

THE CREST AT EAGLE TRACE - PRELIMINARY PLAT

OUTLOT 1, EAGLE TRACE, LOT 1, CERTIFIED SURVEY MAP NO. 9672, A PORTION OF SCHEWE ROAD TO BE DISCONTINUED/VACATED BY THE CITY OF MADISON, AND UNPLATTED LANDS, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 20, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of The Crest at Eagle Trace and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
 Outlot 1, Eagle Trace, recorded in Volume 60-097A of Plats on pages 529-535 as Document Number 5434851; Lot 1, Certified Survey Map No. 9672, recorded in Volume 55 of Certified Survey Maps on pages 303-305 as Document Number 3209045; a portion of to be vacated and discontinued Schewe Road and unplatted lands, located in the NE1/4 of the NE1/4 of Section 20, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the Northeast corner of said Section 20; thence S01°40'41"W, 649.07 feet along the East line of said NE1/4 to the Northwest corner of Outlot 3; Chapel View also being the Southeast corner of Lot 1, Certified Survey Map No. 14935 and the point of beginning; thence S01°40'41"W, 502.82 feet along the West line of said Outlot 3 to a point on the Northernly right-of-way line of White Fox Lane; thence S89°38'57"W, 100.44 feet along said Northernly right-of-way line to a point of curve; thence Southwesterly along said Northernly right-of-way on a curve to the left which has a radius of 435.00 feet and a chord which bears S71°32'58"W, 270.21 feet; thence S53°27'18"W, 81.94 feet along said Northernly right-of-way line to a point of curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears N80°21'34"W, 21.65 feet to a point of compound curve on the Easterly right-of-way line of Schewe Road; thence Northernly along said Easterly right-of-way line and the West line of a vacated and discontinued portion of Schewe Road on a curve to the right which has a radius of 232.00 feet and a chord which bears N16°23'22"W, 141.72 feet; thence N01°23'42"E, 8.25 feet along the West line of said vacated and discontinued Schewe Road to a point of curve; thence Northernly along said Easterly right-of-way line on a curve to the right which has a radius of 25.00 feet and chord which bears N10°08'31"W, 10.00 feet; thence N01°23'42"E, 476.44 feet along said Easterly right-of-way line to the Southwest corner of Lot 1, Certified Survey Map No. 14935; thence N89°34'57"E, 488.62 feet along the North line of said Lot 1 to the point of beginning. Containing 265,001 square feet (6.084 acres).

