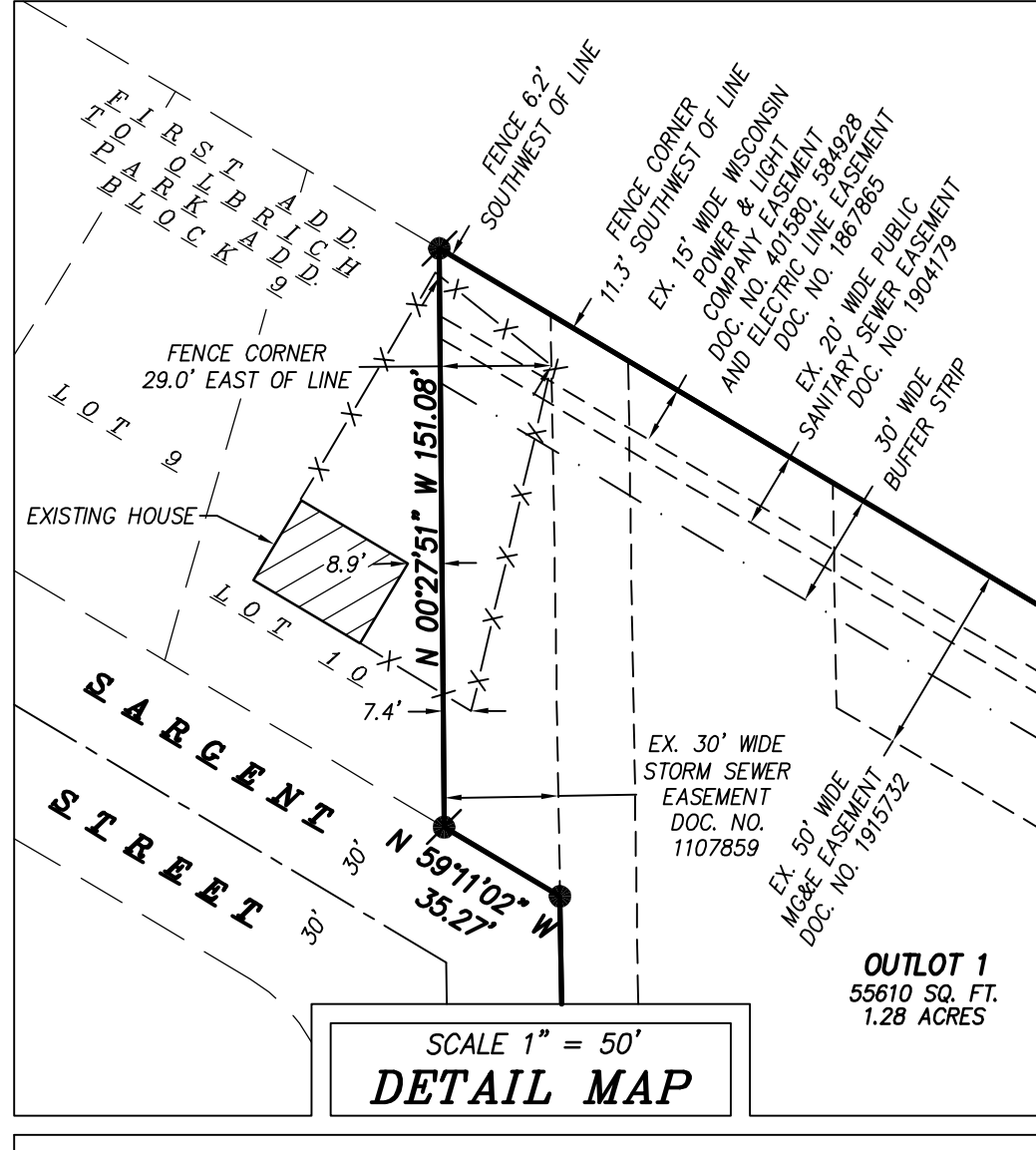
