

# Woodstone

BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 162892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 1,721,823 SQ. FT. - 39.53 ACRES

## REZONE LAND FROM PUD TO TR-C3

THE CITY WILL NOT INSTALL LIGHTING IN THE ALLEYS, BUT THE DEVELOPER OR PROPERTY OWNERS MAY REQUEST THE CITY TO APPROVE PRIVATE LIGHTS IN THE ALLEY RIGHT-OF-WAY. SUCH PRIVATE LIGHTS TO BE OPERATED AND MAINTAINED BY PRIVATE INTERESTS.



**BASIS OF BEARINGS:** IS THE NORTH LINE OF THE SW1/4, SECTION 21, WHICH BEARS N89°42'50"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83 (1991).

SCALE: 1" = 100'

### LEGEND

- 1 1/4" X 30" IRON REBAR SET (WT. = 4.3 LBS / L.F.)
- ▲ P.K. NAIL FND.
- 3/4" IRON ROD FND.
- 1 1/4" IRON ROD FND.
- CITY OF MADISON BRASS CAP CONCRETE MONUMENT FND.
- PREVIOUS SURVEY OR RECORD DATA.
- PUBLIC UTILITY EASEMENT

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 18" IRON REBAR (WT = 1.5 LBS/L.F.)

NOTE: ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED.

### OWNER/SUBDIVIDER

PRELAVAN TRUCK, LLC  
C/O DANIEL HEFFRON SR.  
2000 PRAIRIE STREET, SUITE 100  
PRAIRIE DU SAC, WI 53576

### ENGINEER

MSA PROFESSIONAL SERVICES  
THOMAS PINION  
2901 INTERNATIONAL LANE  
SUITE 300  
MADISON, WI 53704  
PHONE: 760-446-0679

### SURVEYOR

JAMES R. GROTHMAN  
P.O. BOX 373  
625 E. SUPER STREET  
PORTAGE, WI 53091  
PHONE PORTAGE: (608) 742-7788  
PHONE SAUK PRAIRIE: (608) 644-8877  
FAX: (608) 742-0434  
e-mail: surveying@grothman.com



### AREA TABLE

LOT #	AREA (SQ. FT.)	ADDRESS
1	18,839.04	33
2	15,862.08	34
3	9,149.01	35
4	7,276.17	36
5	7,902.17	37
6	7,676.18	38
7	7,846.18	39
8	8,018.18	40
9	16,665.08	41
10	85,309.150	63
11	18,839.169	64
12	48,567.107	65
13	6,775.116	66
14	5,533.113	67
15	5,520.113	68
16	5,533.113	69
17	5,133.112	70
18	5,141.112	71
19	5,361.112	72
20	5,533.113	74
21	5,547.113	75
22	7,789.117	76
23	7,789.117	77
24	7,789.117	78
25	5,533.113	79
26	5,533.113	80
27	5,533.113	81
28	5,533.113	82
29	5,533.113	83
30	5,533.113	84
31	5,533.113	85
32	5,533.113	86
33	5,533.113	87
34	5,533.113	88
35	5,533.113	89
36	5,533.113	90
37	5,533.113	91
38	5,533.113	92
39	5,533.113	93
40	5,533.113	94
41	5,533.113	95
42	5,533.113	96
43	5,533.113	97
44	5,533.113	98
45	5,533.113	99
46	5,533.113	100
47	5,533.113	101
48	5,533.113	102
49	5,533.113	103
50	5,533.113	104
51	5,533.113	105
52	5,533.113	106

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REZONING OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNPLATTED PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

NOTE: THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN BY A LICENSED CIVIL ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.



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

DATE	1/28/09	BY	SBAL
REVISION		BY	APVS
<b>A FINAL PLAT OF</b>			
<b>Woodstone</b>			
<b>GROTHMAN &amp; ASSOCIATES S.C.</b>			
FILE NO.	405-831	PROJ. NO.	405-831
THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN		DWG. NO.	405831_FINALS
SHEET 1 OF 2			