

10 Apr 2019 - 8:51 a.m. M:\TR Mckenzie\180287_701 Raymond Rd. Madison\CA\ADD\180287_Pfd.dwg by: dgul

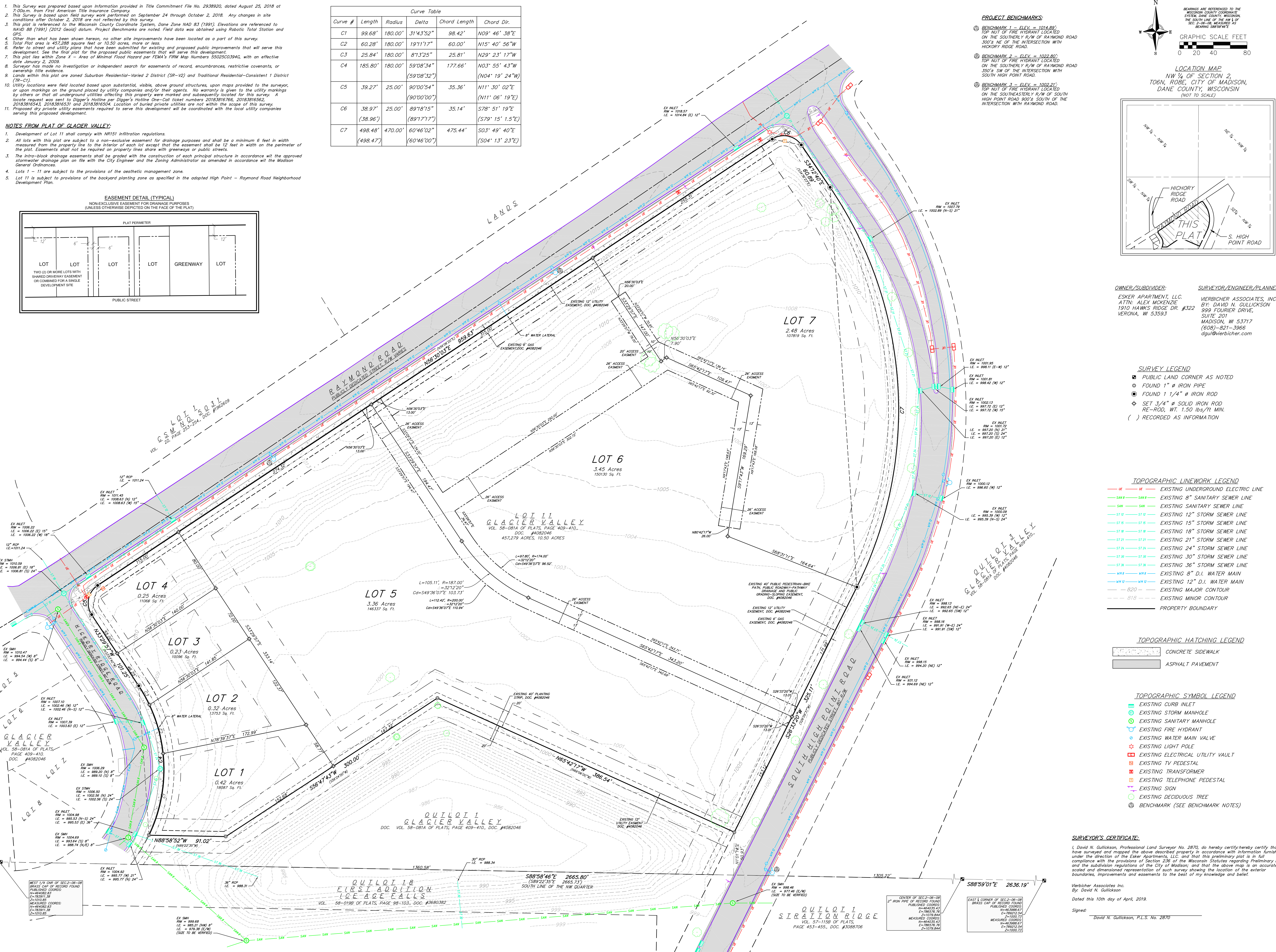
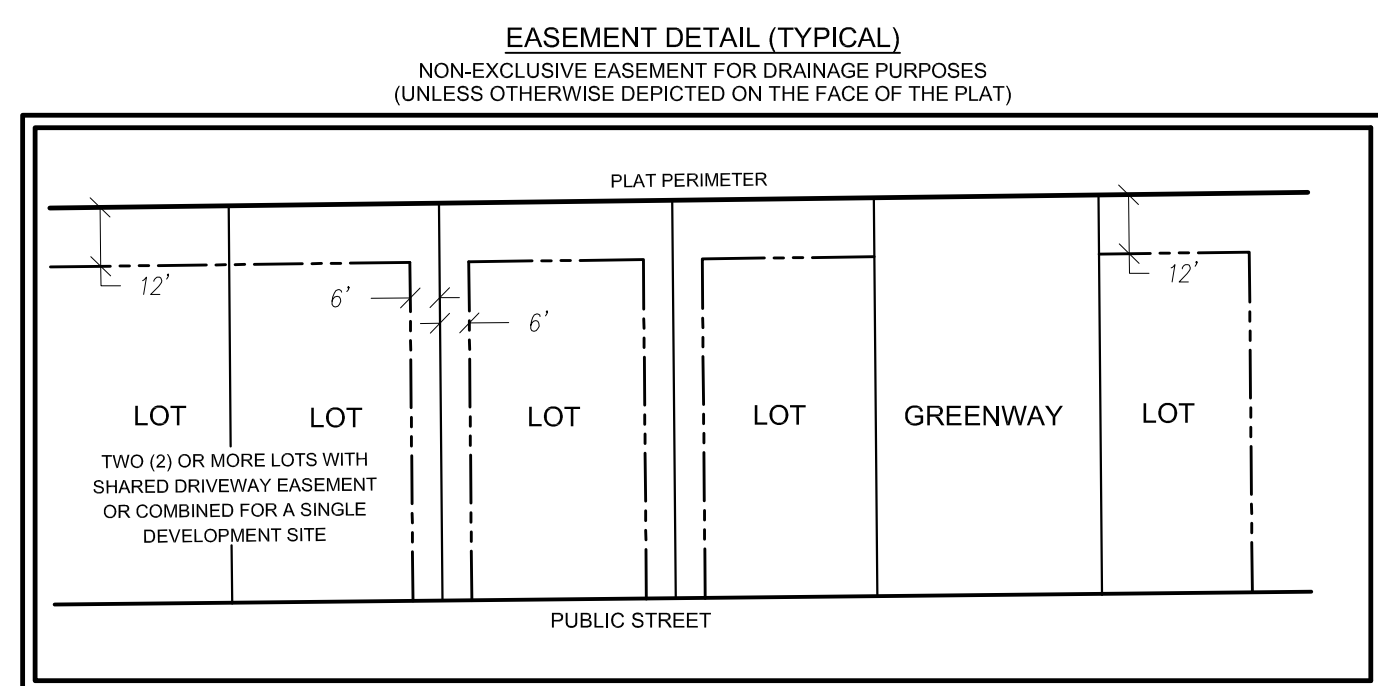
NOTES:

