'59"E	12.08'
C4	114.17'	1560.00'	4°11'35"	N47°30'51"E	114.14'
C5	16.07'	10.22'	90°08'05"	N44°55'57"E	14.46'
C6	73.55'	93.35'	45°08'45"	N22°26'17"E	71.67'
C8	93.91'	142.74'	37°41'46"	N64°27'18"W	92.23'
C9	16.69'	25.00'	38°15'19"	N25°06'17"E	16.38'
C10	50.54'	122.74'	23°35'31"	S57°33'37"E	50.18'
C11	79.69'	78.36'	58°16'04"	S04°51'07"W	76.30'
C12	20.98'	76.00'	15°48'52"	N56°50'04"E	20.91'

Line Table

Line #	Direction	Length
L1	N77°50'00"W	40.68'
L2	N56°07'47"W	12.94'
L3	N83°22'59"W	26.51'
L4	N86°00'44"W	12.04'
L5	S87°25'07"W	17.08'
L6	S79°04'36"W	20.84'
L7	N64°45'08"E	15.97'
L8	N64°45'08"E	20.28'
L9	S34°24'39"W	60.18'
L10	N87°09'17"W	65.09'
L11	N15°28'00"W	24.68'
L12	S15°12'49"E	14.56'
L13	S38°09'09"E	25.96'
L14	S70°26'20"W	124.35'
L15	S88°24'41"W	25.51'
L16	N83°55'06"W	40.21'
L17	S89°08'47"W	44.59'
L18	S80°31'46"W	9.91'

Line Table

Line #	Direction	Length
L19	S88°33'58"E	19.57'
L20	N45°21'33"E	11.17'
L21	N45°21'33"E	20.00'
L22	N44°42'00"W	63.09'
L23	S44°42'00"E	32.17'
L24	N64°44'30"E	61.73'
L26	N48°55'38"E	33.38'
L27	N45°21'33"E	18.00'
L28	N44°38'27"W	28.81'

Lot Area Table

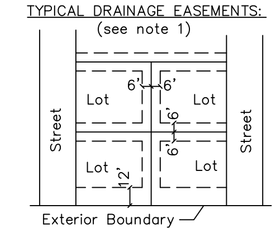
Number	Sq. Ft.	Acres
1	12264	0.2815
2	8859	0.2034
3	8860	0.2034
4	8861	0.2034
5	8861	0.2034
6	8862	0.2034
7	8863	0.2035
8	14985	0.3440
9	22636	0.5196
10	7096	0.1629
11	15441	0.3545
OL 1	2698	0.0619
OL 2	76594	1.7583

LEGEND

- ● 3/4" SOLID IRON ROD WITH CAP FOUND
- X CUT "X" IN CONCRETE SET
- ○ 1-1/4" X 18" SOLID IRON ROD SET, WT. 4.30 LBS./FT. ALL OTHER LOT CORNERS ARE 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

TYPICAL DRAINAGE EASEMENTS:
(see note 1)



WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

SURVEYED FOR :

Koua Vang
2919 Vang Road
Sun Prairie, WI 53590

SURVEYED BY :

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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: November 01, 2019
Plot View: Final Plat
\BSE2039\Final Plat\BSE2039-FPv2016.dwg