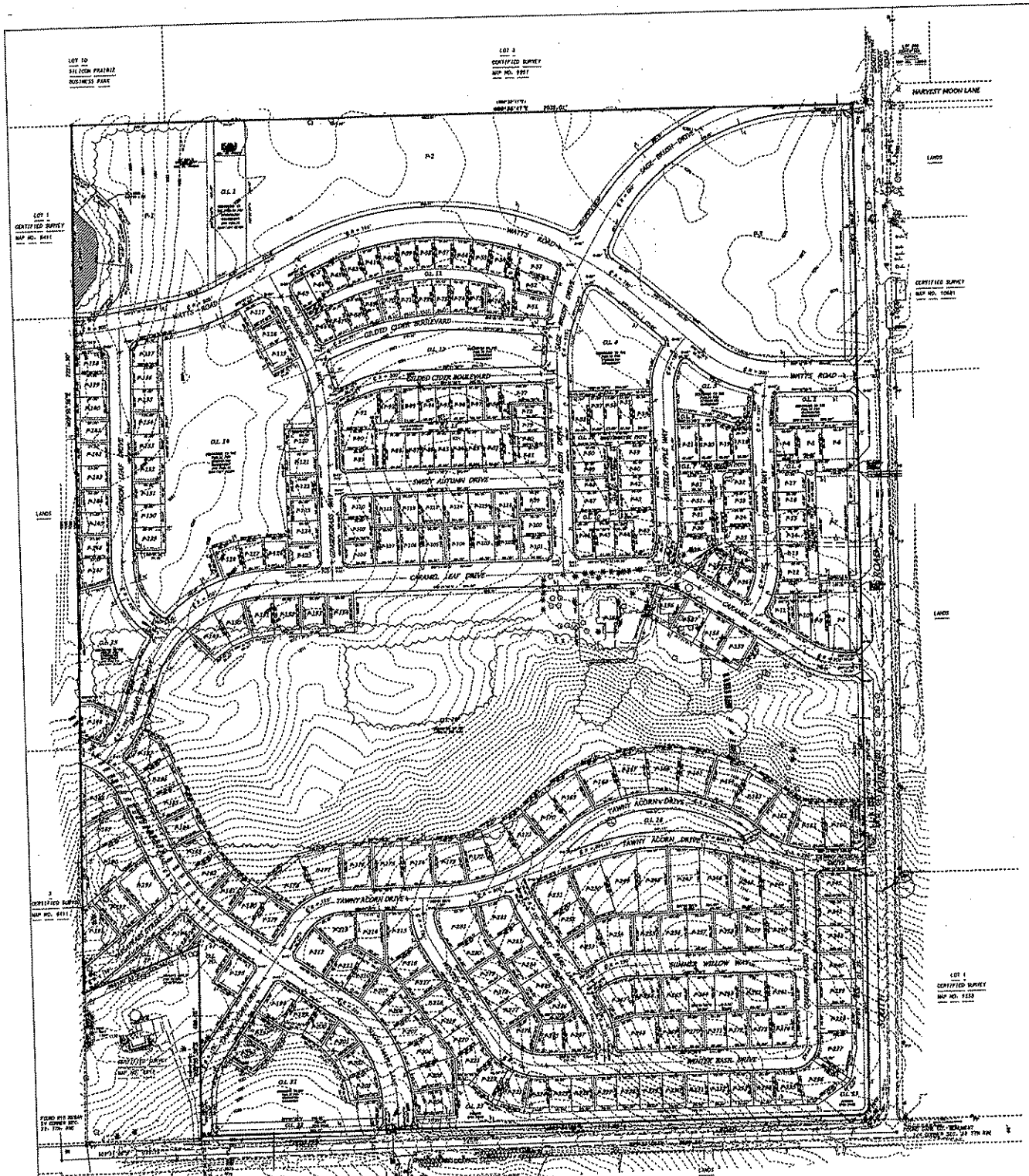

LOCATION MAP

LOT AREAS

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)

LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- UTILITY EASEMENT
- TREELINE
- EXISTING BUILDING
- EXIST. CONTOUR
- SPOT ELEVATION (4 DECIMAL PT.) NOTE: ELEVATIONS ARE IN USGS DATUM

SYSTEM DATING

C (Conservancy)

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16

PUD (Planned Urban Development)

PUD (SIngle Family Residence)

R-ST (Single Family Residence)

R-2T (Single Family Residence)

R-3T (Single Family Residence)

LEGAL DESCRIPTION

Lot 1 and Lot 2, Certified Survey Map No. 11750, recorded in Volume 58 of Certified Survey Maps on Pages 50-52 as Document No. 4165599, Dane County Register of Deeds in all of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Wayne D. Sorenson, S-1361, hereby certify that this preliminary plat is a correct representation of all exterior land divisions and features of the site and adjacent lands. I further certify that this preliminary plat is in compliance with the "Land Division Regulations of the City of Madison".

Dated this 10th day of April, 2008.

Wayne D. Sorenson
Registered Land Surveyor, S-1361

WISCONSIN WAYNE D. SORENSON S-1361 BLACK EARTH, WIS. LAND SURVEYOR

GRID NORTH
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 28, T7N, R8E, NAD83 DANE COUNTY ZONE COORDINATE SYSTEM. GRID BEARING S89°51'08"E
SCALE: 1" = 100'

0 100 200

NOTES:

1. OUTLOTS 4-6,8-9 & 11 ARE DEDICATED TO THE PUBLIC FOR ALLEY.
2. Area of Plat: 115.68 acres
3. All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 6 feet in width, designed for the purpose from lot to the interior of each lot except that the front of the plat and 12 feet in width on the perimeter of the plat. Easement shall not be required on property lines shared with greenways or public streets.
4. The maximum drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
5. Owner:
   Pulte Land Development LLC
   700 South Point Road
   Verona WI 53593
   1000 Oaks Land LLC
   6801 South Towne Drive, Madison WI 53713
6. Developer:
   1000 Oaks Land LLC
   6801 South Towne Drive, Madison WI 53713
7. Land Planner:
   Vandewalle & Associates
   120 E. Lakeside Street, Madison, WI 53715
8. Surveyor & Engineer:
   O'Kroniclo, Sorrow & Associates, Inc.
   7530 Westward Way, Madison, WI 53717

PRELIMINARY PLAT

1000 OAKS

LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 11750
LOCATED IN ALL 1/4'S OF THE SW 1/4 OF SECTION 28, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

O'KRONICLO, SORROW & ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
www.okronicloSorrow-landdevelopment.com

FILE: 08-07-108
DATE: 4-11-08