

TOPOGRAPHIC SYMBOL LEGEND

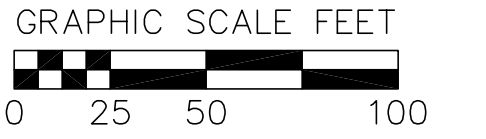
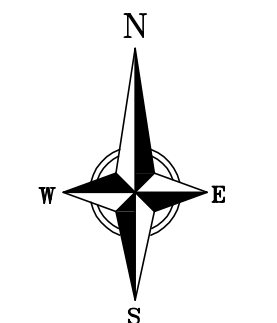
- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING STANDPIPE
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC LINEWORK LEGEND

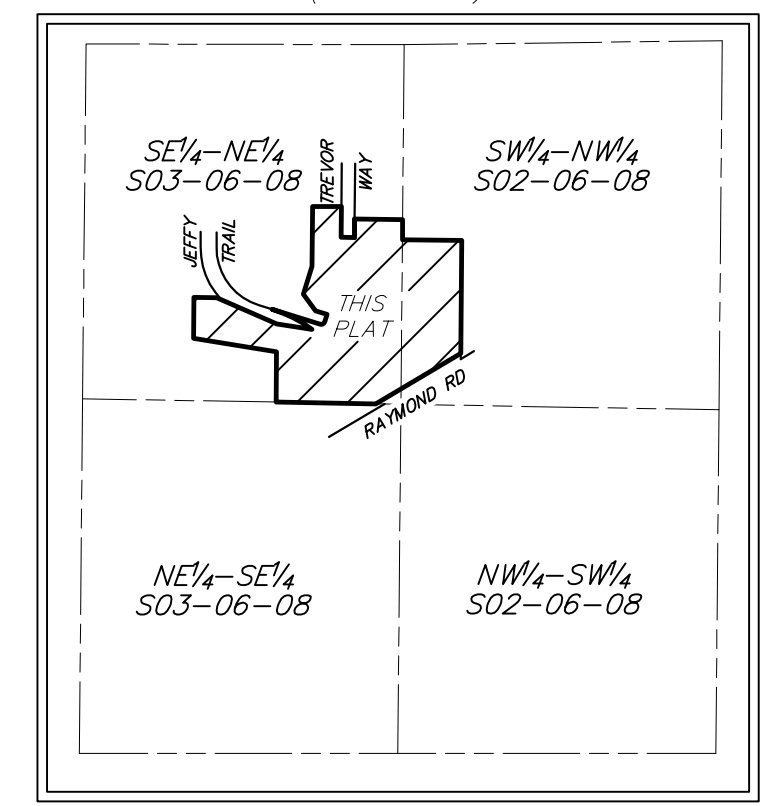
- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

LOCATION SKETCH (Not to Scale)



SURVEYOR'S CERTIFICATE:
 I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief is in compliance with the Subdivision and Platting Ordinance of the City of Madison.
 Dated this ___ day of _____, 201__

Signed: Michael S. Marty, P.L.S. No. 2452

NOTE: See sheet 2 for description and additional notes.

East 1/4 Corner of Section 3, T06N, R08E, Computed location per tie sheet by Carl M. Sandness, dated 02-16-2004 and per surveyed location for Hawk's Creek, First & Second Addition to Hawk's Creek and Red Granite Addition to Hawk's Creek. I found a City of Madison brass capped monument N89°45'56"E, 0.45' from the previously monumented location. This monument was re-set by Francis R. Thousand per the sheet dated 10-25-2010. Upon completion of construction of improvements of Raymond Road as a part of this development, the City of Madison will re-set this section corner per surveyed location as referenced on the sheet by Carl M. Sandness above. Section corner coordinates listed are per this tie sheet.
 N=464082.83; E=783911.38

vierbicher | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive, Suite 201 - Madison, Wisconsin 53717
 Phone: (608) 626-6552 Fax: (608) 626-6550

PRELIMINARY PLAT OF WOLFE ADDITION TO HAWK'S CREEK
 LOTS 30 & 31, FIRST ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-0318 OF PLATS, ON PAGES 157-158, AS DOCUMENT NUMBER 4307895, DANE COUNTY REGISTRY, ALSO OUTLOTS 3 & 4, SECOND ADDITION TO HAWK'S CREEK, AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313881, DANE COUNTY REGISTRY, ALSO THAT PART OF VACATED JEFFY TRAIL AS VACATED BY DOCUMENT NUMBER 11-11-02, ALSO PART OF THE SE 1/4 - NE 1/4 OF SECTION 03 AND THE SW 1/4 - NW 1/4 OF SECTION 02, ALL IN TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS
	1	2-26-13	Structure Information & Description

SCALE: 1"=50' (24"x36")
 DATE: February 20, 2013
 DRAFTER: MMAR
 CHECKED:
 PROJECT NO.: 128101
 SHEET: 1 OF 2
 DWG. NO.:

