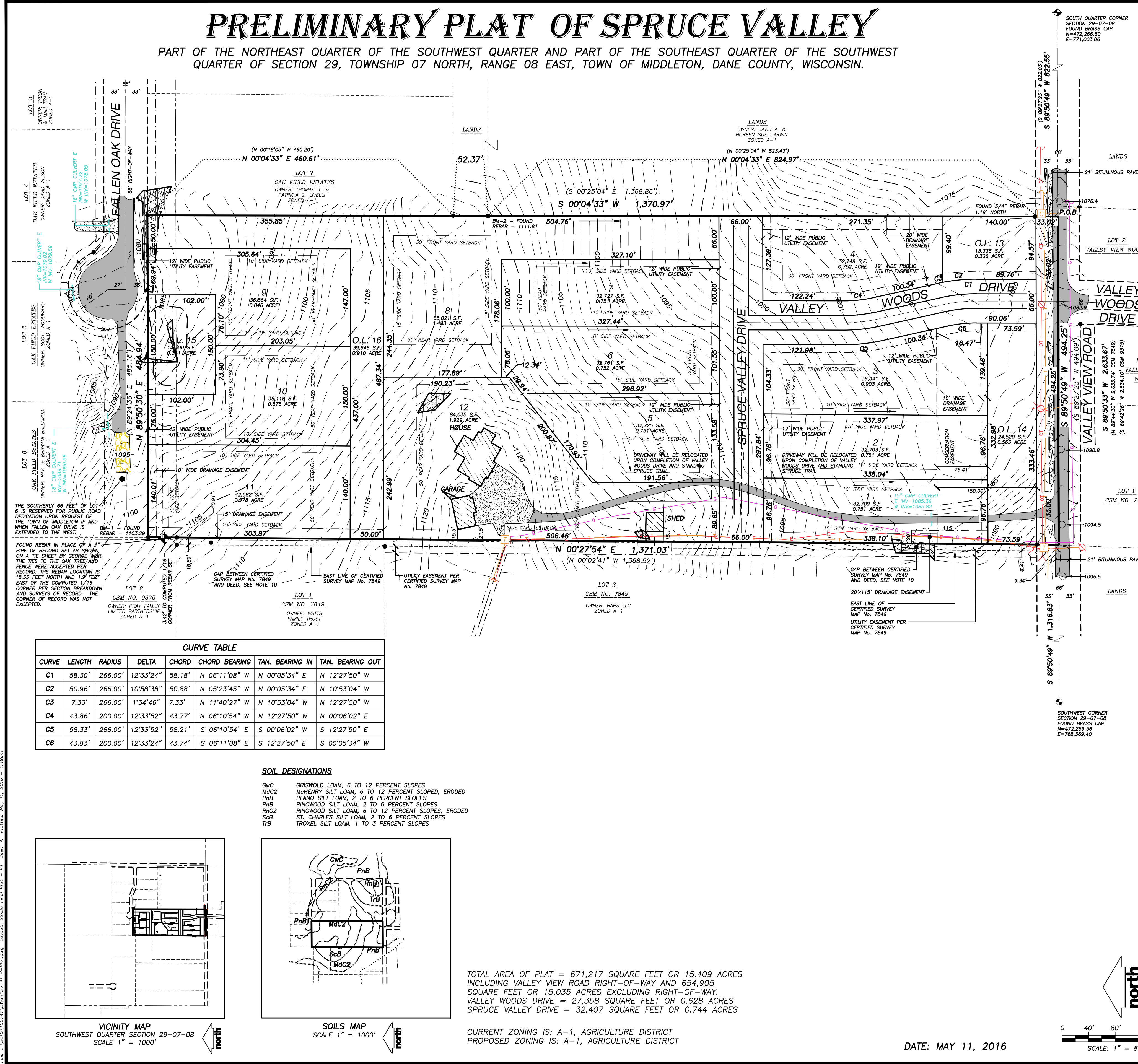


# PRELIMINARY PLAT OF SPRUCE VALLEY

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.



