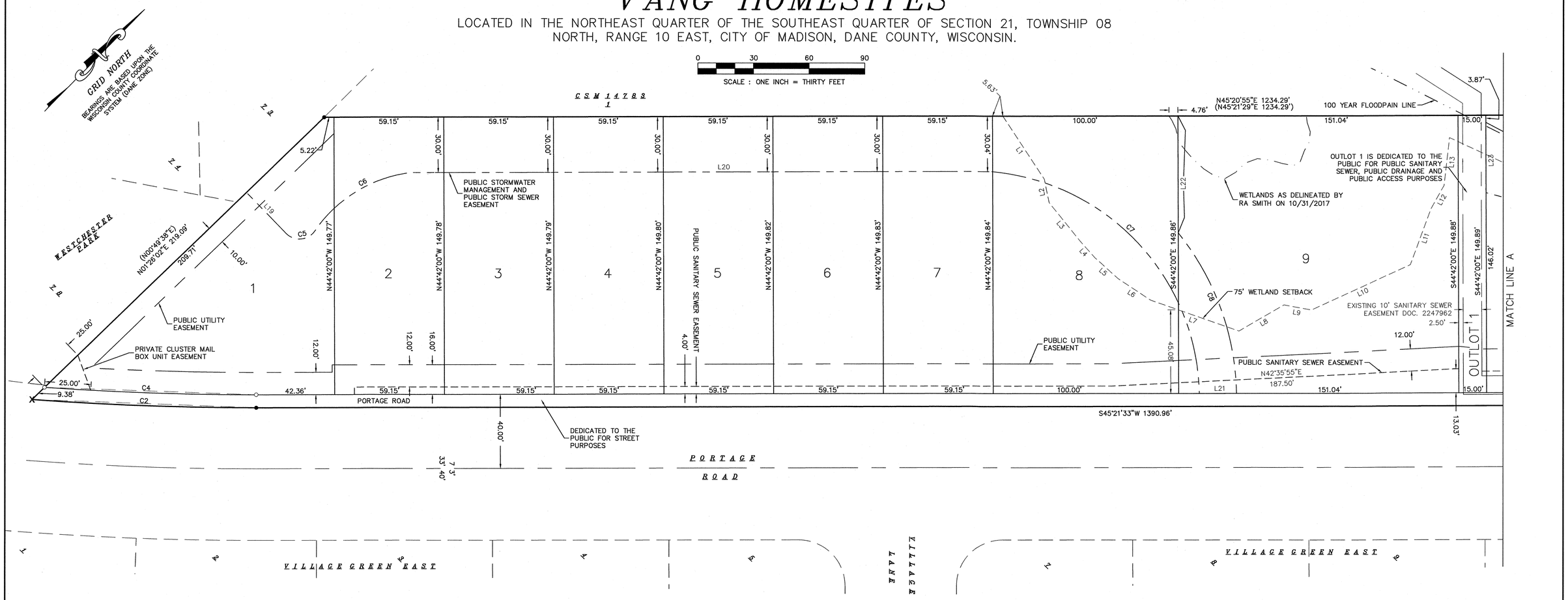
VANG HOMESITES

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.51	817.00	2°46'16"	N43°58'25"E	39.51
C2	120.94	1567.00	4°25'19"	N47°37'42"E	120.91
C3	17.54	810.00	1°14'28"	N44°42'23"E	17.54
C4	114.17	1560.00	4°11'35"	N47°30'51"E	114.14
C5	17.72	10.00	101°31'37"	N40°40'14"E	15.49
C6	62.61	73.73	48°39'28"	N14°14'09"E	60.75
C7	179.34	122.74	83°42'58"	S87°37'21"E	163.81
C8	93.91	142.74	37°41'46"	N64°27'18"W	92.23

