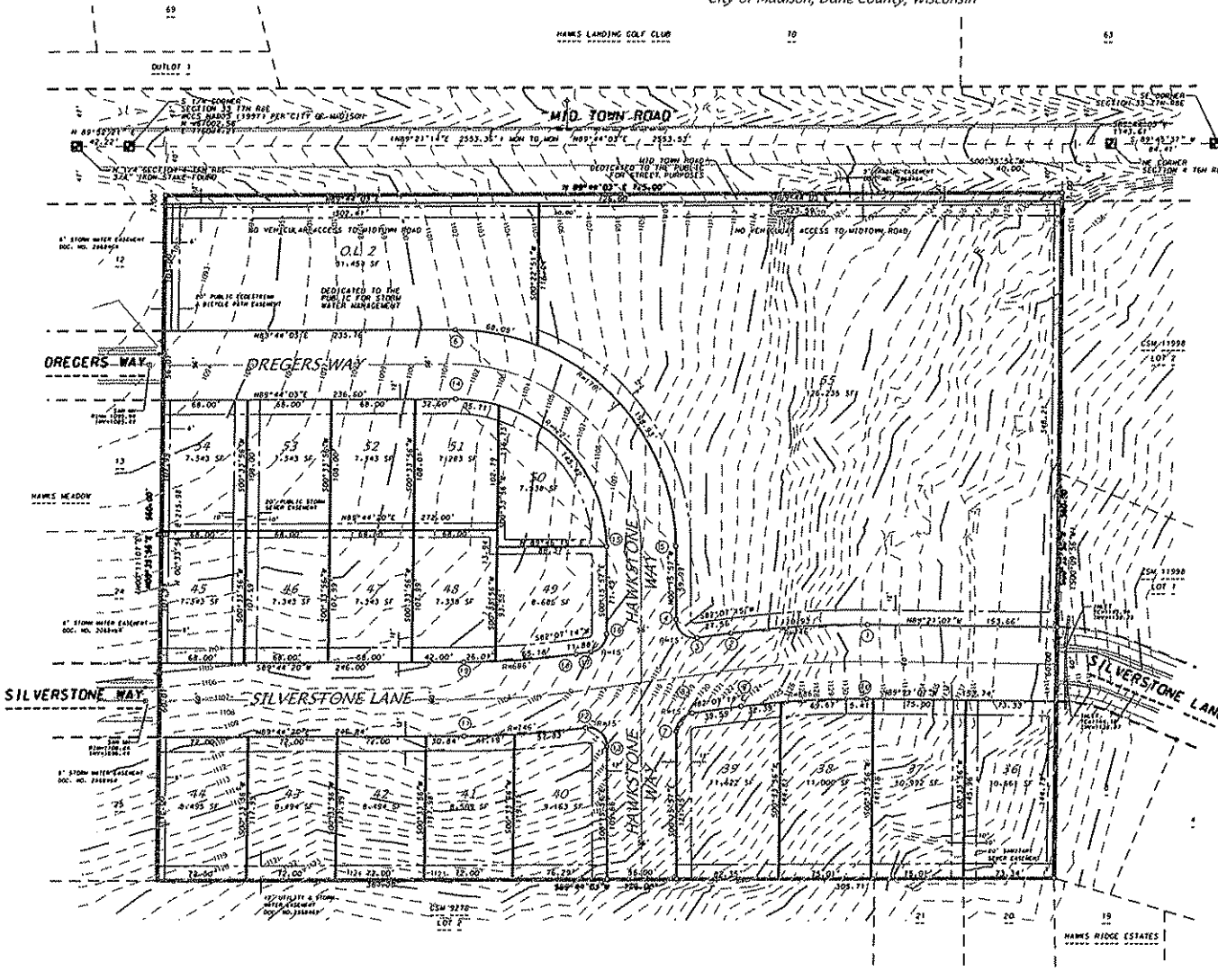


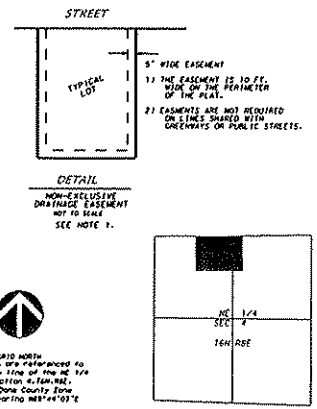
PRELIMINARY PLAT FIRST ADDITION TO HAWKS RIDGE ESTATES

Lot 2, Certified Survey Map 8625
Located in the NE 1/4 and the NW 1/4 of NE 1/4, Section 4 T6N, R8E
City of Madison, Dane County, Wisconsin



- NOTES**
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 10 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 five (5) 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 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. Notes in the event of a City of Madison Plan Commission and/or Common Council approved revision of a previously subdivided property, the underlying public easements for drainage purposes are nullified and replaced by those required and created by the current approved subdivision.
 - The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and the zoning administrator, as amended in accordance with the Madison General Ordinances.
 - Lots within this subdivision are subject to impact fees that are due and payable at the time of issuance of building permits.
 - Distances, lengths and widths are measured to the nearest hundredth of a foot.
 - Distances shown along curves are chord lengths.

- LEGEND**
- Found City of Madison concrete monument w/ brass cap
 - Found 1-1/2" diameter solid round iron stake
 - Found 1" diameter pipe
 - Found 3/4" diameter solid round iron stake
 - Found 1-1/2" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.30 lbs/ft.
 - Public utility easement 16' wide unless otherwise dimensioned. Utility easements as herein set forth are for the use of PUBLIC UTILITIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - Ⓝ Recorded as



D'ONOFRIO KOTKE AND ASSOCIATES, INC.
1200 Raymond Street, Madison, WI 53703
Phone: 608.615.7500 • Fax: 608.643.3826
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

This instrument was drafted by D'Onofrio, Kotke & Associates, Inc. FN 10-07-110

Owner/Subdividers: TO MADISON, INC.
Engineer/Surveyor: D'Onofrio, Kotke & Assoc.

Scale 1" = 50'