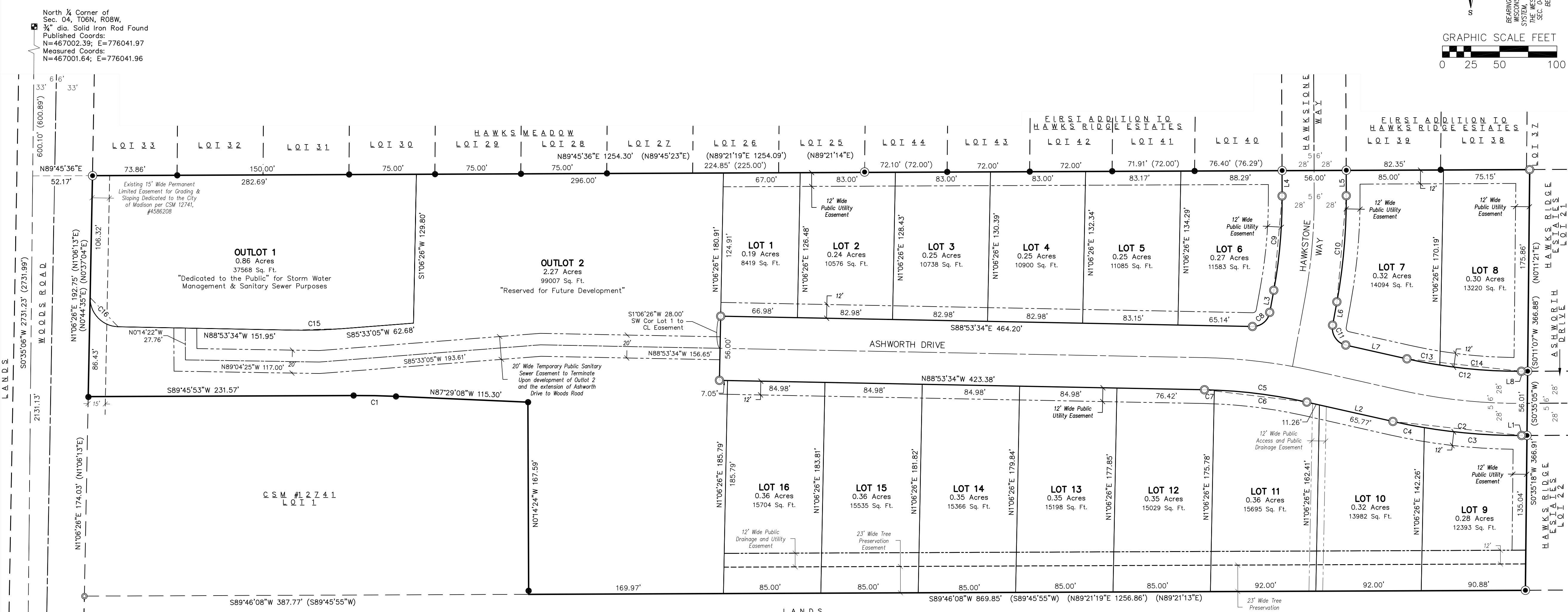
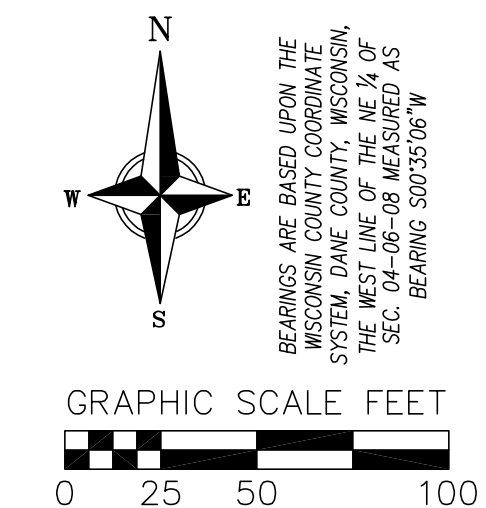


HAWK'S WOODS ESTATES

OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 12741, AS RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS, ON PAGES 242-245, AS DOCUMENT NUMBER 4586208, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4-NE 1/4 OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 1 1/4" IRON ROD
- ⊙ FOUND 3/4" IRON ROD
- SET 1-1/4" x 24" SOLID IRON RE-ROD WT. 4.30 lbs./ft. MIN., ALL OTHER LOT & OUTLOT CORNERS MARKED BY A 3/4" x 24" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS DATA

