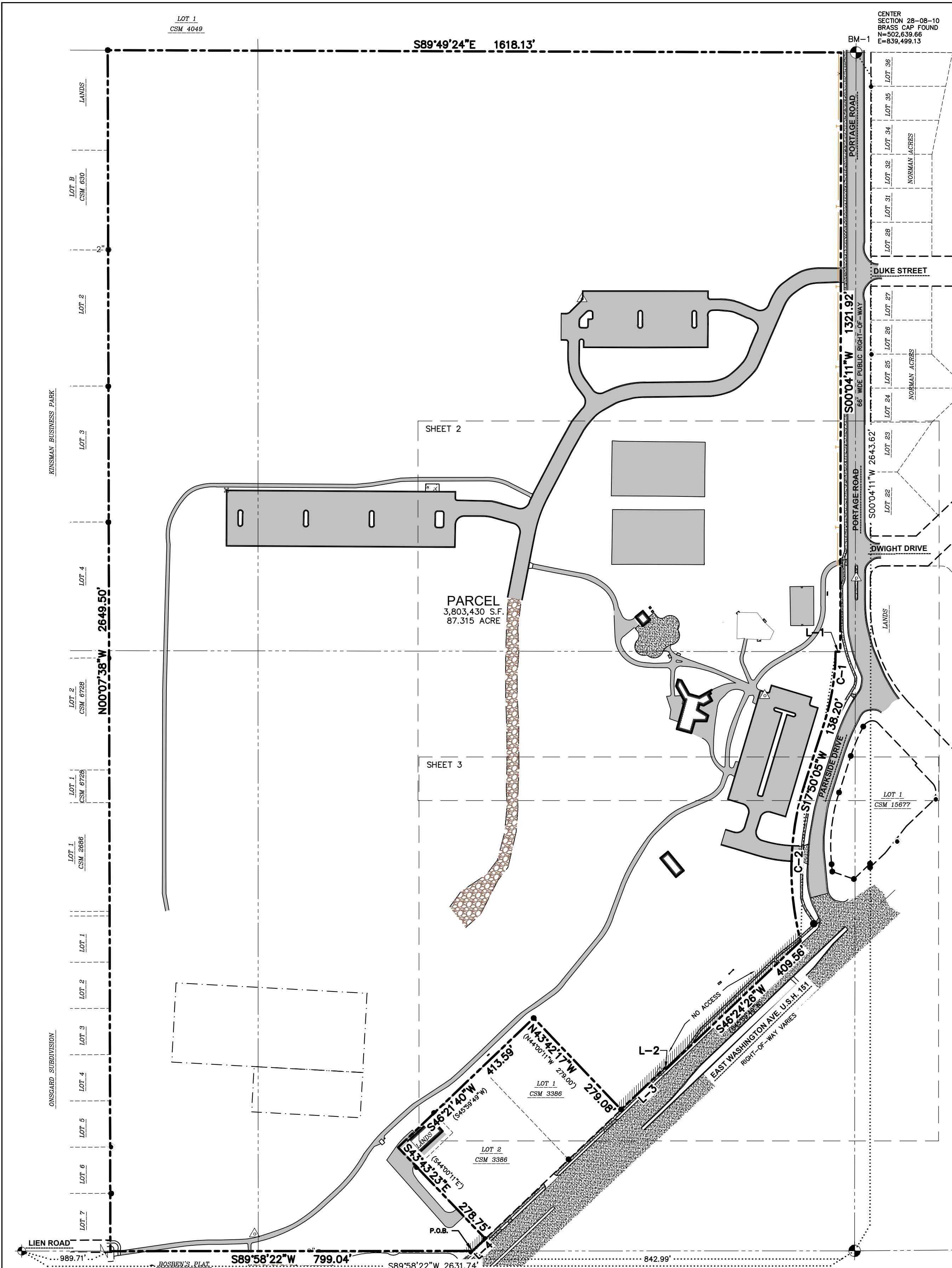


Reference-1: Draft Topographic Survey



File: I:\2021\12\10\3\DWG\Survey\Sheets\210703 TOPOGRAPHIC Map.dwg Layout: Sheet 1 User: Jk Plotted: Sep.13, 2022 - 7:20am Xref's:



SANITARY SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	888.02	W 882.97	8"	CLAY
		E 882.90	8"	CLAY
SAN-2	888.39	SW 882.45	8"	PVC
		E 882.24	8"	PVC
SAN-3	872.71	N 861.99	8"	PVC
		S 861.99	8"	PVC
SAN-4	881.77	N 874.76	8"	CLAY
		S 874.73	8"	CLAY
SAN-5	888.58	SW 875.56	8"	CLAY
		N 879.36	8"	PVC
		E 880.76	8"	PVC
		S 879.22	8"	PVC
		W 879.58	8"	PVC

STORM SEWER MANHOLES				
STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	885.24	N 881.84	12"	HDPE
		E 881.94	12"	HDPE
STM-2	887.98	W 881.18	12"	HDPE
		SE 881.33	12"	RCP

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	894.99	BRASS CAP MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST.

\*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO BEING UTILIZED.

#### LEGEND

- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- CONTROL POINT
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- FREE LIBRARY
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- SPRINKLER VALVE BOX
- SPRINKLER HEAD
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- YARD LIGHT
- VAULT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE MANHOLE
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PARCEL BOUNDARY
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL

#### NOTES

- FIELD WORK PERFORMED ON JANUARY 11-14 AND JAN 20, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, RECORD S89°58'26"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MARKING THE CENTER OF SECTION 28, T08N, R10E, ELEVATION = 894.99'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NOS. 20220203530, 20220203596, AND 20220203601, WITH A CLEAR DATE OF JANUARY 10, 2022. ALL UTILITIES WITHIN THE PARK WERE PROVIDED IN CAD FORMAT BY THE CITY OF MADISON AND WERE NOT MARKED AT THE TIME OF THE SURVEY. SNOW COVERING AT THE TIME OF SURVEY LIMITED SOME OF THE UTILITY LOCATES.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
  - CHARTER COMMUNICATIONS
  - WIS DOT
  - CITY OF MADISON ENGINEERING
  - MCI
  - MGE (ELECTRIC AND GAS)
  - MADISON METRO SEWERAGE DIST
  - CITY OF MADISON PARKS DIVISION
  - AT&T DISTRIBUTION
  - CENTURYLINK
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE FIELD VERIFIED PRIOR TO BEING UTILIZED.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS PER TITLE COMMITMENT NO. NCS-1110348-MAD, DATED JANUARY 28, 2022.
- SITE PLAN RECORDS WERE SUPPLIED BY THE CITY OF MADISON.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

#### LEGAL DESCRIPTION (AS PROVIDED)

PART OF SECTION 28, TOWN 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE LIMITS LINE OF THE CITY OF MADISON, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWN 8 NORTH, RANGE 10 EAST, DANE COUNTY, WISCONSIN; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO THE NORTHWEST RIGHT OF WAY LINE OF USH 151; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF USH 151 TO A POINT, SAID POINT BEING 548 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID SECTION 28, MEASURED ALONG THE NORTHWEST LINE OF SAID USH 151; THENCE NORTHWESTERLY 63.0 FEET ON A LINE THAT IS PERPENDICULAR TO THE NORTHWEST LINE OF USH 151; THENCE SOUTHWESTERLY 628.5 FEET ALONG A LINE THAT IS PARALLEL TO THE NORTHWEST LINE OF USH 151; THENCE SOUTHEASTERLY 554.4 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 28; LAST MENTIONED POINT BEING 409.5 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 MEASURED ALONG SAID SOUTH LINE OF SAID SECTION 28, THENCE EAST TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE EAST ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING. .

