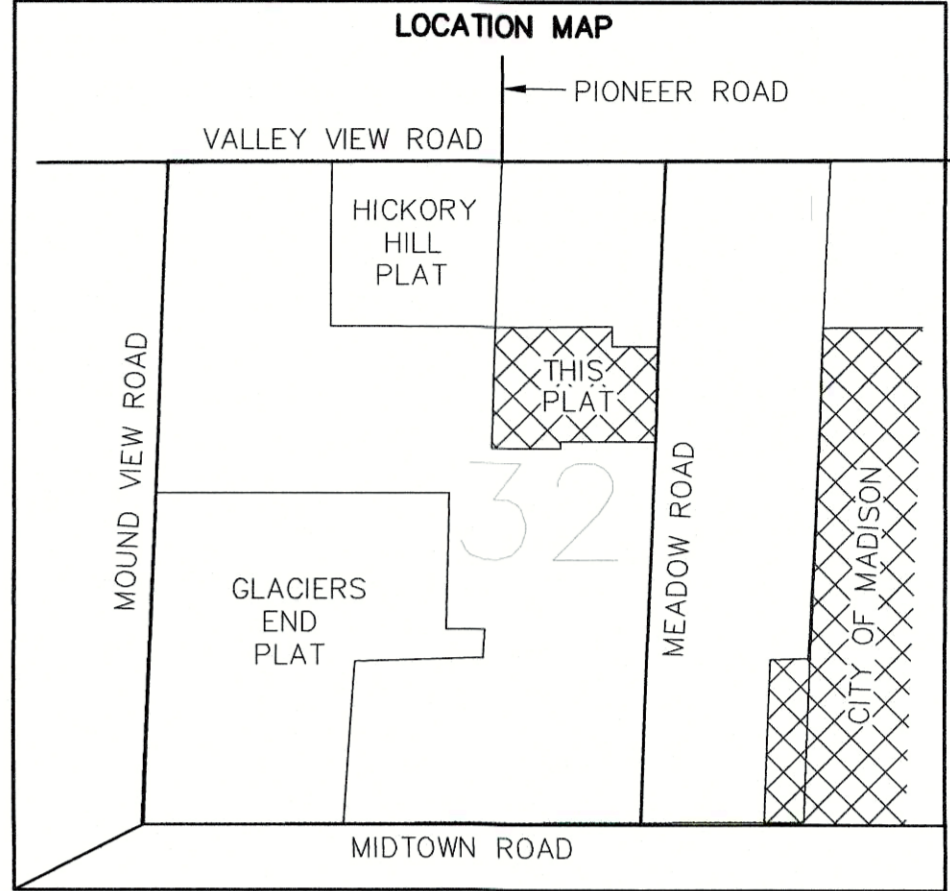
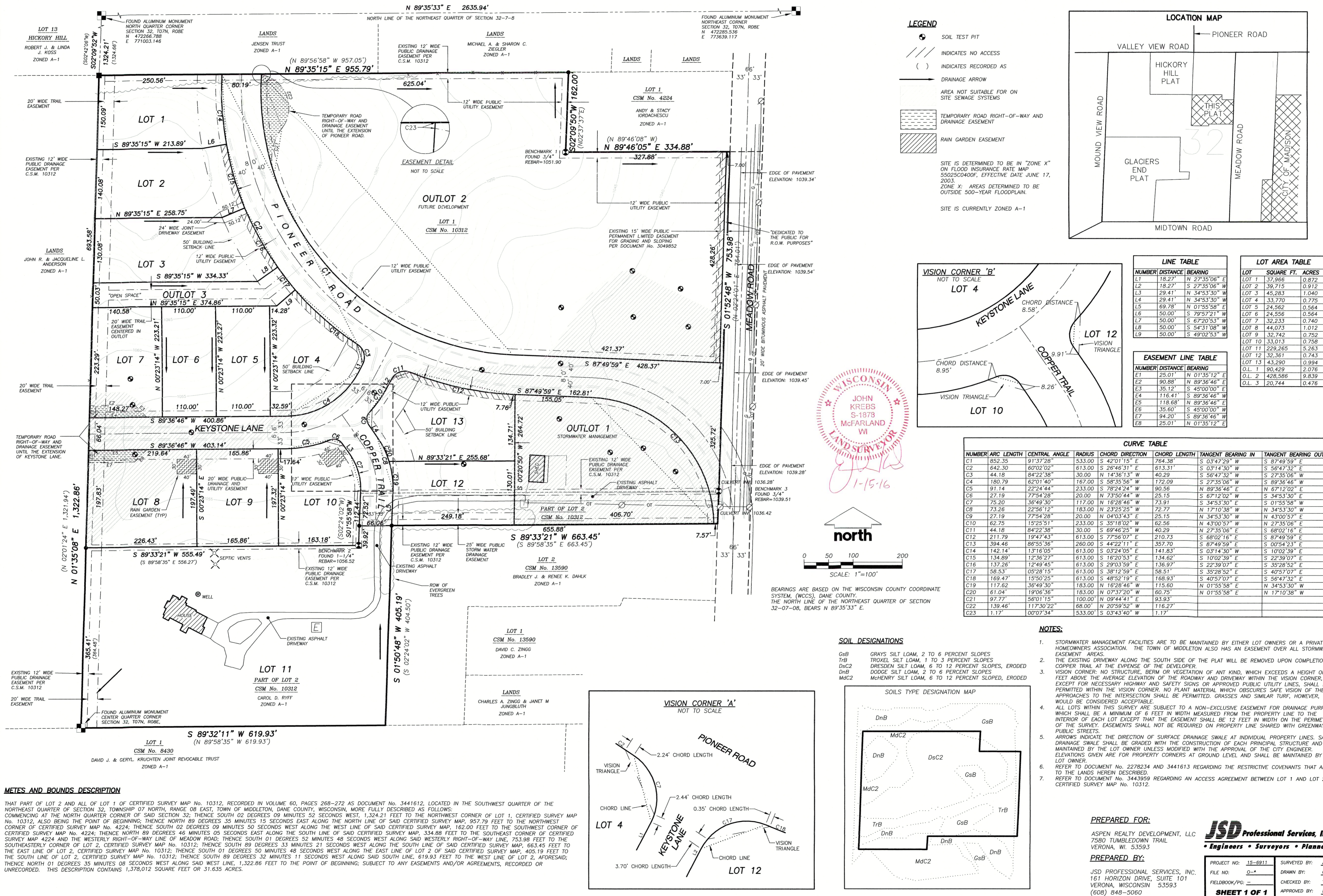