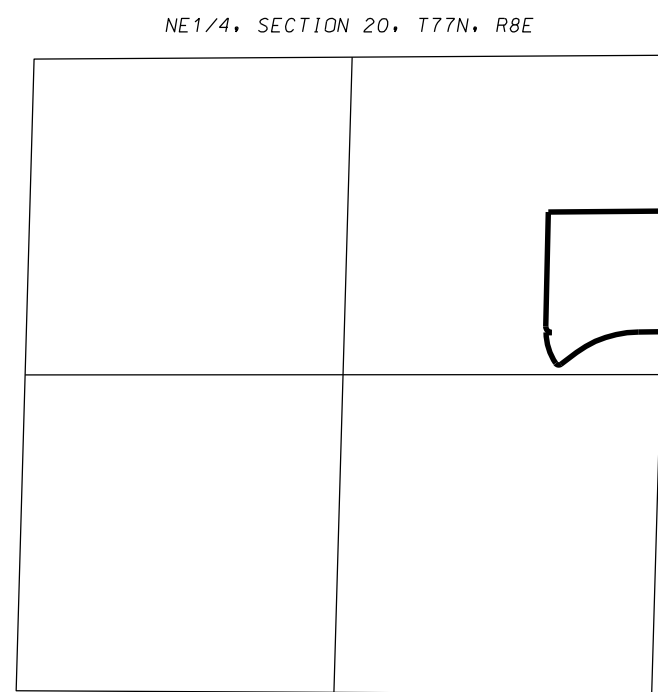
Dated this 26th day of August, 2024

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



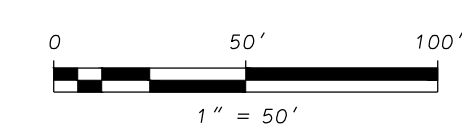
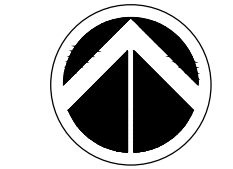
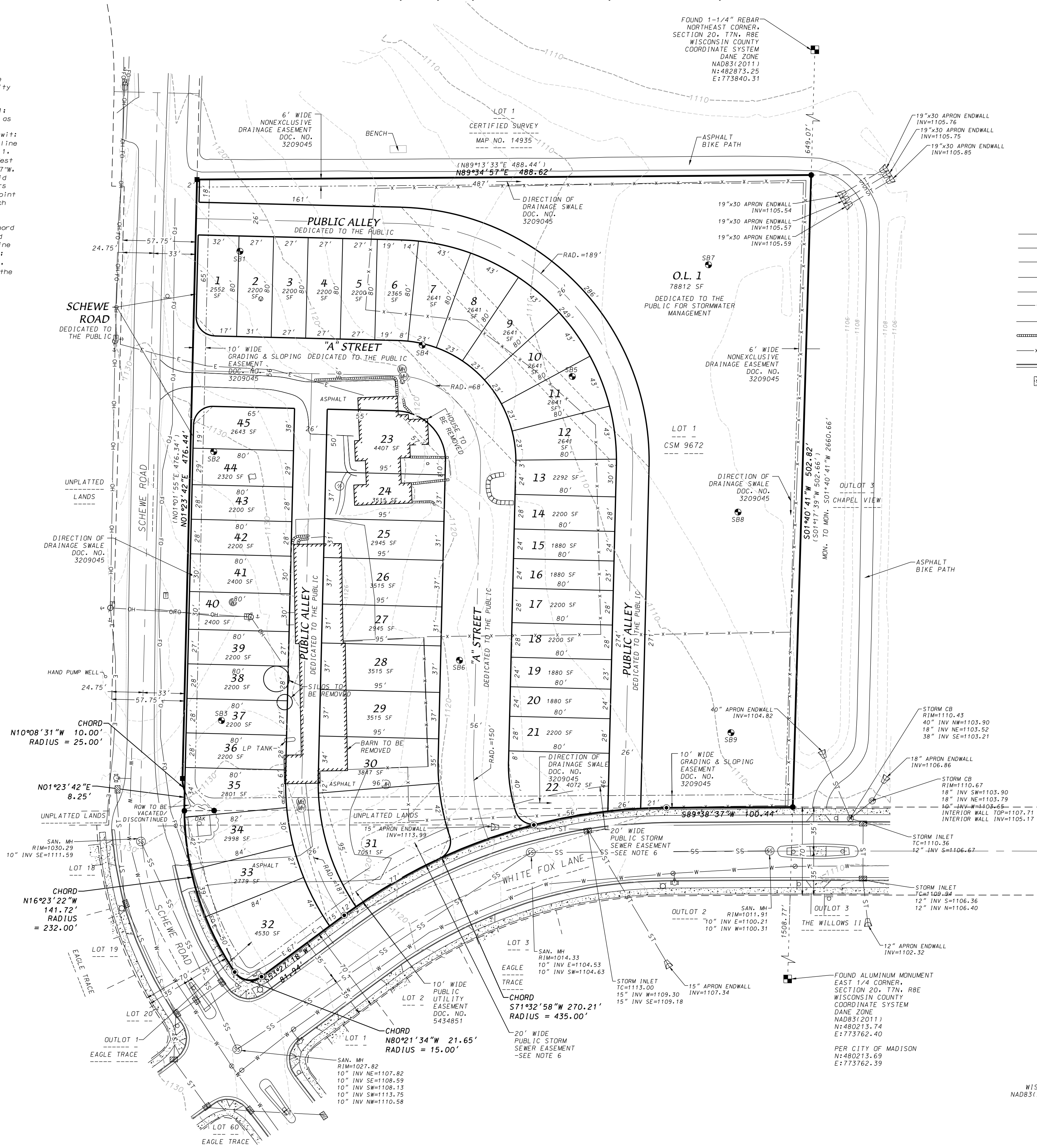
NOTES

- All intersection radii are 15 feet unless noted.
- All existing easements are to be released.
- Zoning:
 Existing - A
 Proposed - TR-P
- Planner: Vandewalle and Assoc.
 Owner and Developer: VH CET, LLC



LOCATION MAP
 1"=800'

LEGEND	
●	FOUND 3/4" REBAR
○	FOUND 1-1/4" REBAR
■	FOUND 1-1/4" PIPE
□	HYDRANT
■	STORM SEWER INLET
⊕	STORM SEWER MANHOLE
⊙	SANITARY MANHOLE
⊗	SEPTIC MANHOLE
○	SEPTIC VENT
⊙	WELL
⊕	TELECOMMUNICATION PEDESTAL
⊕	POWER POLE
○	VALVE
⊕	LIGHT POLE
⊕	SOIL BORING
⊕	SIGN
⊕	FLAG POLE
SS	SANITARY SEWER
W	WATER MAIN
ST	STORM SEWER
T	UNDERGROUND TELECOMMUNICATION LINE
E	UNDERGROUND ELECTRIC
OH	OVERHEAD UTILITIES
G	GAS MAIN
▬	RETAINING WALL
X-X	FENCE
▬	CONCRETE CURB AND GUTTER
▬	CONCRETE
()	RECORDED AS INFORMATION



GRID NORTH
 WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
 NAD83(2011) THE EAST LINE OF THE NE1/4 OF SECTION 20,
 T7N, R8E BEARS N89°52'45"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT