



Time: 8/10/2020 2:28:25 PM

Session: C:\GTVIEWER_Sessions\ENGR_MAPPING.gts

City of Madison, WI - GIS/Mapping data

Printed By: entnt

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

SPRINGS AT PLEASANT VIEW

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. _____
 LOCATED IN THE SW1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 34, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

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



SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "1000 Oaks Replat No. 3" and that such plat correctly represents all of the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 1 and 2, Certified Survey Map No. _____ recorded in Volume _____ of Certified Survey Maps on pages _____ as Document Number _____ in the Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, containing 1,512.069 square feet (34.712 acres).

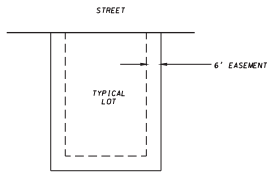
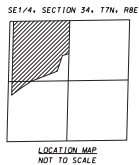
Dated this 20th day of May, 2020.

Brett T. Stoffregen, Professional Land Surveyor, S-2742

NOTES

- 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. For purposes of two (2) or more lots combined for a single development s.t.w. or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development s.t.w. or have a shared driveway along the perimeter of the plat. Easements shall not be required on property lines shared with other lots 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.
- 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.
- Note: In the event of a City of Madison Plan Commission and/or Common Council approved redvision 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.
- Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- Distances shown along curves are chord lengths.

CURVE TABLE									
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	ARC BEARING	CENTRAL ANGLE	TANGENT BEARING		
1	25.00	34.80	38.49	N45°32'54"E	88°12'32"				
2	101.00	127.42	137.87	S51°14'25"E	78°12'50"				
3	408.00	44.23	44.26	S17°38'22"E	06°12'54"				
4	26.00	31.28	33.56	N05°03'58"W	73°57'36"				
5	26.00	27.41	28.87	N58°32'16"W	63°36'40"				
6	42.00	57.06	62.73	S46°51'57"W	85°34'26"				
7	25.00	35.90	40.05	N44°27'06"W	91°47'28"				
8	410.00	311.84	319.89	N01°56'54"W	44°42'12"		IN-N59°35'48"W		
9	25.00	36.72	44.29	N03°32'39"W	101°30'42"				
OL2	25.00	21.43	22.15	N78°55'19"W	50°45'22"				
	25.00	21.43	22.15	N28°09'58"W	50°45'20"				
10	342.00	37.08	37.10	N17°38'22"W	06°12'54"				
11	25.00	32.00	34.72	N32°25'06"E	79°34'20"				
12	340.00	259.46	266.21	S85°21'55"E	44°51'38"		OUT-S62°56'06"E		



Easements are not required on lines that shared with streets.

EASEMENT FOR DRAINAGE PURPOSES DETAIL
 Not to Scale - See note 2



0 50' 100'

1"=100'