Line Table		
Line #	Direction	Length
L1	N77°50'00"W	40.68'
L2	N56°07'47"W	12.94'
L3	N83°22'59"W	26.51'
L4	N86°00'44"W	12.04'
L5	S87°25'07"W	17.08'
L6	S79°04'36"W	20.84'
L7	S64°45'08"W	50.52'
L8	S15°13'18"W	28.07'
L9	S55°53'03"W	15.04'
L10	S20°51'06"W	58.74'
L11	S24°17'07"E	32.01'
L12	S15°12'49"E	14.56'
L13	S38°09'09"E	25.96'
L14	S70°26'20"W	124.35'
L15	S88°24'41"W	25.51'
L16	N83°55'06"W	40.21'
L17	S89°08'47"W	44.59'
L18	S80°31'46"W	9.91'

Line Table		
Line #	Direction	Length
L19	S88°33'58"E	30.79'
L20	N45°20'55"E	313.00'
L21	N45°21'33"E	20.00'
L22	N44°42'00"W	63.09'
L23	S44°42'00"E	38.00'
L24	N60°24'30"E	118.99'
L25	S88°26'33"E	76.77'
L26	S44°38'27"E	21.70'
L27	N45°21'33"E	18.00'
L28	N44°38'27"W	28.94'
L29	N88°26'33"W	64.56'
L30	N15°28'00"W	26.53'

Lot Area Table		
Number	Sq. Ft.	Acres
1	12264	0.2815
2	8859	0.2034
3	8860	0.2034
4	8861	0.2034
5	8861	0.2034
6	8862	0.2034
7	8863	0.2035
8	14985	0.3440
9	22636	0.5196
10	7344	0.1686
11	15757	0.3617
OL 1	2248	0.0516
OL 2	60320	1.3848
OL 3	16171	0.3712

LEGEND

- ● 3/4" SOLID IRON ROD WITH CAP FOUND
- X CUT "X" IN CONCRETE SET
- ○ 1-1/4" X 18" SOLID IRON ROD SET, WT. 4.30 LBS./FT. ALL OTHER LOT CORNERS ARE 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

WISCONSIN
MICHELLE L. BURSE
S-2021
Sun Prairie
WI
07-16-2019
LAND SURVEYOR

Michelle L. Burse

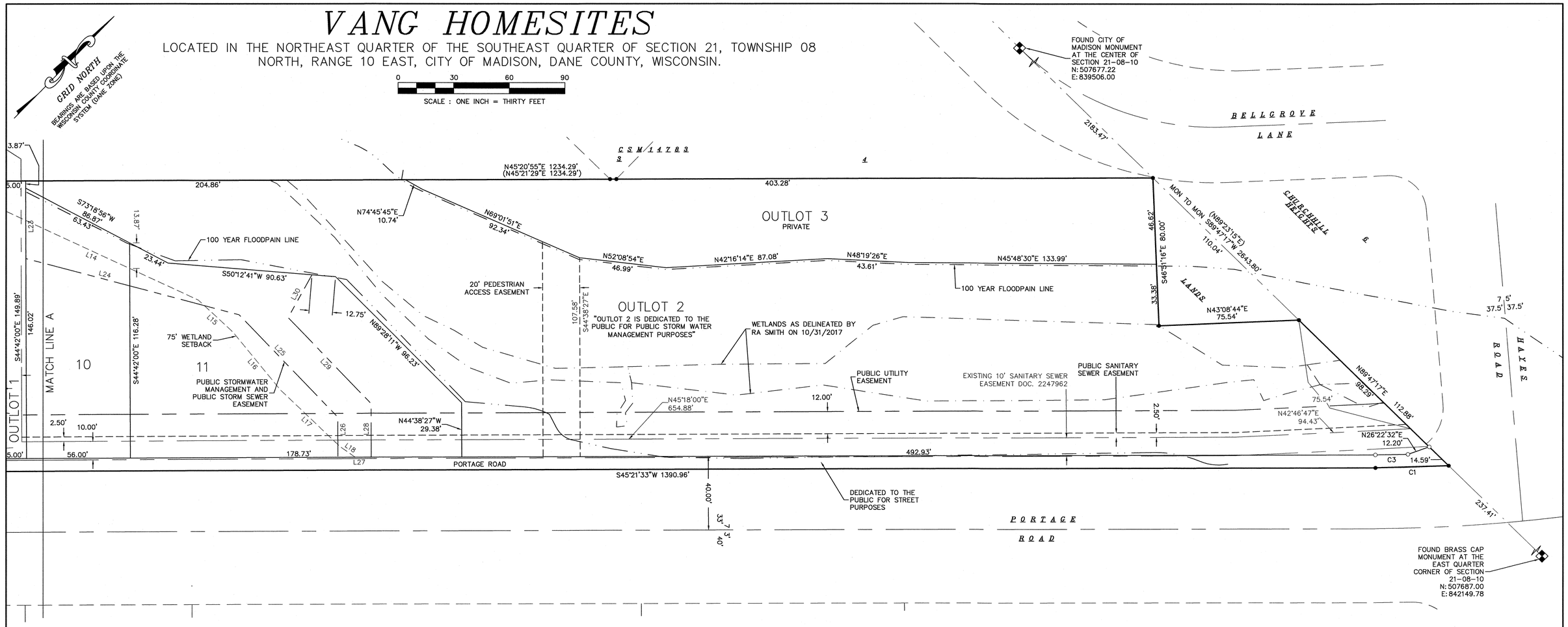
Date: July 16, 2019
Plot View: Final Plat
\BSE2039\Final Plat\BSE2039-FPv2016.dwg

