

City of Madison

Final Pat

Plat Name Mosaic Ridge

Location 2347 Allied Drive & 4654 Crescent Road

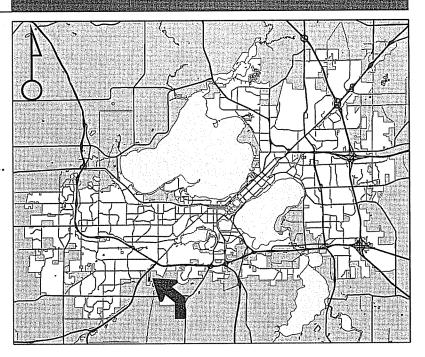
Applicant

Natalie Erdman-City of Madison CDA/ Frank Thousand-Arnold & O'Sheridan, Inc.

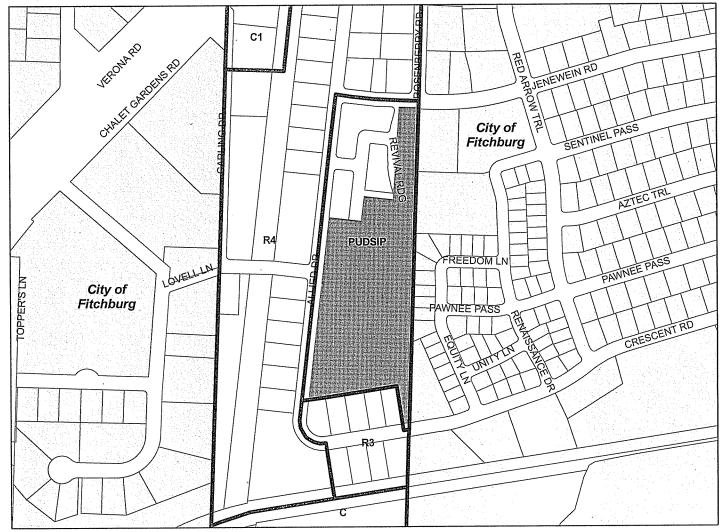
Proposed Use

28 Residential Lots and 3 Outlots for private open space, public stormwater management and leased parking

Public Hearing Dates
Plan Commission
19 September 2011
Common Council
04 October 2011



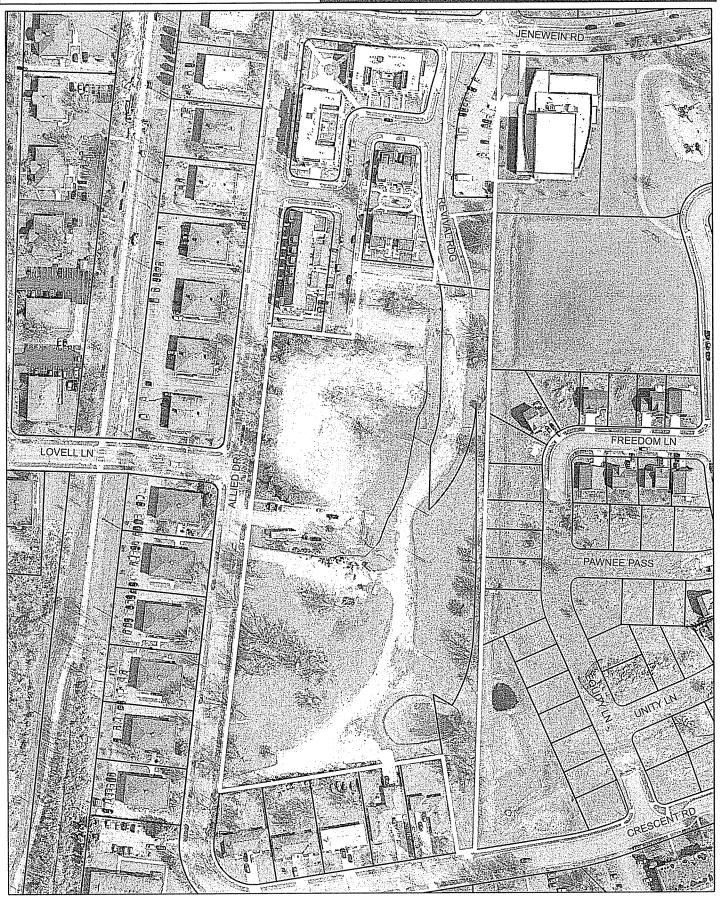
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division: RPJ: Date: 06 September 2011