TAX KEY NO: 251/0810-283-0097-9

#### LEGAL DESCRIPTION (AS SURVEYED)

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

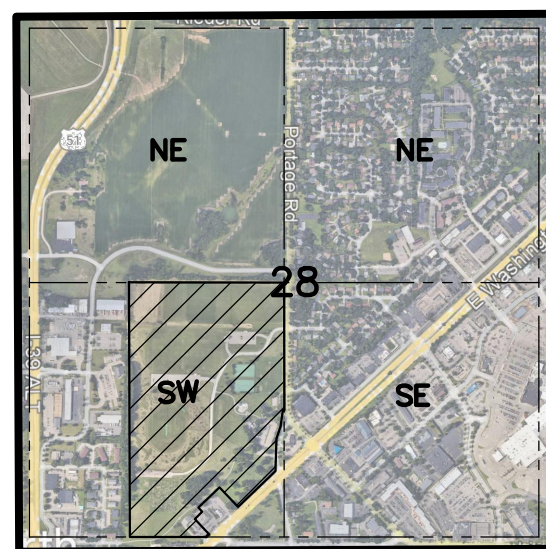
COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, AFORESAID, 842.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST ALONG SAID SOUTH LINE, 799.04 FEET TO THE EAST LINE OF ONSGARD SUBDIVISION, RECORDED IN VOLUME 29 OF PLATS, ON PAGE 42, AS DOCUMENT No. 1128891; THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS WEST TO THE NORTH LINE OF THE SOUTHWEST QUARTER, 2649.50 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 24 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER, 1618.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PORTAGE ROAD; THENCE SOUTH 00 DEGREES 04 MINUTES 11 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1321.92 FEET TO THE WESTERLY RIGHT OF WAY OF PARKSIDE DRIVE; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 10.41 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 160.14 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 523.45 FEET, THE CHORD BEARS SOUTH 09 DEGREES 04 MINUTES 21 SECONDS WEST, 159.52 FEET; THENCE SOUTH 17 DEGREES 50 MINUTES 05 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 138.20 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 354.29 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 624.84 FEET, THE CHORD BEARS SOUTH 01 DEGREE 35 MINUTES 39 SECONDS WEST, 349.56 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST WASHINGTON AVENUE, ALSO KNOWN AS U.S. HIGHWAY 151; THENCE SOUTH 46 DEGREES 24 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 409.56 FEET; THENCE NORTH 43 DEGREES 36 MINUTES 21 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 4.00 FEET; THENCE SOUTH 46 DEGREES 24 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 133.62 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3386, RECORDED IN VOLUME 1479 ON PAGES 51-53, AS DOCUMENT NUMBER 1652407; THENCE NORTH 43 DEGREES 42 MINUTES 17 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LOT ONE OF SAID CSM, 279.08 FEET TO THE NORTHEASTLY CORNER OF LOT ONE OF SAID CSM; THENCE SOUTH 46 DEGREES 21 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF LOTS 1 AND 2 OF SAID CSM EXTENDED, 413.59 FEET; THENCE SOUTH 43 DEGREES 43 MINUTES 23 SECONDS EAST ALONG THE EXTENDED SOUTHWESTERLY LINE OF LOT 2, CSM No. 3386, AFORESAID, 278.75 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM No. 3386, AFORESAID, ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST WASHINGTON AVENUE, ALSO KNOWN AS U.S. HIGHWAY 151; THENCE SOUTH 46 EGREES 24 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY, 39.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,803,430 SQUARE FEET OR 87.315 ACRES.

## TOPOGRAPHIC AND UTILITY SURVEY

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- SAN- SANITARY SEWER
- W- WATER LINE
- ST- STORM SEWER
- G- NATURAL GAS
- OH- OVERHEAD LINE
- OE- OVERHEAD ELECTRIC DISTRIBUTION
- E- UNDERGROUND ELECTRIC
- FO- FIBER OPTIC
- OT- OVERHEAD TELEPHONE
- T- UNDERGROUND TELEPHONE
- OC- OVERHEAD CABLE
- CoTV- UNDERGROUND CABLE
- BUILDING
- 885- INDEX CONTOUR
- 884- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



LOCATION SKETCH

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N89°55'25"W ( - )	10.41' (17.00')
L-2	N43°36'21"W ( N43°01'W )	4.00' ( 4.00' )
L-3	S46°24'26"W ( S45°59'45"W )	133.62' ( - )
L-4	S46°24'26"W ( S45°59'45"W )	39.10' ( - )