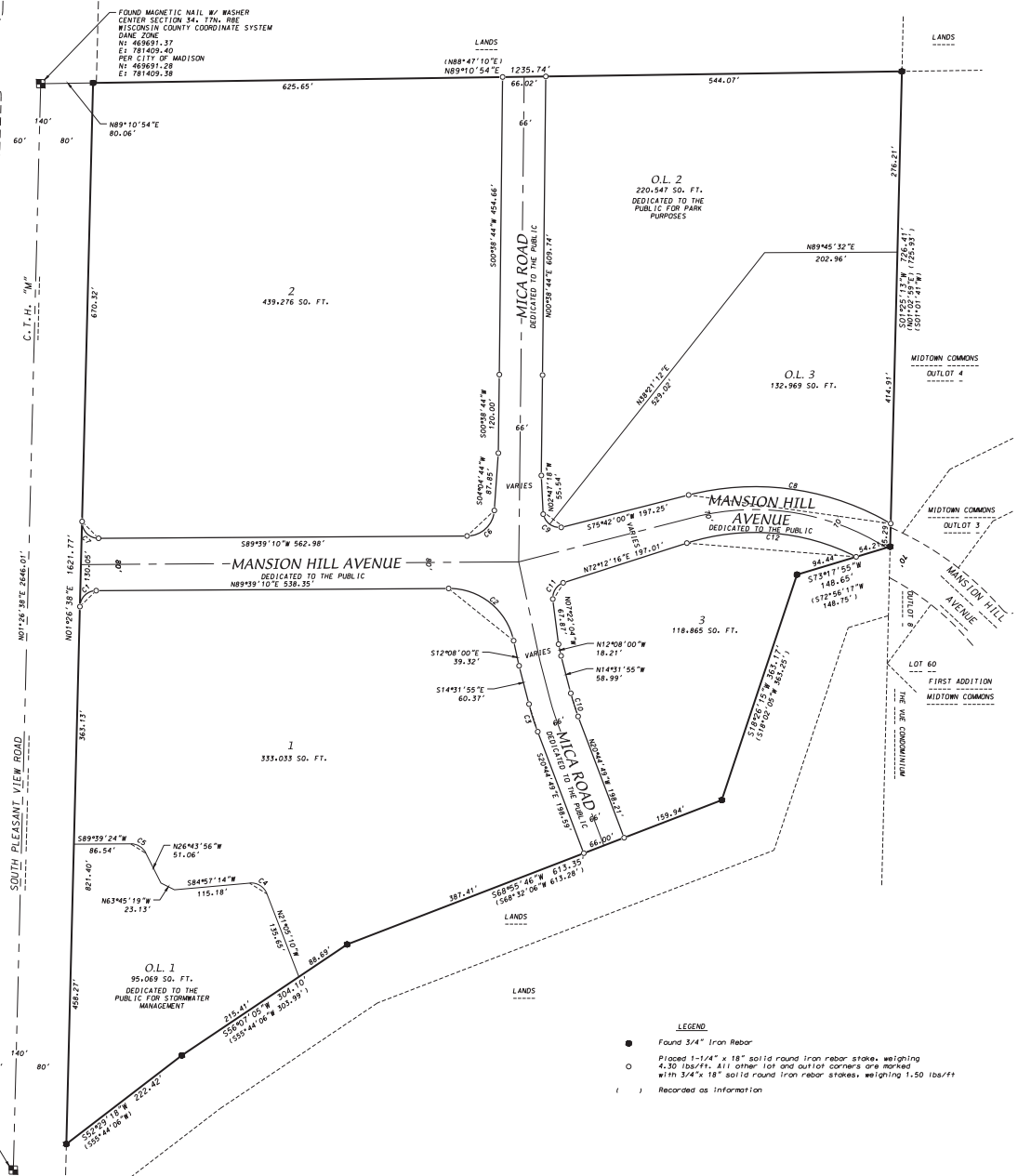
BEARINGS REFERRED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N01°26'58"E

D'ONOFRIO ROY THE ANNS ASSOCIATES, INC.
 7700 Wisconsin Way, Madison, WI 53717
 Phone: 608.263.7300 • Fax: 608.263.1000