Date of Aerial Photography: Spring 2010



SUBDIVISION APPLICATION **Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985 Phone: 608.266.4635 | Facsimile: 608.267.8739

** Please read both pages of the application completely and fill in all required fields** This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to

comply with the lobbying ordinance may result in times.			
1a. Application Type.			
☐ Preliminary Subdivision Plat ☑ Final Subdivisio	n Plat	Land Division/ C	ertified Survey Map (CSM)
If a Plat, Proposed Subdivision Name: Mosaic Ridge			
1b. Review Fees. Make checks payable to "City Treasurer."			
• For Preliminary and Final Plats , an application fee of \$2	200, plus \$:	35 per lot or outlot co	ontained on the plat drawing.
• For Certified Survey Maps , an application fee of \$200 pt	lus \$150 pe	er lot and outlot conta	ained on the certified survey.
2. Applicant Information.			
Name of Property Owner: CDA of City of Madison	Representa	tive, if any: Natalie Ero	lman
Street Address: 215 Martin Luther King Jr. Blvd Rm 312	City/State:	Madison, WI	Zip: 53703
Telephone: (608) 267-1992 Fax:()		Email: nerdman@cit	ty of madison.com
Firm Preparing Survey: Arnold & O'Sheridan, Inc.		Contact: Frank Tho	usand
Street Address: 1111 Deming Way, Suite 200	City/State:	Madison, WI	Zip: 53717
Telephone: (608) 821-8500 Fax:(608) 821-850	1	_ Email: fthousand@a	arnoldandosheridan.com
Check only ONE – ALL Correspondence on this application should be	e sent to:	🗷 Property Owner	Survey Firm
3a.Project Information.			
Parcel Address: 2347 Allied Drive	ir	n the City or Town of: $\frac{6}{2}$	City of Madison
Tax Parcel Number(s): 060905218017	S	chool District: Madisc	on Metro
Existing Zoning District(s): PUD/GDP	C	evelopment Schedule:	Fall 2011 thru date TBD
Proposed Zoning District(s) (if any); PUD/GDP/SIP	Pleas	e provide a Legal Des	scription on your CSM or plat.
3b.For Surveys Located Outside the Madison City	Limits in	the City's Extrat	erritorial Jurisdiction:
Date of Approval by Dane County:	Date	of Approval by Town:	
In order for an exterritorial request to be processed, a copy of the a	 ipproval lette	ers from <u>both</u> the town a	and Dane County must be submitt
4. Survey Contents and Description. Complete table a	as it pertains	to the survey; do not c	omplete gray areas.
			and the second s

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	28	3	6.14	Outlots Dedicated to the Public (Parks,		2	1.53
Retail/Office				Stormwater, etc.)			
Industrial				Outlots Maintained		1	.21
Other (state use)				by a Private Group or Association	44 E.		
		i de la companione de l					
PROJECT TOTAL	28	3	6.14				OVER →

5. Required Submittals. Your application is required to include the following (check all that apply): Surveys (prepared by a Registered Land Surveyor): • For Preliminary Plats, eighteen (18) copies of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision. For Final Plats, sixteen (16) copies of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes. For <u>Certified Survey Maps (CSM)</u>, sixteen (16) copies of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) & (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application. All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An 8-1/2 X 11-inch reduction of each sheet shall also be submitted. Letter of Intent: Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). *The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **The requirement to include a letter of intent is not required for applications for lot combinations or split duplexes. Report of Title and Supporting Documents: All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of two (2) copies of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. Title insurance or a title commitment policy is **NOT** acceptable (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM. For any plat or CSM creating common areas to be maintained by private association: Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument. For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval town and Dane County. For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be

Completed application and required fee (from Section 1b): Make all checks payable to "City Treasurer."

Real Estate Services at 266-4222 for a determination as soon as possible.

required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of

☐ Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and

	applicant. Applicants unable to 266-4635 for assistance.	provide the materials e	lectronically shou	ald contact the Planning Division at
The si	gner attests that the application l	has been completed accur	•	lired materials have been submitted:
Appli	cant's Printed Name Natalie Erd	man, Exec Director CDA	Signature	Natalu Erdmen
Date	August 3, 2011	Interest In Propert	y On This Date	Owner
For Of	fice Use Only: Date Rec'd:	PC Date:	Alder. District:	Amount Paid: \$



LETTER OF INTENT

ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT

Subdivision Application for Lot 4 Certified Survey Map 12506 Mosaic Ridge

The following is submitted together with the Mosaic Ridge Plat and subdivision application for staff, Plan Commission and Common Council consideration of approval.

