

LEGEND	
●	FOUND 3/4" REBAR
○	PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
— SAN —	SANITARY SEWER
— W —	WATER MAIN
— STM —	STORM SEWER
— TV —	TELECOMMUNICATION
○	MANHOLE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	CATCH BASIN/INLET
○	LIGHT POLE
○	VALVE
○	HYDRANT
○	SIGN
— X —	FENCE
—	CONCRETE CURB AND GUTTER
— 918 —	EXISTING CONTOUR

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true 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 9th day of January, 2018.

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



NOTES

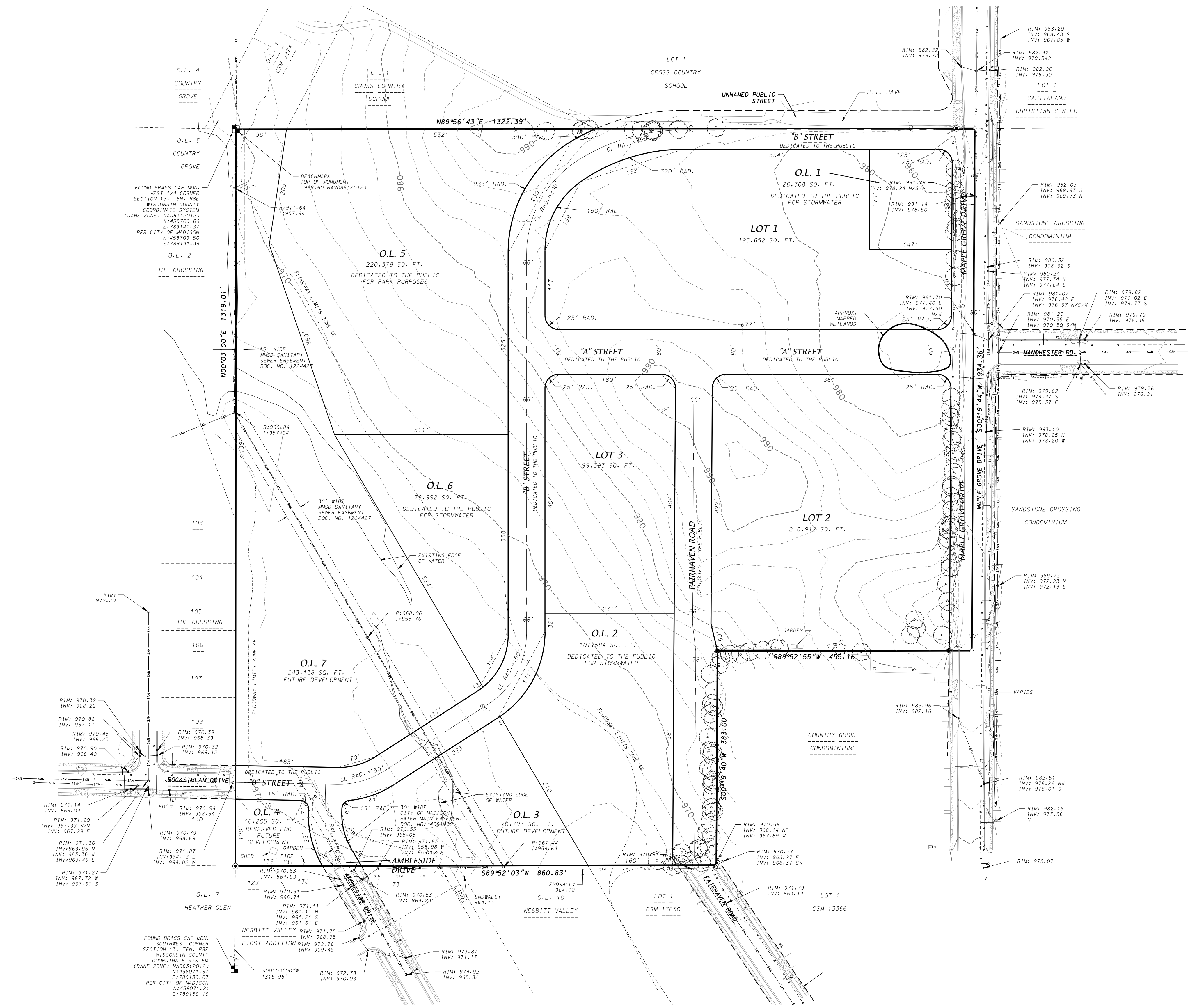
- Existing Zoning: A
Proposed Zoning: TR-U1
- Outlet Designations:
1 - Dedicated to the Public for Stormwater Management and Drainage purposes.
2 - Dedicated to the Public for Stormwater Management and Drainage purposes.
3 - Reserved for future development
4 - Reserved for future development
5 - Dedicated to the Public for Stormwater Management and Drainage purposes.
6 - Dedicated to the Public for Stormwater Management and Drainage purposes.
7 - Reserved for future development
- Subdivider:
Factory Real Estate Development, Inc.
189 W. Water Street, Suite 200
Milwaukee, WI 53202

OWNER

William Kunzman, ETAL
113 S. Main Street
Verona, WI 53593

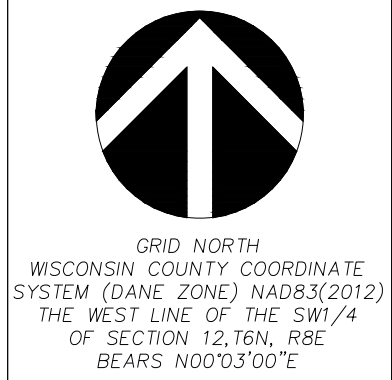
LEGAL DESCRIPTION

A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the West 1/4 corner of said Section 12; thence N89°56'43"E, 1322.39 feet along the South line of Outlot 1, Certified Survey Map No. 9274, Outlot 1, Cross Country School and an unnamed public street to the Northeast corner of said NW1/4 of the SW1/4; thence S00°19'44"W, 934.36 feet along the East line of said NW1/4 of the SW1/4; thence S89°52'55"W, 455.16 feet along the North line of Country Grove Condominiums and the Easterly extension thereof, to the Northwest corner of said Country Grove Condominiums; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'03"W, 860.83 feet along said North right-of-way line and the North lines of Lot 1, Certified Survey Map No. 13630, Outlot 10, Nesbitt Valley, Lands, Lots 73, 129 and 130, Nesbitt Valley First Addition and the Northerly right-of-way line of Ambleside Drive to the Northwest corner of said Lot 129, also being the Northeast corner of Outlot 7, Heather Glen and the Southeast corner of Lot 140. The Crossing; thence N00°03'00"E, 1319.01 feet along East line of Outlot 2, Lots 103 through 109 and Lot 140, The Crossing and the East right-of-way line of Rockstream Drive to the point of beginning, containing 1,564,536 square feet (35.917 acres)



D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.893.7530 • Fax: 608.893.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT
FRED - MAPLE GROVE DRIVE
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E
CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 100'

DATE: 01-09-19
REVISED:
x

FN: 17-07-118
Sheet Number:
1 of 1