

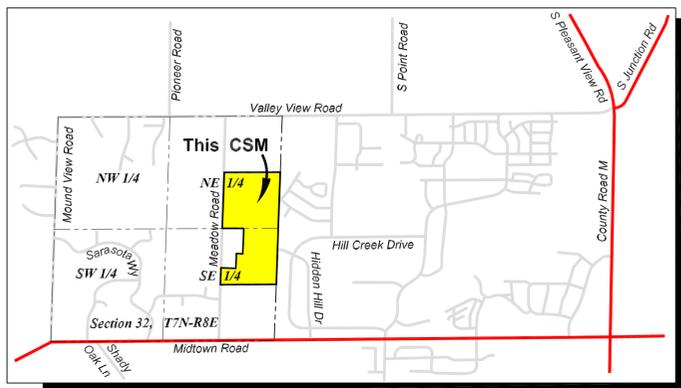
Note: ZONING VICINITY MAP

City of Madison, WI - GIS/Mapping data

Preliminary Plat of a proposed Certified Survey Map Lower Badger Mill Pond Area

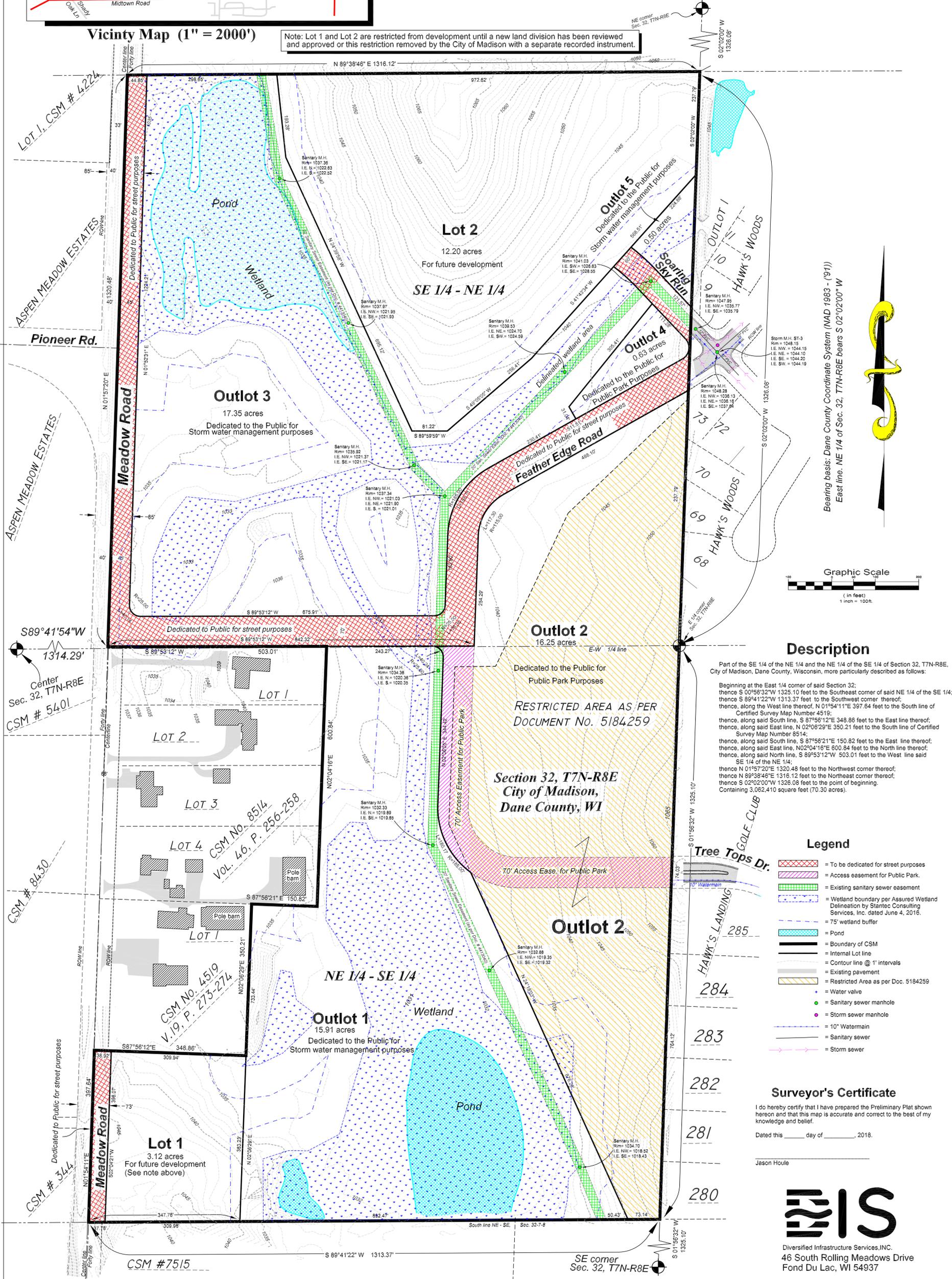
**Part of the SE 1/4 - NE 1/4 and part of the NE 1/4 - SE 1/4,
Section 32, T7N-R8E, City of Madison, Dane County, Wis.**

