

LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.

() INDICATES RECORDED AS
 DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 DRAINAGE ARROWS, 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.

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.

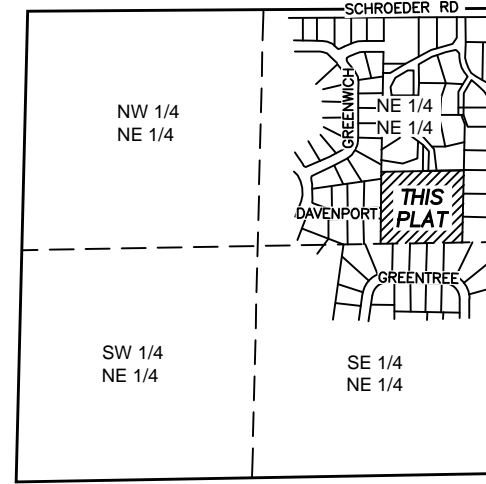
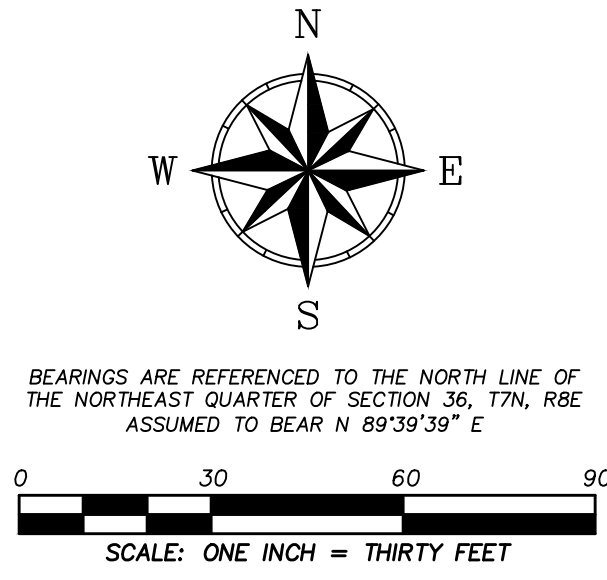
BUILDING SETBACKS:

FRONT YARD = 30'
 SIDE YARD = 6' (SINGLE STORY)
 7' (TWO STORY)
 REAR YARD = 30% OF LOT DEPTH OR 35' WHICH EVER IS LESS

TOTAL PLATTED AREA = 186,730 SQ. FT. (4.2867 ACRES)

