

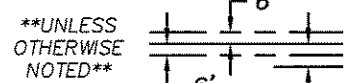
LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- ▲ SURVEY MARKER NAIL FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- ⊗ CHISELED CROSS SET
- △ SURVEY MARKER NAIL SET
- () INDICATES RECORDED AS

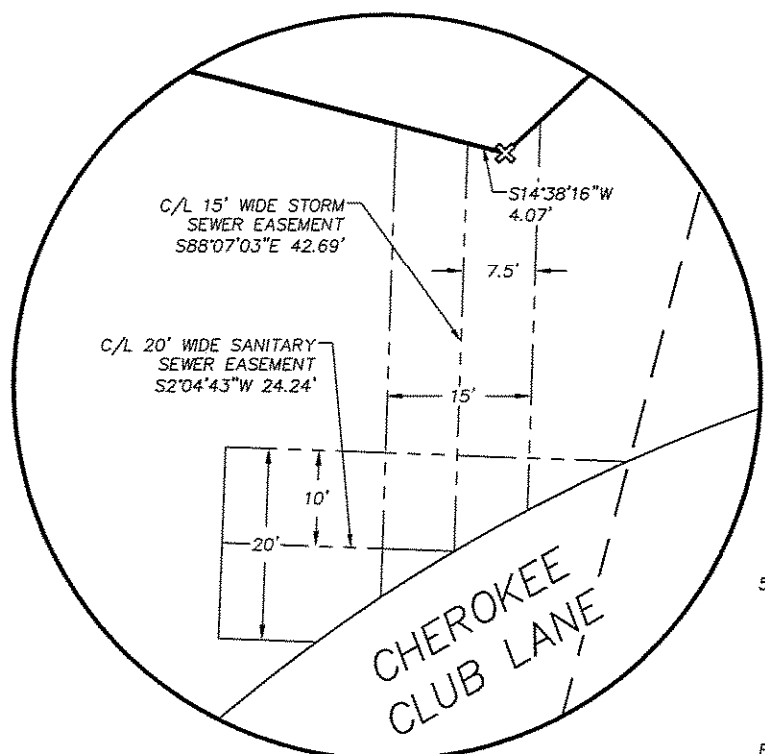
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NO VEHICULAR ACCESS ALLOWED

UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



UNLESS OTHERWISE NOTED



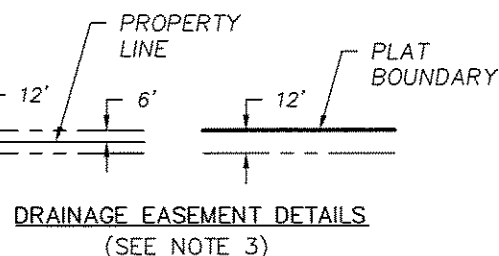
SANITARY SEWER AND STORM SEWER EASEMENTS DETAIL
SCALE: 1"=20'

NOTES:

- 1) Lots 1-16 of this plat are restricted to single family detached residences.
- 2) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 3) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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 six (6) 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. (See Drainage Easement Detail)
- 4) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 5) In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 87°55'13" W	15.00'
L2	N 87°55'17" W	15.00'
L3	S 2°04'43" W	7.07'
L4	S 87°55'13" E	15.00'
L5	N 2°04'43" E	12.50'
L6	S 87°55'17" E	15.00'

CURVE DATA							
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	90°00'00"	191.64'	122.00'	172.53'	S 42°55'17" E	S 87°55'17" E	S 02°04'43" W
C2	73°38'48"	156.82'	122.00'	146.24'	N 51°05'53" W	N 141°16'29" W	N 87°55'17" W
C3	16°21'12"	34.82'	122.00'	34.70'	S 6°05'53" E	S 141°16'29" E	S 02°04'43" W
C4	90°00'00"	191.64'	122.00'	172.53'	S 47°04'43" W	S 02°04'43" W	N 87°55'17" W
C5	10°26'02"	22.22'	122.00'	22.19'	S 71°7'43" W	S 02°04'43" W	S 12°30'44" W
C6	79°33'58"	169.42'	122.00'	156.13'	S 52°17'43" W	S 12°30'44" W	N 87°55'17" W
C7	90°00'00"	279.60'	178.00'	251.73'	S 42°55'17" E	S 87°55'17" E	S 02°04'43" W
C8	90°00'00"	279.60'	178.00'	251.73'	S 47°04'43" W	S 02°04'43" W	N 87°55'17" W
C9	12°16'22"	38.13'	178.00'	38.05'	N 81°2'53" E	N 142°1'04" E	N 02°04'43" E
C10	17°56'59"	55.76'	178.00'	55.54'	N 23°19'34" E	N 32°18'04" E	N 142°1'04" E
C11	19°08'04"	59.44'	178.00'	59.17'	N 41°52'06" E	N 51°26'07" E	N 32°18'04" E
C12	16°47'53"	52.19'	178.00'	52.00'	N 59°50'04" E	N 68°14'01" E	N 51°26'07" E
C13	14°25'17"	44.80'	178.00'	44.68'	N 75°26'39" E	N 82°39'18" E	N 68°14'01" E
C14	9°25'25"	29.28'	178.00'	29.24'	N 87°22'00" E	S 87°55'17" E	N 82°39'18" E
C15	90°00'00"	23.56'	15.00'	21.21'	N 47°04'43" E	N 02°04'43" E	S 87°55'17" E
C16	90°00'00"	23.56'	15.00'	21.21'	N 42°55'17" W	N 87°55'17" W	N 02°04'43" E
C17	90°00'00"	23.56'	15.00'	21.21'	S 47°04'43" W	N 87°55'13" W	S 02°04'43" W
C18	89°59'55"	23.56'	15.00'	21.21'	S 42°55'15" E	S 02°04'43" W	S 87°55'13" E



