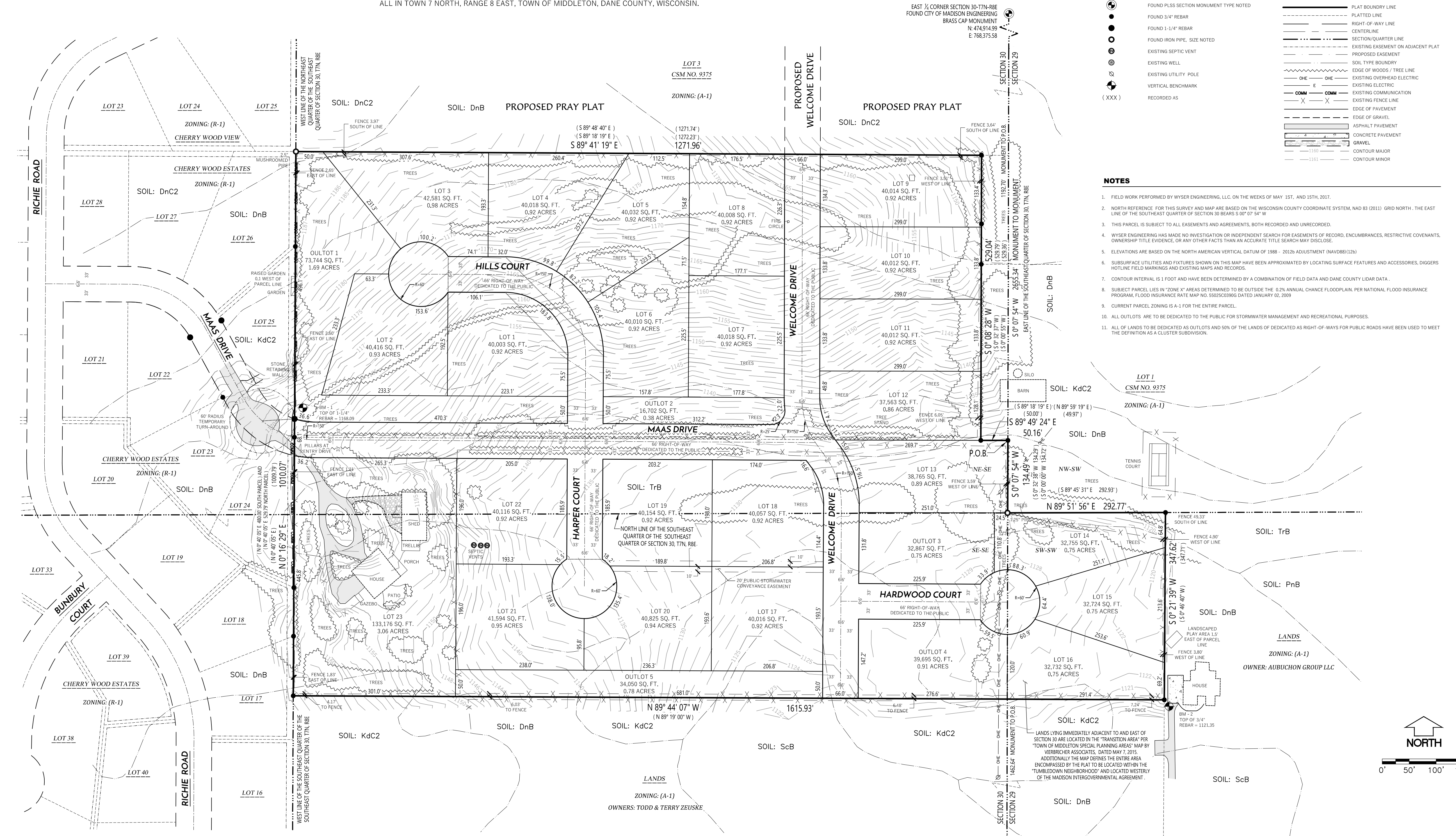


PRELIMINARY PLAT of CHERRY WOOD RIDGE

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



LEGEND	
	FOUND PLSS SECTION MONUMENT TYPE NOTED
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	FOUND IRON PIPE, SIZE NOTED
	EXISTING SEPTIC VENT
	EXISTING WELL
	EXISTING UTILITY POLE
	VERTICAL BENCHMARK
	RECORDED AS
	PLAT BOUNDARY LINE
	PLATTED LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION QUARTER LINE
	EXISTING EASEMENT ON ADJACENT PLAT
	PROPOSED EASEMENT
	SOIL TYPE BOUNDARY
	EDGE OF WOODS / TREE LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE LINE
	EXISTING ELECTRIC
	EXISTING COMMUNICATION
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONTOUR MAJOR
	CONTOUR MINOR

- NOTES**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MAY 1ST, AND 15TH, 2017.
 - NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30 BEARS S 0° 07' 54" W.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2011 ADJUSTMENT (NAV88/126).
 - SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - CONTOUR INTERVAL IS 1 FOOT AND HAVE BEEN DETERMINED BY A COMBINATION OF FIELD DATA AND DANE COUNTY LIDAR DATA.
 - SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 5502C0390G DATED JANUARY 02, 2009.
 - CURRENT PARCEL ZONING IS A-1 FOR THE ENTIRE PARCEL.
 - ALL OUTLOTS ARE TO BE DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES.
 - ALL OF LANDS TO BE DEDICATED AS OUTLOTS AND 50% OF THE LANDS OF DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.