PRELIMINARY PLAT OF ASPEN MEADOW ESTATES

LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



LEGEND

- SOIL TEST PIT
- INDICATES NO ACCESS
- INDICATES RECORDED AS
- DRAINAGE ARROW
- AREA NOT SUITABLE FOR ON SITE SEWAGE SYSTEMS
- TEMPORARY ROAD RIGHT-OF-WAY AND DRAINAGE EASEMENT
- RAIN GARDEN EASEMENT

SITE IS DETERMINED TO BE IN "ZONE X" ON FLOOD INSURANCE RATE MAP 55025C0400F, EFFECTIVE DATE JUNE 17, 2003. ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SITE IS CURRENTLY ZONED A-1

LINE TABLE

NUMBER	DISTANCE	BEARING
L1	18.27'	N 27°35'06" E
L2	218.27'	S 27°35'06" W
L3	29.41'	N 34°53'30" W
L4	29.41'	N 34°53'30" W
L5	69.78'	N 01°55'58" E
L6	50.00'	S 79°57'21" W
L7	50.00'	S 67°20'53" W
L8	50.00'	S 54°31'08" W
L9	50.00'	S 49°02'53" W

LOT AREA TABLE

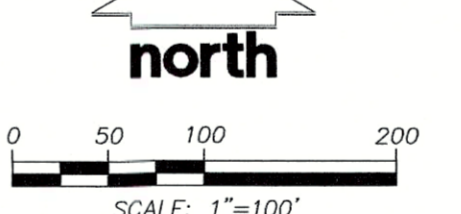
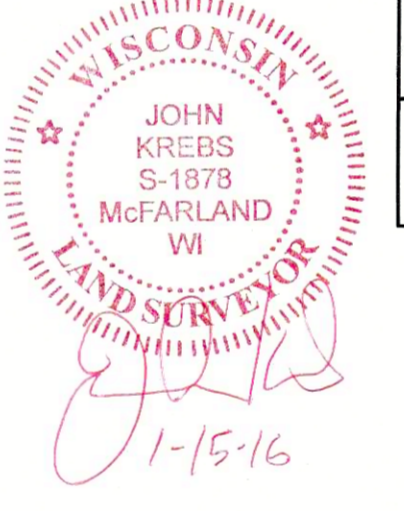
LOT	SQUARE FT.	ACRES
LOT 1	37,966	0.872
LOT 2	39,715	0.912
LOT 3	45,283	1.040
LOT 4	33,770	0.775
LOT 5	24,562	0.564
LOT 6	24,556	0.564
LOT 7	32,233	0.740
LOT 8	44,073	1.012
LOT 9	32,742	0.752
LOT 10	33,013	0.758
LOT 11	229,265	5.263
LOT 12	32,361	0.743
LOT 13	43,290	0.994
O.L. 1	90,429	2.076
O.L. 2	428,586	9.839
O.L. 3	20,744	0.476

EASEMENT LINE TABLE

NUMBER	DISTANCE	BEARING
E1	23.01'	N 01°35'12" E
E2	90.88'	N 89°36'46" W
E3	35.12'	S 45°00'00" E
E4	116.41'	N 89°36'46" W
E5	118.68'	N 89°36'46" W
E6	35.60'	S 45°00'00" W
E7	94.20'	N 89°36'46" W
E8	25.01'	N 01°35'12" E

CURVE TABLE

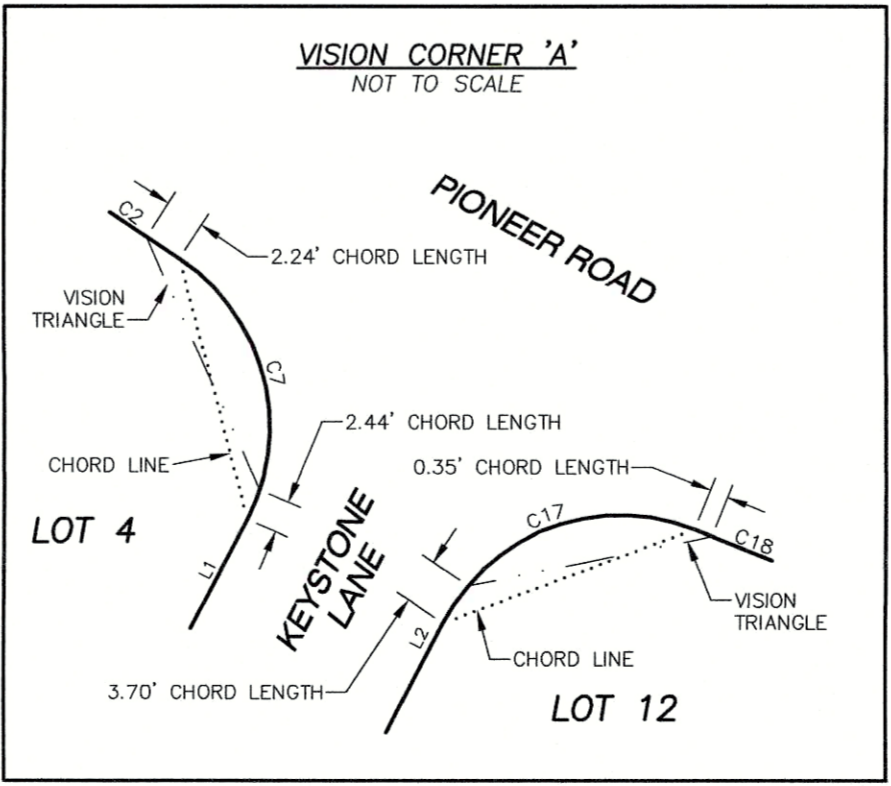
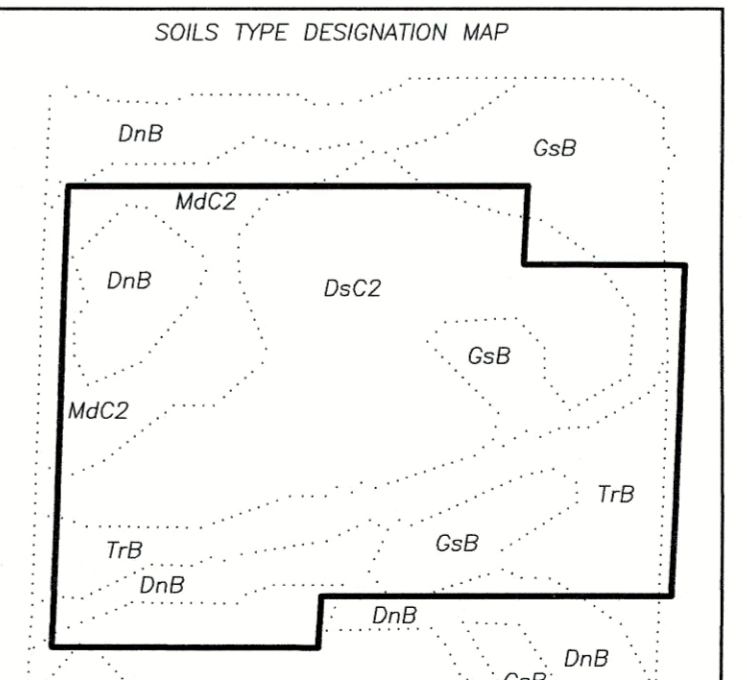
NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	852.35	91°37'28"	533.00	S 42°01'15" E	764.38'	S 03°47'29" W	S 87°49'59" E
C2	642.30	60°02'02"	613.00	S 26°46'31" E	613.31'	S 03°14'30" W	S 56°47'32" E
C3	44.18	84°22'38"	30.00	N 14°36'13" W	40.29	S 56°47'32" W	S 27°35'06" W
C4	180.79	62°01'40"	167.00	S 58°35'56" W	172.09	S 27°35'06" W	S 89°36'46" W
C5	91.14	22°24'44"	233.00	S 78°24'24" W	90.56	N 89°36'46" E	N 67°12'02" E
C6	27.19	77°54'28"	20.00	N 73°50'44" W	25.15	S 67°12'02" W	S 34°53'30" E
C7	75.20	36°49'30"	117.00	N 16°28'46" W	73.91	S 34°53'30" E	S 01°55'58" W
C8	73.26	22°56'12"	183.00	N 23°25'25" W	72.77	N 17°10'38" W	N 34°53'30" W
C9	27.19	77°54'28"	20.00	N 04°03'43" E	25.15	N 34°53'30" W	N 43°00'57" E
O10	62.75	15°25'51"	233.00	S 35°18'02" W	62.56	N 43°00'57" W	N 27°35'06" E
C11	44.18	84°22'38"	30.00	S 69°46'25" W	40.29	N 27°35'06" E	S 66°02'16" E
