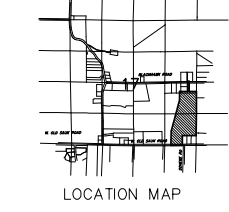


- NOTES:
- ELEVATIONS ARE BASED UPON THE NATIONAL VERTICAL DATUM OF 1988 PER CITY OF MADISON CONTROL DATA.
  - THIS PRELIMINARY PLAT WAS COMPLETED BY REQUEST OF THE MIDDLETON CROSS PLAINS AREA SCHOOL DISTRICT
  - THE DATA USED TO CREATE THIS MAP WAS COMPILED USING REAL TIME KINEMATIC GLOBAL POSITIONING TECHNIQUES AND ROBUST TOTAL STATION.
  - THE HORIZONTAL DATUM OF THIS SURVEY IS THE DANE COUNTY COORDINATE SYSTEM AS PER CITY OF MADISON CONTROL DATA.
  - THESE LANDS ARE WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FEMA MAP NO. 55020C0400G
  - ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND BY THE UTILITIES AND OR THEIR AUTHORIZED REPRESENTATIVES AS PER GROSSER'S HOTLINE TICKET NO.S 20084705648, 20084705638, 20084705617 AND 20084705640. VERBICHER ASSOCIATES DOES NOT WARRANT THESE LOCATIONS MARKED BY OTHERS.
  - PARCEL SUBJECT TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOC. NO. 4233006.
  - NONE OF THE LANDS WITHIN THIS PARCEL ARE SUBJECT TO DEED RESTRICTION RECORDED AS DOCUMENT NO. 3699021 AS A RESULT OF THE PARTIAL RELEASE RECORDED AS DOCUMENT NO. 4233002.
  - NONE OF THE LANDS WITHIN THIS PARCEL ARE SUBJECT TO DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 3699021 AS A RESULT OF THE PARTIAL RELEASE RECORDED AS DOCUMENT NO. 4233002.
  - TITLE INFORMATION FOR FIRST AMERICAN SUBDIVISION APPROVAL REPORT 30/60 TITLE SEARCH, ORDER NO: NCS-378438-MAD
  - OUTLOTS 1 AND 2 SHALL BE DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT PURPOSES.
  - OUTLOT 3 SHALL BE PRIVATELY OWNED.
  - EXISTING ZONING IS A - AGRICULTURE USES. PROPOSED ZONING FOR THE ENTIRE SUBDIVISION IS R-1.
  - ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
  - ADDITIONAL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ON THE FINAL PLAT AFTER COORDINATION WITH THE UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT.
  - TOTAL AREA ENCOMPASSED BY THIS PLAT IS 39.8531 ACRES

