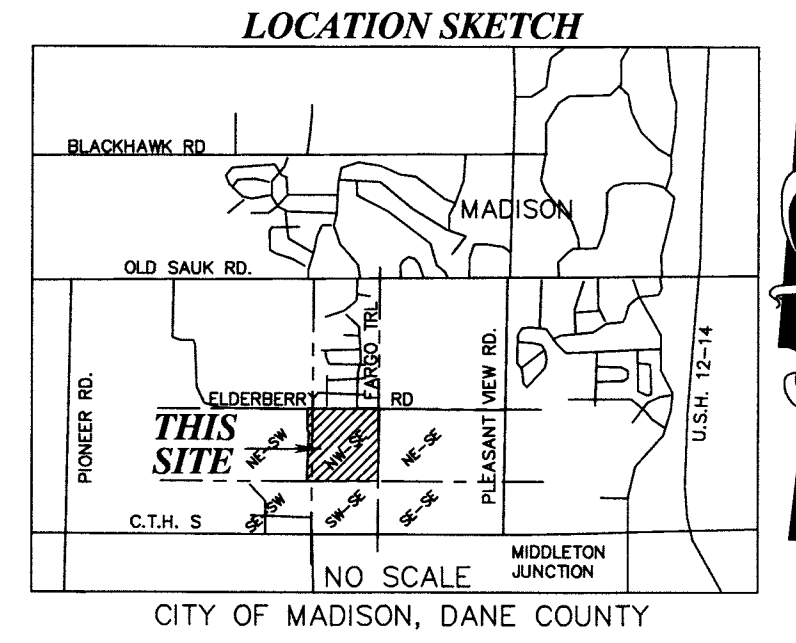
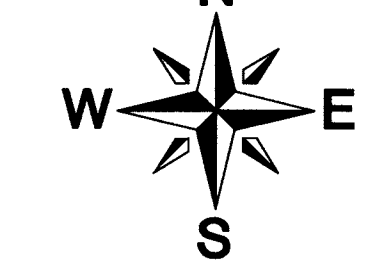


Woodstone

BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 1629892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 1,721,823 SQ. FT. - 39.53 ACRES



CITY OF MADISON, DANE COUNTY



BASIS OF BEARINGS: IS THE NORTH LINE OF THE SW1/4, SECTION 21, WHICH BEARS N89°42'50"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83 (1991).

SCALE: 1" = 100'

- LEGEND**
- 1 1/4" X 30" IRON REBAR SET (WT. = 4.3 LBS / L.F.)
 - ▲ P.K. NAIL FND.
 - 3/4" IRON ROD FND.
 - 1 1/4" IRON ROD FND.
 - ⊙ CITY OF MADISON BRASS CAP CONCRETE MONUMENT FND.
 - ⊙ SEPTIC TANK
 - ⊙ SEPTIC VENT
 - ⊙ CLEAN OUT
 - ⊙ WELL
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - TEL— BURIED TELEPHONE LINE
 - ⊙1092.40 TYPICAL SPOT ELEVATION
 - () PREVIOUS SURVEY OR RECORD DATA

ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 18" IRON REBAR (WT = 1.5 LBS/L.F.)