- 1. This Survey was prepared based upon information provided in Title Commitment File No. 2938920, dated August 25, 2018 at 7:00am, from First American Title Insurance Company.
2. This Survey is based upon field survey work performed on September 24 through October 2, 2018. Any changes in site conditions after October 2, 2018 are not reflected by this survey.
3. This plat is referenced to the Wisconsin County Coordinate System, Dane County NAD 83 (1991). Elevations are referenced to NAVD 83 (1991) datum. Project Benchmarks are noted. Field data was obtained using Robotic Total Station and GPS.
4. Other than what has been shown hereon, no other site improvements have been located as a part of this survey.
5. Total Plot area is 457,290 square feet or 10.50 acres, more or less.
6. Refer to street and utility plans that have been submitted for existing and proposed public improvements that will serve this development. See the final plat for the proposed public easements that will serve this development.
7. This plat lies within Zone X - Area of Minimal Flood Hazard per FEMA's FIRM Map Numbers 55025C0394G, with an effective date January 2, 2009.
8. Surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, or ownership title evidence.
9. Lands within this plot are zoned Suburban Residential-Variety 2 District (SR-V2) and Traditional Residential-Consistent 1 District (TR-C1).
10. Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20183016766, 20183016562, 20183016543, 20183016521 and 20183016504. Location of buried private utilities are not within the scope of this survey.
11. Proposed dry private utility easements required to serve this development will be coordinated with the local utility companies serving this proposed development.

