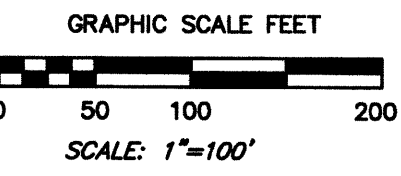


POPE FARM ESTATES

LOCATED IN PART OF THE SE 1/4
AND NE 1/4 OF THE SE 1/4 OF
SECTION 17, T 7 N, R 8 E, IN THE
CITY OF MADISON, DANE COUNTY,
WISCONSIN.



BEARINGS ARE
REFERENCED TO THE
SOUTH LINE OF THE
SE 1/4 OF SECTION
17-7-B BEARING S
89°40'20"W AS PER THE
MADISON DANE COUNTY
COORDINATE SYSTEM



LEGEND

- SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED.
- FOUND 3/4" # REBAR
- FOUND 1" # IRON PIPE
- SET 1 1/4" # SOLID ROUND IRON ROD, 30" LONG, 4.17 LBS PER LINEAL FOOT WEIGHT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" X 24" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT.
- "RECORDED AS" INFORMATION
- (2673.62 DCC MAD) CITY OF MADISON DANE CO. COORD. SYSTEM RECORD DATA

PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT, THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.12 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

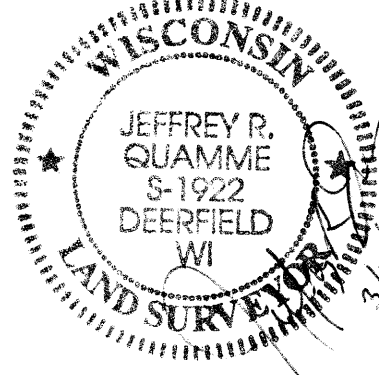
THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, HIS AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

- NOTES:
- 1) TOTAL AREA ENCOMPASSED BY THIS PLAT IS 39.8531 ACRES.
 - 2) ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND UNLESS THE CITY OF MADISON PLAN COMMISSION APPROVES OTHERWISE.
 - 3) OUTLOTS 1 AND 2 ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC STORM WATER MANAGEMENT FACILITIES.
 - 4) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6'-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12'-FEET IN WIDTH ON THE PERIMETER OF THE PLAT, EXCEPT WHERE SHOWN AND NOTED OTHERWISE. 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, HEREON, 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.
 - 5) 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.
 - 6) THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL 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.
 - 7) ELEVATIONS ARE REFERENCED TO THE NATIONAL VERTICAL DATUM OF 1988.
 - 8) ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1/2 SECOND.
 - 9) ALL LANDS WITHIN THIS PLAT SUBJECT TO DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOC. NO. 4233006.
 - 10) THE HIGHEST POINT OF ELEVATION OF ANY BUILDING OR STRUCTURE OR TREE CONSTRUCTED OR PLANTED WITHIN THIS SUBDIVISION SHALL NOT EXCEED 1,160 FEET, NAVD 1988 AS PER DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED AS DOC. NO. 4233006.

AREA TABLE

- LOT 1: 1,455,566 SQ. FT.
LOT 2: 83,036 SQ. FT.
LOT 3: 12,370 SQ. FT.
LOT 4: 11,050 SQ. FT.
LOT 5: 11,050 SQ. FT.
LOT 6: 11,050 SQ. FT.
LOT 7: 11,050 SQ. FT.
LOT 8: 11,050 SQ. FT.
LOT 9: 11,050 SQ. FT.
LOT 10: 11,050 SQ. FT.
LOT 11: 11,260 SQ. FT.
LOT 12: 13,523 SQ. FT.
LOT 13: 12,908 SQ. FT.
LOT 14: 13,720 SQ. FT.
O.L. 1: 9,555 SQ. FT.
O.L. 2: 118,857 SQ. FT.
O.L. 3: 1,123 SQ. FT.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT BEARING
C1	335.00	182.43	180.19	S15°22'42.5"E	31°12'07"	
C2	265.00	144.50	142.71	S15°21'31"E	31°14'30"	
C3	270.00	232.59	225.46	S24°56'26.5"W	49°21'25"	
C4	530.00	449.13	435.81	S25°20'32.5"W	48°33'13"	
C5	25.00	38.66	34.92	S45°22'08"W	88°36'24"	
C6	460.00	76.05	75.96	N05°48'05.5"E	9°28'19"	A-N10°32'15"E
C7	460.00	243.53	240.69	N34°27'10.5"E	30°19'57"	B-S19°17'12"W
C8	15.00	23.56	21.21	S85°22'51"E	90°00'00"	C-S40°22'51"E
C9	185.57	159.30	154.45	S64°58'22"E	49°11'02"	
C10	125.57	107.79	104.51	N64°58'22"W	49°11'02"	
C11	15.00	21.66	19.82	N00°58'40.5"E	82°43'03"	D-N42°20'12"E
C12	340.00	249.67	244.10	N21°17'58"E	42°04'28"	D-N42°20'12"E
C13	340.00	85.22	85.00	N35°09'21.5"E	14°21'41"	
C14	340.00	85.22	85.00	N20°47'40.5"E	13°21'06"	
C15	340.00	79.23	79.05	N06°56'17"E	89°34'45"	
C16	15.00	23.45	21.14	N45°03'06.5"E	75°32'04"	E-N14°37'27"W
C17	15.00	19.77	18.37	N52°23'29"W	75°32'04"	E-N14°37'27"W
C18	335.00	95.63	95.30	N22°48'06.5"W	16°21'19"	E-N14°37'27"W
C19	265.00	144.31	142.54	N15°22'42.5"W	31°12'07"	



