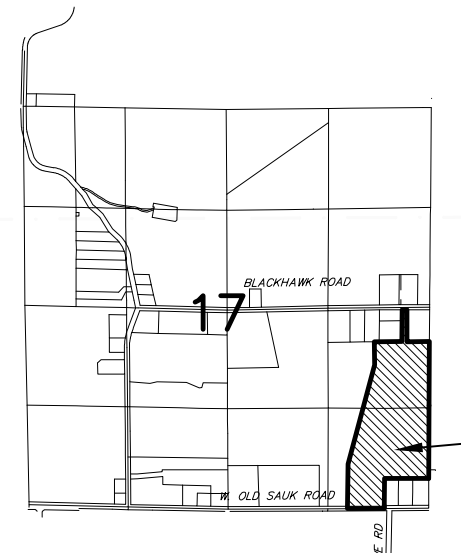


- SURVEY LEGEND**
- ☐ PUBLIC LAND CORNER AS NOTED
 - ⊙ FOUND 1" ⌀ IRON PIPE
 - ⊙ FOUND 1 1/4" ⌀ IRON ROD
 - ⊙ FOUND 3/4" ⌀ IRON ROD
 - ⊙ BENCHMARK
 - () "RECORDED AS" INFORMATION
 - NO VEHICULAR ACCESS

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - ⊙ EXISTING FLAG POLE
 - ⊙ EXISTING MAILBOX
 - ⊙ EXISTING MONITORING WELL
 - ⊙ EXISTING POST
 - ⊙ EXISTING SIGN (TYPE NOTED)
 - ⊙ EXISTING PARKING METER
 - ⊙ EXISTING CURB INLET
 - ⊙ EXISTING ENDWALL
 - ⊙ EXISTING FIELD INLET RECTANGULAR
 - ⊙ EXISTING FIELD INLET
 - ⊙ EXISTING ROOF DRAIN CLEANOUT
 - ⊙ EXISTING ROOF DRAIN
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING STORM MANHOLE RECTANGULAR
 - ⊙ EXISTING SANITARY CLEANOUT
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING SEPTIC VENT
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING FIRE DEPARTMENT CONNECTION
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING WELL
 - ⊙ EXISTING WATER MANHOLE
 - ⊙ EXISTING GAS VALVE
 - ⊙ EXISTING GAS METER
 - ⊙ EXISTING AIR CONDITIONING PEDESTAL
 - ⊙ EXISTING DOWN GUY
 - ⊙ EXISTING ELECTRIC MANHOLE
 - ⊙ EXISTING ELECTRIC RECTANGULAR MANHOLE
 - ⊙ EXISTING TRANSFORMER
 - ⊙ EXISTING ELECTRIC METER
 - ⊙ EXISTING GUY POLE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING GENERIC LIGHT
 - ⊙ EXISTING UTILITY POLE
 - ⊙ EXISTING TV MANHOLE
 - ⊙ EXISTING TV RECTANGULAR MANHOLE
 - ⊙ EXISTING TV PEDESTAL
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING UNIDENTIFIED MANHOLE
 - ⊙ EXISTING UNIDENTIFIED UTILITY VAULT
 - ⊙ EXISTING HANDICAP PARKING
 - ⊙ EXISTING TRAFFIC SIGNAL
 - ⊙ EXISTING SHRUB
 - ⊙ EXISTING CONIFEROUS TREE
 - ⊙ EXISTING DECIDUOUS TREE
 - ⊙ EXISTING BORING

- TOPOGRAPHIC LINEWORK LEGEND**
- UTV — EXISTING UNDERGROUND CABLE TV
 - OHTV — EXISTING OVERHEAD CABLE TV
 - FO — EXISTING FIBER OPTIC LINE
 - OHT — EXISTING OVERHEAD TELEPHONE LINE
 - UT — EXISTING UNDERGROUND TELEPHONE
 - — EXISTING RETAINING WALL
 - — EXISTING CHAIN LINK FENCE
 - * — EXISTING GENERAL FENCE
 - x — EXISTING WIRE FENCE
 - — EXISTING WOOD FENCE
 - G — EXISTING GAS LINE
 - UE — EXISTING UNDERGROUND ELECTRIC LINE
 - GUY — EXISTING GUY LINE
 - OHE — EXISTING OVERHEAD ELECTRIC LINE
 - OHE — EXISTING OVERHEAD GENERAL UTILITIES
 - FM — EXISTING SANITARY FORCE MAIN
 - SAN — EXISTING SANITARY SEWER LINE
 - ST — EXISTING STORM SEWER LINE
 - — EXISTING EDGE OF TREES
 - WM — EXISTING WATER MAIN
 - WTL — EXISTING WETLAND DELINEATION
 - 820 — EXISTING MAJOR CONTOUR
 - 818 — EXISTING MINOR CONTOUR