C12	91.14	22°24'44"	233.00	S 77°56'07" E	210.73	S 66°02'16" E	S 87°49'59" E
C13	394.46	86°55'36"	260.00	S 44°22'11" E	357.70	S 87°49'59" E	S 07°54'23" E
C14	142.14	13°16'05"	613.00	S 03°24'05" E	141.83'	S 03°14'30" W	S 10°02'39" E
C15	134.89	12°36'27"	613.00	S 16°20'53" E	134.62'	S 10°02'39" E	S 22°39'07" E
C16	137.26	12°49'45"	613.00	S 29°03'59" E	136.97'	S 22°39'07" E	S 35°28'52" E
C17	58.53	05°28'15"	613.00	S 38°12'59" E	58.51'	S 35°28'52" E	S 40°57'07" E
C18	169.47	15°50'25"	613.00	S 48°52'19" E	168.93'	S 40°57'07" E	S 56°47'32" E
C19	117.62	36°49'30"	183.00	N 16°28'46" W	116.80'	N 01°55'58" E	N 34°53'30" W
C20	61.04	19°06'36"	183.00	N 07°37'20" W	60.75'	N 01°55'58" E	N 17°10'38" W
C21	97.77	56°01'15"	100.00	N 09°44'41" E	93.93'		
C22	139.46	117°30'22"	68.00	N 20°59'52" W	116.27'		
C23	1.17	00°07'34"	533.00	S 03°43'40" W	1.17'		



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32-07-08, BEARS N 89°35'33" E.