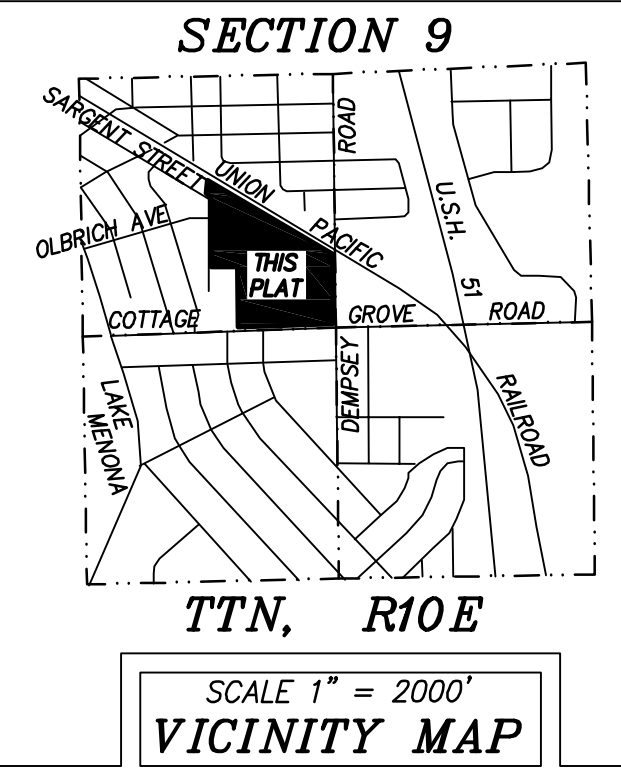
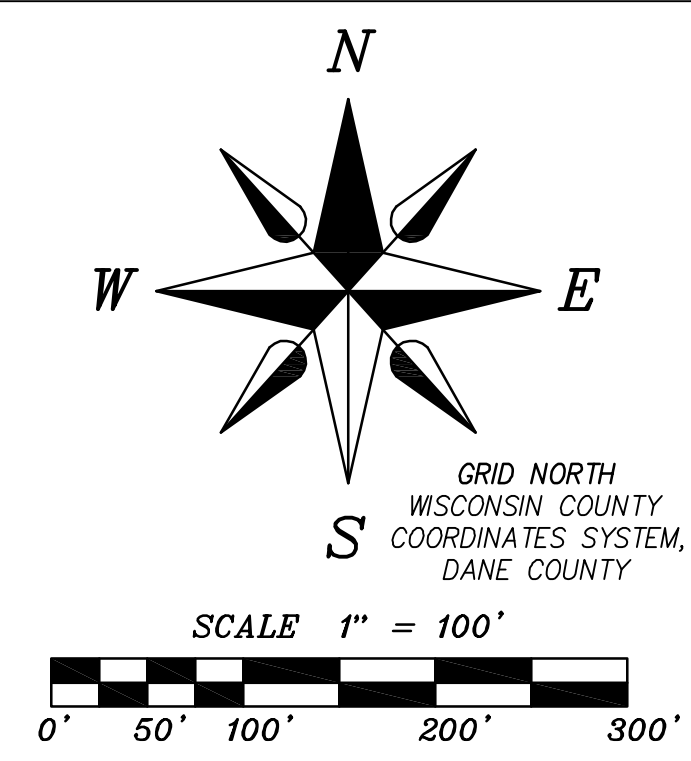