YOUR PARTNER IN COMMERCIAL AND RESIDENTIAL LAND DEVELOPMENT

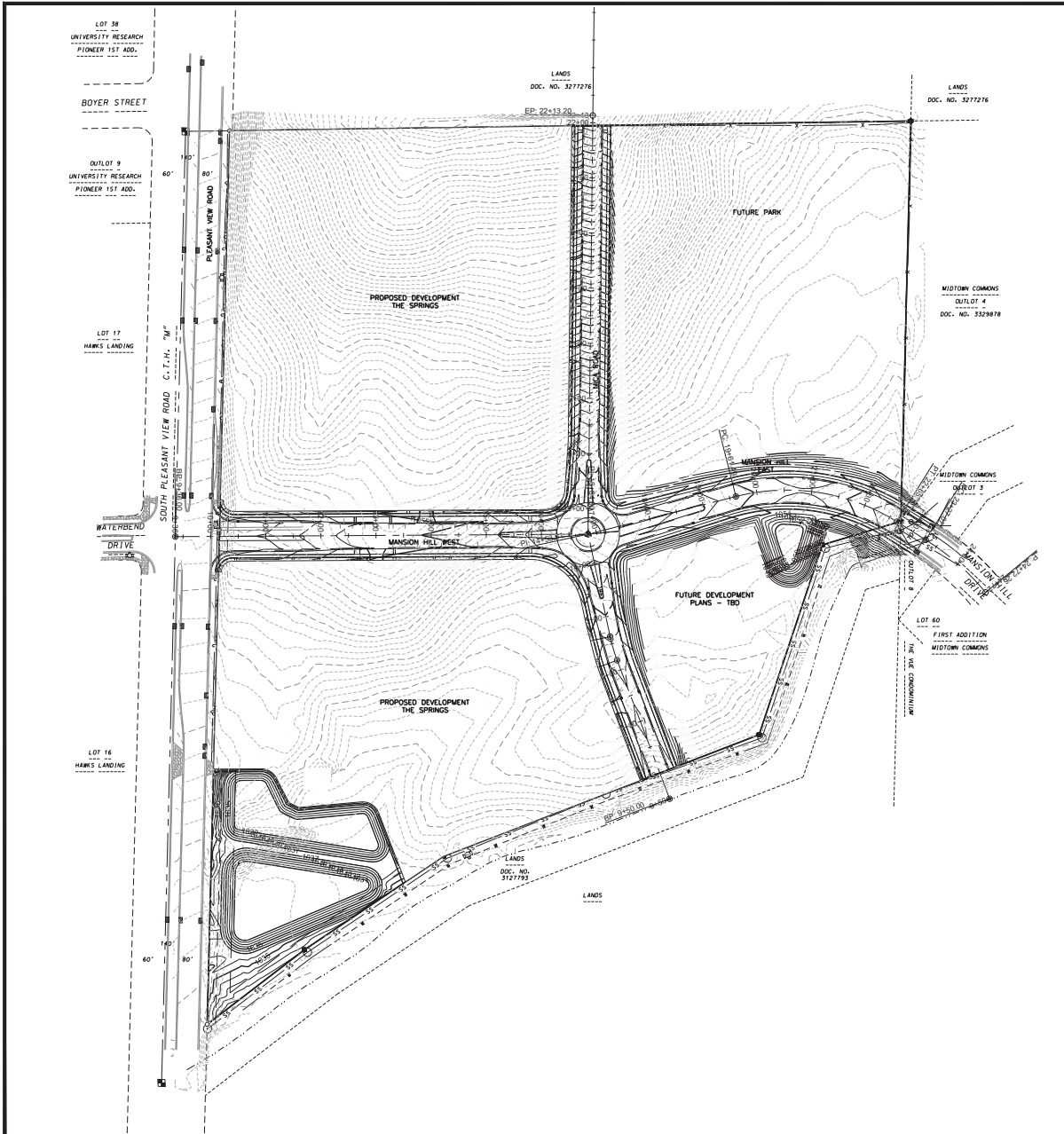
FN: 19-07-117

FOUND MAGNETIC NAIL W/ WASHER
 CENTER SECTION 34, T7N, R8E
 WISCONSIN COUNTY COORDINATE SYSTEM
 DANE ZONE
 N: 469691.17
 E: 781409.40
 PER CITY OF MADISON
 N: 469691.28
 E: 781409.38



LEGEND

- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.50 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft
- () Recorded as Information

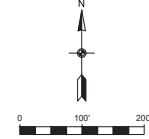


GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
4. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION

GRADING AND EROSION CONTROL NOTES

1. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
2. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
3. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR

DRAFTING NOTICE AND ASSOCIATES, INC.
 7700 Wisconsin Ave., Suite 200, Wauwatosa, WI 53227
 Tel: (414) 774-8888 Fax: (414) 774-8889
 www.draftingnotice.com
 A NATIONAL ASSOCIATION OF ARCHITECTS AND ENGINEERS

OVERALL GRADING PLAN
SPRINGS AT PLEASANT VIEW
 CONTINENTAL 479 FUND LLC
 PLEASANT VIEW ROAD - 3306 COUNTY HIGHWAY M
 MADISON, WISCONSIN

DATE: 06-09-2020
 REVISED:

 DRAWN BY: WFK
 FN: 20-05-120
 Sheet Number:
G100