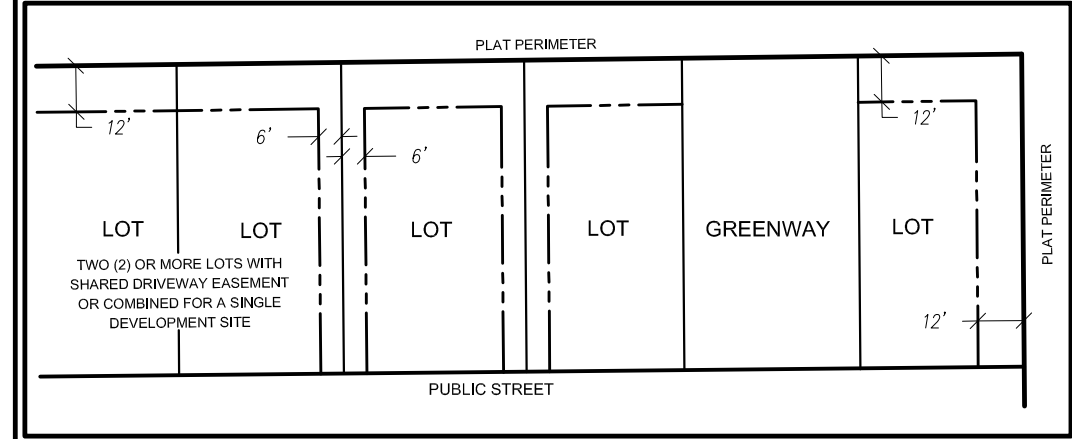
EASEMENT DETAIL (TYPICAL)
NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES (UNLESS OTHERWISE SPECIFIED ON THE FACE OF THE PLAT)

SURVEY PREPARED FOR:
Patrick Sweet
2055 Woods Road
Verona, WI 53593
(608) 695-2441

Center of Sec. 04, T06N, R08W, Brass Capped Monument With Top Partially Broken Off Found, Published Coords: N=464270.55; E=776014.07
50°50'06"W 2638.02'
Mon to Mon

South 1/4 Corner of Sec. 04, T06N, R08W, Brass Capped Monument Found, Published Coords: N=461632.81; E=775975.62

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



NOTES:

- All street right-of-ways depicted within this Plat boundary are "Dedicated to the Public" unless otherwise noted.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
- Lots/buildings within this plat are subject to impact fees that are due and payable at the time building permits are issued.
- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- All lots within this Plat are subject to public easements for drainage purposes. Unless otherwise depicted on the face of the map, said easements shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the Plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the Plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

DESCRIPTION:

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison under the direction of Patrick J. Sweet and Kelley A. Conway Sweet, owners of said land, I have surveyed, divided, and mapped HAWK'S WOODS ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is Outlot 1, Certified Survey Map Number 12741, as recorded in Volume 80 of Certified Survey Maps, on Pages 242-245, as Document Number 4586208, Dane County Registry, located in the NW 1/4 of the NE 1/4 of Section 04, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 corner of said Section 04; thence S00°35'06"W along the West line of the NE 1/4 of said Section 04, 600.10 feet; thence N89°45'36"E, 52.17 feet to the Northwest corner of said Outlot 1 and the point of beginning; thence along the boundary of said Outlot 1 for the next eight (8); 1-thence continuing N89°45'36"E, 1254.30 feet; 2-thence S00°35'18"W, 366.91 feet; 3-thence S89°46'08"W, 869.85 feet; 4-thence N00°14'24"W, 167.59 feet; 5-thence N87°29'08"W, 115.30 feet to a point of non-tangential curvature; 6-thence 36.95 feet along the arc of a curve to the left, through a central angle of 02°44'59"; a radius of 770.00 feet, and a chord bearing N88°51'38"W, 36.95 feet; 7-thence S89°45'53"W, 231.57 feet; 8-thence N01°06'26"E, 192.75 feet to the point of beginning. Said description contains 393,973 square feet or 9.044 acres more or less.

Verbacher Associates Inc.
By: Michael S. Marty, P.L.S. No. 2452
Dated this _____ day of _____, 201__.

