

PRELIMINARY PLAT  
OF  
FIFTH ADDITION TO CHEROKEE PARK

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DESCRIPTION:

Part of the Northwest 1/4 of the Northeast 1/4, part of the Northeast 1/4 of the Northeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4 of Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin being more particularly described as follows: commencing at the Northeast corner of said Section 24; thence along the East line of the said Northeast 1/4, S01°37'04"W, 890.32 feet to the point of beginning; thence continuing along said East line S01°37'04"W, 540.00 feet; thence N72°44'00"W, 1020.59 feet; thence N87°42'41"W, 479.89 feet; thence N44°22'38"W, 143.37 feet; thence N16°45'44"W, 645.49 feet; thence N61°43'10"E, 277.64 feet; thence N90°00'00"E, 388.48 feet; thence S78°45'00"E, 101.45 feet; thence S56°15'00"E, 101.45 feet; thence S33°45'00"E, 101.45 feet; thence S11°15'00"E, 101.45 feet; thence S00°00'00"E, 65.00 feet; thence N90°00'00"E, 67.44 feet; thence S65°41'19"E, 743.43 feet; thence S88°22'56"E, 117.89 feet to the said East line of the Northeast 1/4 and the point of beginning.

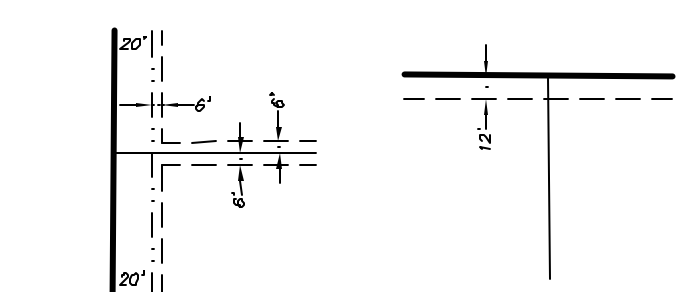
| AREA TABLE        |                                  |
|-------------------|----------------------------------|
| TOTAL PLAT AREA   | 1,133,709 Sq.Ft. / 26.0263 Acres |
| TOTAL LOT AREA    | 631,364 Sq.Ft. / 14.4941 Acres   |
| TOTAL OUTLOT AREA | 317,837 Sq.Ft. / 7.2965 Acres    |
| TOTAL STREET AREA | 184,508 Sq.Ft. / 4.2357 Acres    |

BEARINGS REFERENCED TO THE DANE COUNTY PLAT NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24-8-9 AS S89°56'44"E

SCALE 1" = 100'

Legend:

- = FOUND 1" IRON PIPE
- △ = SET 1-1/4" IRON REBAR
- ▲ = MAG NAIL
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- = OVERHEAD UTILITY LINE
- = PUBLIC UTILITY EASEMENT
- = PUBLIC STORM WATER, SANITARY SEWER AND WATER MAIN EASEMENT
- = FLOOD PLAIN PER MONTGOMERY ASS.
- = SETBACKS
- = WETLAND BOUNDARY
- = TREE LOCATION



PUBLIC UTILITY EASEMENT DETAIL  
(WIDTH OF PROPOSED EASEMENTS)  
(UNLESS OTHERWISE NOTED ON PLAT)

STORM WATER MANAGEMENT EASEMENTS  
(WIDTH OF PROPOSED EASEMENTS)  
(UNLESS OTHERWISE NOTED ON PLAT)

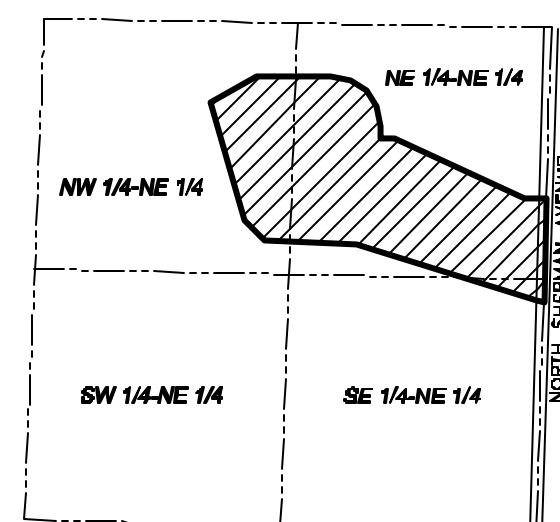
BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
CHEROKEE PARK, INC.  
13 CHEROKEE CIRCLE  
MADISON, WI 53704  
608-886-3649

Notes:

- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- All lots within this subdivision to be served by public sewer and water.
- Lot boundary lengths and areas shown are approximate and are subject to change upon final platting.
- Contours shown were prepared by General Engineering Company. Contours are existing as of November 21, 2007. Contours are subject to change with future excavation.
- Elevations are referenced to the North American Vertical Datum of 1988, (NAVD88). Site benchmark is a 4" Brass Cap Monument located at the West 1/4 corner of section 18-8-10 Elevation = 853.53 feet. (SEE MAP FOR LOCATION)
- Contour interval is one (1) foot.
- Existing public and private utilities may exist but were not observed. Before any digging, boring, construction, etc., is done on or near the lands in this subdivision plat, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- The lands located within this subdivision are located in "Zone X" (areas determined to be outside 500-year flood plain), per FIRM map, Community-Panel No. 55025C0261F, as published by the Federal Emergency Management Agency (effective date June 17, 2003).
- The lands within this subdivision shall be served by underground utilities.
- Survey monuments shall be installed in accordance with the requirements of Section 236.15 of the Wisconsin Statutes.
- The following are required as an approving / objecting authority for this Preliminary Plat of Fifth Addition to Cherokee Park: City of Madison, and Department of Administration
- All streets shown within plat boundaries are to be dedicated to the public.
- Wetlands delineated by Natural Resources Consulting, Inc.
- UTILITY EASEMENTS: Utilities such as, Electric, Telephone, Cable Television etc. are to be placed along rear lot lines unless otherwise shown on map. Final location to be determined by utility companies serving the area. (SEE UTILITY EASEMENT DETAIL)
- OUTLOT 10 and 11 are to remain private, and are to be used for storm water management, sanitary sewer, water main, and a public bike path. All storm water management areas to be privately maintained.
- The proposed zoning for this plat is R-1.



LOCATION SKETCH  
NORTHEAST 1/4  
SECTION 24, T8N, R9E  
CITY OF MADISON  
SCALE: 1" = 100'