**Prepared for: City of Madison Engineering
210 Martin Luther King Jr Blvd, Room 115, Madison, WI 53703**

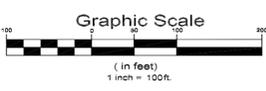


Vicinity Map (1" = 2000')

Note: Lot 1 and Lot 2 are restricted from development until a new land division has been reviewed and approved or this restriction removed by the City of Madison with a separate recorded instrument.



Bearing basis: Dane County Coordinate System (NAD 1983 - ('91))
East line, NE 1/4 of Sec. 32, T7N-R8E bears S 02°02'00" W



Description

Part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 32, T7N-R8E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the East 1/4 corner of said Section 32;
thence S 00°56'32"W 1325.10 feet to the Southeast corner of said NE 1/4 of the SE 1/4;
thence S 89°41'22"W 1313.37 feet to the Southwest corner thereof;
thence, along the West line thereof, N 01°54'11"E 397.64 feet to the South line of Certified Survey Map Number 4519;
thence, along said South line, S 87°56'12"E 348.86 feet to the East line thereof;
thence, along said East line, N 02°06'29"E 350.21 feet to the South line of Certified Survey Map Number 8514;
thence, along said South line, S 87°56'21"E 150.82 feet to the East line thereof;
thence, along said East line, N 02°04'16"E 600.84 feet to the North line thereof;
thence, along said North line, S 89°53'12"W 503.01 feet to the West line said SE 1/4 of the NE 1/4;
thence N 01°57'20"E 1320.48 feet to the Northwest corner thereof;
thence N 89°38'46"E 1316.12 feet to the Northeast corner thereof;
thence S 02°02'00"W 1326.08 feet to the point of beginning.
Containing 3,062,410 square feet (70.30 acres).

Legend

- = To be dedicated for street purposes
- = Access easement for Public Park
- = Existing sanitary sewer easement
- = Wetland boundary per Assured Wetland Delineation by Stantec Consulting Services, Inc. dated June 4, 2016.
- = 75' wetland buffer
- = Pond
- = Boundary of CSM
- = Internal Lot line
- = Contour line @ 1' intervals
- = Existing pavement
- = Water valve
- = Sanitary sewer manhole
- = Storm sewer manhole
- = 10" Watermain
- = Sanitary sewer
- = Storm sewer

Surveyor's Certificate

I do hereby certify that I have prepared the Preliminary Plat shown hereon and that this map is accurate and correct to the best of my knowledge and belief.

Dated this _____ day of _____, 2018.

Jason Houle

Diversified Infrastructure Services, INC.
46 South Rolling Meadows Drive
Fond Du Lac, WI 54937