

Time: 4/8/2019 2:05:14 PM

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City of Madison, WI - GIS/Mapping data

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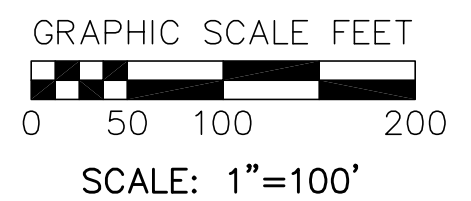
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POPE FARM ESTATES

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



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 1/4" 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 SUBSEQUENT OWNERS OF THE LOTS WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

NOTES:

- 1) LOT 1 IS INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH STORMWATER REQUIREMENTS IN CHAPTER 37 OF MADISON GENERAL ORDINANCES AT THE TIME THEY DEVELOP.
- 2) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 3) OUTLOTS 1, 2 AND 3 ARE DEDICATED TO THE PUBLIC FOR PUBLIC STORM WATER MANAGEMENT PURPOSES.
- 4) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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, 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.
- 5) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL 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 4233006.
- 8) SEE SHEET 2 FOR ADDITIONAL NOTES IN REGARD TO PUBLIC EASEMENTS.

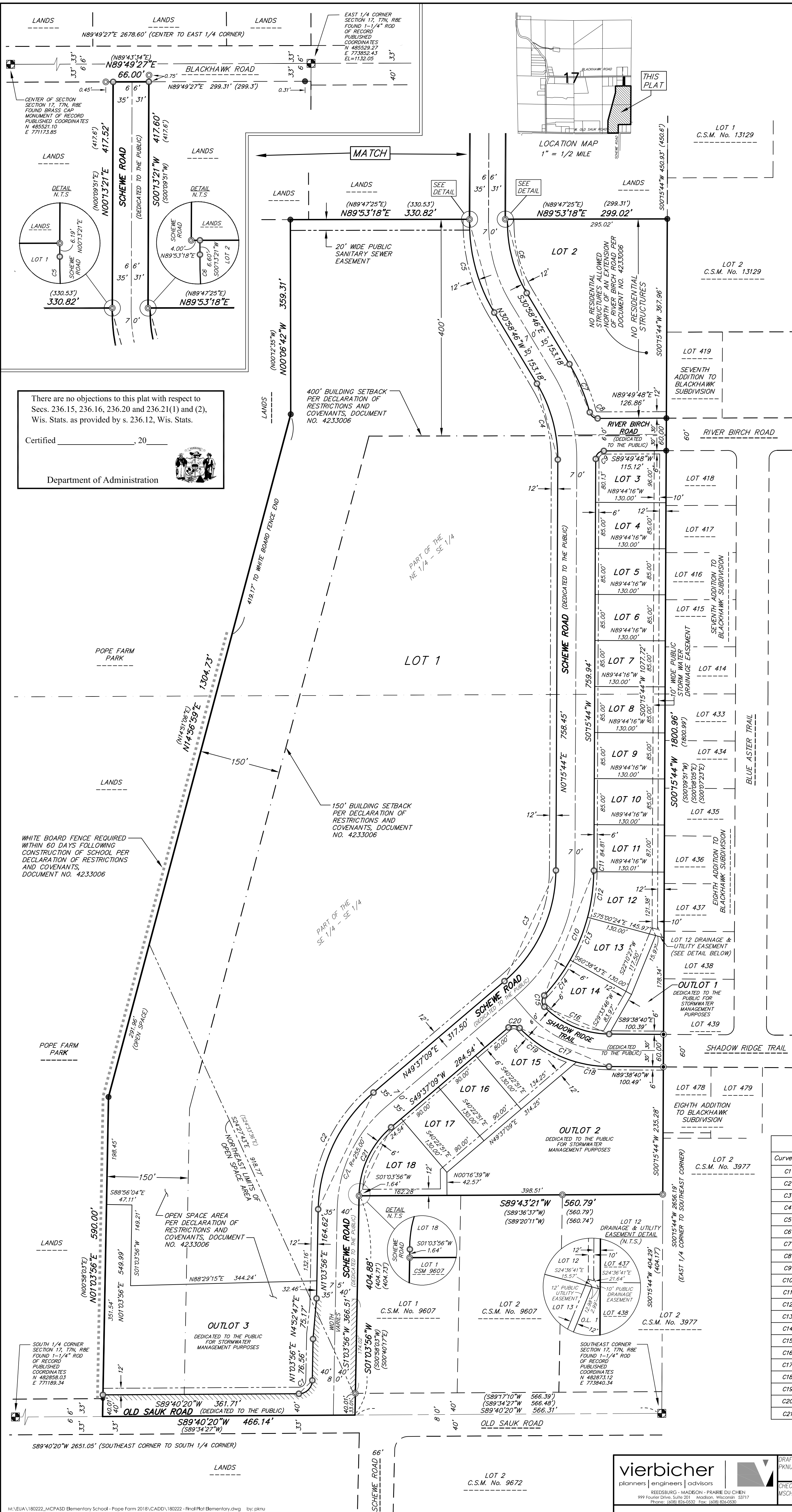
LOT NUMBER	AREA (sf)	AREA (ACRES)
LOT 1	1050998	24.13
LOT 2	83091	1.91
LOT 3	12369	0.28
LOT 4	11050	0.25
LOT 5	11050	0.25
LOT 6	11050	0.25
LOT 7	11050	0.25
LOT 8	11050	0.25
LOT 9	11050	0.25

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	15445	0.35

OUTLOT NUMBER	AREA (sf)	AREA (ACRES)
OL 1	9897	0.23
OL 2	72329	1.66

OUTLOT NUMBER	AREA (sf)	AREA (ACRES)
OL 3	86123	1.98

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	044°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	168.00	142.37	048°33'13"	S25°20'32"W	138.14	



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

planners engineers advisors

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DRAFTED BY: PKNV
DATE: December 19, 2018
REV: March 15, 2019

CHECKED BY: MSCH
REV:

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

SHEET
1 OF 2