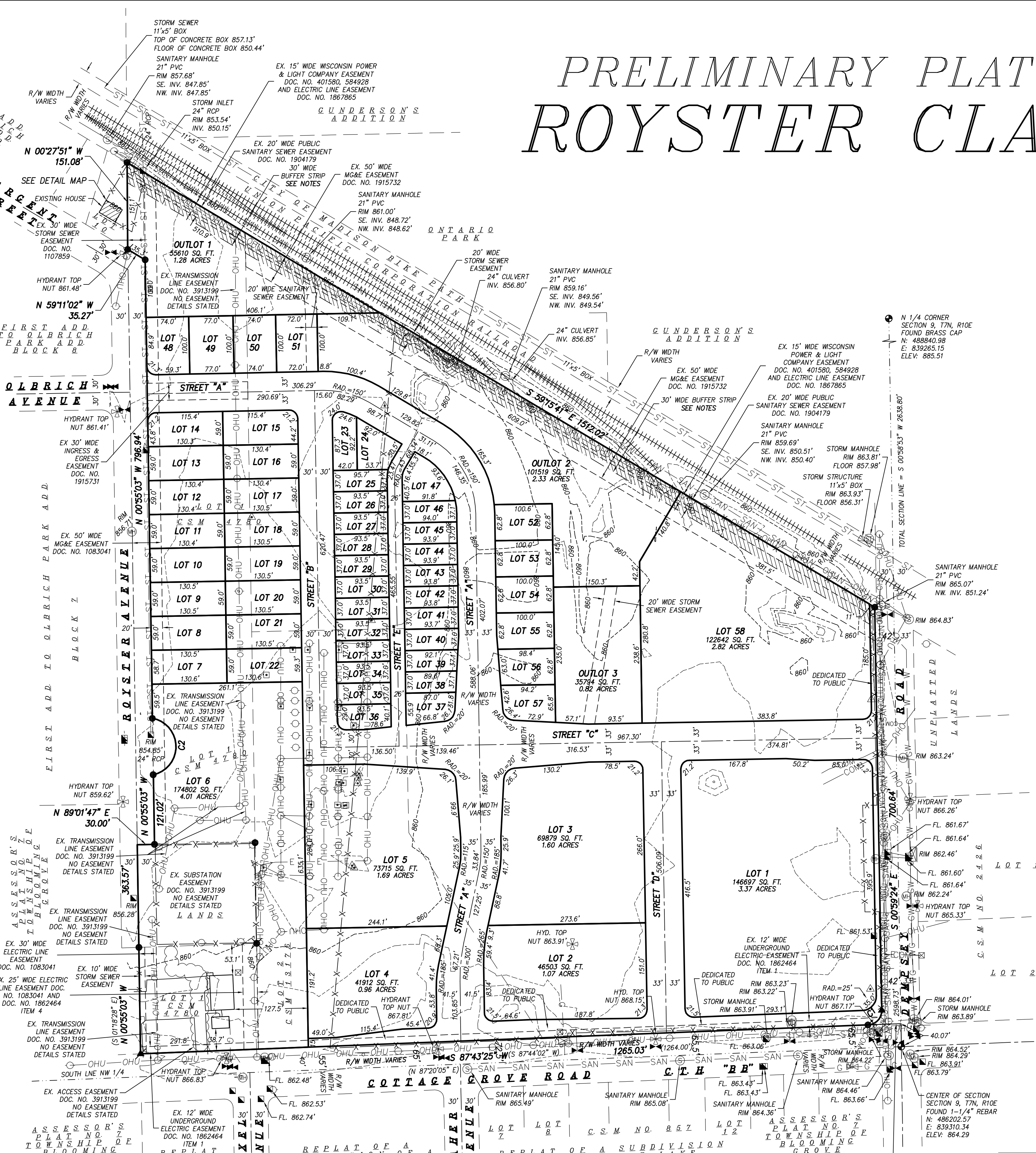