APPROVING AUTHORITIES

CITY OF MADISON
DANE COUNTY

OBJECTING AUTHORITIES

DEPARTMENT OF ADMINISTRATION

OWNER/SUBDIVIDER

PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

MSA PROFESSIONAL SERVICES
THOMAS PINION
2901 INTERNATIONAL LANE
SUITE 300
MADISON, WI 53704
PHONE: 1-800-446-0679

SURVEYOR

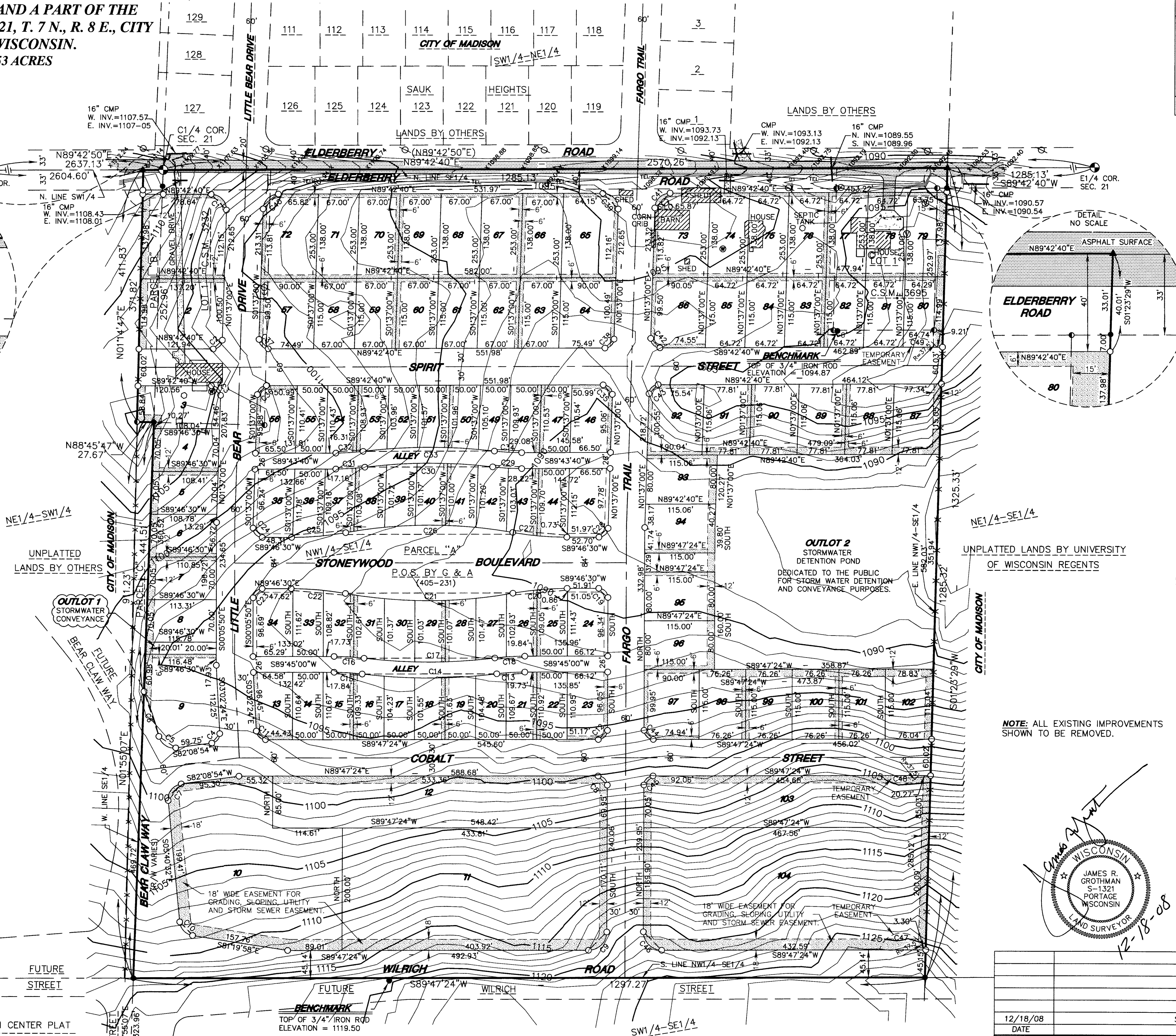
JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

AREA TABLE

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	18,839	0.43	53	5,313	0.12
2	15,682	0.36	54	5,502	0.13
3	9,145	0.21	55	5,518	0.13
4	7,576	0.17	56	7,183	0.16
5	7,602	0.17	57	10,292	0.24
6	7,676	0.18	58	7,701	0.18
7	7,846	0.18	59	7,701	0.18
8	8,018	0.18	60	7,701	0.18
9	16,665	0.38	61	7,701	0.18
10	65,301	1.50	62	7,701	0.18
11	86,570	1.99	63	7,701	0.18
12	48,567	1.07	64	10,300	0.24
13	6,776	0.16	65	12,268	0.28
14	5,533	0.13	66	9,241	0.21
15	5,520	0.13	67	9,241	0.21
16	5,335	0.12	68	9,241	0.21
17	5,133	0.12	69	9,241	0.21
18	5,068	0.12	70	9,241	0.21
19	5,141	0.12	71	9,241	0.21
20	5,351	0.12	72	12,289	0.28
21	5,533	0.13	73	12,296	0.28
22	5,547	0.13	74	8,927	0.20
23	7,289	0.17	75	8,927	0.20
24	7,317	0.17	76	8,927	0.20
25	5,533	0.13	77	8,927	0.20
26	5,300	0.12	78	8,927	0.20
27	5,096	0.12	79	8,927	0.20
28	5,062	0.12	80	7,413	0.17
29	5,051	0.11	81	7,439	0.17
30	5,058	0.11	82	7,439	0.17
31	5,088	0.12	83	7,439	0.17
32	5,282	0.12	84	7,439	0.17
33	5,532	0.13	85	7,439	0.17
34	7,252	0.17	86	10,298	0.24
35	7,264	0.17	87	8,922	0.20
36	5,541	0.13	88	8,948	0.21
37	5,299	0.12	89	8,948	0.21
38	5,107	0.12	90	8,948	0.21
39	5,068	0.12	91	8,948	0.21
40	5,050	0.12	92	10,311	0.24
41	5,051	0.12	93	9,200	0.21
42	5,081	0.12	94	9,198	0.21
43	5,322	0.12	95	9,200	0.21
44	5,564	0.13	96	9,200	0.21
45	7,411	0.17	97	10,301	0.24
46	7,296	0.17	98	8,770	0.20
47	5,524	0.13	99	8,770	0.20
48	5,519	0.13	100	8,770	0.20
49	5,380	0.12	101	8,770	0.20
50	5,162	0.12	102	8,905	0.20
51	5,074	0.12	103	39,782	0.91
52	5,124	0.12	104	92,831	2.13