- NOTES:**
- This plat is referenced to the Wisconsin County Coordinate System, Dane Zone NAD 83 (1991). Elevations are referenced to NAVD 88 (1991) datum. Project benchmark is a found 1-1/4" rebar at the East 1/4 Corner of Section 17, T7N, R8E, Elevation=1132.05. Field data was obtained using Robotic Total Station and GPS.
 - All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline Ticket No's 20182911441, 20182911678, 20182911764, 20182911896, 20182911942, 20182911978, 20182911999 and 20182912012. Vierbicher does not warrant the locations marked or mapped by others.
 - This plat lies within Zone X - Area of Minimal Flood Hazard per FEMA's Flood Map Numbers 55025C0383G and 55025C0379G, effective date January 2, 2009.
 - Lands within this plat are zoned Suburban Residential-Consistent District 1 (SR-C1).
 - The total area including the Old Sauk Road right-of-way is 1,735,947 square feet or 39.852 acres, more or less. The total area excluding the Old Sauk Road right-of-way is 1,720,564 square feet or 39.499 acres, more or less.
 - The lands within this plat are subject to easements, restrictions and covenants as listed in the Title Report, NCS-923403-MAD, dated September 5, 2018 as provided by First American Title Insurance Company.
 - The lands within this plat are subject to a Declaration of Restrictions and Covenants per Document Number 4233006.
 - Outlot 4 is a private outlot to be maintained by the Middleton-Cross Plains Area School District.
 - The lands within this plat are not subject to a Deed Restriction per Document Number 3699021 as a result of the Partial Releases as Document Numbers 4233001 and 4233003.
 - The lands within this plat are not subject to a Declaration of Easement per Document Number 3759258 as a result of the Partial Releases as Document Numbers 4233004 and 4233006.
 - See the final plat for the proposed public easements that will serve this development.

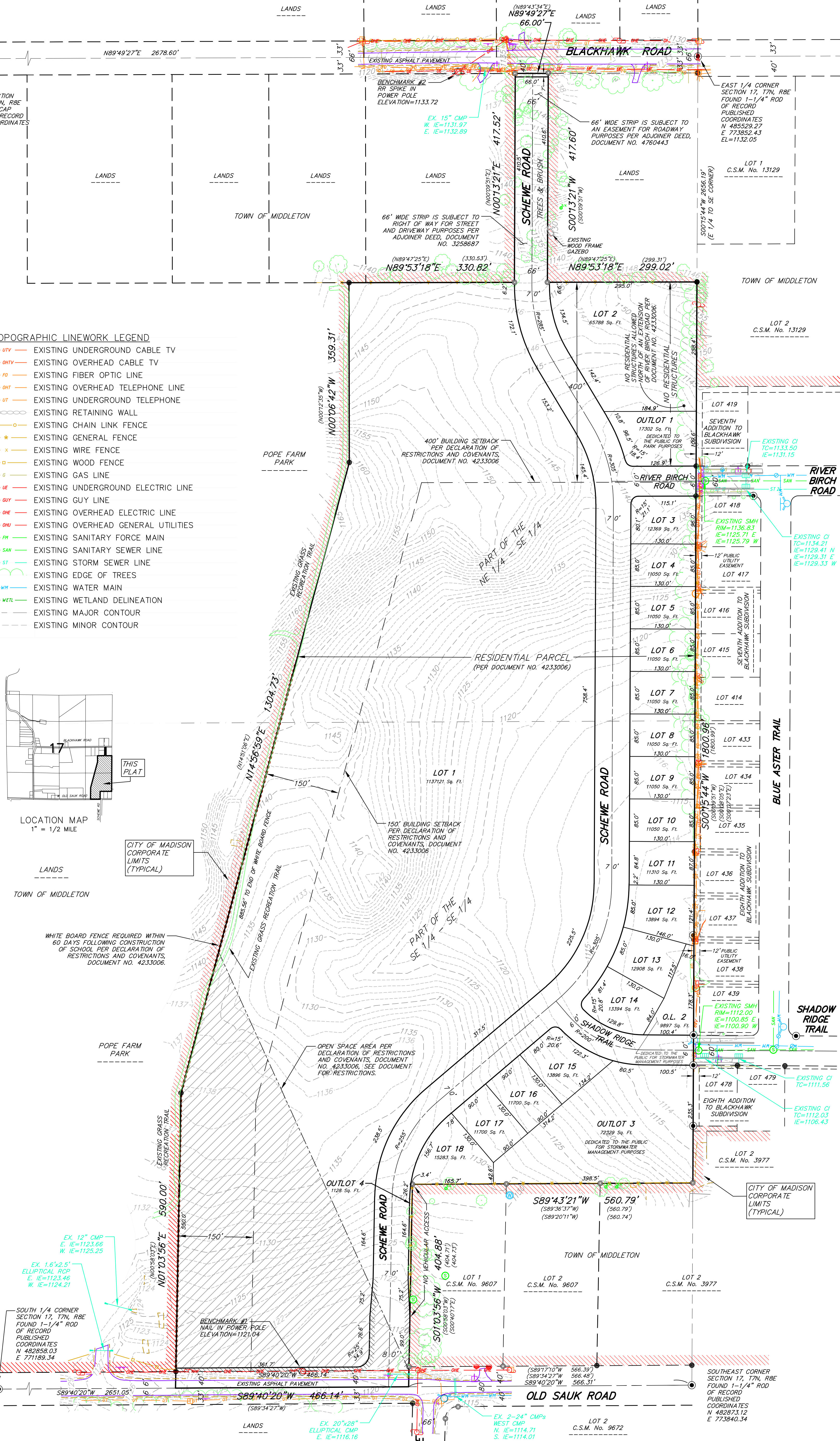
LEGAL DESCRIPTION PER DEED (DOCUMENT NO. 4233008)