DRAINAGE EASEMENT DETAILS
(SEE NOTE 3)

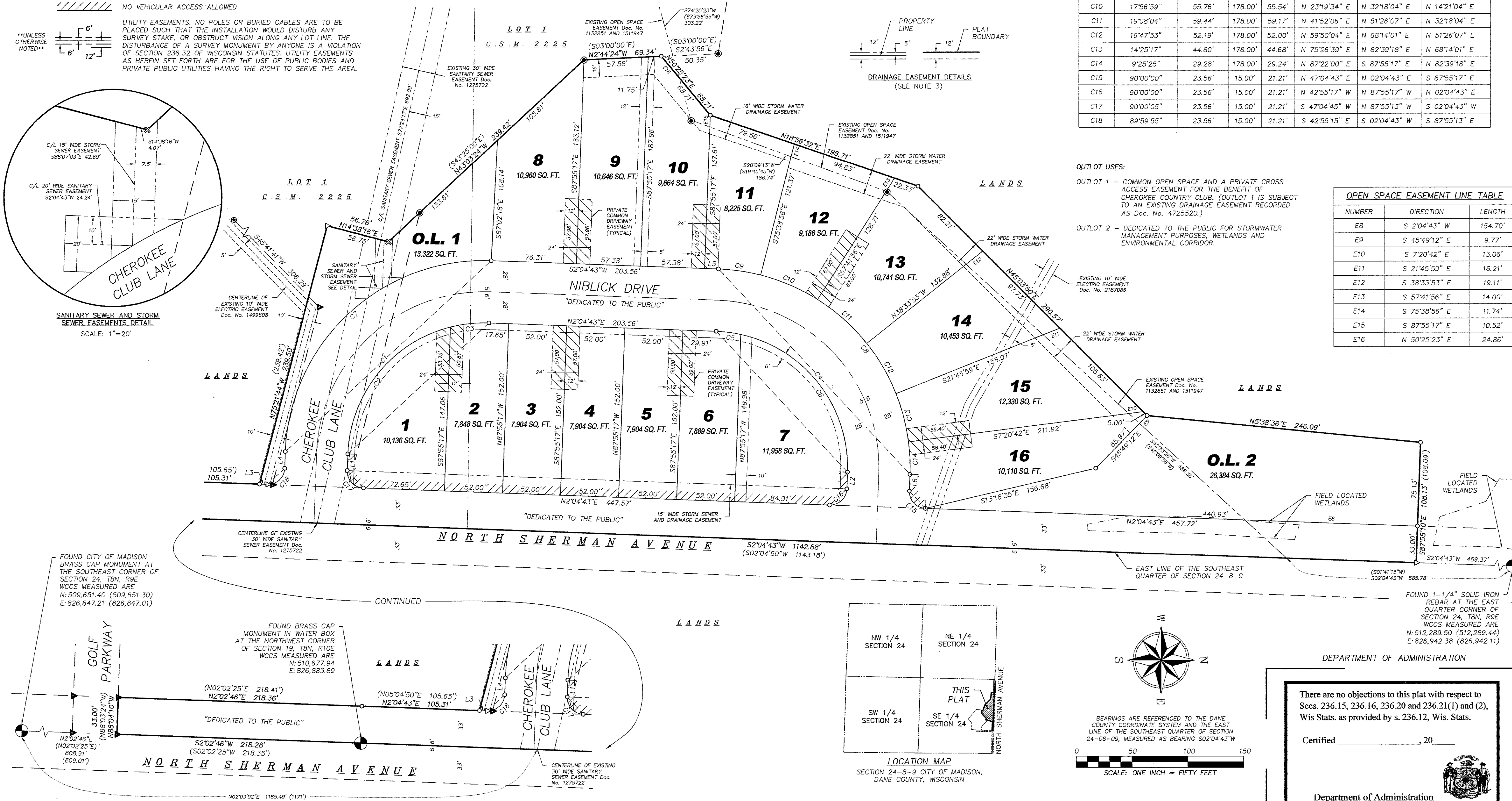
OUTLOT USES:

OUTLOT 1 - COMMON OPEN SPACE AND A PRIVATE CROSS ACCESS EASEMENT FOR THE BENEFIT OF CHEROKEE COUNTRY CLUB. (OUTLOT 1 IS SUBJECT TO AN EXISTING DRAINAGE EASEMENT RECORDED AS Doc. No. 4725520.)