BLACKHAWK CHURCH TOWN CENTER PLAT

SE1/4-SW1/4



NOTE: ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED.

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

CALL DIGGER'S HOTLINE
1-800-242-8511

12/18/08 DATE	SEAL DATE REVISION	JRG BY	APV'D
A PRELIMINARY PLAT OF			
Woodstone			
GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS			
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI, 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com			
FILE NO. 405-231	PROJ. NO. 405-231	DWG NO. 405231_PRELIM 3	
THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN			SHEET 1 OF 2

Woodstone

BEING ALL OF LOT 1, C.S.M. NO 3232, RECORDED IN VOLUME 12, PAGE 330 AS DOCUMENT NO. 1629892, LOT 1, C.S.M. NO. 3695, RECORDED IN VOLUME 15, PAGE 120 AS DOCUMENT NO. 1704992 AND THE NW1/4 OF THE SE1/4, AND A PART OF THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.

CURVE DATA TABLE

CURVE	LOT #	DELTA	ARC	RADIUS	BEARING	DIST	TAN. IN	TAN. OUT
C1	1	91°54'20"	40.10	25.00	S44°20'10"E	35.94		
C2	2	88°05'40"	23.06	15.00	S45°39'50"W	20.86		
C3	3	91°54'20"	24.06	15.00	S44°20'10"E	21.56		
C4	9	85°11'18"	22.30	15.00	S39°33'15"W	20.30		
C5	9	83°52'11"	36.60	25.00	N55°55'00.5"W	33.41	S82°08'54"W	N13°58'55"W
C6	9	09°06'00"	77.82	490.00	N18°31'55"W	77.74	N13°58'55"W	N23°04'55"W
C7	10	87°49'26"	38.32	25.00	N38°14'11"E	34.68		
C8	12	90°12'36"	23.62	15.00	S45°06'18"E	21.25		
C9	11	89°47'24"	47.01	30.00	S44°53'42"W	42.35		
C10	10	75°39'26"	33.01	25.00	N43°30'15"W	30.67		
C11	13	87°10'12"	22.82	15.00	N46°37'30"W	20.68		
C12	23	89°47'24"	23.51	15.00	S44°53'42"W	21.17		
C13		06°59'56"	46.05	377.00	N86°15'02"E	46.02	N82°45'04"E	N89°45'00"E
	20	02°23'36"	15.75	377.00	N83°56'52"E	15.75		
	21	04°36'20"	30.30	377.00	N87°26'50"E	30.30		
C14		13°59'52"	221.10	905.00	N89°45'00"E	220.55	S82°45'04"W	N83°15'04"W
	16	02°18'12"	36.38	905.00	S84°24'10"E	36.38		
	17	03°10'12"	50.07	905.00	S87°08'22"E	50.06		
	18	03°09'58"	50.01	905.00	N89°41'33"E	50.00		
	19	03°10'18"	50.10	905.00	N86°31'25"E	50.09		
	20	02°11'12"	34.54	905.00	N83°50'40"E	34.54		
C15		06°59'56"	46.05	377.00	S86°45'02"E	46.02	N89°45'00"E	S83°15'04"E
	15	04°53'34"	32.19	377.00	S87°48'13"E	32.18		
	16	02°06'22"	13.86	377.00	S84°18'15"E	13.86		
