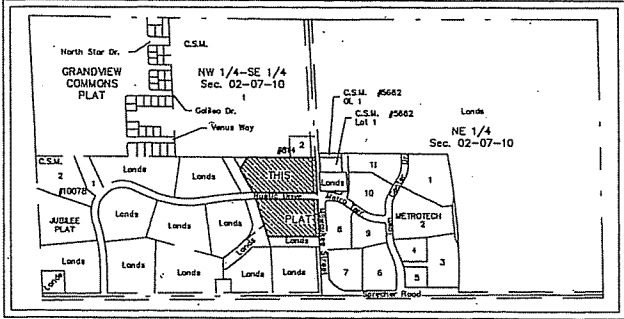


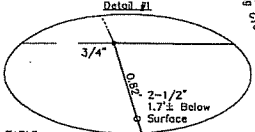
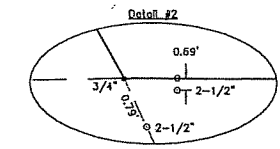
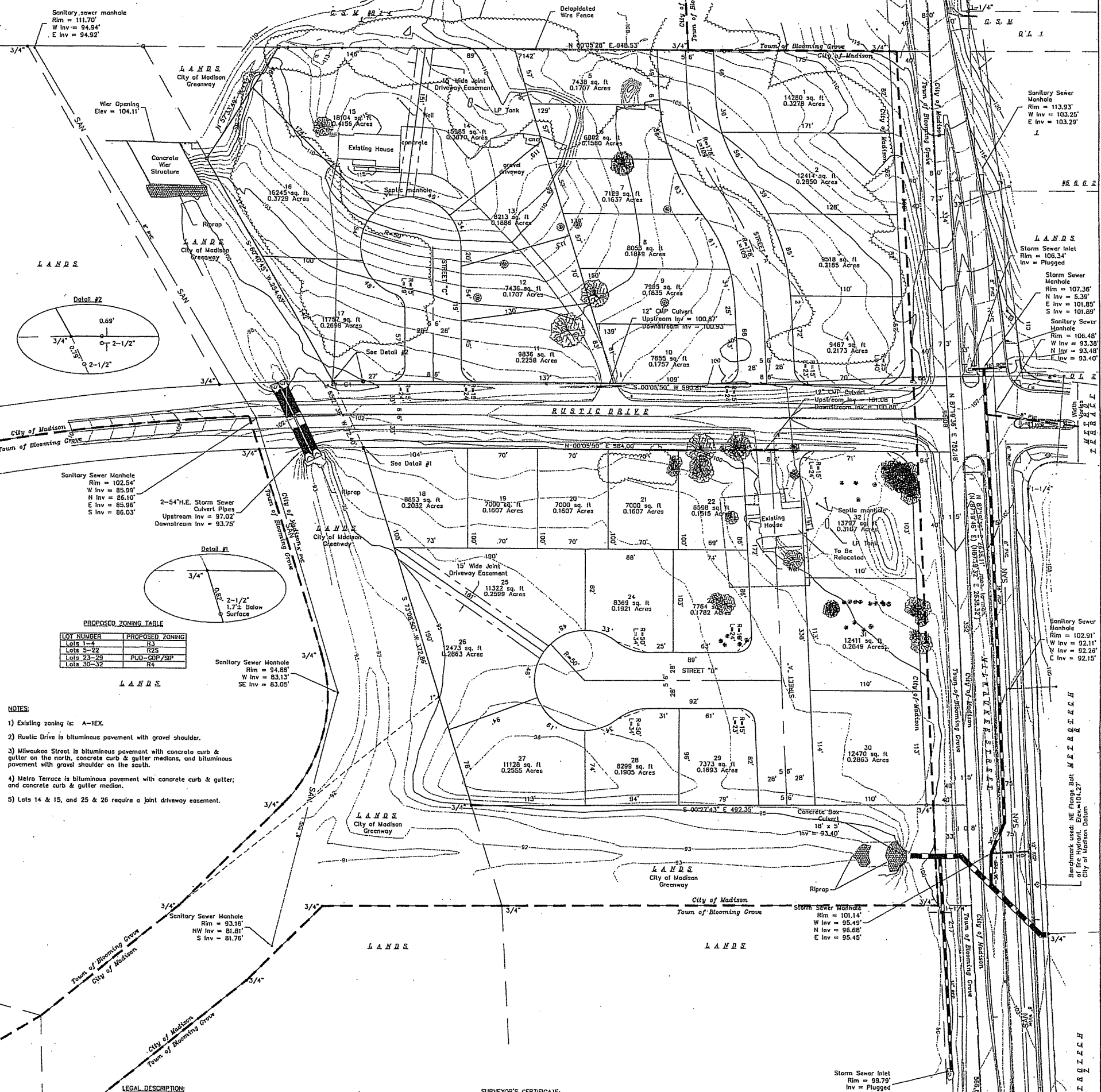
**LEGEND**

