

PRELIMINARY PLAT OF ROYSTER CLARK

EX. 15' WIDE WISCONSIN

POWER & LIGHT

COMPANY EASEMENT

DOC. NO. 401580, 584928

AND ELECTRIC LINE EASEMENT

STORM MANHOLE

11'x5' BOX

RIM 863.93°

FLOOR 856.31

DEDICATED

DEDICA TED

RAD.=25′ →

HYDRANT TOP

NUT 867.17'-

ARDTH G B64.22

RIM 864.46'

FL. 863.66'-

SANITARY MANHOLE

374.81, - -

EX. 12' WIDE

UNDERGROUND

DOC. NO. 1862464

DEDICATED

TO PUBLIC

ITEM-1_.

RIM 863.23' -

RIM 863.22'-

RIM 863.91'

FL. 863.06

"<u>B</u> B" ₩

FL. 863.43′ →

SANITARY MANHOLE

RIM 864.36

FL. 863.43' –

ELECTRIC EASEMENT

RIM 863.81°

FLOOR 857.98'

SANITARY SEWER EASEMENT

DOC. NO. 1904179

SANITARY MANHOLE

21" PVC

-*RIM 859.69*°

SE. INV. 850.51'

NW. INV. 850.40'

A N 1/4 CORNER

N: 488840.98

E: 839265.15

ELEV: 885.51

SEĆTION 9, T7N, R10E

SANITARY MANHOLE

RIM 865.07

AN HYDRANT TOP

NUT 866.26'

N RIM 862.24'

HYDRANT TOP

NUT 865.33'

STORM MANHOLE

RIM 863.89'

- CENTER OF SECTION

N: 486202.57

E: 839310.34

ELEV: 864.29

S 87°43'25" W

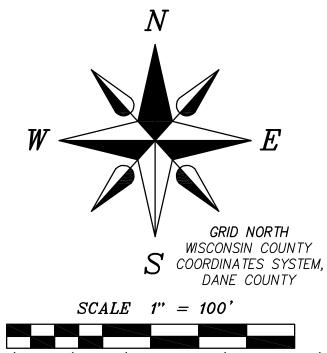
SECTION 9, T7N, R10E

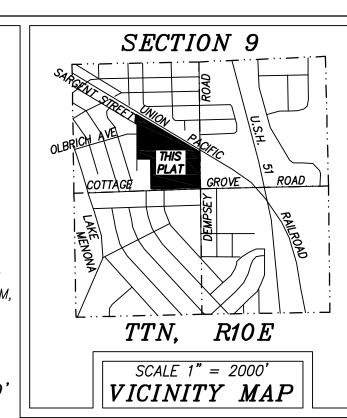
► FL. <u>863.91</u>′

<u>L</u> <u>O</u> <u>T</u> <u>2</u>

NW. INV. 851.24'

FOUND BRASS CAP





NOTES:

- 1.) 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.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) 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. 55025C0429G WITH AN EFFECTIVE DATE OF JANUARY
- 4.) BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, AS PER SECTION CORNER TIE SHEETS FILED WITH DANE COUNTY SURVEYOR.
- 5.) ELEVATIONS REFERENCED TO NAVD(88) AS PER SECTION CORNER TIE SHEETS FILED WITH DANE COUNTY SURVEYOR.
- 6.) THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED OR UNRECORDED.
- 7.) PLAT BOUNDARY AREA = 1,431,782 SQ. FT. OR 32.87 ACRES.
- 8.) ALL DISTANCES ALONG CURVES ARE CHORD LENGTHS.
- 9.) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OF THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDE BY OTHERS. DIGGERS HOTLINE TICKET #: 20113815193. BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511
- 10.) ALL RETURN CURVES AT INTERSECTIONS HAVE A RADIUS OF 15 FEET UNLESS NOTED OTHERWISE.
- 11.) 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.
- 12.) CONTOURS GENERATED FROM FIELD WORK PERFORMED ON MARCH 15th AND 16th,
- 13.) OUTLOT 2 IS DEDICATED TO THE CITY OF MADISON FOR STORM WATER MANAGEMENT.
- 14.) 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
- 15.) 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 HEREON 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.
- 16.) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 17.) PLAT SUBJECT TO EASEMENTS TO ATC AS SHOWN IN DOC. NO. 3913199. NO EASEMENT DIMENSIONS STATED IN DOCUMENT.
- 18.) 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: _24" CULVERT LÎNE EASEMENT - RIM 859.16' DOC. WO. 3913199 -O' WIDE SANITARY SEWÈR EASÈMENT SE. INV. 849.56' NO EASEMENT

R/W WIDTH

SEWER EASEMENT

EX. 50' WIDE

- MG&E EASEMENT

DOC. NO. 1915732

30' WIDE BUFFER STRIP

SEE NOTES

NW. INV. 849.54'

24" CULVERT

INV. 856.85°

Ουτιότ

LOT 528

__100.0'

LOT 53

LOT 55

0.82 ACRES

STREET "C" ≒ 967.30'

316.53'

69879 SQ. FT. 1.60 ACRES

NUT 863.91'

2HU A OHU OHU BAW WIBH VARIESU 1264.0.

1265.0.3' 1264.0.

) PIHBLIC

SANITARY MANHOLE

LOT 2

NUT/ 868.15'.