NOTES FROM PLAT OF GLACIER VALLEY:

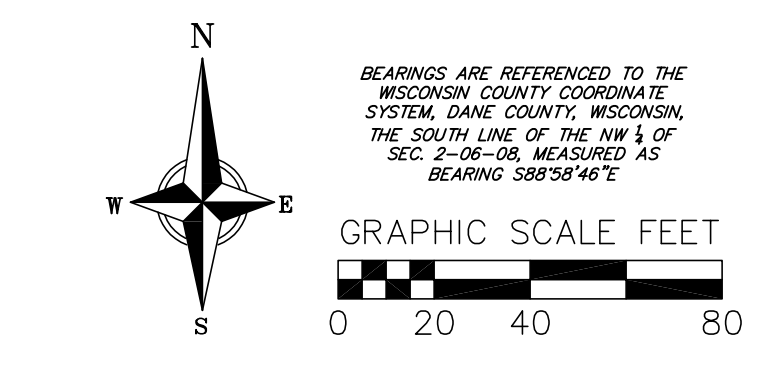
- 1. Development of Lot 11 shall comply with NR151 infiltration regulations.
2. All lots with this plot are subject to a non-exclusive easement for drainage purposes and shall be a minimum 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the plot. Easements shall not be required on property lines shore with greenways or public streets.
3. The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator as amended in accordance with the Madison General Ordinances.
4. Lots 1 - 11 are subject to the provisions of the aesthetic management zone.
5. Lot 11 is subject to provisions of the backyard planting zone as specified in the adopted High Point - Raymond Road Neighborhood Development Plan.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Length, Chord Dir. Rows C1 through C7.