Introduction:

The City of Madison Community Development Authority (CDA) owns 11.5 acres of property bounded by Allied Drive, Jenewen Road, the City of Fitchburg and Crescent Road. The City acquired the property and transferred it to the CDA for redevelopment. The 11.5 acre site (Allied Neighborhood Redevelopment), was subdivided by Certified Survey Map 12506 creating four (4) lots. Phase I of the Allied Drive Neighborhood Redevelopment created 48 newly constructed, affordable housing, rental units on Lots 1, 2, and 3 (Revival Ridge). Phase II of the Allied Neighborhood Redevelopment will create owner occupied housing with an affordable component on Lot 4 (Mosaic Ridge).

The Mosaic Ridge Plat creates twenty-eight (28) lots and three outlots on Lot 4 of CSM 12506.

A General Development Plan has been approved for the Allied Neighborhood Redevelopment and a Specific Implementation Plan has been approved for Revival Ridge.

Existing Conditions and Use of Property

The property subject to the Mosaic Ridge Plat is ready for development with roads and infrastructure complete and lots graded. No buildings occupy the property.

Number, Type, Use, and Development Schedule of Lots

The Mosaic Ridge Plat creates twenty-eight (28) lots and three (3) outlots.

Lots 1 thru 3 will be held for future development of owner occupied housing. These sites will be developed as market demand warrants.

Twenty-five (25) lots will be sold to owner occupants for the construction of single family and two-family dwelling units. Development of the single family and two-family lots will also occur as market conditions warrant; however, the developer expects to commence marketing of the first 5 to 8 lots in the fall of 2011. As sales are completed on the first 5 to 8 lots, an additional 5 to 8 lots will be marketed until all 24 lots have been sold. Homes constructed on the 24 single and two-family lots will be subject to a Home Owners' Association and Architectural and Landscape Guidelines. A Specific Implementation Plan for Lots 4 thru 28 is being prepared for staff, Plan Commission and Common Council approval, but has not been filed.

Outlot 1 and Outlot 2 are being dedicated to the public for storm water management and other public purposes.

Outlot 3 will be owned and maintained by the CDA and will ultimately be developed into a neighborhood amenity such as community gardens.

Development Team

The development team is being lead by the CDA. In addition, the following consultants have participated in the Mosaic Ridge Planning

Design Services:

Destree Design Architects, Inc.

Surveying:

Arnold and O'Sheridan

Engineering Service: SAA

LOCATION PLAN
SCALE ("~1000"

SCALE ("~1000"

1/4 OF THE NY 1/4 OF SECTION 5, TBN,
TBE, CITY OF MANDSON, DANE COUNTY, WI ALL BLANKS ARE REPERENCE
TO GRID NORTH OF THE
WISCONSIN COUNTY CODGRINANTE
SYSTEM — DATE ZONE.
NADS(07) THE NORTH LINE OF
THE INW 1/A OF SECTION 5
BEARS NASE/28/32 W THE NW 1/4 OF SECTION 5, THE IN THE CITY OF MAINTEON DANE COLUMNY WAS COMEN.

WE SECTION 5, THE IN THE CITY OF MAINTEON DANE COLUMNY WAS COMEN.

THE CHARGE STEEL OF THE CITY OF MAINTEON DANE COLUMNY WAS COMEN.

THE CHARGE STEEL OF THE CITY OF MAINTEON DANE COLUMNY WAS COMEN.

THE CHARGE STEEL OF THE CITY OF MAINTEON DANE COLUMNY WAS COMEN.

THE CHARGE STEEL OF THE CITY OF MAINTEON DANE COLUMNY WAS COMEN. 101 100 OC 1861 TON 10T 10B **TOT 107** <u>ظ</u> 四四 TOI BY (M. 81, 82, 88 N) SS IN NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN NAVE THE TANKS WAS TANKS HETWIAL FLORE (**) 75 101 100 100 MAKE MOKEY COUNTY OF DAYE.