OUTLOT 2 - DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES, WETLANDS AND ENVIRONMENTAL CORRIDOR.

OPEN SPACE EASEMENT LINE TABLE

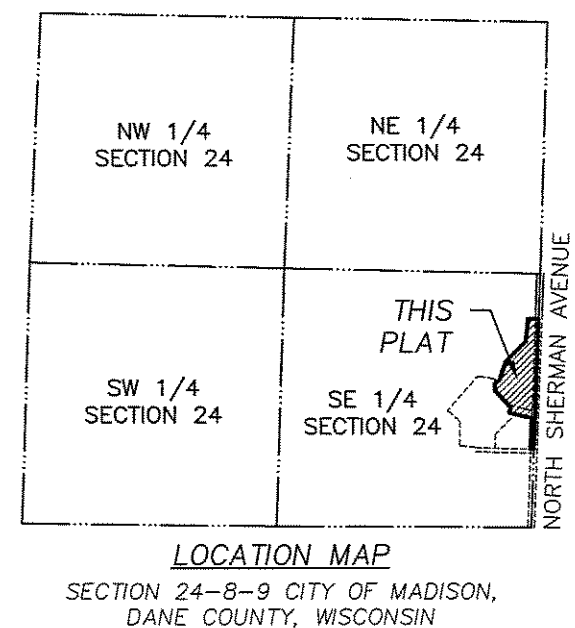
NUMBER	DIRECTION	LENGTH
E8	S 2°04'43" W	154.70'
E9	S 45°49'12" E	9.77'
E10	S 7°20'42" E	13.06'
E11	S 21°45'59" E	16.21'
E12	S 38°33'53" E	19.11'
E13	S 57°41'56" E	14.00'
E14	S 75°38'56" E	11.74'
E15	S 87°55'17" E	10.52'
E16	N 50°25'23" E	24.86'



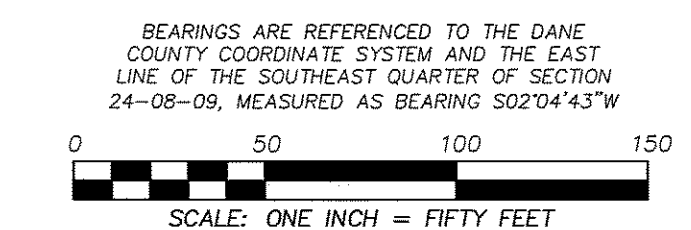
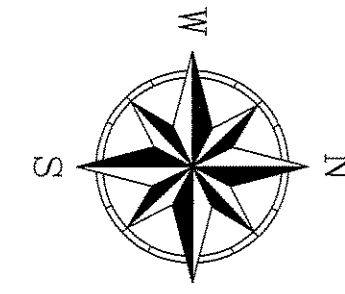
FOUND CITY OF MADISON BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 24, T8N, R9E WCCS MEASURED ARE N: 509,651.40 (509,651.30) E: 826,847.21 (826,847.01)

FOUND BRASS CAP MONUMENT IN WATER BOX AT THE NORTHWEST CORNER OF SECTION 19, T8N, R10E WCCS MEASURED ARE N: 510,677.94 E: 826,883.89

FOUND 1-1/4" SOLID IRON REBAR AT THE EAST QUARTER CORNER OF SECTION 24, T8N, R9E WCCS MEASURED ARE N: 512,289.50 (512,289.44) E: 826,942.38 (826,942.11)



LOCATION MAP
SECTION 24-8-9 CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24-08-09, MEASURED AS BEARING S02°04'43" W
SCALE: ONE INCH = FIFTY FEET

DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

TOTAL PLATTED AREA = 279,827 SQ. FT. OR 6.4239 ACRES

SNYDER & ASSOCIATES
Engineers and Planners

SURVEYED FOR:
CHEROKEE PARK INC.
5000 N. SHERMAN AVE.
MADISON, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718 (608) 838-0444
www.snyder-associates.com

THE TURN

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2225, AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGES 16-18, AS DOCUMENT NUMBER 1494556, DANE COUNTY REGISTRY AND PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: 113.0244.30
DATE: 12-08-15

REVISIONS:
DATE: 03-09-16

SHEET
1 OF 2

Received: 04/04/2016
CPA
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