- ### LEGEND
- GOVERNMENT CORNER
  - 1" IRON PIPE FOUND
  - 2" IRON PIPE FOUND
  - 3/4" REBAR FOUND
  - POWER POLE W/GUY
  - TELEPHONE PEDESTAL
  - CABLE PEDESTAL
  - PARCEL BOUNDARY
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - SLOPES GREATER THAN 20%
  - 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
  - DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

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 OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

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 TOWN OF MIDDLETON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MIDDLETON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

- ### 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 (NAVD8S). REFERENCE BENCHMARK IS A CITY OF MADISON BRASS CAP MARKING THE SOUTH QUARTER CORNER OF SECTION 29-07-08. ELEVATION = 1,058.10'.
  - 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.
  - GAP BETWEEN THIS PLAT AND CERTIFIED SURVEY MAP No. 7849 IS OWNED BY VALLEY VIEW ENTERPRISES PARTNERSHIP, ZONED A-1.
  - ELEVATIONS SHOWN ON VALLEY VIEW ROAD ARE CENTERLINE ELEVATIONS.

### METES AND BOUNDS DESCRIPTION

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, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SECTION 29, AFORESAID; THENCE SOUTH 89 DEGREES 50 MINUTES 49 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 49 SECONDS WEST ALONG SAID SOUTH LINE, 494.25 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 54 SECONDS EAST, 1,371.03 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, OAK FIELD ESTATES EXTENDED, 1,370.97 FEET TO THE POINT OF BEGINNING.

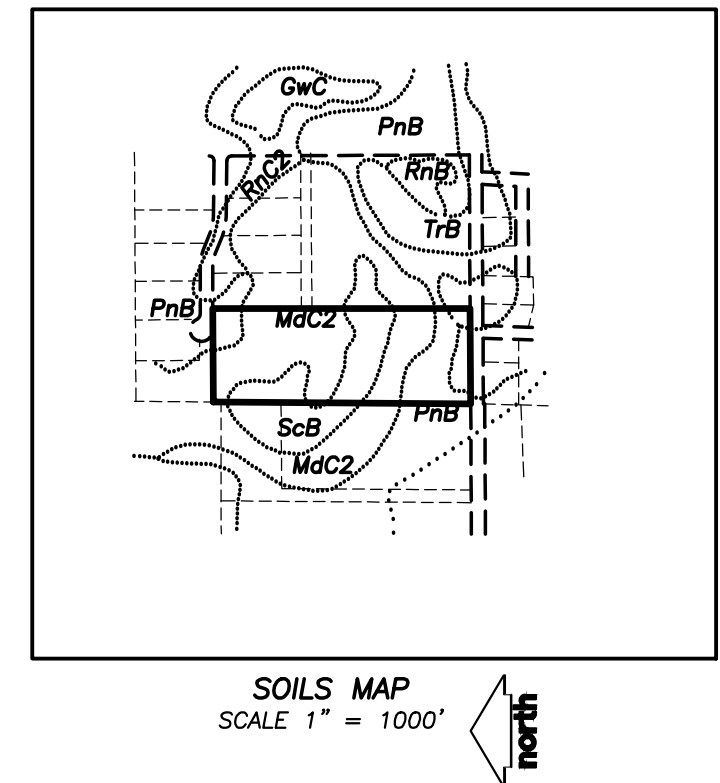
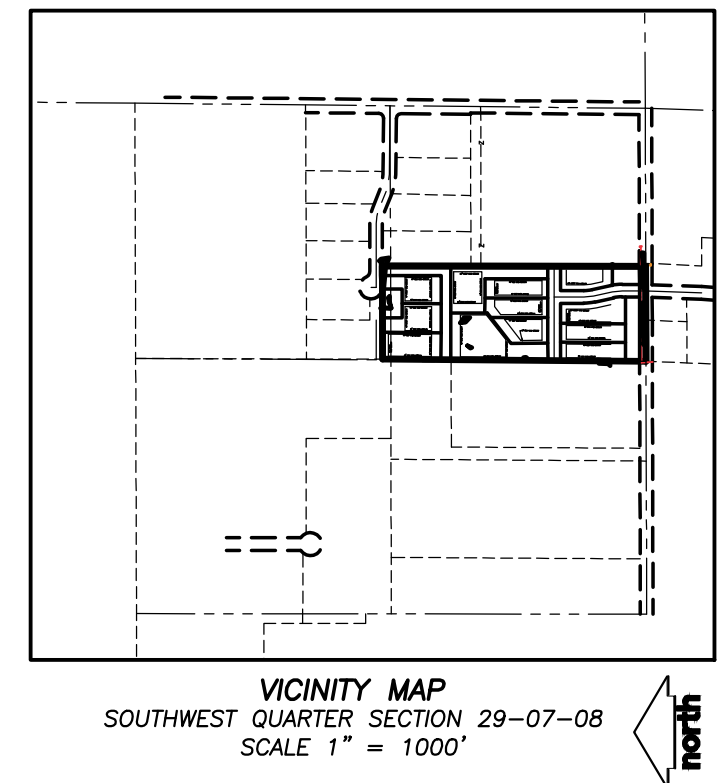
THIS PARCEL CONTAINS 671,217 SQUARE FEET OR 15.409 ACRES.