● SOLID IRON ROD FOUND (SIZE DENOTED)	● WATER VALVE
○ PIPE FOUND, (SIZE DENOTED)	● GAS VALVE
✕ FOUND CHISELED "X" IN CONCRETE	⊠ TV BOX
○ SET MAG NAIL	⊠ ELECTRIC BOX
○ 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	⊠ UTILITY POLE
○ SPOT ELEVATION	⊠ LIGHT POLE
— OH — OVERHEAD POWER LINE	⊠ TELEPHONE BOX
— G — BURIED GAS LINE	⊠ FIRE HYDRANT
— W — 8" D.I. WATER MAIN	— SIGN
— SAN — 8" SANITARY SEWER	⊠ STORM SEWER INLET
— BuTel — BURIED TELEPHONE	⊠ ELECTRIC MANHOLE
— E — BURIED ELECTRIC	⊠ TELEPHONE MANHOLE
— BuTV — BURIED CABLE ACCESS TELEVISION LINE	⊠ STORM SEWER MANHOLE
— CITY LIMITS LINE	⊠ SANITARY SEWER MANHOLE
	⊠ DECIDUOUS TREE
	⊠ CONIFEROUS TREE
	( ) RECORDED AS



**CURVE TABLE**

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	00°44'00"	2358.00	30.18	S 00°18'11" E	30.18	



**PROPOSED ZONING TABLE**

LOT NUMBER	PROPOSED ZONING
Lots 1-4	R2S
Lots 5-22	R2S
Lots 23-29	PUD-GDP/SIP
Lots 30-32	R4

- NOTES:**
- Existing zoning is: A-1EX.
  - Rustic Drive is bituminous pavement with gravel shoulder.
  - Milwaukee Street is bituminous pavement with concrete curb & gutter on the north, concrete curb & gutter medians, and bituminous pavement with gravel shoulder on the south.
  - Netra Terrace is bituminous pavement with concrete curb & gutter; and concrete curb & gutter median.
  - Lots 14 & 15, and 25 & 26 require a joint driveway easement.

**LEGAL DESCRIPTION:**

Being a part of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, Township 07 North, Range 10 East, in the Town of Blooming Grove, Dane County, Wisconsin, more fully described as follows:

Commencing at the Center of said Section 02; thence North 87 degrees 19 minutes 36 seconds East, along the East-West Quarter (1/4) line of said Section 02, 1319.95 feet to the West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of said Section 02, and the point of beginning; thence continuing North 87 degrees 19 minutes 36 seconds East, along said East-West Quarter (1/4) line, 752.18 feet; thence South 00 degrees 27 minutes 43 seconds East 492.35 feet; thence South 73 degrees 08 minutes 50 seconds West, 372.88 feet, to the easterly right-of-way line of Rustic Drive; thence South 65 degrees 27 minutes 38 seconds West 72.40 feet, to the westerly right-of-way line of Rustic Drive; thence South 60 degrees 40 minutes 45 seconds West 254.03 feet; thence North 57 degrees 33 minutes 49 seconds West 132.81 feet to the aforementioned West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02; thence North 00 degrees 05 minutes 28 seconds East, along said West line, 848.52 feet to the point of beginning. Said description contains 455,884 square feet or 10.4473 acres including Rustic Drive right-of-way, and 415,648 square feet or 9.5420 acres excluding Rustic Drive right-of-way.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Martz, Registered Land Surveyor, No. 2452, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-57), and the map hereon is correct to the best of my knowledge and belief.

**OWNER/DEVELOPER:**

THE NELSON GROUP  
2134 ATWOOD AVENUE  
MADISON, WI 53704  
(608) 244-4990

**NORTH**

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER (1/4) OF SEC. 02-07-09 BEARING N 87°19'36" E

SCALE: ONE INCH = FIFTY FEET

**PRELIMINARY PLAT OF NELSON'S ADDITION TO RUSTIC ACRES**

A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN

**SURVEYOR/ENGINEER:**

**Burse**  
surveying & engineering

1400 E. Washington Ave, Suite 156  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com