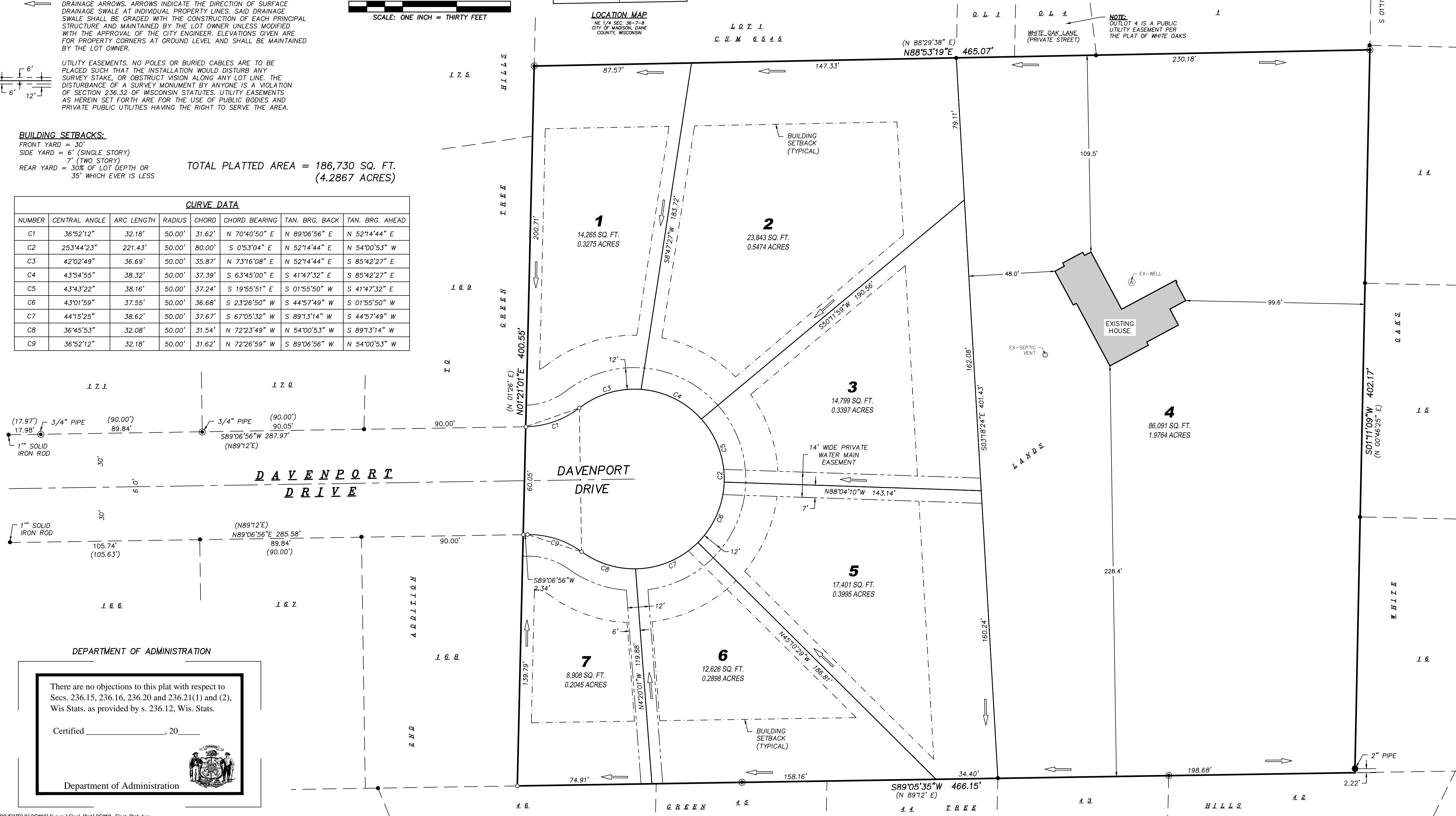
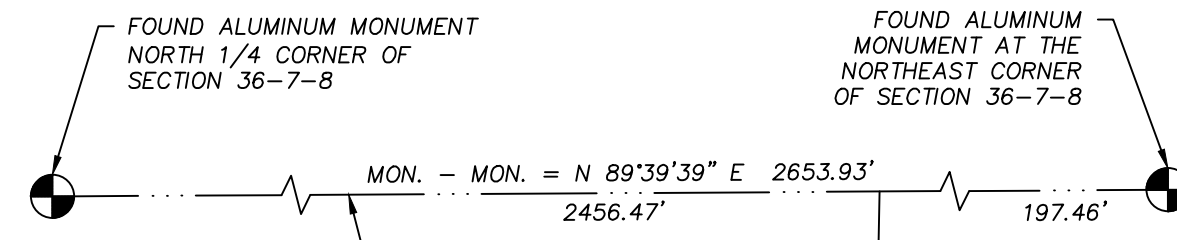
CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	36°52'12"	32.18'	50.00'	31.62'	N 70°40'50" E	N 89°06'56" E	N 52°14'44" E
C2	253°44'23"	221.43'	50.00'	80.00'	S 0°53'04" E	N 52°14'44" E	N 54°00'53" W
C3	42°02'49"	36.69'	50.00'	35.87'	N 73°16'08" E	N 52°14'44" E	S 85°42'27" E
C4	43°54'55"	38.32'	50.00'	37.39'	S 63°45'00" E	S 41°47'32" E	S 85°42'27" E
C5	43°43'22"	38.16'	50.00'	37.24'	S 19°55'51" E	S 01°55'50" W	S 41°47'32" E
C6	43°01'59"	37.55'	50.00'	36.68'	S 23°26'50" W	S 44°57'49" W	S 01°55'50" W
C7	44°15'25"	38.62'	50.00'	37.67'	S 67°05'32" W	S 89°13'14" W	S 44°57'49" W
C8	36°45'53"	32.08'	50.00'	31.54'	N 72°23'49" W	N 54°00'53" W	S 89°13'14" W
C9	36°52'12"	32.18'	50.00'	31.62'	N 72°26'59" W	S 89°06'56" W	N 54°00'53" W