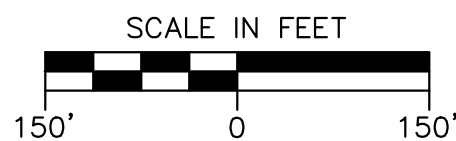
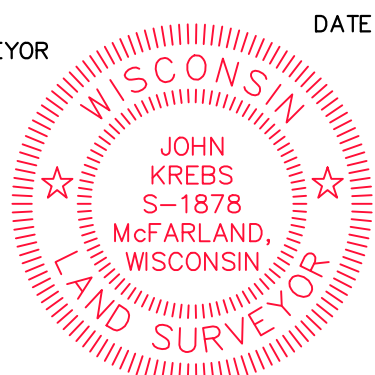
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	160.14'	523.45'	17°31'43"	159.52'	S9°04'21"W
C-2	354.29'	624.84'	32°29'12"	349.56'	S1°35'59"W

#### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE CITY OF MADISON THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



north



MODIFICATIONS:		
#	Date:	Description:
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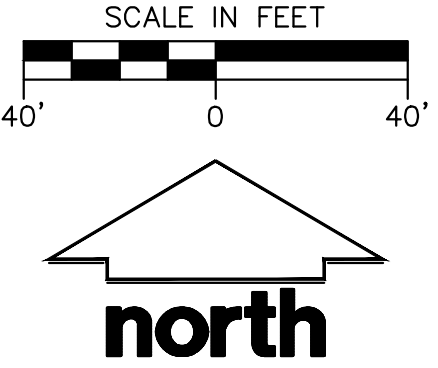
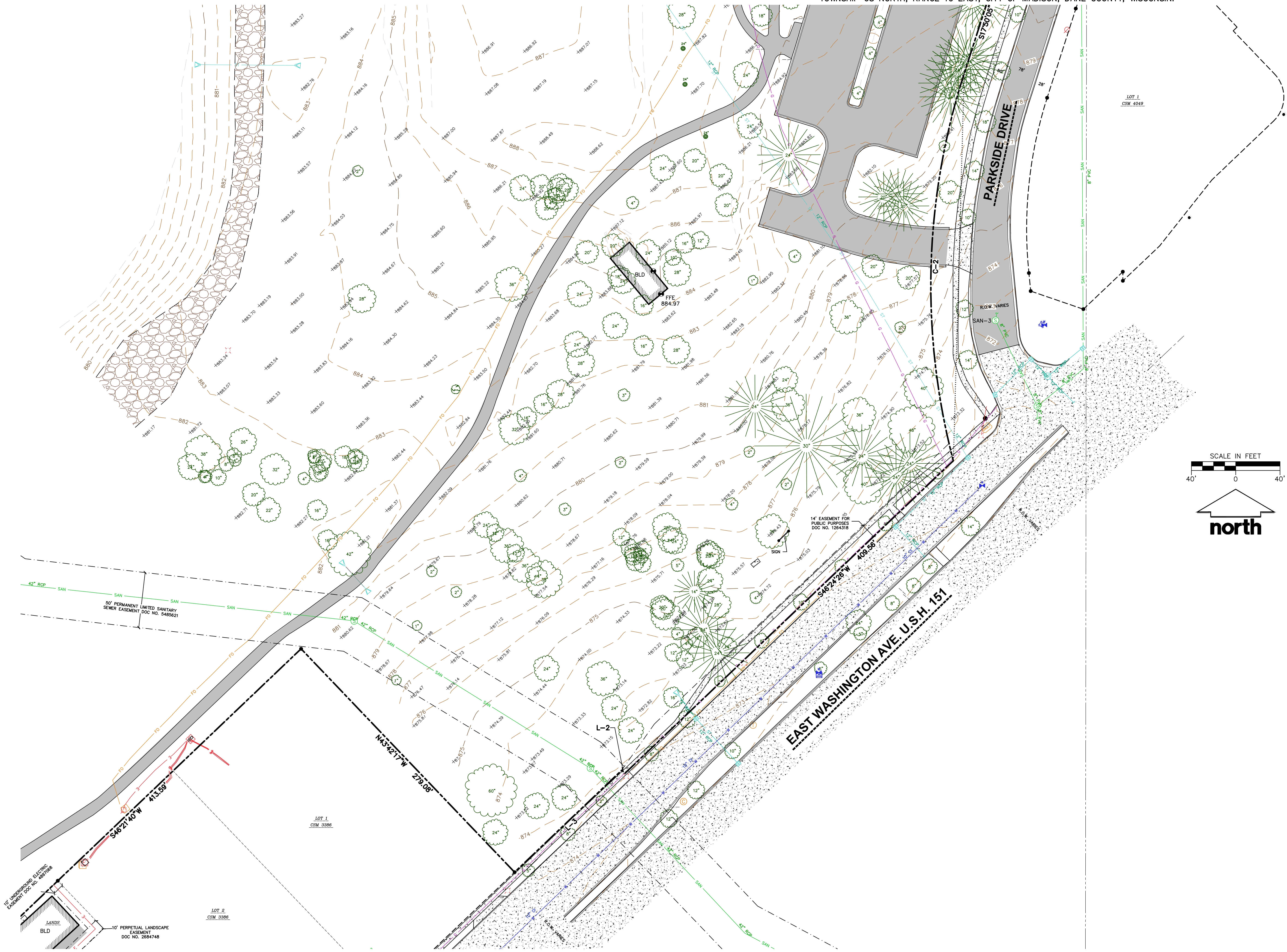
Prepared By:	BCK 03/20/22
Reviewed By:	JK 03/20/22
Approved By:	TJB 03/21/22
SHEET TITLE:	
TOPOGRAPHIC AND UTILITY SURVEY	
SHEET NUMBER:	
1 OF 3	
PROJECT NO:	
21-10703	

