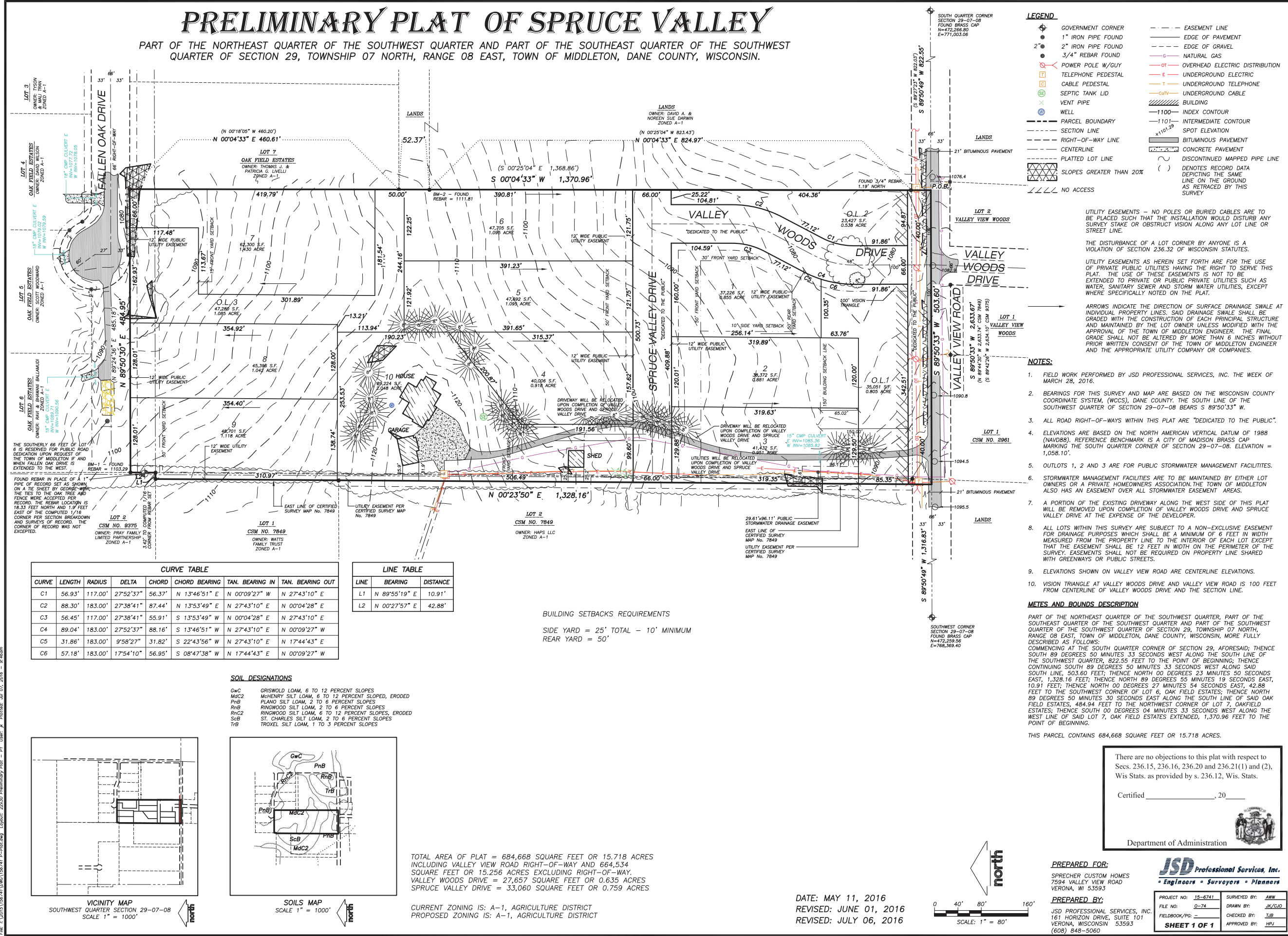


PRELIMINARY PLAT OF SPRUCE VALLEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

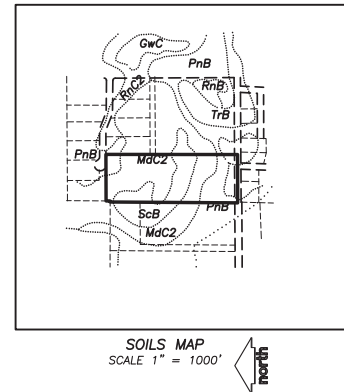
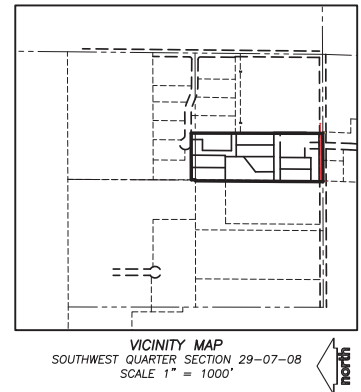


CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	56.93'	117.00'	27°52'37"	56.37'	N 13°46'51" E	N 00°09'27" W	N 27°43'10" E
C2	88.30'	183.00'	27°38'41"	87.44'	N 13°53'49" E	N 27°43'10" E	N 00°04'28" W
C3	56.45'	117.00'	27°38'41"	55.91'	S 13°53'49" W	N 00°04'28" E	N 27°43'10" E
C4	89.04'	183.00'	27°52'37"	88.16'	S 13°46'51" W	N 27°43'10" E	N 00°09'27" W
C5	31.86'	183.00'	9°58'27"	31.82'	S 22°43'56" W	N 27°43'10" E	N 17°44'43" E
C6	57.18'	183.00'	17°54'10"	56.95'	S 08°47'38" W	N 17°44'43" E	N 00°09'27" W