SURVEY REQUESTED BY:
MIDDLETON - CROSS PLAINS
AREA SCHOOL DISTRICT
7106 SOUTH AVENUE
MIDDLETON, WI 53562

SURVEYED BY:
VERBICHER ASSOCIATES, INC.
999 FOURIER DRIVE, #201
MADISON, WI 53717

W:\022\BRAY_5308678.MCPAD POPE
FARM.dwg\BRAY_MCPAD5 FINAL PLAT.dwg

POPE FARM ESTATES

LOCATED IN PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 17, T 7 N, R 8 E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey R. Quamme, registered land surveyor, 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 Middleton - Cross Plains Area School district, owner of said land, that I have surveyed, divided and mapped Pope Farm Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of the SE 1/4 and NE 1/4 of the SE 1/4 of Section 17, T 7 N, R 8 E, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of said Section 17; thence S 89°40'20" W (recorded as S89°34'27"W), along the South line of the said SE 1/4 and the centerline of West Old Sauk Road, 566.48 feet to the Southwest corner of Dane County Certified Survey Map Number 9607 and the point of beginning; thence continuing S 89°40'20" W (recorded as S89°34'27"W), along the said South line and centerline, 466.14 feet; thence N 01°03'56" E (recorded as N00°58'03"E), 590.00 feet; thence N 14°56'59" E (recorded as N14°51'06"E), 1304.73 feet; thence N 00°06'42" W (recorded as N00°12'35"W), 359.31 feet; thence N 89°53'18" E, 330.82 feet (recorded as N89°47'25"E, 330.53 feet); thence N 00°13'21" E (recorded as N00°09'51"E), 417.52 feet to the intersection with the South line of Blackhawk Road; thence N 89°49'27" E (recorded as N89°43'34"E), along the said South line of Blackhawk Road, 66.00 feet; thence S 00°13'21" W (recorded as S00°09'51"W), 417.60 feet; thence N 89°53'18" E, 299.02 feet (recorded as N89°47'25"E, 299.31 feet) to the intersection with the said East line of the SE 1/4; thence S 00°15'44" W (recorded as S00°09'51"W), along said East line of the SE 1/4, 1800.99 feet; thence S 89°42'30" W (recorded as S89°36'37"W), 560.79 feet, along the Northerly lines of Lot 2, Dane County Certified Survey Map Number 3977 and Lots 1 and 2, Dane County Certified Survey Map Number 9607 to the Northwest corner of said Lot 1; thence S 01°03'56" W (recorded as S00°58'03"W), along the Westerly line of said Lot 1, 404.71 feet to the point of beginning.

Containing 1,736,003 sq.ft. or 39.8531 acres, more or less.

Vierbicher Associates, Inc.
By Jeffrey R. Quamme

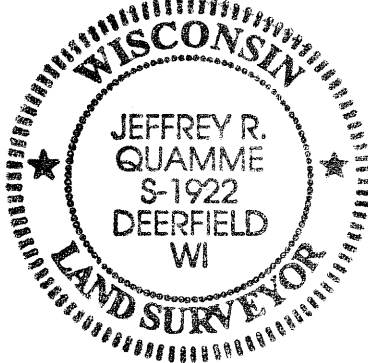
Dated this 18 day of March, 2009.

Revised this day of , .

Revised this day of , .

Revised this day of , .

Jeffrey R. Quamme, R.L.S. No. 1922



OWNER'S CERTIFICATE

Middleton - Cross Plains Area School District, a body politic, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said body politic caused the lands described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat.

Middleton - Cross Plains Area School District, does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

- Common Council, City of Madison
- Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, the said Middleton - Cross Plains Area School District has caused these present to be signed by , its President on this day of , 200 .

Ellen Lindgren, President Middleton Cross - Plains Area School District

State of Wisconsin)
County of Dane)ss.

Personally came before me this day of , 200 , the above-named Ellen Lindgren, President of the Middleton - Cross Plains Area School District, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires:

CITY OF MADISON COMMON COUNCIL CERTIFICATE

"Resolved that the plat known as Pope Farm Estates, located in the City of Madison, was hereby approved by Enactment Number , File ID Number , adopted on the day of , 20 , 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 , 20 .

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

CITY OF MADISON TREASURER CERTIFICATE

STATE OF WISCONSIN) ss
DANE COUNTY)

I, David Gawenda, 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 special assessments as of this day of , 200 , on any of the lands included in the plat of Pope Farm Estates.

Date David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) ss
DANE COUNTY)

I, David Worzala, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this day of , 200 , on any of the lands included in the plat of Pope Farm Estates.

Date David Worzala
Dane County Treasurer

REGISTER OF DEEDS

Received for recording this day of , 200 , at O'clock .M. and recorded in Volume of Plats of Dane County on page(s) .

Register of Deeds of Dane County

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



SURVEY REQUESTED BY:
MIDDLETON - CROSS PLAINS
AREA SCHOOL DISTRICT
7106 SOUTH AVENUE
MIDDLETON, WI 53562

SURVEYED BY:
VIERBICHER
999 FOURIER DRIVE, #201
MADISON, WI 53717

W:\LD02\BRAY_53086778_MCPASD POPE
FARM\dwg\BRAY_MCPASD FINAL
PLAT_5778.dwg