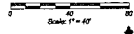


PRELIMINARY PLAT OF RIPP ADDITION TO LINDEN PARK

Lot 3, Certified Survey Map No. 12934, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin



Description:

Lots 2 and 3, Certified Survey Map No. 12934, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows:
Commencing at the North 1/4 Corner of said Section 34; thence N89°48'19"E, 1320.00 feet along the North line of said Northwest 1/4 to the East line of said Northwest 1/4 of the Northwest 1/4, thence S00°23'27"E, 974.77 feet along said East line to the South right of way line of Ancient Oak Lane and the point of beginning; thence S88°27'23"W, 725.60 feet along said right of way line to the East line of Lot of said Certified Survey Map No. 12934; thence S00°27'27"E, 102.00 feet along said East line; thence S88°23'33"W, 43.64 feet along the South line of said Lot 1 to the Eastern line of Lot 17, Linden Park; thence S46°02'18"E, 27.31 feet along said Eastern line; thence continuing along said Eastern line and the East right of way line of Pine Hollow Place and the East line of Lot 7 of said Linden Park, S00°27'27"E, 234.10 feet to the North line of Certified Survey Map No. 12934; thence N08°47'09"E, 743.52 feet along said North line to the East line of said Linden Park; thence N07°53'22"E, 345.44 feet along said East line to the said South right of way line of Ancient Oak Lane and the point of beginning; Containing 260,064 square feet, or 6.97 acres.

Notes:

1. The proposed number of lots is 21, the proposed number of lots is 1.
2. Gross area in this preliminary plat = 260,064 square feet or 6.97 acres.
3. Contour interval 2 feet. Elevations referenced to NAD(83) datum.
4. Utility easements shall be noted as required by applicable utility companies and appear on the final plat.
5. This is a PRELIMINARY PLAT. All distances and areas are approximate and subject to change upon final platting.
6. This survey is subject to any and all easements and encumbrances of record and those that may have not been recorded.
7. All lots within this subdivision to be served by public sewer and water.
8. Before any platting, building, construction, etc., is done on or near the lands in this subdivision, Owners/tenants shall be notified at 1-800-242-8511 for the safety and liability purposes for all involved.
9. The lots within this subdivision shall be served by underground utilities.

10. The lands within this subdivision are located in "ZONE II, UNDEVELOPED" (those referenced) to be suitable for 0.2% annual chance floodplains for flood insurance rate map, the 100-year floodplains, Federal Emergency Management Agency.



LOCATION SKETCH

BIRRENKOTT SURVEYING

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

PREPARED FOR:
BRANDON RIPP LLC
8535 ANCIENT OAK LANE
VERONA, WIS. 53593
850-4450

DATED: MAY 26, 2013