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	58.30'	266.00'	12°33'24"	58.18'	N 06°11'08" W	N 00°05'34" E	N 12°27'50" W
C2	50.96'	266.00'	10°58'38"	50.88'	N 05°23'45" W	N 00°05'34" E	N 10°53'04" W
C3	7.33'	266.00'	1°34'46"	7.33'	N 11°40'27" W	N 10°53'04" W	N 12°27'50" W
C4	43.86'	200.00'	12°33'52"	43.77'	N 06°10'54" W	N 12°27'50" W	N 00°06'02" E
C5	58.33'	266.00'	12°33'52"	58.21'	S 06°10'54" E	S 00°06'02" W	S 12°27'50" E
C6	43.83'	200.00'	12°33'24"	43.74'	S 06°11'08" E	S 12°27'50" E	S 00°05'34" W

### SOIL DESIGNATIONS

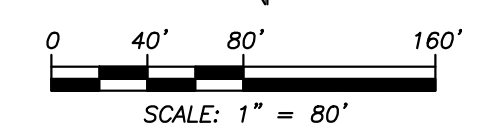
GwC GRISWOLD LOAM, 6 TO 12 PERCENT SLOPES  
 Mdc2 MCHENRY SILT LOAM, 6 TO 12 PERCENT SLOPED, ERODED  
 PnB PLANO SILT LOAM, 2 TO 6 PERCENT SLOPES  
 RnB RINGWOOD SILT LOAM, 2 TO 6 PERCENT SLOPES  
 Rnc2 RINGWOOD SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED  
 ScB ST. CHARLES SILT LOAM, 2 TO 6 PERCENT SLOPES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



TOTAL AREA OF PLAT = 671,217 SQUARE FEET OR 15.409 ACRES INCLUDING VALLEY VIEW ROAD RIGHT-OF-WAY AND 654,905 SQUARE FEET OR 15.035 ACRES EXCLUDING RIGHT-OF-WAY. VALLEY WOODS DRIVE = 27,358 SQUARE FEET OR 0.628 ACRES. SPRUCE VALLEY DRIVE = 32,407 SQUARE FEET OR 0.744 ACRES.

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

DATE: MAY 11, 2016



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

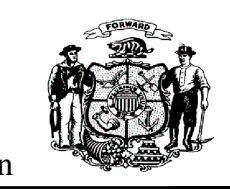
**JSD Professional Services, Inc.**  
 • Engineers • Surveyors • Planners

PROJECT NO: 15-6741	SURVEYED BY: ANW
FILE NO: 0-*	DRAWN BY: JK
FIELDBOOK/PGS: -	CHECKED BY: JLB
<b>SHEET 1 OF 2</b>	APPROVED BY: HPL

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



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