As the duty appointed Alexaed County Treasurer of Dans County, I hereby certify that the traced in Dare offices show no unrecleaned for saids and no unjoid losses or the records in Dare officially any of the limits included in Mocalic Ridge. GENE PARKET ACE TREASURER'S CERTIFICATE: TOT 20 L TOWN LOT ST LOT ST LOT ST AREAS DOCHEN UNE 10' UNDERGROUND ELECTRIC EXEMENT
DOC, HOTSTAK BOCK, MAINZON
OUT 2 in declarate to the public
other public memoryment and
other public management and
other public management and
ERVISSANCE OF THE PARK OUTLOT PUBLICALIFY 130.85' 581'20'09 E 139. POLY TON 2 (51:31'14"W) (1387.64') 1138.88' SISP'IS'W JAXAT. FOUND **©** BHASS CAP IN CONCRETE FOUND
IRON STAKE FOODS
CHISCED CROSS
CHISCED CROSS
OF RECORDED AND DAY
DEPORTES 1 1/1× × 24* SOLID ROLIND IRON STAKE
SET, WEIGHNG 4.30 LBS/FT (REDAR). REMINAL REDGE UTILITY EXEMENT DIMENSIONS UNLESS OTHERMISE NOTED — NO POLES OR BURBED CABLE TO BE PLACED ON MAY LOT LUNC OR LOT CORNER. DISTURBING A SURVEY STAVE IS A VIOLATION OF SECTION 238.32 (2)(3) WISCONSIN STATUTES. PUBLIC NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES. ALL DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 7/8" x 24" SOLID ROUND IRON STAKE WEIGHING 2.04 LBS/FT (REBAR). LOI SA LOT BE GENE PARIO PLACE -18.00-79 12' PUBLIC BENNESHIE ON / 101.22 FIG. 1867 FOUNDATION TO BENNESHINE ON THE PARK PROTECTION TO BENNESHINE OF THE PARK PROTECTION TO BENNESHINE TO B 101 BE 30' (7) 10T 87 L 1/2 REBUT - - L TOT IN TOT I CONT TREASMER'S CERTIFICATE
STATE OF WISCONSIN)

COUNTY OF DAVE

1. David N. Conserved. No. 1.

1. David N. Conserved. No. ALLED DRIVE COMMON COUNCIL RESULTION:

Teached that this pick from an Apacia Ridge located in the City of Madism
was hereby opproved by Endatment No.—18 in ID No.—18 object on this

day of —— and that sid another interface provided for the cocapions of those loads dedicated and rights conveyed by said pick to the City of Loadson for public use. "In 18 only of the City of Loadson for public use." Moribeth Witzel-Behl, City Clerk City of Madison, Dane County Wisconsin 22'35 83°22'35 O) 90.00' City of Madison 10.14 90.00 E' PUBLIC EASEMENT DOC. 4804113 THEST VARIABLE TO THE BARK THE 28 MI Ze (1) III (1) 101 77 189.52'02'N 189.52'
(N8F12'40'N) (170.00')
(NF12'40'N) (170.00')
(NF12'40'N) (170.00')
(NF12'40'N) (170.00')
(NF12'40'N) (170.00') There are an objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis State. as provided by a. 236.12, Wit. State. 101 78. ARNOLD AND O'SHERIDAN INC 10I 94. (NBO'47'20'W) (385.60') ANGUNATURE PROLES 76 JOT TO ALLED TERROCE (S80'47'20'W) (29.59') 西部ー 101 PUBLIC UTILITY EASEMENT 101 101 SHETT! OF 2 CHEBOONT HOAD Ġ. vo.

LOT 4, CERTIFIED SURVEY MAP 12508, "LANDS DEDICATED TO THE PUBLIC", FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

HBT A			RE	VIVAL RE	Œ.		:	ِلْ.	30'	
M		2/	REVA	/AL REDGE	E	-	_	~		16
WENT OU LINEW	500'4146'H	16.2002.H	27	LI PARENT	LOT	OUTL	-	TE.		JENEWEN ROAD
THET AMENDMENT TO LEASE DOC. 4445360	ווסייבועפיש פאטוי	(9.43) SOALE 1" = 80'	RESUMBLIFIE OF THE PARK	BOTS AND STREET CLUB					558 '06 STE	33*

15'54'58"

A.91,+9.105

90.36 50.00

920'51'05"E

S1'54'15'W 71,49

Chipter 258, Westernish Studies of the substitute of the special control of the substitute of substi

	Lond Surveyor # S-1363	come have a Rouse	day of August 2011	
SURVEYOR		THOUSAND A	The state of the s	SWOOD IN

ONSIGHT OF EXPERIORIE MERHAURIE.
The City of Madeins, a maniford consported day argument and existing under mad by vietus of the lower of the State of Wisconta, hardyogen of the companion described land, heavily consents to the surreying, advanta, incepting and editicity of the land described on this plot and heavily consents to the targeting areas actification.

