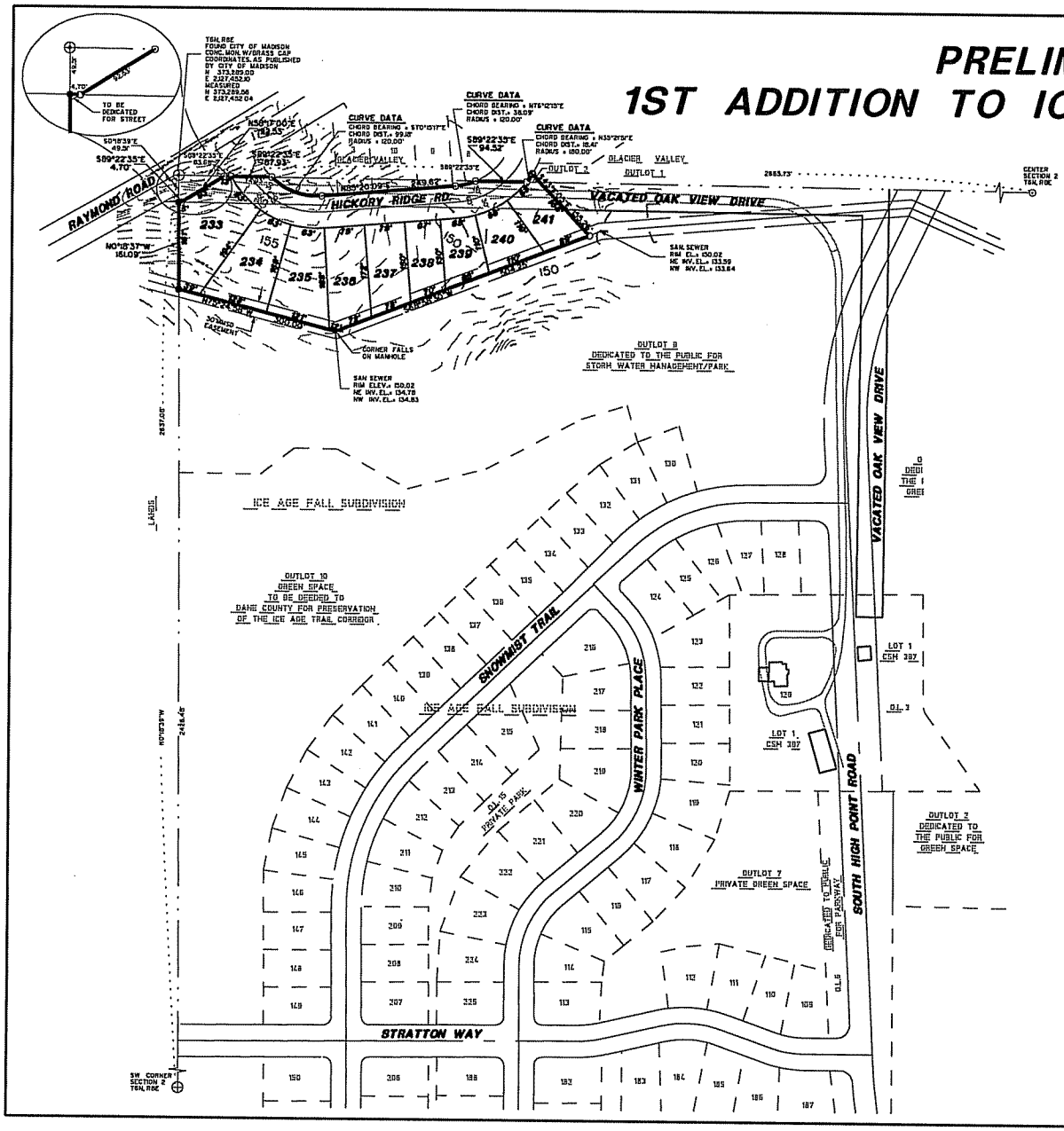
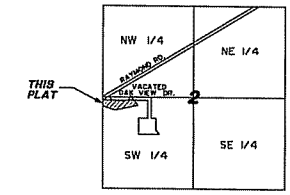
PRELIMINARY PLAT
1ST ADDITION TO ICE AGE FALLS SUBDIVISION





LOCATION MAP
SECTION 2, T6N, R8E
CITY OF MADISON
DANE CO., WISCONSIN

DESCRIPTION: A parcel of land located in the NW1/4-SW1/4, and the SW1/4-NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin, being Outlot 2, Glacier Valley Subdivision and also being a part of Vacated Oak View Drive, and Lots 226 thru 232 and Outlots 16 and 17, Ice Age Falls Subdivision more fully described as follows:

Commencing at the W1/4 corner of said Section 2, thence S0°18'39"E, 49.51 feet, along the West line of said NW1/4-SW1/4, to the point of beginning; thence S89°22'35"E, 4.70 feet; thence N58°17'00"E, 92.53 feet to the North line of said NW1/4-SW1/4; thence S89°22'35"E, along said North line, 87.93 feet to the South line of Lot 1, Glacier Valley Subdivision; thence along said South line, along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears S70°15'17"E, 99.18 feet; thence continuing along said South line and the South line of Lots 2, 10, 9 and 8 of said Glacier Valley Subdivision, N65°20'09"E, 249.62 feet; continuing along said Lot 8, along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears N76°12'15"E, 38.09 feet to the North line of said NW1/4-SW1/4; thence S89°22'35"E, along said North line 94.52 feet; thence along the arc of a curve to the left whose radius is 180.00 feet and whose long chord bears N35°21'51"E, 18.41 feet; thence S43°11'05"E, 155.26 feet; thence S68°58'30"W, 504.25 feet; thence N75°24'58"W, 300.00 feet to the West line of said SW1/4; thence N0°18'37"W, 161.09 feet, along said West line to the point of beginning.

Parcel contains 3.376 acres, more or less.

I, Roger D. Schneeberger, a registered land surveyor of the State of Wisconsin, do hereby certify that this preliminary plat was prepared under my supervision and that this drawing has been accurately and correctly prepared from field measurements.

Roger D. Schneeberger, S-1096

OWNER: IAF DEVELOPMENT
6801 SOUTH TOWNE RD.
MADISON, WI 53713

REPRESENTATIVE: MR. DON ESPISITO
6801 SOUTH TOWNE RD.
MADISON, WI 53713

ENGINEER: MEAD & HUNT, INC.
6501 WATTS ROAD
MADISON, WI 53717

PRELIMINARY PLAT TOTAL ACREAGE: 3.376 ACRES

PRESENT ZONING IS R2

RESIDENTIAL 9 LOTS

ELEVATIONS ARE REFERENCED TO CITY OF MADISON DATUM.

LEGEND
- CITY OF MADISON CONCRETE MONUMENT IN WATER BOX FOUND
- CITY OF MADISON WITH BRASS CAP FOUND
- 2" IRON PIPE FOUND
- 1¼" SOLID REBAR FOUND
- 1½" REBAR FOUND
- 1" IRON PIPE FOUND
- 1½" REBAR SET
- ¾" REBAR SET

MEAD & HUNT
Mead & Hunt, Inc.
6501 Watts Road, Suite 101
Madison, Wisconsin 53719-2700
Phone 608-273-6380
Fax 608-273-6391

Drg No 10395
Sheet 1 of 1
Job No. 09095-00-03004

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