- TOPOGRAPHIC LEGEND
- 36" — EXISTING SANITARY SEWER (SIZE NOTED)
  - 18" — EXISTING SANITARY FORCEMAIN (SIZE NOTED)
  - 12" — EXISTING WATER MAIN (SIZE NOTED)
  - 12" — EXISTING STORM SEWER (SIZE NOTED)
  - 6" — EXISTING GAS MAIN
  - 12" — EXISTING UNDERGROUND ELECTRIC
  - 12" — EXISTING OVERHEAD ELECTRIC
  - 12" — EXISTING GUY LINE
  - 12" — EXISTING OVERHEAD UTILITIES
  - 12" — EXISTING UNDERGROUND TELEPHONE
  - 12" — EXISTING FIBER OPTIC TELEPHONE
  - 12" — EXISTING OVERHEAD TELEPHONE
  - 12" — EXISTING UNDERGROUND CABLE TV
  - 12" — EXISTING OVERHEAD CABLE TV
  - 12" — EXISTING FIBER OPTIC DATA LINE
  - 12" — EXISTING DEGRADED/REPLACEMENT LINE
  - 12" — EXISTING SANITARY MANHOLE
  - 12" — EXISTING SANITARY CLEANOUT
  - 12" — EXISTING SEPTIC VENT
  - 12" — EXISTING WATER MAIN VALVE
  - 12" — EXISTING WATER MANHOLE
  - 12" — EXISTING CURB STOP
  - 12" — EXISTING FIRE HYDRANT
  - 12" — EXISTING CURB INLET
  - 12" — EXISTING FIELD INLET
  - 12" — EXISTING STORM MANHOLE
  - 12" — EXISTING ENDWALL
  - 12" — EXISTING UTILITY POLE
  - 12" — EXISTING GUY POLE
  - 12" — EXISTING LIGHT POLE
  - 12" — EXISTING DOWN GUY
  - 12" — EXISTING ELECTRIC MANHOLE
  - 12" — EXISTING ELECTRIC PEDESTAL
  - 12" — EXISTING TRANSFORMER
  - 12" — EXISTING GAS VALVE
  - 12" — EXISTING TELEPHONE MANHOLE
  - 12" — EXISTING TELEPHONE PEDESTAL
  - 12" — EXISTING TV PEDESTAL
  - 12" — EXISTING WIRE FENCE
  - 12" — EXISTING CHAINLINK FENCE
  - 12" — EXISTING MAILBOX
  - 12" — EXISTING SIGN (TYPE NOTED)
  - 12" — EXISTING WELL
  - 12" — EXISTING MONITORING WELL
  - 12" — EXISTING SOIL BORING
  - 12" — LIMITS OF BRUSH, TREES OR VEGETATION
  - 12" — EXISTING SHRUB
  - 12" — EXISTING CONIFEROUS TREE
  - 12" — EXISTING DECIDUOUS TREE
  - 12" — EXISTING MAJOR CONTOUR
  - 12" — EXISTING MINOR CONTOUR
  - 12" — TRAFFIC LIGHT
  - 12" — EXISTING FLAG POLE
  - 12" — FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE
  - 12" — FOUND 3/4" REBAR
  - 12" — FOUND PUBLIC LAND CORNER, TYPE NOTED
  - 12" — RECORDED "AS" INFORMATION



CITY OF MADISON CORPORATE LIMITS (TYPICAL)

POPE EARL PARK

LOT 1 (143,500 sq. ft.)

SE 1/4 - SE 1/4

SCHEME ROAD

SHADOW RIDGE TRAIL

OUTLOT 2

OLD SAUK ROAD

LOT 2 (143,500 sq. ft.)

