# PRELIMINARY PLAT OF JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Diffice in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114.

## **LEGEND**

- = FOUND 3/4" REBAR = FOUND 1 1/4" REBAR
- = FOUND 1' TRON PIPE
- = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

  ( \*\* ) = RECORDED AS

--990'-- = EXISTING CONTOURS

= PROPOSED UTILITY EASEMENTS (WITH NOTED)

#### LINE TABLE:

L-#	BEARING	DISTANCE
	(S 00°12′ W)	(70.00)
L-1	S 00°51′57" W	70.06
	(N 00°12' E)	(200.00)
L-2	N 00°50′59" E	200.15
	(N 89*48' W)	(122.41)
L-3	N 89°22'27" W	122.49

#### WCCS- DANE COUNTY

SW 1/4 SECTION 35-8-10

BRIDLE

COMMERCIAL AVENUE

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TBN, RIGE LINE TO BEAR = N 00\*49'57" E



VICINITY MAP

#### CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
		(N 44*48'00* W 28.28)		
C-1	20.00	N 44°13'00" W 28.55	31.79	91°04′13°
C-2	20.00	S 45°38'17" W 28.08	31.13	89°10′54*

#### NOTES:

1.) ALL ELEVATIONS ARE REFERENCED TO NAVD 88 (2012 DATUM).. CONTOURS SHOWN ARE TO EXISTING CONDITIONS.

2.) TOTAL AREA INCLUDING RIGHT OF WAY = 1,902,413 SQ. FT. OR 43.67 ACRES. TOTAL AREA EXCLUDING 33' RIGHT OF WAY OF FELLAND ROAD = 1,859,102 SQ. FT. OR 42.68 ACRES.

3.) LOTS WITHIN PLAT: 59 LOTS AND 3 DUTLOTS.

### OWNERS / SUBDIVIDER:

LINDSAY HAGENS SIMPLY HOMES MADISON LLC 5117 BUTTEFIELD DRIVE MADISON, WI 53704

#### ENGINEER:

QUAM ENGINEERING, LLC 4604 SIGGLEKOW ROAD, SUITE 'A' McFARLAND, WI 53558

### SURVEYOR:

WILLIAMSON SURVEYING AND ASSOCIATES, LLC 104A WEST MAIN STREET

### DESCRIPTION:

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 35, T8N, RIDE, City of Madison, Dane County, Wisconsin, Including part of Lot 2 Certified Survey Map No. 1799, recorded in the Dane County Register of Deeds Diffice in Volume 7 of Certified Survey Maps of Dane County on Page 207 and 208, as Document No. 1443114) being more particularly described as follows:

Commencing at the South 1/4 corner of Section 35, thence N  $00^{\circ}49^{\circ}57^{\prime}$  E along the East line of the Southwest 1/4, 613.38 feet to the point of beginning.

of the Southwest 1/4, 613.38 feet to the point of beginning.

Thence continue N 00'49'57' E, 1312.45 feet to a Southeast corner of Bridle Downs Plat; thence along said Bridle Downs Plat for the next 10 courses N 89'12'51' V, 39.32 feet; thence along an arc of a curve concaved southwesterly having a radius of 20.00 feet and a long chord bearing of N 44'13'01' V, 25.93 feet; thence N 89'14'10' V, 549.81 feet; thence calong an arc of a curve concaved southeasterly having a radius 20.00 feet and a long chord bearing of \$4738'17' V, 218.08 feet; thence S 00'51'57' V, 70.06 feet; thence N 89'14'20' V, 26.000 feet; thence N 00'49'56' E, 310.11 feet; thence N 89'15'03' V, 300.14 feet; thence N 00'50'59' E, 200.15 feet; thence N 89'22'27' V, 122.49 feet) thence S 00'46'45' V, thence N 00'50'59' E, 200.15 feet; thence N 89'22'27' V, 122.49 feet) thence S 00'14'32' V, 155.00 feet to the Northwest corner of Lot 1 Certified Survey Map No. 5458) thence along said Lot 1 for the next two course N 89'00'13' E, 509.38 feet) thence S 00'11'32' V, 155.00 feet to the Northwest corner of said Lot 2 Certified Survey Map No. 1793) thence S 89'12'06' E along the North line of said Lot 2, 249.95 feet) thence S 00'43'34' V, 276.69 feet to the South line of said Lot 2; thence along said Lot 2 for the next courses S 89'12'06' E along the North line of said Lot 2; 272.70 feet; thence S 89'12'06' E, 40.00 feet to the point of beginning. This parcels contains 1,902.413 sq. ft. or 43.67 cares and is subject to a road right of way of 33 feet over the easterly side thereof.

#### SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes, Field work was completed on March 12, 2018.

Williamson Surveying and Associates, LLC by Noa T Prieve & Chris W. Adams

Date May 14,2018

Noa T. Prieve S-2499
Professional Land Surveyor





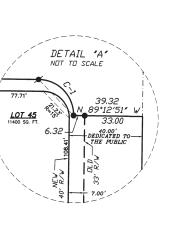
104 A WEST MAIN STREET, WALNAKEE, WISCONSIN, 53597.
NIA T. PRIEVE & CHRIS W. ADAMS
PROFESSIDNAL LAND SURVEYINGS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: VILLIAMSDINSURVEYING.COM

PRELIMINARY PLAT OF

JANNAH VILLAGE

A parcel of land located part of the Northeast 1/4 of the Southwest 1/4 of th

	DATE	MAY 8, 2018	REVISION DATE:	MAY 11, 2018	CHECK BY	N.T.P.
	SCALE:	1" = 100"	REVISION DATE	MAY 14, 2018	DRAWING NO.	18V-94
	DRAWN BY	NEIL BORTZ			SHEET	1 OF 1
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ZONING:

LOT No.

LOT 1 TR-UI TRADITIONAL RESIDENTIAL
LOTS 2-6 SR-V2 SUBURBAN RESIDENTIAL
LOTS 7-10 SR-C3 SUBURBAN RESIDENTIAL

CENTER OF SECTION SECTION 35-8-10 FD. BRASS CAP MONUMENT

WAY-

BRIDLE

/93.53 | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.

(DEDICATED TO THE PUBLIC)

N 89°14'01' W 550.007 N 89°14'01' W 549.81

80.00' 80

LANE

107 55 107 56 107 57 107 58 9600 SQ. FT. 9600 SQ. FT. 9600 SQ. FT.

OUTLOT 3 222687 SQ. FT. (PARK PURPOSES)

LOT 2 120491 SQ. FT.

<u>LOT 1</u>

<u>LOT</u> <u>1</u> <u>C. S. M. No. 1799</u>

OUTLOT 2

<u>C</u>. <u>S</u>. <u>M</u>. <u>N</u> <u>o</u>.

\$ 89°12'02' E 508.91

40' | 33'

40.00' DEDICATED TO THE PUBLIC

0

SEE

DETAIL "B"

SEE DETAIL "A

DRIVE

<u>B L O C K 3</u> LOT 1 LOT 2

189.48 8.75

78.00

78,00\ 1,00 49.86\ 72.60\ 196.86\ 107.35\ 107.

<u>LOT/9</u>

2 LOT 31

(N 89°48' W 300.00)

N 89°15'03' W 300.14

L O T 3

260.00

75.00

( 8/2°

LOT 10

/8 /A

Þ

\$ 89°12'06' E (S 89°33'56' E) 249.95

<u>L Q T 2</u> <u>C. S. M. N o.</u> <u>1 7 9 9</u>

(N 89°48′ W) N 89°14′20°

72.00

LOT 14 LOT 13 LOT 12 LOT 11 049 SQ/ FT. 8400 SQ/ FT 8400 SQ/ FT 9017/SQ/ FT.

LANE S

LANE &

AVENUE

33

(156.48) 156.50 00°26'04' 00°11'32'

N De

NG

è

LOT 39

93.33

DAWA

L-3

-<u>LOT 28</u> 24478 SQ. FT.

78.90

LOT Z

B S H A Y K S &

62.10' 62.00' 62.00' 75.79' 8 H LOT 19 LOT 20 LOT 21 LOT 22 8472 8494 8494 10338 80/FI 80.FI 80.FI.

LOT 8

3/10/2

Z Q N G Q

8 8 A L I D U

239.84

\* A/SHAIMAN

N 89 00 13 E

(N 89°46′18° E 511.33)

<u>L O T</u> <u>1</u> <u>C</u>. <u>S</u>. <u>M</u>. <u>N o</u>. <u>5 4 5 8</u>

R≠115' 16.06'

LANDS

