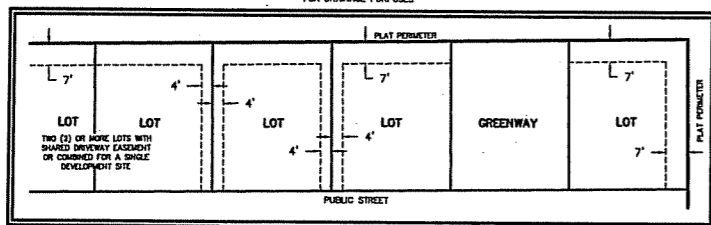


REPLAT OF LOTS 36-48, PINE HILL FARM

BEING A REDIVISION OF LOTS 36-48, PINE HILL FARM, AS RECORDED IN VOLUME 58-096A OF PLATS, ON PAGES 494-498, AS DOCUMENT NUMBER 4140764, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENT DETAIL (TYPICAL)
NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES



SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Registered 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 and under the direction of Holley Development, LLC, owner of said land, I have surveyed, divided, mapped, and dedicated REPLAT OF LOTS 36-48, PINE HILL FARM; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin more fully described as follows:

All of Lots 36-48, PINE HILL FARM, as recorded in Volume 58-096A of Plats, on Pages 494-498, as Document Number 4140764, Dane County Registry. Said description contains 86,542 square feet or 1.9867 acres.

Dated this ___ day of _____, 20__.

Signed: Michael S. Marty, R.L.S. No. 2452



NOTES:

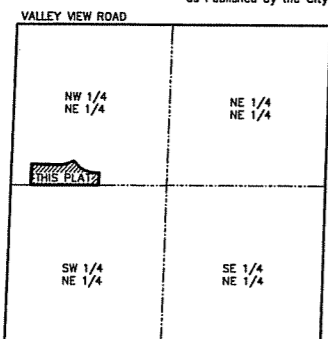
1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (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. 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. (See detail to left).

2. 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.

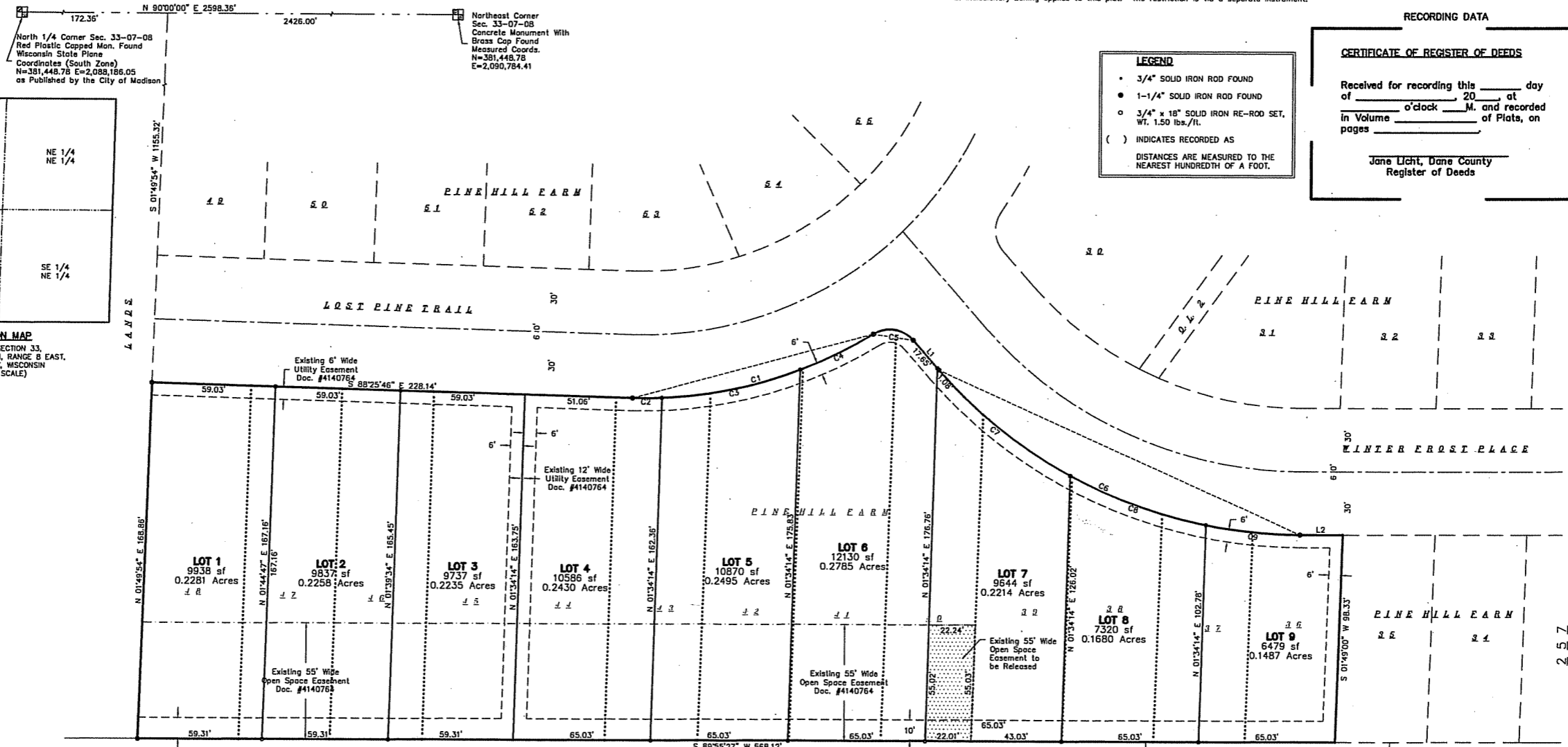
3. All streets/roads lying within the Plat boundary are dedicated to the public unless otherwise noted.

4. The Homeowners Association shall protect and maintain the trees and vegetation within the Open Space Easement on Lots 1-9.

5. Inclusionary Zoning applies to this plat. The restriction is via a separate instrument.



LOCATION MAP
NE 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 8 EAST, DANE COUNTY, WISCONSIN (NOT TO SCALE)



LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this ___ day of ___ at ___ o'clock ___ M. and recorded in Volume ___ of Plats, on pages ___

Jane Licht, Dane County Register of Deeds

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

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 41°34'50" E	18.73'
L2	N 89°58'17" E	20.50'

CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	TANGENT BEARING	
						BACK	AHEAD
C1	33°21'02"	205.00	119.33	N 74°53'43" E	117.65		N 58°13'12" E
C2	03°54'06"	205.00	13.96	N 89°37'11" E	13.96		
C3	18°45'05"	205.00	67.09	N 78°17'35" E	65.79		
C4	10°41'51"	205.00	38.27	N 63°34'07" E	38.22		
C5	80°11'58"	15.00	21.00	S 81°40'49" E	19.32	N 58°13'12" E	S 41°34'50" E
C6	48°26'53"	230.00	194.48	S 65°48'17" E	188.74	S 41°34'50" E	
C7	20°05'48"	230.00	80.67	S 51°37'44" E	80.26		
C8	17°06'36"	230.00	68.68	S 70°13'56" E	68.43		
C9	11°14'30"	230.00	45.13	S 84°24'28" E	45.05		