**Construction of the land described on this plot and heavily consents to the targeting areas actification. The land described on this plot and heavily consents to the land described on the land described o

City of Modisor in Witness where of, the sold corporation has occused these presents to be signed and countersigned by its afficers listed below. At a companies send to be hereuinto officer this day of the corporate send to be hereuinto officer this

Northeth Wilcas-Bald, Cl	by Nambeth Witzel-Bah, City Clark and keepin by me to be the person who executed in the Commission:	Wy Corr	Notory Public, State of Wisconsin	The control of the co	97. Pari R. Seglin, Mayer By: Neath
a to be the	tria-Ball, City Clark 20 the above-named P s to be the person who executed	To institute in		2 E	beth Wi
en co	et, City Clark the above-nomed Pose the person who executed	2		8. E	
	ty Clark the above-named Properties of the executed Properties of the execu			2 S	, C
	nomed P			on who	*
S B 구	#. & 2. D				
rk above-nam on who skee				2 m	

Notary Public, State of Wisconsin	by of bean series me the <u>lucious</u> day of committee of the observational lucibally and beam by the above-normal lucibally make of the City of <u>lucious</u> of day of country and beam by me to be the person who executed to specify furnitures and exceedables the sums.	of (Maconsin) (print or type name) by Commission:	Notary Public. State of Wieconstin
	he above-named se the person who	ī	
	Montheth		

(print or type name)

FFPC S

By: Paul R. Soglin, Mayor Parsonally came before me this ______ day of ______ day of _____ day of Soglin, Mayor of the City of Madison, onling in solid capacity executed the foregoing instrument and acknowledged the same. County of Dane State of Wisconsin) City of Madison

28	2011	
Survey and the same of the sam	* TRANCIS R. TRANCIS R. SILON S. LINGUIS AND S. LINGUIS AND S. LINGUIS R. S. LINGUIS R	SCON

State of Wisconsin) County of Dana

	Notary
(print	Public,
9	
or type	State of
Mund	익
=	Wisconsin
₹	
Commission:	

CONSENT OF IXSIE.

Boys and filts Ulbi of Dane County, Inc., duly organized and existing under and by virtue of the lowe of the United States of America, lesses of port the foreigning described land, hereby consents to the surveying, directly, mapping and desicating of the land described on this plot and hereby consents to the foreigning owners entitled.

Boys and Girls Club of Dane County, inc.	In Witness where of, the sold corporation has caused these presents to be signed and officers listed below. At and its corporate sed
	ond a
	र है
	be signed corporate
	and
	essents to be signed and countersigned , and its corporate sed to be hereunto
	6°E

COUNTY OF DAKE. 20. The this chore region to be the persons who executed the chore named of the chore to be the persons who executed the foregoing instrument or with offerers or the date of said corporation by its authority.	STATE OF WISCONSIN)	MATERIAL PROPERTY OF THE PROPE	
y of the persons who executed the faceporation by its authority.			
pamer gnloge			

Notory Public, State of Wisconaln

(print or type name)

My Commission

Community Development Authority of the City of Modern o redevelopment subship created and exhibing under and by wither of the fiers of the Sides of Wiscomship, or comment, does interly carify that said edicitated are represented hereon. Sold redevelopment authority the said expenses of the second sold redevelopment authority also satilizes that this poil. Is required by Sections 258.10 and 258.12 Wiscomshi Studies, to be submitted to the following for approval or objection: the county Zoning and Natural Resources Committee. CURVE LOT RADIUS CHORED CHORED | CANGLE BEARING BEARING | TAN | TA CURVE TABLE 201717" 518'23'02'E S!'54'15'W 99.15'