DANE COUNTY

CERTIFIED SURVEY MAP NO. 3977

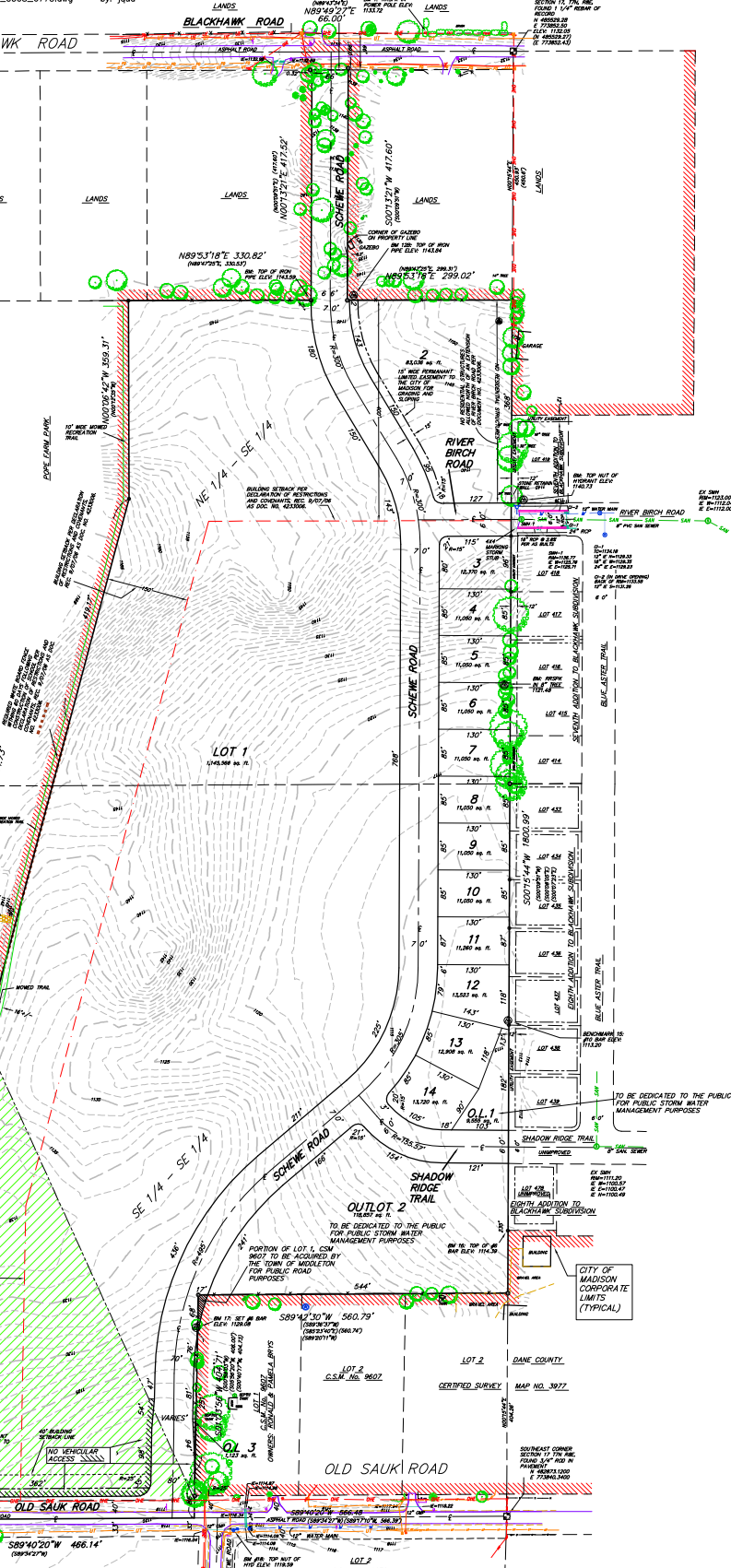
LEGAL DESCRIPTION PER DOC. NO. 4233008

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, T7N, R8E, 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°56'03" 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°09'11" E, parallel with and 265.30 feet west of the East line of the said SE 1/4, 417.52 feet (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, 60.00 feet; thence S 00°29'11" W, parallel with and 229.30 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°09'11" W, along said East line of the SE 1/4, 180.99 feet; thence S 89°36'37" W, 560.79 feet (recorded as S 85°23'40" E) along the Northern line 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 Western line of said Lot 1, 404.71 feet (recorded as N 05°58'20" E, 408.00 feet) to the point of beginning.

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

Containing 38,500 acres, more or less, including West Old Sauk Road public right of way or 38,853.1 acres including West Old Sauk Road public right of way.



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM

PRELIMINARY PLAT PREPARED FOR: MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT, 7108 SOUTH AVENUE, MIDDLETON, WI 53662-3299

PRELIMINARY PLAT PREPARED BY: SURVEYOR, VERBICHER ASSOCIATES, INC., 599 FOURIER DRIVE, SUITE 201, MADISON, WI 53717

BY: ERFREY S. QUAMME, PLS. BY: TRAVIS SCHREIBER, PE.

NO.	DATE	REVISIONS
1	03-21-09	ISSUED FOR PERMIT
2	03-21-09	REVISED PER COMMENTS
3	03-21-09	REVISED PER COMMENTS
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100	03-21-09	REVISED PER COMMENTS

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

**vierbicher**  
 planners | engineers | advisors

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 999 Fourier Drive, Suite 201 | Madison, Wisconsin 53717  
 Phone: (608) 826-0332 Fax: (608) 826-0330