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TOPOGRAPHIC AND UTILITY SURVEY

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CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
P. 608.848.5060

CLIENT:

CITY OF MADISON  
ENGINEERING DEPT.

CLIENT ADDRESS:

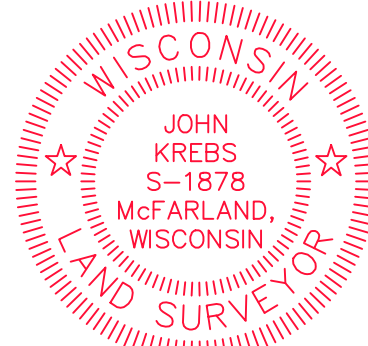
210 MARTIN LUTHER KING JR. BLVD  
MADISON, WI, 53703

PROJECT:

IMAGINATION CENTER  
REINDAHL PARK  
PO # 21003620

PROJECT LOCATION:

1818 PORTAGE ROAD  
MADISON, DANE COUNTY  
WISCONSIN, 53704



MODIFICATIONS:

#	Date:	Description:
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Prepared By: BCK 03/20/22  
Reviewed By: JK 03/20/22  
Approved By: TJB 03/21/22

SHEET TITLE:

TOPOGRAPHIC AND  
UTILITY SURVEY

SHEET NUMBER:

2 OF 3

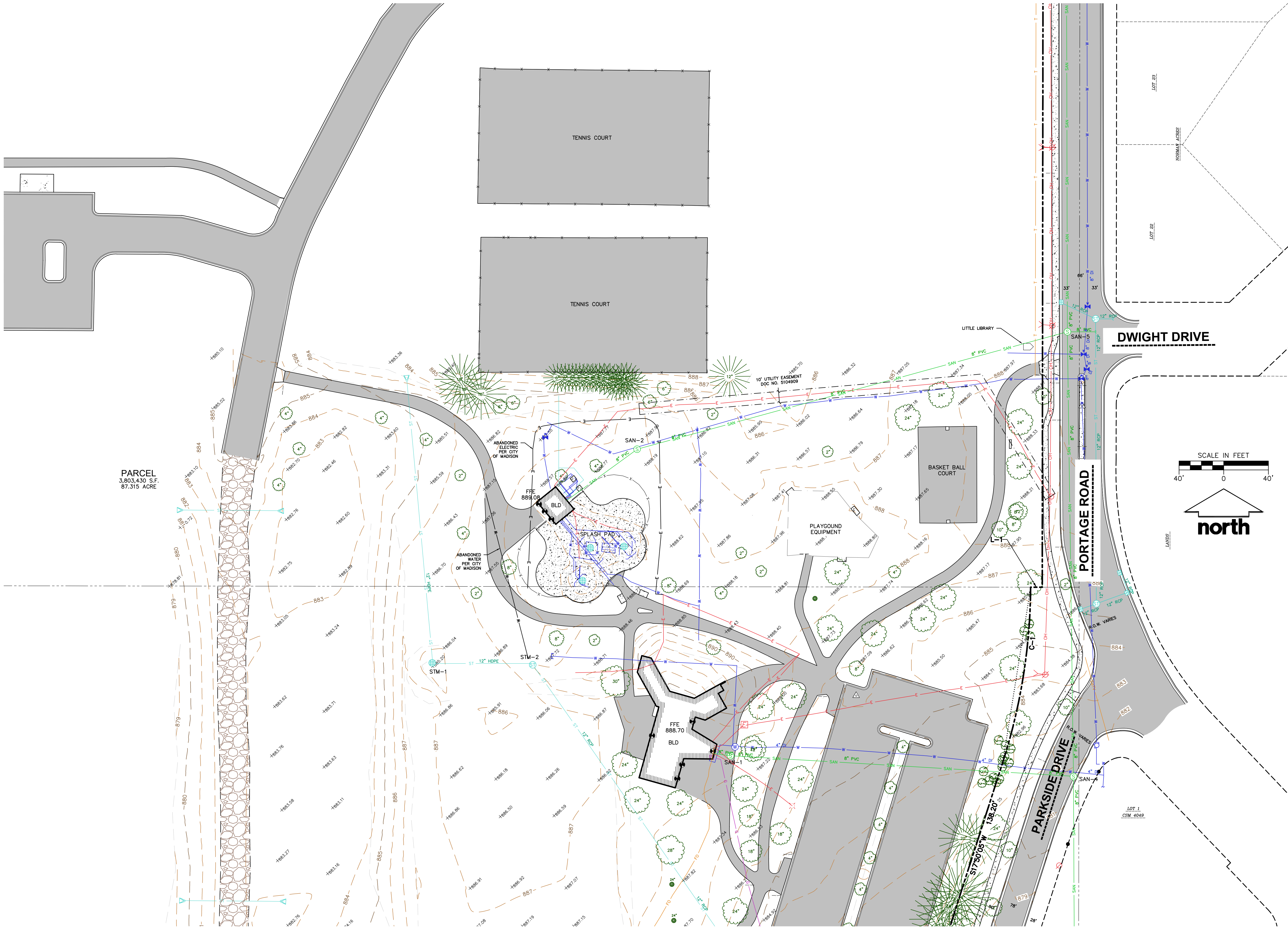
PROJECT NO:

21-10703



TOPOGRAPHIC AND UTILITY SURVEY

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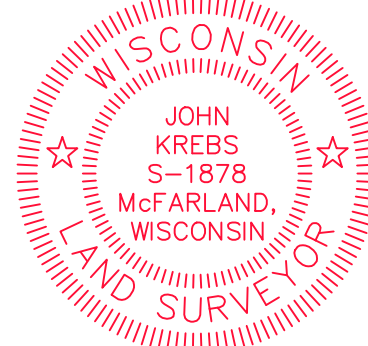
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WISCONSIN, 53704



MODIFICATIONS:

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Prepared By: BCK 03/2022  
Reviewed By: JK 03/2022  
Approved By: TJB 03/21/22

SHEET TITLE:

TOPOGRAPHIC AND  
UTILITY SURVEY

SHEET NUMBER:

3 OF 3

PROJECT NO:

21-10703