Being part of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, all in Section 17, T 7 N, R 8 E, Town of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence S 89°34'27" W, along the South line of the said SE 1/4 and the centerline of West Old Sauk Road, 566.48 feet to the Southwest corner of Dane County Certified Survey Map Number 517 and the point of beginning; thence continuing S 89°34'27" W, along the said South line and centerline, 466.14 feet; thence N 00°58'03" E, 590.00 feet; thence N 14°51'06" E, 1304.73 feet; thence N 00°12'35" W, 359.31 feet; thence N 89°47'25" E, 330.53 feet; thence N 00°09'51" E, parallel with and 365.30 feet west of the East line of the said SE 1/4, 417.52 (recorded as 417.60) feet to the intersection with the South line of Blackhawk Road; thence N 89°43'34" E, along the said South line of Blackhawk Road, 66.00 feet; thence S 00°09'51" W, parallel with and 299.30 feet west of the said East line of the SE 1/4, 417.60 feet; thence N 89°47'25" E, 299.31 feet to the intersection with the said East line of the SE 1/4; thence S 00°09'51" W, along said East line of the SE 1/4, 1800.99 feet; thence S 89°36'37" W, 560.79 feet, (recorded as S 85°23'40" E) along the Northern lines of Lot 2, Dane County Certified Survey Map Number 3977 and Lot 1, Dane County Certified Survey Map Number 517 to the Northwest corner of said Lot 1; thence S 00°58'03" W, along the Westerly line of said Lot 1, 404.71 feet (recorded as N 05°56'20" E, 406.00 feet) to the point of beginning.

Subject to public right-of-way of West Old Sauk Road over the southerly 33 feet thereof;

Containing 39.5000 acres, more or less, exclusive West Old Sauk Road public right of way or 39.8531 acres including West Old Sauk Road public right of way.



PREPARED FOR:
MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT - OWNER & SUBDIVIDER
7106 SOUTH AVENUE
MIDDLETON, WI 53562

PREPARED BY:
VIERBICHER - SURVEYOR & ENGINEER
999 FOURIER DRIVE
MADISON, WI 53717

NO.	DATE	REVISIONS	
		REMARKS	NO. DATE
1	12-9-2018		
2			
3			
4			
5			

PRELIMINARY PLAT - POPE FARM ESTATES
MIDDLETON CROSS PLAINS AREA SCHOOL DISTRICT
PART OF THE NE 1/4-SE 1/4 AND THE SE 1/4-SE 1/4 OF SECTION 17, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898