SANITARY MANHOLE

<u>C. S. M. NO. 857</u>

RIM 865.08°

46503 SQ. FT. 1.07 ACRES

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 ALONG 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 59"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
- $\mathbf{x} = \text{FOUND I} 1/4$ " REBAR
- ▲ = FOUND CHISELED "X"
- ▲ = FOUND STEEL SURVEY SPIKE → = FOUND SECTION CORNER
- (##) = RECORDED AS

EX. = EXISTING

FL. = RIM ELEVATION AT FLOWLINE (MH) = MANHOLE

(ST) = STORM MANHOLE

■ = STORM INLET

(s) = SANITARY MANHOLE

⋈ = ELECTRIC TRANSFORMER

 \bigcirc = UTILITY POLE

□ = LIGHT POLE

 \square = UTILITY VAULT

■ = UTILITY PEDESTAL/METER/BOX

₩ = FIRE HYDRANT ► ■ WATER VALVE

▲ = MONITORING WELL

→ = SIGN

----SAN ---- = SANITARY SEWER LINE

-ST-ST-ST-ST-STORM SEWER LINE

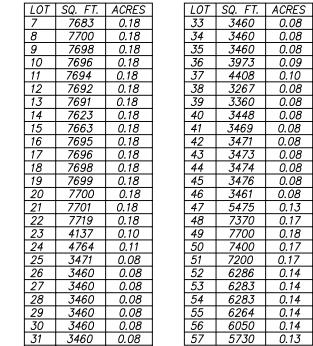
- W - W - = WATER LINE ----OHU---- = OVER HEAD UTILITY LINE

-E - E - E - E = ELECTRIC LINE

-----COM----- = COMMUNICATIONS LINE

---X = FENCE LINE

LOT AREA TABLE:



OBJECTING AUTHORITIES:

DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE WISCONSIN DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES: CITY OF MADISON COMMON COUNCIL

SURVEYOR:

MADISON, WI 53704

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

RDC DEVELOPMENT, LLC 4605 DOVETAIL DRIVE

OWNER/SUBDIVIDER:

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

STORM SEWER

— RIM 857.68'

R/W WIDTH

VARIES

STORM SEWER

EASEMENT DOC. NO.

HYDRANT TOP

NUT 861.48'

N 5911'02" W

OLBRICH S

HYDRANT TOP

NUT 861.41'

EX 30' WIDE

INGRESS &

EASEMENT

DOC. NO.

MG&E EASEMENT

[™] DOC. NO. 1083041 | 🙀

HYDRANT TOP

NUT 859.62'

30.00′

N 89°01'47" E

EX. TRANSMISSION

DOC. NO. 3913199 -

LINE EASEMENT

NO EASEMENT

DETAILS STATED

LINE EASEMENT

NO EASEMENT

EX. 10' WIDE

STORM SEWER

EASEMENT

 \rightarrow OHU — OH

SOUTH LNE NW 1/4

DOC. NO. 3913199

NO EASEMENT

DETAILS STATED

EX. ACCESS EASEMENT -

DOC. NO. 3913199 -

M ≥ EX. TRANSMISSION

EX. 30' WIDE DETAILS STATED

EX. TRANSMISSION

DOC. NO. 3913199

LINE EASEMENT

NO EASEMENT DETAILS STATED

ELECTRIC LINE

FASEMENT

DOC. NO. 1083041

LINE EASEMENT DOC.

NO. 1083041 AND

DOC. NO. 1862464

ITEM 4

EGRESS

A Y E N U E

SE. INV. 847.85'

NW. INV. 847.85°

-35610 SQ. FT 1.28 ACRES

DETAILS STATED

LOT 7

0

EX. TRANSMISSION

DOC. NO. 3913199 NO EASEMENT

DETAILS STATED

174802 SQ. FT.

4.01 ACRES/

EX. SUBSTATION

EASEMENT DOC. NO. 3913199

NO EASEMENT

UNDERGROUND

ELECTRIC EASEMENT

DOC. NO. 1862464 ITEM 1

ENGINEER:

4

DETAILS STATED

<u>L</u> <u>A</u> <u>N</u> <u>D</u> <u>S</u>

LINE EASEMENT

LOT

SANITARY MANHOLE

TOP OF CONCRETE BOX 857.13' FLOOR OF CONCRETE BOX 850.44'

STORM INLET

_ RIM 853.54' INV. 850.15

24" RCP

EX. 15' WIDE WISCONSIN POWER & LIGHT COMPANY EASEMENT

DOC. NO. 401580. 584928

AND ELECTRIC LINE EASEMENT

- MG&E EASEMENT

DOC. NO. 1915732

21" PVC

S LOT 25

S LOT 26

93.5' S LOT 27

KLOT 28

∖; LOT 29

LOT ×31

LOT ×32

: **LOT 45** 8

. LQT 43

. LOT 42

?**´ĹOT 41**¦

LOT 40

5 LOT \$9

73715 SQ. FT. 1.69 ACRES

0.96 ACRES

R/W WIDTH_VARIES

TOP NUT -

867.81

DEDICATED

LTO PUBLIC

R/W WIDTH

'VARIES

- RIM 861.00'

SE. INV. 848.72'

NW. INV. 848.62'

 \underline{P} \underline{A} \underline{R} \underline{K}

- STORM SEWER EASEMENT

SANITARY MANHOLE

EX. 20' WIDE PUBLIC SANITARY SEWER EASEMENT

DOC. NO. 1904179

LOT 50

LOT 16

LOT 18

LOT 19

130.5' \(\sigma'\)

LOT/22<u>±</u>

⊃130.6¹

30' WIDE

- RUFFFR STRIP

LOT

₩ 306.29°

CURVE TABLE:

SURVEYORS SEAL

WILLIAMSON SURVEYING & ASSOCIATES, LLC 104 A WEST MAIN STREET. WAUNAKEE. WISCONSIN. 5359

NOA T. PRIEVE & 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 |