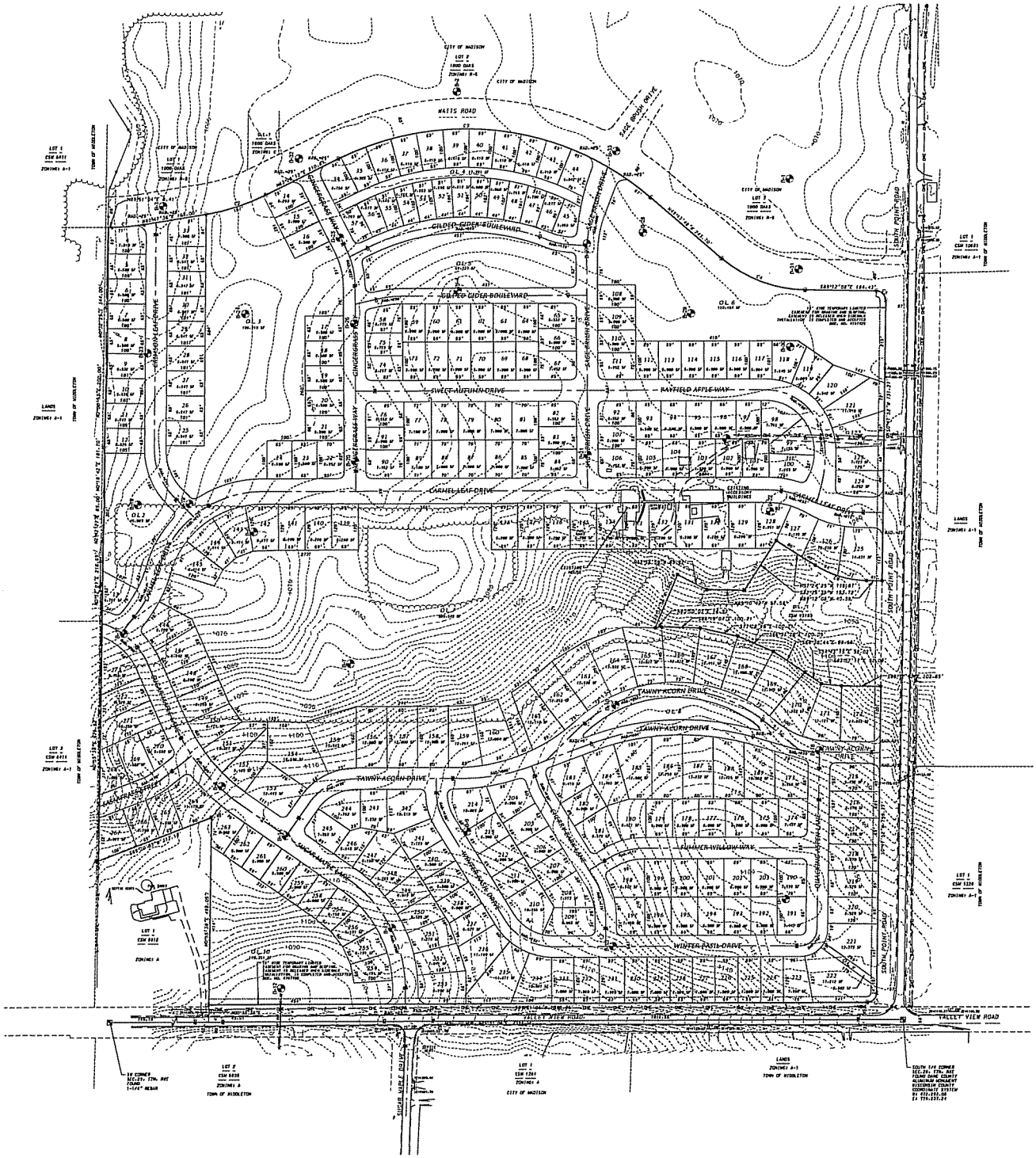

LEGEND

- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- WATER MAIN
- OVERHEAD ELECTRIC
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- POWER POLE
- VALVE
- HYDRANT
- GUY WIRE
- TREE LINE
- EXIST. CONTOUR
- FENCE

