

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the Town of Middleton and Dane County Subdivision Ordinances.

Dated this 5th day of May, 2017.

Brett T. Stoffregan
 Brett T. Stoffregan, Professional Land Surveyor, S-2742

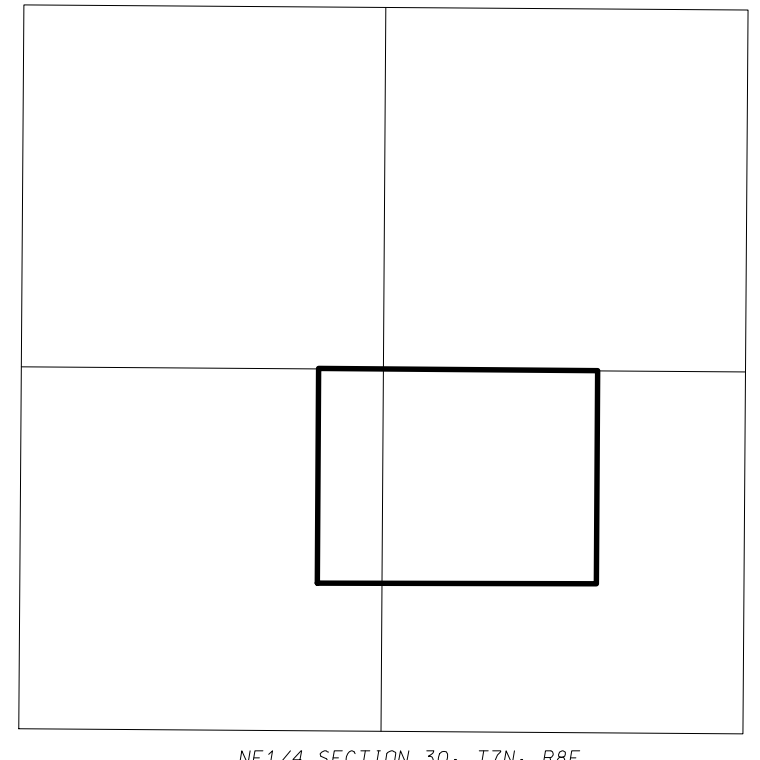


LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 14062, recorded in Volume 94 of Certified Survey Maps on pages 180-182 as Document Number 5180509, Dane County Registry, located in the NE1/4 and the SE1/4 of the NE1/4 of Section 30, T7N, R8E, Town of Middleton, Dane County, Wisconsin.

NOTES

- Area: 799,130 square feet (18.35 acres)
- Refer to building site information found in the Dane County Soil Survey.
- The surveyed parcel is subject to the following recorded instruments:
 - Deed Restriction recorded as Doc. No. 5180510
 - Declaration of Public Trail Easement recorded as Doc. No. 5180511.
 - Joint Driveway Easement Agreement recorded as Doc. No. 5180512.
 - Deed Restriction recorded as Doc. No. 5180513.
- Existing and Proposed Zoning: A-1
- Outlots 1 and 2 are to be owned and maintained by the Welcome Home Subdivision Neighborhood Association.
- Outlots 1 and 2 are subject to Public Stormwater Easements over their entirety.
- Lots 1 and 14 shall have no vehicular access to "A" Street.
- Welcome Drive setbacks per the Town of Middleton:
 - Lots 1 through 11 - 50 feet
 - Lot 12 - 40 feet
- Property Owner: Watts Family Trust
 7701 W Mineral Point Road
 Verona, WI 53593
- Developer: Samina Khan
 6200 Nesbitt Road
 Fitchburg, WI 53719



LOCATION MAP
NOT TO SCALE

LEGEND

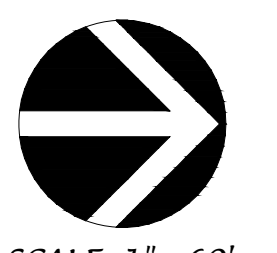
●	FOUND 3/4" REBAR
▲	FOUND PK NAIL
—ST—	STORM SEWER
—E—E—	UNDERGROUND ELECTRIC
—T—T—	UNDERGROUND TELECOMMUNICATION
⊠	ELECTRIC TRANSFORMER
⊗	LIGHT POLE
○	DECIDUOUS TREE
☆	CONIFEROUS TREE
▬▬▬▬▬	RETAINING WALL
—918—	EXISTING CONTOUR
918.32	SPOT ELEVATION (± DECIMAL PT.)
MOE	MINIMUM OPENING ELEVATION

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7550 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT

WELCOME HOMES

LOCATED IN THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 30, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



SCALE: 1" = 60'

GRID NORTH
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)
 THE NORTH LINE OF THE NE1/4
 OF SECTION 30, T8E
 BEARS N89°35'43" W

DATE: 05-05-17
 REVISED:

FN: 16-07-131

Sheet Number:
 1 of 1