SOIL DESIGNATIONS

GsB GRAYS SILT LOAM, 2 TO 6 PERCENT SLOPES
 TrB TROXEL SILT LOAM, 1 TO 3 PERCENT SLOPES
 DsC2 DRESDEN SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
 DnB DODGE SILT LOAM, 2 TO 6 PERCENT SLOPES
 MdC2 McHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED



METES AND BOUNDS DESCRIPTION

THAT PART OF LOT 2 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 10312, RECORDED IN VOLUME 60, PAGES 268-272 AS DOCUMENT No. 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 02 DEGREES 09 MINUTES 52 SECONDS WEST, 1,324.21 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 10312; ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 35 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP, 957.79 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP No. 4224; THENCE SOUTH 02 DEGREES 09 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP, 162.00 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP No. 4224; THENCE NORTH 89 DEGREES 06 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP, 334.88 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP 4224 AND THE WESTERLY RIGHT-OF-WAY LINE OF MEADOW ROAD; THENCE SOUTH 01 DEGREES 52 MINUTES 48 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 753.98 FEET TO THE SOUTHEAST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 89 DEGREES 33 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP, 663.45 FEET TO THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 01 DEGREES 05 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP, 405.19 FEET TO THE SOUTH LINE OF LOT 2, CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE, 619.93 FEET TO THE WEST LINE OF LOT 2, AFORESAID; THENCE NORTH 01 DEGREES 35 MINUTES 08 SECONDS WEST ALONG SAID WEST LINE, 1,322.86 FEET TO THE POINT OF BEGINNING; SUBJECT TO ANY EASEMENTS AND/OR AGREEMENTS, RECORDED OR UNRECORDED. THIS DESCRIPTION CONTAINS 1,378,012 SQUARE FEET OR 31.635 ACRES.

- NOTES:**
- 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.
 - THE EXISTING DRIVEWAY ALONG THE SOUTH SIDE OF THE PLAT WILL BE REMOVED UPON COMPLETION OF COPPER TRAIL AT THE EXPENSE OF THE DEVELOPER.
 - VISION CORNER: NO STRUCTURE, BERM OR VEGETATION OF ANY KIND, WHICH EXCEEDS A HEIGHT OF 2.5 FEET ABOVE THE AVERAGE ELEVATION OF THE ROADWAY AND DRIVEWAY WITHIN THE VISION CORNER, EXCEPT FOR NECESSARY HIGHWAY AND SAFETY SIGNS OR APPROVED PUBLIC UTILITY LINES, SHALL BE PERMITTED WITHIN THE VISION CORNER. NO PLANT MATERIAL WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION SHALL BE PERMITTED. GRASSES AND SIMILAR TURF, HOWEVER, WOULD BE CONSIDERED ACCEPTABLE.
 - 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.
 - 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 CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
 - REFER TO DOCUMENT No. 2278234 AND 3441613 REGARDING THE RESTRICTIVE COVENANTS THAT APPLY TO THE LANDS HEREIN DESCRIBED.
 - REFER TO DOCUMENT No. 3443959 REGARDING AN ACCESS AGREEMENT BETWEEN LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP No. 10312.

PREPARED FOR:
 ASPEN REALTY DEVELOPMENT, LLC
 7580 TUMBLEDOWN TRAIL
 VERONA, WI 53593

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PROJECT NO: 15-8911
FILE NO: 0-*
FIELDBOOK/PG: -

SURVEYED BY: ANW
DRAWN BY: CO/JK
CHECKED BY: TJB
APPROVED BY: HPU

SHEET 1 OF 1

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