SURVEYED FOR :
Koua Vang
2919 Vang Road
Sun Prairie, WI 53590
(608) 445-8657

SURVEYED BY :
Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

VANG HOMESITES

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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. NOTE: 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.

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) Public utility easements as herein set forth are for the use of public bodies and Private Public Utilities having the right to serve the area.

4) Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify; that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinance of the City of Madison and under the direction of Koua Vang and Dia M. Vang, owners of said lands, I have surveyed, divided and mapped the plat of VANG HOMESITES, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows:

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:
Commencing at the East Quarter corner of said Section 21; Thence South 89 degrees 47 minutes 17 seconds West along the north line of said Northeast Quarter of the Southeast Quarter, 237.41 feet to the point of beginning, also to a point of curvature, also to the northwest right of way line of Portage Road; Thence 39.51 feet along the arc of a curve to the right, also along said northwest right of way line, through a central angle of 02 degrees 46 minutes 16 seconds, a radius of 817.00 feet and a chord South 43 degrees 58 minutes 25 seconds West, 39.51 feet; Thence South 45 degrees 21 minutes 33 seconds West along said northwest right of way line, 1390.96 feet to a point of curvature; Thence 120.94 feet along the arc of a curve to the right, also along said northwest right of way line, through a central angle of 04 degrees 25 minutes 19 seconds, a radius of 1567.00 feet and a chord bearing South 47 degrees 37 minutes 42 seconds West, 120.91 feet; Thence North 01 degree 26 minutes 02 seconds East, 219.09 feet; Thence North 45 degrees 20 minutes 55 seconds East along the southeast line of Certified Survey Map Number 14783, 1234.29 feet; Thence South 46 degrees 51 minutes 16 seconds East, 80.00 feet; thence North 43 degrees 08 minutes 44 seconds East, 75.54 feet to the aforementioned north line; Thence North 89 degrees 47 minutes 17 seconds East along said north line, 112.88 feet to the beginning.

Dated this 16 day of July, 2019.

Signed: Michelle L Burse
Michelle L. Burse, P.L.S. No. 2020

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

CITY TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of VANG HOMESITES.

_____
Craig Franklin, City Treasurer
City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly appointed, qualified and acting Treasurer of Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of VANG HOMESITES.

_____
Adam Gallagher, County Treasurer
Dane County, Wisconsin

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this plat known as VANG HOMESITES located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number_____, adopted on the ____ day of _____, 201_, 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 _____, 201_.

_____
Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

Koua and Dia M. Vang, as owners, do hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on the Plat. We also certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this _____ day of _____, 201__.

_____ _____
Koua Vang Dia M. Vang

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this __ day of _____, 201__, the above named Koua and Dia M. Vang, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20____ at
_____ o'clock __M as
Document No. _____
in _____
_____
_____
_____
Register of Deeds

SURVEYED BY :
Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SHEET 2 OF 2

Date: July 16, 2019
Plot View: Final Plat
\BSE2039\Final Plat\BSE2039-FPv2016.dwg