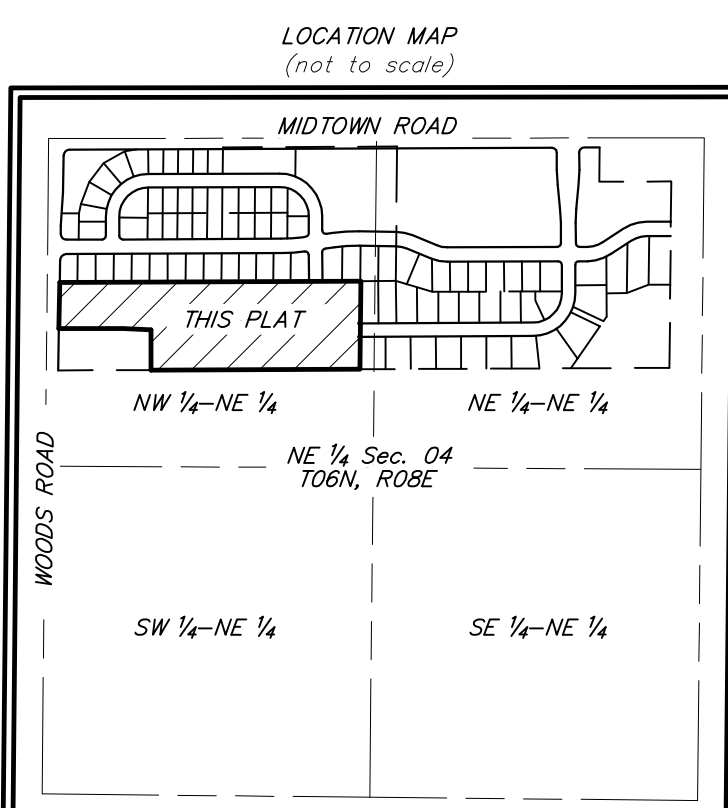
Signed: _____
Michael S. Marty, P.L.S. No. 2452

Line Table

LINE NO.	DIRECTION	LENGTH
L1	N89°45'16"E	4.59'
L2	S77°20'33"E	77.02'
L3	N10°21'35"E	19.59'
L4	N00°14'24"W	22.07'
L5	S00°14'24"W	22.07'
L6	S10°21'35"W	20.73'
L7	S77°20'33"W	54.77'
L8	N89°45'16"E	5.41'

Curve Table

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	36.95'	770.00'	002°44'59"	N88°51'38"W	36.95'
C2	113.28'	503.00'	012°54'11"	N83°47'39"W	113.04'
C3	85.31'	503.00'	009°43'03"	N85°23'13"W	85.21'
C4	27.97'	503.00'	003°11'08"	N8°56'07"W	27.96'
C5	90.11'	447.00'	011°33'01"	N83°10'04"W	89.96'
C6	81.56'	447.00'	010°27'13"	N82°34'10"W	81.44'
C7	8.56'	447.00'	001°05'48"	N88°20'41"W	8.55'
C8	21.14'	15.00'	080°44'50"	N50°44'00"E	19.43'
C9	82.70'	447.00'	010°35'59"	N05°03'36"E	82.58'
C10	93.06'	503.00'	010°35'59"	S05°03'36"W	92.92'
C11	22.96'	15.00'	087°42'09"	S33°29'29"E	20.78'
C12	100.66'	447.00'	012°54'11"	S83°47'39"E	100.45'
C13	29.16'	447.00'	003°44'14"	S79°12'40"E	29.15'
C14	71.51'	447.00'	009°09'57"	S85°39'45"E	71.43'
C15	43.34'	447.00'	005°33'21"	S88°19'45"W	43.33'
C16	39.27'	25.00'	090°00'00"	N43°53'34"W	35.36'



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

vierbicher
planners | engineers | advisors

KEESBURG - MADISON - PRAIRIE DU CHIEN
999 Keesburg Drive, Suite 201, Keesburg, Wisconsin 53121
Phone: (608) 862-2332 Fax: (608) 862-2333

DRAFTED BY: J1127919
MMAR
DATE: February 20, 2013

CHECKED BY: _____

SURVEYED FOR:
Patrick Sweet
2055 Woods Road
Verona, WI 53593

SHEET
1 OF 2