)iii.	State of Wisconsin)	(print or type name)	My Commission:		Notory Public, State of Wacconsin		remice on company manufacts and actionisages the same.	oglin, Moyor of the City of Madisan, acting in sold capacity and known by me to be the person who	1	T	County of Dane) just			Paul R. Soglin, Mayor Writeth Witzel-Behl, City Clark	P	City of Madison		ğ			latures, to be submitted to the following for approval or objection:	unicipal corporation also certifies that this plot is required by sections 236.10 and 236.12. Weccomin	-	The City of Madison, a municipal comparation duty accomplised and exhibitative and by define as the formation	Crim to Ope initia)	(note or the commission:	Natury Fublic, State of Wisconsin	Make D. C.		who executed the foregoing instrument and acknowledged the same.	Personally come before me this day of 20 the above named Gregg	COUNTY OF DANE)		Walade Endman, Executive Director and Secretary	Вул	_	and the corporate seal to be haraunto affixed on thisday of	presents to be signed below by Grego Shimoneki. Chair and Notalie Endman, Executive Director and Secretary	
(otan:			30-31	29-33	28-29			L	26-27		L	24-25	22-23	21-22	20-21	10-20	17-18	17-20	15-16	14-32			13-14						11-12				9-10	8-9	7-8	5-6			
	23	22		=	=	12	13	7		7	8		2	2	2	2	-		_	28	28	27		25	24	OL 2	2.3	22		20	19	OL 3		OL 3	OL 3	OL 2	OL 2	P. 1	
	268.00	268.00	268,00	15.00	170.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	15.00	180.00	15.00	220.00	220.00	220.00*	220.00	15.00	230.00'	230.00	230.00	180.00*	180.00'	180.00'	180.00"	180.00*	180.00	180.00	180.00'	180,00'	180.00*	15,00'	280.00	280,00	500.00*	500.00*	300,00
***************************************	72.59	59.52	131.11	21.12	47.27	97.74	41.71	23.37	153.07	31.45	137.97	162.51	19,76	86.83	20,56	121.56	16.82	163.99	51.52	21.27	46.15	17.16	63.19	15.45	48.84	89.41	49.84	43.08	228.61"	0.50*	50.52'	20.22	71.02'	17.12	222.55	98.63	110.48	3.43	110.80
	\$22726 17 W	SB 18'45"W	S1603'47"	N38'08'57.57	A,01,60.68S	W.44,40.45S	S23'05'23.51	S07'29'34'W	541'31'57.5	S05'37'35'E	54814'47'E	S40'42'57'E	N34'33'00.5'	N61'46'57'W	M.61,55,985	K.55,45,675	504'05'39.5	S23'47'12'W	S04'49'13'E	S51'47'18'W	S88'48'15,5"	S83'17'59"W	S89'03'25.5	578'42'06.5"	K.50,21.89S	\$45'56'46.5"	523'36'28'W	S8'48'37.5'Y	\$41:31'57.5"	501.48,252,4	S6'20'34'E	S1737'51'E	S09"28"25"E	S13'66'32.6"	S25'19'12.5'	508 14 23.5	512'02'26.5	505'30'02.5'	00 00 110

43'45'54" S1'54'15'W 90'19'46" N83'02'49'W

SB1'09'40'W H85'02'49'W 63.39'

4'22'49" SI'54'15"W

S45*40'09"W

168.04

505'37'25'W 23.65

7 \$133537" \$45009" | 123.18" | 125.00" | 123.18" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.00" | 125.0

All streets and roads within the plot boundary are dedicated to the public unless otherwise nated.

S81:09'40"W N82:51'20"W N82:51

(a) All out within the plot are subject to a non-exclusive assessment for drollings purposes as shown. For purposes of the combined for a single development sits, or where the (2) or many but inverse a shored drivery or state of the combined state of the combined

bloke in the went of a City of Mallern Ren Commission envitor Common Council -opproved re-devision of a previously the Mallern Ren Commission is of evaluate and related and replaced by bose required and envitored by the current approved subdivision.

Oxide) I is deficied to the jubble for atom enter management and other public purposes. The Oxide is currently under lesse for increas, regime and porting let purposes are Document for 6440000, or 900000 (i) as designed to the jubble for atom water management and other public purposes. Oxide) I is for fivents open popus. (b) The Inter-Block drivings exertents shall be graded with the executuation of each principle structure in occordance with the approximations water deviatings plan on the with the City Engineer and the Zaning Administrator, as emended in accordance with Madison Central Ordanouse.

The City will not install lighting in the ofleys, but the developer or property owners may request the City to approve private light(e) in the other right of way. Such private light(e) to be operated and maintained by private interests. All the folk within this subdivision are subject to impact less that are payable at the issuance of building permit(s).



THIS INSTRUMENT WAS DRAFTED BY:

9