NOTES

- 1. Proposed Zoning under new zoning code will be TR-C3.
2. Contours and elevations depicted hereon are based upon the City of Madison's vertical datum NAVD88 from published City of Madison control.
3. Dates of field work - October 24, 25, November 2, 6, 8 and December 7, 2012.
4. All streets lying within the Plat boundary are "Dedicated to the Public" unless otherwise noted.
5. Notes per First Addition to Hawk's Creek.
5.1. The 15' wide and 30' wide tree planting and maintenance easements are for the planting of two (2), three (3) to four (4) inch caliper burr, white, swamp white or Schuettei oak trees per lot, within said easement.
5.2. This subdivision is subject to the inclusionary Zoning sections of Chapter 28 of the Madison General Ordinance. This requirement shall be satisfied by a separate recorded restriction.
5.3. All lots within this subdivision shall be subject to the Exterior Material Color Palette recorded as Document Number 4244678.
6. The following documents pertain to Lots within this Plat recorded as a part of First Addition to Hawk's Creek.
6.1. Subject to Declaration of Conditions, Covenants, Restrictions and Easements recorded May 22, 2007 as Document No 4312298.
6.2. Subject to Declaration of Tree Planting and Limited Grading recorded May 22, 2007 as Document No 4312299.
6.3. Subject to Declaration of Conditions and Covenants recorded June 6, 2007 as Document No's 4317132 and 4317133.
6.4. Subject to Declaration of Conditions, Covenants and Restrictions recorded June 7, 2007 as Document No 4317692.
7. The following documents pertain to Lots/Outlots within this Plat recorded as a part of Second Addition to Hawk's Creek.
7.1. Subject to Declaration of Conditions and Covenants recorded June 14, 2007 as Document No's 4322122 and 4322123.
7.2. Subject to Declaration of Conditions and Covenants recorded June 18, 2007 as Document No 4323669.
8. This Subdivision Plat hereby creates and conveys Public Easements for any public use over, under and across the Outlots "Dedicated to the Public" within this Subdivision Plat for all Public purposes and uses as approved by the City Engineer and Planning Division. Said Public Easements may include, but are not limited to, Public Street, Public Sidewalk and Bike Path, Public Bus Shelter, Public Street Lighting and Traffic Signal, Public Water, Public Storm Sewer, Public Storm Water Drainage, Public Sanitary Sewer and Public Utility Easements.
9. The terms and conditions for the easements referenced above in #6 or as laid out on the face of the Plat are as follows:
9.1. Creation of Easement Rights: A permanent easement over, under, across and within the Easement Area established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used for the type of easement defined, by the City of Madison for public purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the facilities, improvements and/or structures within the Easement Area and for which the easement was created. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.
9.2. Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete or turf.
9.3. Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public uses shall be constructed in and no grade changes shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.
9.4. Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.
9.5. Release of Rights to Easements Created by the Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.
10. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
11. All lots within this Plat are subject to public easements for drainage purposes which shall be a minimum of 5-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the Plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the Plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
12. Open space note: Permitted uses in the public open space shall include storm water drainage, storm water retention and/or detention to serve the proposed lots contained within the subdivision, storm sewer, sanitary sewer and water main facilities, sidewalks and/or pedestrian/bike paths and trails, other recreational uses, and any required grading or sloping activities necessary to construct the sidewalk, bike paths and adjacent roadways. Grading for the proposed lots to facilitate development of those lots shall not be permitted in the public or private open space.