C16		06°59'56"	49.23	403.00	N86°45'02"W	49.20	N89°45'00"E	S83°15'04"E
	31	02°24'24"	16.93	403.00	N84°27'16"W	16.93		
	32	04°35'32"	32.30	403.00	N87°57'14"W	32.29		
C17		13°59'52"	214.75	879.00	S89°45'00"W	214.21	S82°45'04"W	N83°15'04"W
	27	02°02'12"	31.25	879.00	S83°46'10"W	31.24		
	28	03°15'58"	50.10	879.00	S86°25'15"W	50.10		
	29	03°15'34"	50.01	879.00	S89°41'01"W	50.00		
	30	03°15'50"	50.07	879.00	N87°03'17"W	50.07		
	31	02°10'18"	33.32	879.00	N84°20'13"W	33.32		
C18		06°59'56"	49.23	403.00	S86°15'02"W	49.20	N82°45'04"E	N89°45'00"E
	26	04°17'30"	30.19	403.00	S87°36'15"W	30.18		
	27	02°42'26"	19.04	403.00	S84°06'17"W	19.04		
C19	24	90°13'30"	23.62	15.00	S45°06'45"E	21.25		
C20		10°09'16"	89.32	504.00	N84°41'52"E	89.21	N79°37'14"E	N89°46'30"E
	25	05°35'48"	49.23	504.00	N86°58'36"E	49.21		
	26	04°33'28"	40.09	504.00	N81°53'58"E	40.08		
C21		20°18'32"	275.77	778.00	N89°46'30"E	274.33	S79°37'14"W	N80°04'14"W
	26	00°46'16"	10.48	778.00	N80°00'22"E	10.48		
	27	03°43'00"	50.47	778.00	N82°15'00"E	50.46		
	28	03°41'30"	50.13	778.00	N85°57'15"E	50.12		
	29	03°40'58"	50.01	778.00	N89°38'29"E	50.00		
	30	03°41'22"	50.09	778.00	S86°40'21"E	50.08		
	31	03°42'40"	50.39	778.00	S82°58'20"E	50.38		
	32	01°02'46"	14.20	778.00	S80°35'37"E	14.20		
C22		10°09'16"	89.32	504.00	S85°08'52"E	89.21	N89°46'30"E	S80°04'14"E
	32	04°07'52"	36.34	504.00	S82°08'10"E	36.33		
	33	05°41'38"	50.08	504.00	S87°02'55"E	50.07		
	34	00°19'46"	2.90	504.00	N89°56'23"E	2.90		
C23	34	89°52'20"	23.53	15.00	N44°50'20"E	21.19		
C24	35	91°50'30"	24.04	15.00	N44°18'15"W	21.55		
C25		10°07'47"	89.11	504.00	S84°42'36.5"W	88.99	S79°38'43"W	S89°46'30"W
	35	00°11'35"	1.70	504.00	S89°40'42.5"W	1.70		
	36	05°42'14"	50.18	504.00	S86°43'48"W	50.15		
	37	04°13'58"	37.23	504.00	S81°45'42"W	37.22		
C26		20°15'34"	275.10	778.00	S89°46'30"W	273.67	N79°38'43"E	S80°05'43"E
	37	00°59'56"	13.57	778.00	S80°08'41"W	13.57		
	38	03°43'40"	50.62	778.00	S82°30'29"W	50.61		
	39	03°41'50"	50.20	778.00	S86°13'14"W	50.19		
	40	03°40'56"	50.00	778.00	S89°54'37"W	49.99		
	41	03°41'00"	50.01	778.00	N86°24'25"W	50.00		
	42	03°41'56"	50.23	778.00	N82°42'57"W	50.22		
	43	00°46'16"	10.47	778.00	N80°28'51"W	10.47		

