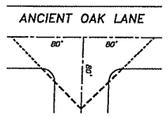
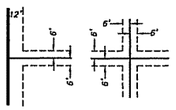
PRELIMINARY
FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK

Lot 3, Certified Survey Map No. 12934, located in the
Northwest ¼ of the Northwest ¼ of Section 34, T7N, R8E,
City of Madison, Dane County, Wisconsin

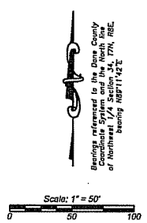


VISION CORNER DETAIL
(FOR ALL STREETS INTERSECTING ANCIENT OAK LANE)
NOT TO SCALE

LOCATION SKETCH
NW1/4 SECTION 34, T7N, R8E
CITY OF MADISON
NOT TO SCALE



PUBLIC DRAINAGE EASEMENT DETAIL
(WIDTH OF PROPOSED EASEMENTS)
(UNLESS OTHERWISE NOTED ON PLAT)



Notes:

1. The proposed number of lots is 5.

2. Gross area in this preliminary plat = 44,026 square feet or 1.01 acres.

3. This survey is subject to any and all agreements and easements of record and those that may have not been recorded.

4. All lots within this subdivision to be served by public sewer and water.

5. Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.

6. The lands within this subdivision shall be served by underground utilities.

7. The lands within this subdivision are located in "ZONE X UNSHADED (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 55025C0237G, Revised January 2, 2009, as published by the Federal Emergency Management Agency.

8. Per Note 6 of CSM 12934 as Doc. No. 4671680, this plat acknowledges and accepts drainage from Lot 1 of said CSM and shall address the drainage and storm water management requirements for said Lot 1.

9. Per Note 7 of CSM 12934 as Doc. No. 4671680, subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (also as noted on the Linden Park plat).

10. This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4176509 and 4176510.

11. This plat is subject to Linden Park, CSM and First Addition to Linden Park Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4478968 and First Amendment per Doc. No. 4733924.

12. This plat is subject to Declaration of Conditions, Covenants and Restrictions CSM 12934 per Doc. No. 4690886.

13. This plat is subject to Declaration of Conditions and Covenants for the Development/Plat of CSM 12934 per Doc. No. 4710

14. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-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. 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.

15. The intra-block drainage easements shall be graded with the construction of each principle 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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

LEGEND:

- ● = Found 1-1/4" O.D. Iron Pipe
- ⊗ = Found 3/4" Rebar
- ● = Found 1-1/4" Rebar
- ○ = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS./LIN.FT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.54'	43.00'	90°00'00"	S44°57'32"W	60.81'
C2	111.52'	71.00'	90°00'00"	N44°57'32"E	100.41'
C3	40.65'	71.00'	32°48'23"	N73°33'20.5"E	40.10'
C4	49.97'	71.00'	40°19'44"	N35°59'17"E	48.95'
C5	20.90'	71.00'	16°51'53"	S08°23'28.5"W	20.82'

Surveyor's Certificate

I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the City of Madison, and under the direction of the owners listed hereon, I have surveyed, divided and mapped FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed. Lot 2, Certified Survey Map No. 12934 as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 192-196 and Lot 21 Ripp Addition to Linden park, located in the Northwest 1/4 of the Northwest 1/4, Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 34; thence S89°11'42"W, 1319.84 feet (recorded as N88°48'19"E, 1320.20 feet) along the North line of said Northwest 1/4 to the East line of said Northwest 1/4 of the Northwest 1/4; thence S01°17'20"W, 974.12 feet; (recorded as S00°53'22"W, 973.77 feet) along said East line to the South right of way line of Ancient Oak Lane and the Northeast corner of OutLot 1, Ripp Addition to Linden Park; thence N89°57'32"E (recorded as N89°32'33"E), 551.06 feet along the South right of way line of Ancient Oak Lane also being the North line of Ripp Addition to Linden Park to the Northwest corner of Lot 20, Ripp Addition to Linden Park and the point of beginning; thence S00°02'28"E, 100.10 feet along the West line of said Lot 20 to the Southwest corner of said Lot 20; thence N89°57'32"E, 64.00 feet along the South line of said Lot 20 to the Northwest corner of Lot 22, Ripp Addition to Linden Park; thence S00°02'28"E, 100.00 feet to the Southwest Corner of said Lot 22 and the South line of said Lot 21, also being the North right of way Line of Pine Hollow Place; thence S89°57'32"W, 264.46 feet along said South line of Lot 21 to the Southwest corner of said Lot 21; thence N00°06'06"W (recorded as N00°27'27"W), 77.78 feet along the West line of said Lot 21; thence N45°26'59"W (recorded as N46°09'18"W), 27.31 feet along said West line to the South line of Lot 1 of said Certified Survey Map No. 12934; thence N89°57'31"E (recorded as N89°32'33"E), 45.57 feet along said South line to the Southwest corner of Lot 2 of said Certified Survey Map No. 12934 thence N00°02'28"W, 103.15 feet (recorded as N00°27'27"W, 103.00 feet) along the East line of said Lot 2 to the South right of way line of Ancient Oak Lane thence N89°57'32"E, 174.52 feet along said South right of way line to the point of beginning; Containing 44,026 square feet, or 1.01 acres.

Daniel V. Birrenkott
Registered Land Surveyor No. 1531

Owner's Certificate

I owner, I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison
Department of Administration
Dane County Zoning and Land Regulation Committee

Brandon J. Ripp

State of Wisconsin)
County of Dane ss)

Personally come before me this _____day of _____ 2014, the above-named Brandon J. Ripp, to me known to be the persons who executed the foregoing instrument and and acknowledged the same.

_____ _____ My commission expires_____
Notary Public

City of Madison Certificate

Resolved that this plat known as FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK, located in the City of Madison was approved by

Resolution No. _____, I.D. No. _____, and adopted on

this _____ day of _____, 2014, and further resolve that the conditions of said approval were fulfilled on

_____, 2014.

Dated this _____ day of _____, 2014.

Maribeth Witzel-Behl, Clerk
City of Madison

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

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
BRANDON RIPP LLC
8839 ANCIENT OAK LANE
VERONA, WIS. 53593
850-4450

Office Map No. 140234
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L:\2014\140234.DWG
DATED: April 21, 2014