NOTES

1. This Plat is subject to the following recorded instruments:
   a. Declaration of Conditions and Covenants recorded as Doc. Nos. 4226221, 4229232 and 4230441.
   b. Declaration of Easements and Restrictions recorded as Doc. No. 4230232.
   c. Declarations recorded as Doc. No. 4193424.
2. Outlots 3, 5, 6 and 10 are dedicated to the public for stormwater management purposes.
3. Outlot 2 is dedicated to the public for stormwater management and sanitary sewer purposes.
4. Outlot 4 is dedicated to the public for alley purposes.
5. Outlot 7 is dedicated to the public for park purposes.
6. Outlots 8 and 9 are private open space.
7. All intersection radii are 15' unless noted.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL
C1		545.00	86.07	86.16	N85°18'26"E	009°03'28"
	4	545.00	63.58	63.62	N81°30'31"E	006°41'41"
	POB	545.00	22.49	22.49	N77°56'47"E	002°22'47"
C2		545.00	164.75	165.72	N70°40'47"E	017°25'27"
	OL3	545.00	155.91	156.78	N70°31'16"E	016°29'36"
	11	545.00	9.42	9.42	N62°06'04"E	000°59'31"
C3		545.00	292.27	294.27	N62°52'47"E	030°55'56"
	34	545.00	9.42	9.42	N78°39'51"E	000°59'31"
	33	545.00	64.72	64.76	N74°08'05"E	006°48'57"
	32	545.00	64.72	64.76	N67°19'08"E	006°48'57"
	31	545.00	64.72	64.76	N60°30'11"E	006°48'57"
	30	545.00	64.72	64.76	N53°41'14"E	006°48'57"
	29	545.00	64.72	64.76	N46°52'17"E	006°48'57"
	28	545.00	64.72	64.76	N40°03'20"E	006°48'57"
	27	545.00	64.72	64.76	N33°14'23"E	006°48'57"
	26	545.00	64.72	64.76	N26°25'26"E	006°48'57"
	25	545.00	64.72	64.76	N19°36'29"E	006°48'57"
	24	545.00	64.72	64.76	N12°47'32"E	006°48'57"
	23	545.00	64.72	64.76	N05°58'35"E	006°48'57"
	22	545.00	64.72	64.76	N00°50'43"W	006°48'57"
	21	545.00	64.72	64.76	N07°39'40"W	006°48'57"
	20	545.00	64.72	64.76	N14°28'37"W	006°48'57"
	19	545.00	64.72	64.76	N21°17'34"W	006°48'57"
	18	545.00	64.72	64.76	N28°06'31"W	006°48'57"
	17	545.00	64.72	64.76	N34°55'28"W	006°48'57"
	16	545.00	64.72	64.76	N41°44'25"W	006°48'57"
	15	545.00	64.72	64.76	N48°33'22"W	006°48'57"
	14	545.00	64.72	64.76	N55°22'19"W	006°48'57"
	13	545.00	64.72	64.76	N62°11'16"W	006°48'57"
	12	545.00	64.72	64.76	N69°00'13"W	006°48'57"
	OL8	545.00	177.11	177.29	N77°37'47"W	018°38'27"
C4		545.00	232.42	233.20	S89°19'56"E	024°30'46"
C5		25.00	35.21	39.27	N89°58'08"E	090°00'00"
C6		253.00	129.70	131.81	S72°16'16"E	029°51'02"
	122	253.00	75.53	75.84	N80°12'47"E	017°10'42"
	123	253.00	54.17	54.27	N64°39'25"E	012°18'20"
C7		25.00	35.06	39.28	S45°18'26"E	090°03'16"

SURVEYOR'S CERTIFICATE

I, Brett J. Steinhagen, Registered Land Surveyor, S-2167, hereby certify that this preliminary plat is a true and correct representation of all the exterior boundary lines of the land surveyed and of the subdivision of the land included in this preliminary plat and hereon and that I have fully complied with the City of Madison Subdivision Ordinances.

Dated this 1st day of January, 2015.

Brett J. Steinhagen, Registered Land Surveyor, S-2167

OWNER & SUBDIVIDER

We Energies Pointe Land, LLC
4847 South Pointe Drive
Madison, WI 53719

	DATE: 01-07-14 REVISED:	SCALE: 1" = 100'		PRELIMINARY PLAT
FN: 13-07-122				1ST ADDITION TO 1000 OAKS
Sheet Number: 1 of 1				PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13155 LOCATED IN ALL 1/4'S OF THE SW1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DANE COUNTY COORDINATED SYSTEM
THE SOUTH LINE OF THE SW1/4 OF SECTION 28, T7N, R8E BEARS N89°58'08"E

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