LEGAL DESCRIPTION (AS FURNISHED)

SOUTH PARCEL
 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 8 EAST, AND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 0° 32' 38" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,462.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 18' 19" WEST, 1,323.38 FEET TO THE EAST LINE OF THE PLAT OF CHERRY WOOD ESTATES; THENCE NORTH 0° 40' 05" EAST, 880.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 18' 19" WEST, 1,615.93 FEET TO THE EAST LINE OF THE PLAT OF CHERRY WOOD ESTATES; THENCE NORTH 0° 40' 05" EAST ALONG SAID EAST LINE 480.0 FEET; THENCE SOUTH 89° 18' 19" EAST, 1,323.38 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 0° 32' 38" WEST ALONG SAID EAST LINE 134.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 89° 45' 31" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, 292.93 FEET; THENCE SOUTH 0° 46' 40" WEST, 347.71 FEET TO THE POINT OF BEGINNING.

TAX ROLL PARCEL NUMBER: 038/0708-304-950-0
 ADDRESS PER TAX ROLL: 719 MAAS DR

NORTH PARCEL
 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 0° 32' 38" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,462.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 18' 19" WEST, 1,323.38 FEET TO THE EAST LINE OF THE PLAT OF CHERRY WOOD ESTATES; THENCE NORTH 0° 40' 05" EAST ALONG SAID EAST LINE 529.79 FEET; THENCE SOUTH 89° 18' 19" WEST, 1,322.23 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 0° 32' 38" WEST ALONG SAID EAST LINE 412.19 FEET; THENCE NORTH 8° 29' 0" WEST, 23.18 FEET; THENCE SOUTH 01° 31' 0" WEST, 48.17 FEET; THENCE SOUTH 8° 29' 0" EAST, 24.0 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE SOUTH 0° 32' 38" WEST, 69.42 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE LANDS CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 3, 1986, IN VOLUME 12156 OF RECORDS, PAGE 47, AS DOCUMENT NO. 2112662.

TAX ROLL PARCEL NUMBER: 038/0708-304-8191-7

LEGAL DESCRIPTION (AS SURVEYED ENTIRE PARCEL)

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 30; THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS WEST ALONG THE EAST LINE OF AFORESAID SOUTHWEST QUARTER, 1,192.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST QUARTER LINE, SOUTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, 134.49 FEET TO THE NORTHEAST CORNER OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE ALONG THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, ALSO BEING THE SOUTH LINE OF LOT 1 CSM NO. 9375 NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST, 292.77 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 39 SECONDS WEST, 347.62 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 07 SECONDS WEST, 1,615.93 FEET TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 ALSO BEING THE EAST LINE OF CHERRY WOOD ESTATES; THENCE ALONG SAID EAST LINE OF CHERRY WOOD ESTATES NORTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, 1,010.07 FEET TO THE SOUTH LINE OF SAID CSM NO. 9375; THENCE ALONG SAID CSM NO. 9375 NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST, 1,273.96 FEET; THENCE CONTINUING ALONG SAID CSM NO. 9375 SOUTH 00 DEGREES 08 MINUTES 29 SECONDS WEST, 529.64 FEET; THENCE CONTINUING ALONG SAID CSM NO. 9375 SOUTH 89 DEGREES 49 MINUTES 24 SECONDS EAST, 50.16 FEET BACK TO THE POINT OF BEGINNING.

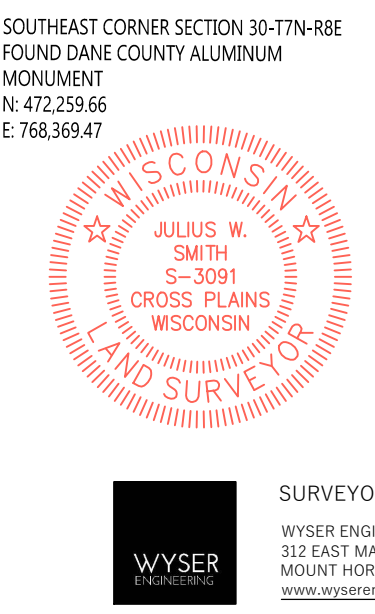
SAID PARCEL CONTAINS 1,410,627 SQUARE FEET OR 32.38 ACRES

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATED IN THE TOWN OF MIDDLETON - CODE OF ORDINANCES.

JULIUS W. SMITH, S-3091
 WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE: _____



LOCATION MAP NOT TO SCALE

OWNER: AUBUCHON GROUP LLC

SURVEYOR/ENGINEER/PLANNER: WYSER ENGINEERING, 312 EAST MAIN STREET, MOUNT HOREB, WI 53572, www.wyserengineering.com

SUBDIVIDER: HAEN REAL ESTATE, 3532 TIMBER LANE, VERONA, WI 53593, 038/0708-304-9500-0 SOUTH PARCEL

OWNERS: BERT AND SILVANA AVEDON, 719 MAAS DRIVE, VERONA, WI 53593, 038/0708-304-8191-7 NORTH PARCEL; DAYL AND ARNOLD ROSENTHAL, 3532 TIMBER LANE, VERONA, WI 53593, 038/0708-304-8191-7 NORTH PARCEL