DESCRIPTION FURNISHED

Lots 30 & 31, First Addition to Hawk's Creek, as recorded in Volume 59-031B of Plats, on Pages 157-158, as Document Number 4307695, Dane County Registry, also Outlots 3, 5, & 6, Second Addition to Hawk's Creek, as recorded in Volume 59-033A of Plats, on Pages 166-167, as Document Number 4313581, Dane County Registry, also that part of vacated Jeffy Trail as vacated by Document Number _____, also part of the SE 1/4 - NE 1/4 of Section 03 and the SW 1/4 - NW 1/4 of Section 02, all in Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of said Section 03, said point also being the southwesterly most corner of the right-of-way Declaration for Raymond Road as recorded in Document Number _____, thence N88°59'57"W, 414.44 feet to the southwesterly line of said right-of-way Declaration, 105.55 feet to the point of beginning; thence continuing N88°59'57"W, 414.44 feet to a southeasterly corner of said Second Addition to Hawk's Creek; thence along the boundary line of said Second Addition to Hawk's Creek for the next nine (9) courses; 1-thence N00°31'33"E, 157.67 feet; 2-thence N89°28'27"W, 43.27 feet; 3-thence N72°39'59"W, 314.81 feet; 4-thence N89°12'03"W, 41.62 feet; 5-thence N00°31'33"E, 196.07 feet; 6-thence N55°36'26"E, 85.56 feet to the southerly right-of-way line of Jeffy Trail and a point of non-tangential curvature; 7-thence 73.10 feet along the arc of a curve to the left, through a central angle of 131°15'15", a radius of 316.00 feet, and a chord bearing S36°47'42"E, 72.94 feet; 8-thence continuing S66°24'26"E along said southerly right-of-way line, 252.19 feet; 9-thence continuing S81°37'46"E along said southerly right-of-way line, 148.39 feet to the westerly line of said vacated Jeffy Trail right-of-way and a point of non-tangential curvature; thence 187.52 feet along said westerly line of vacated Jeffy Trail and the arc of a curve to the left, through a central angle of 18°33'22", a radius of 579.00 feet, and a chord bearing N63°23'18"W, 186.70 feet to the northerly line of said vacated Jeffy Trail right-of-way; thence S72°39'59"E along said northerly line of vacated Jeffy Trail, 210.59 feet to a point of curvature and a point on the westerly line of said Outlot 3, Second Addition to Hawk's Creek; thence along the boundary line of said Outlot 3 for the next six (6) courses; 1-thence 23.56 feet along the arc of a curve to the left, through a central angle of 90°00'00", a radius of 15.00 feet, and a chord bearing N62°20'01"E, 21.21 feet; 2-thence N17°20'01"E, 32.20 feet; 3-thence N72°39'59"W, 50.71 feet; 4-thence N36°29'24"W, 85.85 feet; 5-thence N17°20'01"E, 121.88 feet; 6-thence N00°32'41"E, 249.97 feet to the Northwest corner of said Lot 30, First Addition to Hawk's Creek; thence S89°27'20"E along the North line of said Lot 30, 120.00 feet to the Northeast corner thereof and a point on the westerly right-of-way line of Trevor Way; thence along said right-of-way of Trevor Way for the next three (3) courses; 1-thence S00°32'41"W, 126.92 feet; 2-thence S87°52'19"E, 56.02 feet; 3-thence N00°32'41"E, 77.36 feet to the Northwest corner of said Lot 31, First Addition to Hawk's Creek; thence S89°27'19"E along the North line of said Lot 31, 199.98 feet to the Northeast corner thereof and a point on the westerly boundary of Hickory Ridge, as recorded in Volume 34 of Plats, on Page 28, as Document Number 1221433, Dane County Registry; thence along the boundary of said Hickory Ridge for the next three (3) courses; 1-thence S00°31'34"W, 85.02 feet; 2-thence S89°28'35"E, 247.57 feet; 3-thence S00°32'44"W, 470.64 feet to the northeasterly most corner of said right-of-way Declaration for Raymond Road; thence S59°22'50"W along the northerly line of said right-of-way Declaration, 412.40 feet to the point of beginning. Said description contains 539,956 square feet or 12.396 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief is in compliance with the Subdivision and Platting Ordinance of the City of Madison.

Dated this ___ day of _____, 201__.

Signed: _____
Michael S. Marty, P.L.S. No. 2452

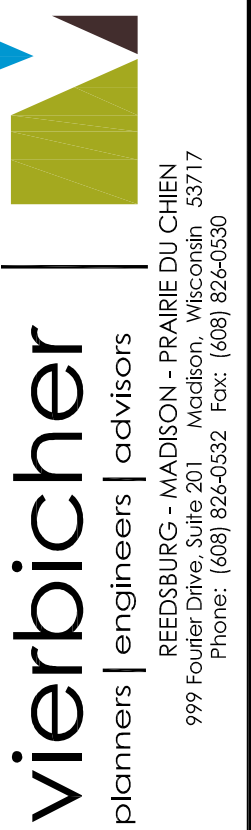
Table with 6 columns: CURVE NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Contains 24 rows of curve data (C1 to C24).

STORM SEWER PIPING TABLE with 3 columns: RUN, PIPE SIZE, LENGTH. Lists pipe runs for various lots.

HYDRANT BENCHMARK TABLE with 4 columns: POINT NUMBER, BENCHMARK NUMBER, ELEVATION NAVD88 (ft), LOCATION OF BENCHMARK. Lists benchmark data for lots 11342, 11352, 11742, 11853.

STORM SEWER STRUCTURE TABLE with 5 columns: POINT NUMBER, STRUCTURE NUMBER, RIM/TC ELEVATION, INVERT ELEVATION, STRUCTURE TYPE. Lists structure data for lots 11747, 11665, 11668, 11648, 11629, 11615, 11654.

SANITARY SEWER STRUCTURE TABLE with 6 columns: POINT NUMBER, STRUCTURE NUMBER, RIM ELEVATION, INVERT ELEVATION, NORTHING, EASTING. Lists structure data for lots 20009, 20008, 20006, 20007, 20011, 20012, 20013.



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Table with 3 columns: NO., DATE, REMARKS. Contains revision information.

SCALE 1"=50' (24"x36")

DATE February 20, 2013

DRAFTER MMAR

CHECKED

PROJECT NO. 128101

SHEET

2 OF 2

DWG. NO.