PRELIMINARY PLAT OF ROYSTER CLARK



- NOTES:**
- THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-594609-MAD.
 - WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025D04296 WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
 - BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, AS PER SECTION CORNER TIE SHEETS FILED WITH DANE COUNTY SURVEYOR.
 - ELEVATIONS REFERENCED TO NAVD(88) AS PER SECTION CORNER TIE SHEETS FILED WITH DANE COUNTY SURVEYOR.
 - THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED OR UNRECORDED.
 - PLAT BOUNDARY AREA = 1,431,782 SQ. FT. OR 32.87 ACRES.
 - ALL DISTANCES ALONG CURVES ARE CHORD LENGTHS.
 - ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS. DIGGERS HOTLINE TICKET # 20113815193. BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511
 - ALL RETURN CURVES AT INTERSECTIONS HAVE A RADIUS OF 15 FEET UNLESS NOTED OTHERWISE.
 - DEPTHS AND SIZES OF SANITARY AND STORM SEWER TAKEN FROM PLANS PROVIDED BY THE CITY OF MADISON AND FIELD MEASUREMENTS. INVERT DEPTHS NEED TO BE VERIFIED AT THE TIME OF CONSTRUCTION.
 - CONTOURS GENERATED FROM FIELD WORK PERFORMED ON MARCH 15th AND 16th, 2012.
 - OUTLOT 2 IS DEDICATED TO THE CITY OF MADISON FOR STORM WATER MANAGEMENT.
 - 30' BUFFER STRIP NOTE FOR LOTS IN RESIDENTIAL DISTRICT: THIS STRIP RESERVED FOR NOISE ABATEMENT FACILITIES. THE BUILDING OF BUILDINGS HERON IS PROHIBITED AND ANY BERMED AREA SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP AND ANY FACILITIES THEREON IS THE RESPONSIBILITY OF THE OWNER.
 - 30' BUFFER STRIP NOTE FOR ALL OTHER LOTS: THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER; THE BUILDING OF BUILDINGS HERON IS PROHIBITED, AND THE REAR 30 FEET OF THE STRIP SHALL NOT BE COUNTED AS ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER.
 - LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
 - PLAT SUBJECT TO EASEMENTS TO ATC AS SHOWN IN DOC. NO. 3913199. NO EASEMENT DIMENSIONS STATED IN DOCUMENT.
 - PART OF PLAT SUBJECT TO NOTICE OF LEASE AGREEMENT RECORDED AS DOC. NO. 4287998 AND AMENDMENT TO LEASE AGREEMENT RECORDED AS DOC. NO. 4830729.



BOUNDARY DESCRIPTION:
 A PARCEL OF LAND BEING ALL OF LOT 1 AND LOT 2, C.S.M. NO. 13176, PART OF LOT 1, C.S.M. NO. 4780, AND LANDS, ALL LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 9, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID NW 1/4, S 00°58'53" E, 2598.73 FEET; THENCE S 87°43'25" W, 57.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF C.T.H. "BB" AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 87°43'25" W, 1265.03 FEET TO THE WESTERLY LINE OF SAID C.S.M. NO. 4780; THENCE ALONG SAID WESTERLY LINE AND THE EXTENSION THEREOF, N 00°55'03" W, 363.57 FEET; THENCE N 89°01'47" E, 30.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROYSTER AVENUE; THENCE SAID SAID RIGHT OF WAY LINE, N 00°55'03" W, 121.02 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CURVE CONCAVED WESTERLY HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD BEARING N 00°55'03" W, A DISTANCE OF 97.98 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 00°55'03" W, 796.94 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SARGENT STREET; THENCE ALONG SAID RIGHT OF WAY LINE, N 89°11'02" W, 35.27 FEET TO THE EASTERLY LINE OF BLOCK 9, FIRST ADDITION TO OLBRICH PARK ADDITION; THENCE ALONG SAID EASTERLY LINE, N 00°27'51" W, 151.08 FEET TO THE SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE OF UNION PACIFIC CORPORATION; THENCE ALONG SAID SOUTHWESTERLY RAILROAD RIGHT OF WAY LINE, S 59°15'41" E, 1512.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DEMPSEY ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 00°59'24" E, 700.64 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVED NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING S 43°27'57" W, A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1,431,782 SQUARE FEET OR 32.87 ACRES.