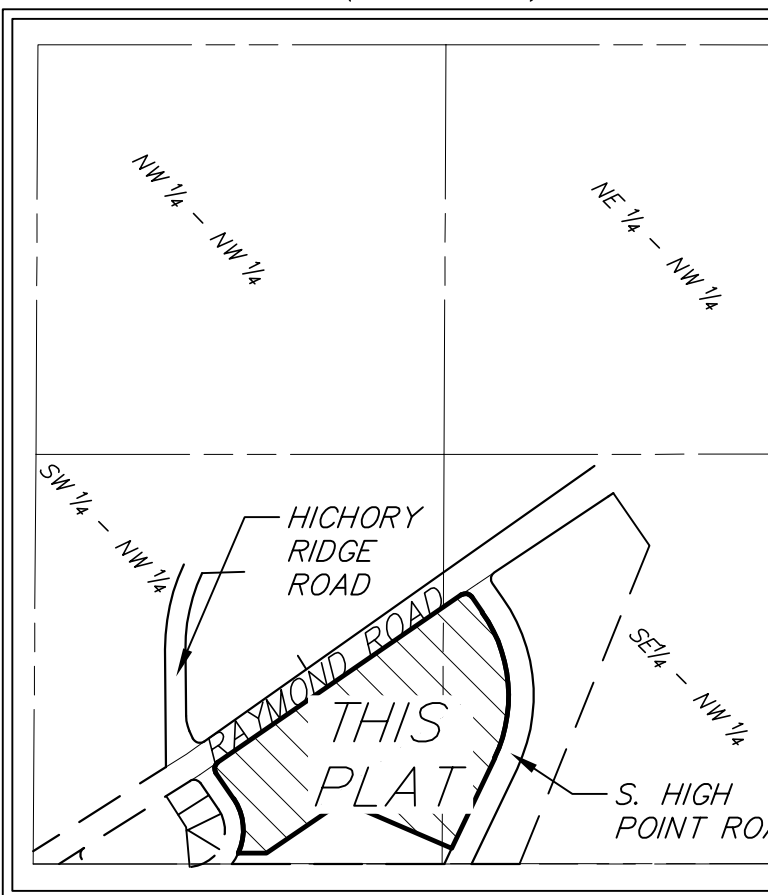


PROJECT BENCHMARKS:

- 1. BENCHMARK 1 = ELEV = 1014.82'. TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF RAYMOND ROAD 300'± NE OF THE INTERSECTION WITH HICKORY RIDGE ROAD.
2. BENCHMARK 2 = ELEV = 1022.80'. TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF RAYMOND ROAD 350'± SW OF THE INTERSECTION WITH SOUTH HIGH POINT ROAD.
3. BENCHMARK 3 = ELEV = 1002.21'. TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHEASTERLY R/W OF SOUTH HIGH POINT ROAD 900'± SOUTH OF THE INTERSECTION WITH RAYMOND ROAD.



LOCATION MAP NW 1/4 OF SECTION 2, T06N, R08E, CITY OF MADISON, DANE COUNTY, WISCONSIN (NOT TO SCALE)



OWNER/SUBDIVIDER: ESKER APARTMENT, LLC. ATTN: ALEX MCKENZIE 1910 HAWKS RIDGE DR. #322 VERONA, WI 53593
SURVEYOR/ENGINEER/PLANNER: VERBICHER ASSOCIATES, INC. BY: DAVID N. GULLICKSON 999 FOURIER DRIVE, SUITE 201 MADISON, WI 53717 (608) 821-3966 dgul@verbicher.com

SURVEY LEGEND

- Public Land Corner as Noted
Found 1" Iron Pipe
Found 1 1/4" Iron Rod
Set 3/4" Solid Iron Rod RE-ROD, WT. 1.50 lbs./ft. MIN.
Recorded as Information

TOPOGRAPHIC LINework LEGEND

- Existing Underground Electric Line
Existing 8" Sanitary Sewer Line
Existing Sanitary Sewer Line
Existing 12" Storm Sewer Line
Existing 15" Storm Sewer Line
Existing 18" Storm Sewer Line
Existing 21" Storm Sewer Line
Existing 24" Storm Sewer Line
Existing 30" Storm Sewer Line
Existing 36" Storm Sewer Line
Existing 8" D.I. Water Main
Existing 12" D.I. Water Main
Existing Major Contour
Existing Minor Contour
Property Boundary

TOPOGRAPHIC HATCHING LEGEND

- Concrete Sidewalk
Asphalt Pavement

TOPOGRAPHIC SYMBOL LEGEND

- Existing Curb Inlet
Existing Storm Manhole
Existing Sanitary Manhole
Existing Fire Hydrant
Existing Water Main Valve
Existing Light Pole
Existing Electrical Utility Vault
Existing TV Pedestal
Existing Transformer
Existing Telephone Pedestal
Existing Sign
Existing Deciduous Tree
Benchmark (See Benchmark Notes)

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor No. 2870, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the Esker Apartments, LLC, and that this preliminary plat is in full compliance with the provisions of the Wisconsin Statutes regarding Preliminary Plats and the subdivision regulations of the City of Madison; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, improvements and easements to the best of my knowledge and belief.

Verbicher Associates Inc. By: David N. Gullickson Dated this 10th day of April, 2019.

Signed: David N. Gullickson, P.L.S. No. 2870

Project information including: vierbicher planners engineers locators, Preliminary Plat of Esker, All of Lot Eleven (11) of Glacier Valley, as recorded in Volume 58-081A of Plats, on Pages 409 and 410, as Document Number 4082046, Dane County Registry, located in the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 2, Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin. Includes a REVISIONS table and a SCALE 1" = 40'.