NOTES:

- 1) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plot. 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 plot. 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.
- 3) 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 the Madison General Ordinances.
- 4) In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.
- 5) Proposed Lot 4 has the right-of-way for ingress and egress from Schroeder Road, granted by Deed Document No. 927255.



DEPARTMENT OF ADMINISTRATION
 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

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SNYDER & ASSOCIATES
 Engineers and Planners

SURVEYED FOR:
 DeWitt Real Estate
 Development
 5375 Mariners Cove Drive
 Madison, WI 53704

SURVEYED BY:
 Snyder & Associates, Inc.
 5010 Voges Road
 Madison, WI 53718 (608)
 838-0444
 www.snyder-associates.com

WHITE OAK RIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: DEW19
 DATE: 03-19-14

REVISIONS:

SHEET
 1 OF 2

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, 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 and under the direction of DeWitt Real Estate, owner of said land, I have surveyed, divided and mapped WHITE OAK RIDGE; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast Quarter of the Northeast Quarter of Section 36, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, containing 186,730 square feet or 4.2867 acres of land and is described as follows:

Commencing at the North quarter corner of said Section 36, thence North 89 degrees 39 minutes 39 seconds East along the North line of Northeast Quarter of said Section 36, 2466.47 feet; thence South 01 degree 11 minutes 09 seconds West, 897.49 feet to the southeast corner of Lot 1, WHITE OAKS plat, according to the plat thereof and the point of beginning of this description; thence continuing South 01 degree 11 minutes 09 seconds West, 402.17 feet to the southwest corner of Lot 16, WHITE OAKS plat, according to the plat thereof and the North plat line of GREEN TREE HILLS plat, according to the plat thereof; thence along said North plat line South 89 degrees 05 minutes 35 seconds West, 466.15 feet to the Southeast corner of Lot 16B, 2nd ADDITION TO GREEN TREE HILLS plat, according to the plat thereof; thence North 01 degree 21 minutes 01 second East along the East line of said 2nd ADDITION TO GREEN TREE HILLS plat, 400.55 feet to the Southwest corner of Lot 1, Certified Survey Map Number 6545, as recorded in Volume 32 of Certified Survey Maps, on pages 93-95, as Document Number 2293757, City of Madison, Dane County, Wisconsin; thence North 88 degrees 53 minutes 19 seconds East along the South line of said Lot 1, 466.07 feet to the point of beginning.

Dated this _____ day of _____, 2014.

Signed: Adam R. Gross, P.L.S. No. 3017

OWNER'S CERTIFICATE OF DEDICATION

as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20____.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 20____.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, _____ and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____
Notary Public, State of Wisconsin

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)

As the duly elected, qualified and acting City Treasurer of the City of Madison, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the lands included in the plat of WHITE OAK RIDGE.

Date _____ City of Madison Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

As the duly elected, qualified and acting County Treasurer of the County of Dane, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the lands included in the plat of WHITE OAK RIDGE.

Date _____ Dane County Treasurer

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the plat of WHITE OAK RIDGE, located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 20____.

City Clerk, City of Madison

DEPARTMENT OF ADMINISTRATION

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

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS
Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____
Dane County Register of Deeds

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SURVEYED FOR:
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Development
5375 Mariners Cove Drive
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