LINE	BEARING	DISTANCE
L1	N 89°55'19" E	10.91'
L2	N 00°27'57" E	42.88'

BUILDING SETBACKS REQUIREMENTS
 SIDE YARD = 25' TOTAL - 10' MINIMUM
 REAR YARD = 50'

SOIL DESIGNATIONS
 GwC GRISWOLD LOAM, 6 TO 12 PERCENT SLOPES
 Mdc2 MICHENERY SILT LOAM, 6 TO 12 PERCENT SLOPED, ERODED
 PnB PLANO SILT LOAM, 2 TO 6 PERCENT SLOPES
 RnB RINGWOOD SILT LOAM, 2 TO 6 PERCENT SLOPES
 Rnc2 RINGWOOD SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
 ScB ST. CHARLES SILT LOAM, 2 TO 6 PERCENT SLOPES
 TrB TROKEL SILT LOAM, 1 TO 3 PERCENT SLOPES



TOTAL AREA OF PLAT = 684,668 SQUARE FEET OR 15.718 ACRES INCLUDING VALLEY VIEW ROAD RIGHT-OF-WAY AND 664,534 SQUARE FEET OR 15.256 ACRES EXCLUDING RIGHT-OF-WAY. VALLEY WOODS DRIVE = 27,657 SQUARE FEET OR 0.635 ACRES. SPRUCE VALLEY DRIVE = 33,060 SQUARE FEET OR 0.759 ACRES.

CURRENT ZONING IS: A-1, AGRICULTURE DISTRICT
 PROPOSED ZONING IS: A-1, AGRICULTURE DISTRICT

- LEGEND**
- Government Corner
 - 1" Iron Pipe Found
 - 2" Iron Pipe Found
 - 3/4" Rebar Found
 - Power Pole w/Guy
 - Telephone Pedestal
 - Cable Pedestal
 - Septic Tank Lid
 - Vent Pipe
 - Well
 - Parcel Boundary
 - Section Line
 - Right-of-Way Line
 - Centerline
 - Platted Lot Line
 - Slopes Greater Than 20%
 - No Access
 - Easement Line
 - Edge of Pavement
 - Edge of Gravel
 - Natural Gas
 - Overhead Electric Distribution
 - Underground Electric
 - Underground Telephone
 - Underground Cable
 - Building
 - Index Contour
 - Intermediate Contour
 - Spot Elevation
 - Bituminous Pavement
 - Concrete Pavement
 - Discontinued Mapped Pipe Line
 - Denotes Record Data
 - Line on the Ground as Retraced by this Survey

NOTES:

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 28, 2016.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29-07-08 BEARS S 89°50'33" W.
- ALL ROAD RIGHT-OF-WAYS WITHIN THIS PLAT ARE "DEDICATED TO THE PUBLIC".
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE BENCHMARK IS A CITY OF MADISON BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 29-07-08. ELEVATION = 1,058.10'.
- OUTLOTS 1, 2 AND 3 ARE FOR PUBLIC STORMWATER MANAGEMENT FACILITIES.
- STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY EITHER LOT OWNERS OR A PRIVATE HOMEOWNERS ASSOCIATION. THE TOWN OF MIDDLETON ALSO HAS AN EASEMENT OVER ALL STORMWATER EASEMENT AREAS.
- A PORTION OF THE EXISTING DRIVEWAY ALONG THE WEST SIDE OF THIS PLAT WILL BE REMOVED UPON COMPLETION OF VALLEY WOODS DRIVE AND SPRUCE VALLEY DRIVE AT THE EXPENSE OF THE DEVELOPER.
- ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINE SHARED WITH GREENWAYS OR PUBLIC STREETS.
- ELEVATIONS SHOWN ON VALLEY VIEW ROAD ARE CENTERLINE ELEVATIONS.
- VISION TRIANGLE AT VALLEY VIEW ROAD AND VALLEY WOODS DRIVE AND THE SECTION LINE.

METES AND BOUNDS DESCRIPTION
 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, AFORESAID; THENCE SOUTH 89 DEGREES 50 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, 822.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 50 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, 503.60 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS EAST, 1,328.16 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, 10.91 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 54 SECONDS EAST, 42.88 FEET TO THE SOUTHWEST CORNER OF LOT 6, OAK FIELD ESTATES; THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID OAK FIELD ESTATES, 484.94 FEET TO THE NORTHWEST CORNER OF LOT 7, OAKFIELD ESTATES; THENCE SOUTH 00 DEGREES 04 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 7, OAKFIELD ESTATES EXTENDED, 1,370.96 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 684,668 SQUARE FEET OR 15.718 ACRES.

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

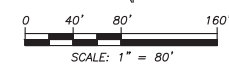
PREPARED FOR:
 SPRECHER CUSTOM HOMES
 7594 VALLEY VIEW ROAD
 VERONA, WI 53593

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-5060

PROJECT NO: 15-6741
FILE NO: 0-74
FIELDBOOK/PG: -

SURVEYED BY: ANW
DRAWN BY: JK/CJO
CHECKED BY: JUB
APPROVED BY: HPL

SHEET 1 OF 1



File: L:\2015\156741\156741 Preliminary Plat - P1 User: J. Pollock Jul 07, 2016 - 8:46am