- LEGEND:**
- = FOUND 3/4" REBAR
 - = FOUND 1" PIPE
 - ▲ = FOUND 1-1/4" REBAR
 - △ = FOUND CHISELED "X"
 - ▲ = FOUND STEEL SURVEY SPIKE
 - ⊠ = FOUND SECTION CORNER
 - (##) = RECORDED AS
 - EX. = EXISTING
 - FL. = RIM ELEVATION AT FLOWLINE
 - ⊕ = MANHOLE
 - ⊕ = STORM MANHOLE
 - ⊕ = CATCH BASIN
 - ⊕ = STORM INLET
 - ⊕ = SANITARY MANHOLE
 - ⊕ = ELECTRIC TRANSFORMER
 - = UTILITY POLE
 - = LIGHT POLE
 - ⊕ = UTILITY VAULT
 - ⊕ = UTILITY PEDESTAL/METER/BOX
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = GAS VALVE
 - ⊕ = MONITORING WELL
 - ⊕ = SIGN
 - SAN — = SANITARY SEWER LINE
 - ST — ST — = STORM SEWER LINE
 - W — W — = WATER LINE
 - OHU — = OVER HEAD UTILITY LINE
 - E — E — = ELECTRIC LINE
 - G — G — = GAS LINE
 - COM — = COMMUNICATIONS LINE
 - X — X — = FENCE LINE

LOT AREA TABLE:

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
7	7683	0.18	33	3460	0.08
8	7200	0.16	34	3460	0.08
9	7698	0.18	35	3460	0.08
10	7696	0.18	36	3973	0.09
11	7694	0.18	37	4408	0.10
12	7692	0.18	38	3977	0.09
13	7691	0.18	39	3360	0.08
14	7623	0.18	40	3448	0.08
15	7683	0.18	41	3469	0.08
16	7695	0.18	42	3471	0.08
17	7696	0.18	43	3473	0.08
18	7698	0.18	44	3474	0.08
19	7699	0.18	45	3476	0.08
20	7700	0.18	46	3461	0.08
21	7701	0.18	47	5475	0.13
22	7719	0.18	48	7370	0.17
23	4137	0.10	49	7700	0.18
24	4764	0.11	50	7400	0.17
25	3471	0.08	51	7200	0.17
26	3460	0.08	52	6286	0.14
27	3460	0.08	53	6283	0.14
28	3460	0.08	54	6283	0.14
29	3460	0.08	55	6264	0.14
30	3460	0.08	56	6050	0.14
31	3460	0.08	57	5730	0.13
32	3460	0.08			

OBJECTING AUTHORITIES:
 DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE
 WISCONSIN DEPARTMENT OF ADMINISTRATION

OWNER/SUBDIVIDER:
 RDC DEVELOPMENT, LLC
 4605 DOVETAIL DRIVE
 MADISON, WI 53704

APPROVING AUTHORITIES:
 CITY OF MADISON COMMON COUNCIL

SURVEYOR:
 NOA PRIVE
 WILLIAMSON SURVEYING AND ASSOC. LLC
 104A W. MAIN STREET
 WAUNAKEE, WI 53597

ENGINEER:
 QUAM ENGINEERING, LLC
 4604 SIGGELKOW ROAD, SUITE A
 McFARLAND, WI 53558

CURVE TABLE:

CURVE #	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	DELTA	TAN BEARING IN	TAN BEARING OUT
C1	25.00	S 43°27'57" W	34.96'	38.71'	88°43'15"	S 00°53'41" E	S 87°49'34" W
C2	50.00	N 00°55'03" W	97.98'	136.95'	156°55'42"	N 77°32'48" E	N 79°22'54" W
C3		(S 01°18'28" E)		(136.94')			

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
 NOA T. PRIVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PRELIMINARY PLAT OF
ROYSTER CLARK DEVELOPMENT
 A parcel of land being all of Lot 1 and Lot 2, C.S.M. No. 13176, part of Lot 1, C.S.M. No. 4780, and lands, all located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin.

DATE: MARCH 19, 2013 REVISION DATE: CHECK BY: N.T.P.
 SCALE: 1" = 100' DRAWING NO. 13W-23
 DRAWN BY: SCOTT KOFFARNUS SHEET 1 OF 1

PRELIMINARY