

NOTES

- Zoning: Existing - TR-C3, TR-P, A Proposed - TR-P
- All intersection radii are 15' unless noted.
- Existing underlying Public Utility Easement will be released.
- Utility easements:
 18 - Dedicated to the public for park purposes. Public bike path and sanitary sewer easements.
 19 - Dedicated to the public for stormwater management and drainage purposes. Public bike path and sanitary sewer easements.
 20 - Dedicated to the public for stormwater management and drainage purposes. Public bike path and sanitary sewer easements.
 21 - Dedicated to the public for alley purposes.
 22 - Dedicated to the public for alley purposes.
 23 - Reserved for future development.
- Owners:
 City of Madison
 Mark and Jeff Reynolds
 7414 Valley View Road
 Verona, WI 53592
 W. Birchwood South, LLC
 6801 South Towne Drive
 Madison, WI 53713
 Subdivider:
 Vertigan Homes
 6801 South Towne Drive
 Madison, WI 53713

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Registered Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.

Dated this 27th day of November, 2018.

Brett T. Stoffregen
 Brett T. Stoffregen, Professional Land Surveyor, S-2742
 MADISON, WISCONSIN



DATE: 11-27-18
 REVISED:
 FN: 18-07-115
 Sheet Number:
 1 of 2

SCALE: 1" = 60'
 (PAGE SIZE: 30x42)

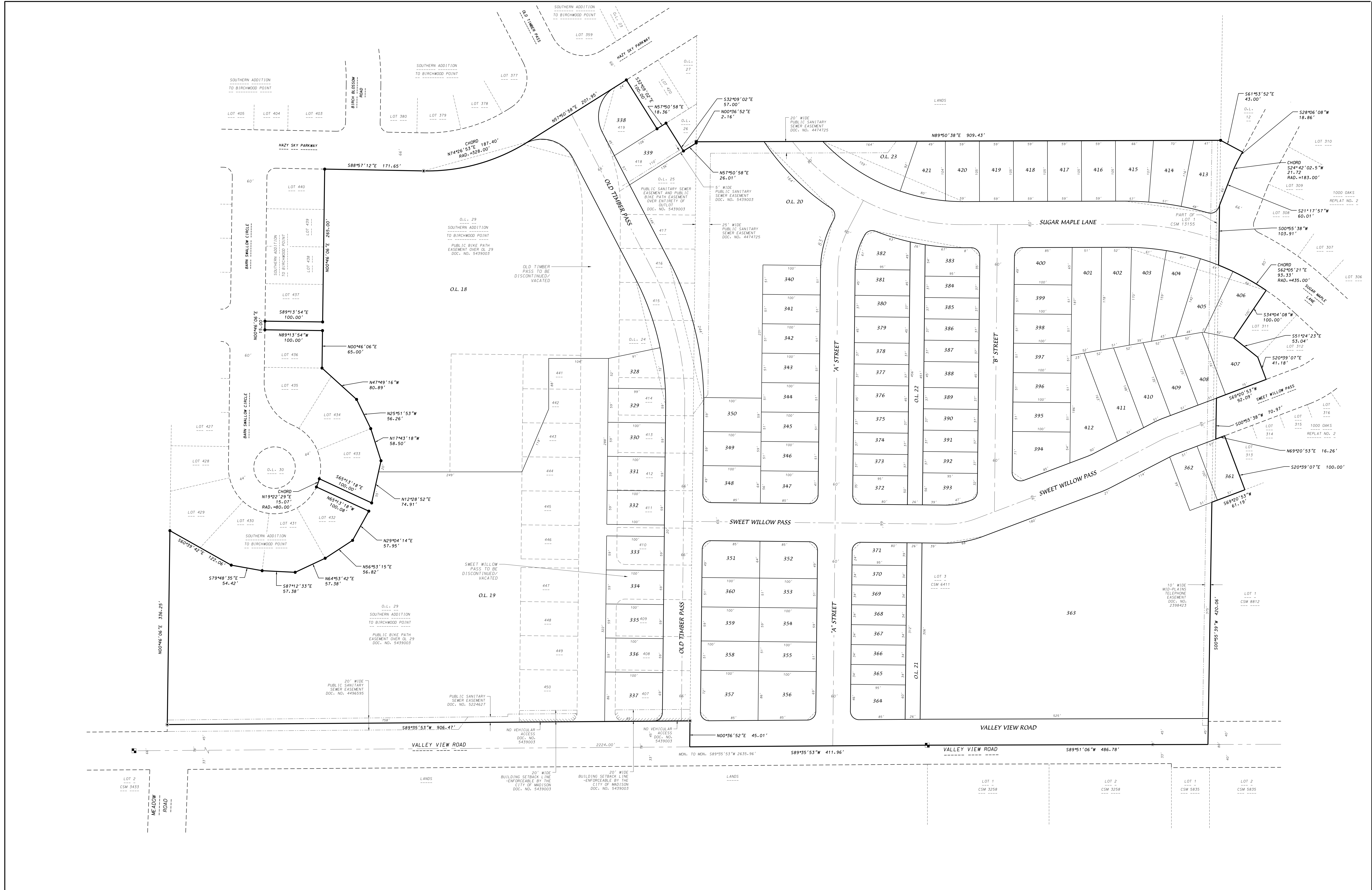
GRID NORTH
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)

PRELIMINARY PLAT

WESTERN ADDITION TO 1000 OAKS

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29 AND IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTIKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



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