CURVE DATA TABLE

CURVE	LOT #	DELTA	ARC	RADIUS	BEARING	DIST	TAN. IN	TAN. OUT
C27		10°07'47"	89.11	504.00	N85°09'36.5"W	88.99	S89°46'30"W	N80°05'43"W
	43	04°31'43"	39.83	504.00	N82°21'34.5"W	39.82		
	44	05°36'04"	49.28	504.00	N87°25'28"W	49.25		
C28	45	88°09'30"	23.08	15.00	S45°41'45"W	20.87		
C29		06°49'23"	47.99	403.00	S86°51'38.5"E	47.96	S89°43'40"W	N83°26'57"W
	42	03°43'41"	26.22	403.00	S85°18'47.5"E	26.22		
	43	03°05'42"	21.77	403.00	S88°43'29"E	21.77		
C30		13°38'46"	209.35	879.00	N89°43'40"E	208.85	N82°54'17"E	S83°26'57"E
	38	02°18'14"	35.34	879.00	N84°03'24"E	35.34		
	39	03°16'08"	50.15	879.00	N86°50'35"E	50.15		
	40	03°15'32"	50.00	879.00	S89°53'35"E	50.00		
	41	03°15'34"	50.00	879.00	S86°38'02"E	50.00		
	42	01°33'18"	23.86	879.00	S84°13'36"E	23.86		
C31		06°49'23"	47.99	403.00	N86°18'58.5"E	47.96	S82°54'17"W	S89°43'40"W
	37	04°40'47"	32.91	403.00	N87°23'16.5"E	32.91		
	38	02°08'36"	15.08	403.00	N83°58'35"E	15.08		
C32		06°49'23"	44.89	377.00	S86°18'58.5"W	44.87	S82°54'17"W	S89°43'40"W
	53	01°41'17"	11.11	377.00	S83°44'55.5"W	11.11		
	54	05°08'06"	33.78	377.00	S87°09'37"W	33.78		
C33		13°38'46"	215.54	905.00	S89°43'40"W	215.03	N82°54'17"E	S83°26'57"E
	49	01°39'08"	26.10	905.00	N84°16'31"W	26.10		
	50	03°09'56"	50.00	905.00	N86°41'03"W	49.99		
	51	03°09'56"	50.00	905.00	N89°50'59"W	49.99		
	52	03°10'28"	50.13	905.00	S86°58'49"W	50.14		
	53	02°29'18"	39.31	905.00	S84°08'56"W	39.30		
C34		06°49'23"	44.89	377.00	N86°51'38.5"W	44.87	S89°43'40"W	N83°26'57"W
	48	03°10'41"	20.91	377.00	N88°40'59.5"W	20.91		
	49	03°38'42"	23.98	377.00	N85°16'18"W	23.98		
C35	46	91°54'20"	24.06	15.00	S44°20'10"E	21.56		
C36	56	88°05'40"	23.06	15.00	N45°39'50"E	20.86		
C37	57	91°54'20"	24.06	15.00	N44°20'10"W	21.56		
C38	64	88°05'40"	23.06	15.00	S45°39'50"W	20.86		
C39	65	91°54'20"	40.10	25.00	S44°20'10"E	35.94		
C40	72	88°05'40"	38.44	25.00	N45°39'50"E	34.76		
C41	73	88°05'40"	38.44	25.00	N45°39'50"E	34.76		
C42	86	91°54'20"	24.06	15.00	N44°20'10"W	21.56		
C43	92	88°05'40"	23.06	15.00	N45°39'50"E	20.86		
C44	97	90°12'36"	23.62	15.00	N45°06'18"W	21.25		
C45	103	89°47'24"	23.51	15.00	N44°53'42"E	21.17		
C46	104	90°12'36"	47.23	30.00	N45°06'18"W	42.50		
C47	104	148°38'04"	97.28	37.50	N89°47'24"E	72.21	N15°28'22"E	S15°53'34"E
C48	103	106°15'36"	69.55	37.50	S89°47'24"W	60.00	S36°39'36"W	N37°04'48"W
C49	80	106°15'36"	69.55	37.50	S89°42'40"W	60.00	N36°34'52"E	S37°09'32"E

OWNER/SUBDIVIDER

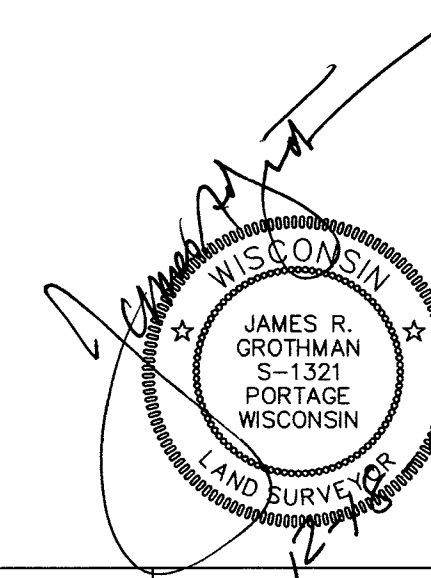
PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

MSA PROFESSIONAL SERVICES
THOMAS PINION
2901 INTERNATIONAL LANE
SUITE 300
MADISON, WI 53704
PHONE: 1-800-446-0679

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com



12/18/08	SEAL DATE	JRG
DATE	REVISION	BY APV/D
A PRELIMINARY PLAT OF		
Woodstone		
GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS		
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com		
FILE NO. 405-231	PROJ. NO. 405-231	DWG NO. 405231 PRELIM 3
THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN		SHEET 2 OF 2