

LEGAL DESCRIPTION

Lands and a portion of unimproved Ben Franklin Street located in the NW1/4 of the NE1/4, SW1/4 of the NE1/4, NE1/4 of the NW1/4, SE1/4 of the NW1/4, NE1/4 of the SW1/4, SE1/4 of the SW1/4, NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin No. 141.

Commencing at the South 1/4 corner of said Section 34; thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34 to the point of beginning; thence N82°32'32"W, 53.12 feet to a point on the East line of Lot 3, Certified Survey Map No. 8730; thence N07°27'29"E, 220.37 feet along said line; thence N2°01'23"W, 146.23 feet along said line to a point of curve on the Southeastery right-of-way line of Davis Street; thence Northerly along said Southeastery right-of-way line along a curve to the left which has a radius of 70.00 feet and a chord which bears N07°14'43"W, 124.46 feet to the Southeast corner of Lot 4; Certified Survey Map No. 3024; thence N16°12'08"W, 199.91 feet along the East line of said Lot 4; thence N33°17'28"W, 196.26 feet along the East line of said Lot 4 to the Northeast corner of said Lot 4; thence S75°11'58"W, 518.15 feet to the Northeast corner of Lot 1; Certified Survey Map No. 13252; thence S58°16'14"W, 249.87 feet along said Northeast line to a point of curve on the Northeastery right-of-way line of Ben Franklin Street; thence Northerly along a curve to the left which has a radius of 70.00 feet and a chord which bears N63°39'04"W, 71.06 feet to a point on the center line of vacated Ben Franklin Street; thence N30°58'32"W, 233.81 feet along said center line; thence N58°46'15"E, 282.88 feet; thence S30°58'32"W, 297.00 feet to the Northeast corner of Lot 1, Certified Survey Map No. 13252; thence N75°02'55"E, 518.15 feet to the Northeast corner of Lot 4, Certified Survey Map No. 3024; thence N21°54'08"E, 160.00 feet; thence N84°51'1"E, 235.25 feet to a point on the North-South line of said Section 34; thence N01°06'33"E, 1647.99 feet along said North-South line; thence N61°05'13"W, 519.98 feet; thence N36°06'25"E, 578.81 feet; thence N26°40'55"W, 232.00 feet to a point of curve on the Southeastery right-of-way line of County Highway 50; thence Northerly along said Southeastery right-of-way along a curve to the right which has a radius of 189.80 feet and a chord which bears N58°45'27"E, 152.42 feet to the Northwest corner of Lot 1, Certified Survey Map No. 63,041; thence S26°40'35"E, 801.28 feet along the Southwest line of Lots 1 and 2, Certified Survey Map No. 63,041 and the Southwest line of Lot 2, Certified Survey Map No. 5725 to the Southwest corner of Lot 2; Certified Survey Map No. 5725, also being the Northwest corner of Lot 3, Certified Survey Map No. 5725; thence S30°10'49"E, 269.59 feet along the Southwest line of and to the Southwest corner of Lot 3, Certified Survey Map No. 5725; thence S89°14'47"E, 413.68 feet along the South line of said Lot 3 to the West right-of-way line of Sand Ridge Court; thence S00°44'06"W, 66.00 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 2296; thence N89°14'47"W, 428.31 feet along the North line of and to the Northeast corner of said Lot 1; thence S13°17'49"W, 287.48 feet along the West line of and to the Southwest corner of said Lot 1; thence N61°05'13"W, 250.02 feet to the North-South line of said Section 34; thence S01°06'33"W, 1647.99 feet along said North-South line; thence N84°51'1"E, 9.75 feet; thence S17°11'07"E, 850.00 feet; thence S45°17'21"W, 315.00 feet; thence N62°52'31"W, 51.88 feet to the point of beginning, containing 768,067 square feet (17.632 acres).

NOTES

- Zoning Existing - AT-35
Proposed - Lots 1, 3 and 4 - SR-3
Lots 2, 5, 6 and 7 - SR-2
- Property Owner/Subdividers: Mount Vernon Hills II, LLC
23 Cambridge Court
Madison, WI 53704
- Distances shown along curves are chord lengths.

SURVEYOR'S CERTIFICATE

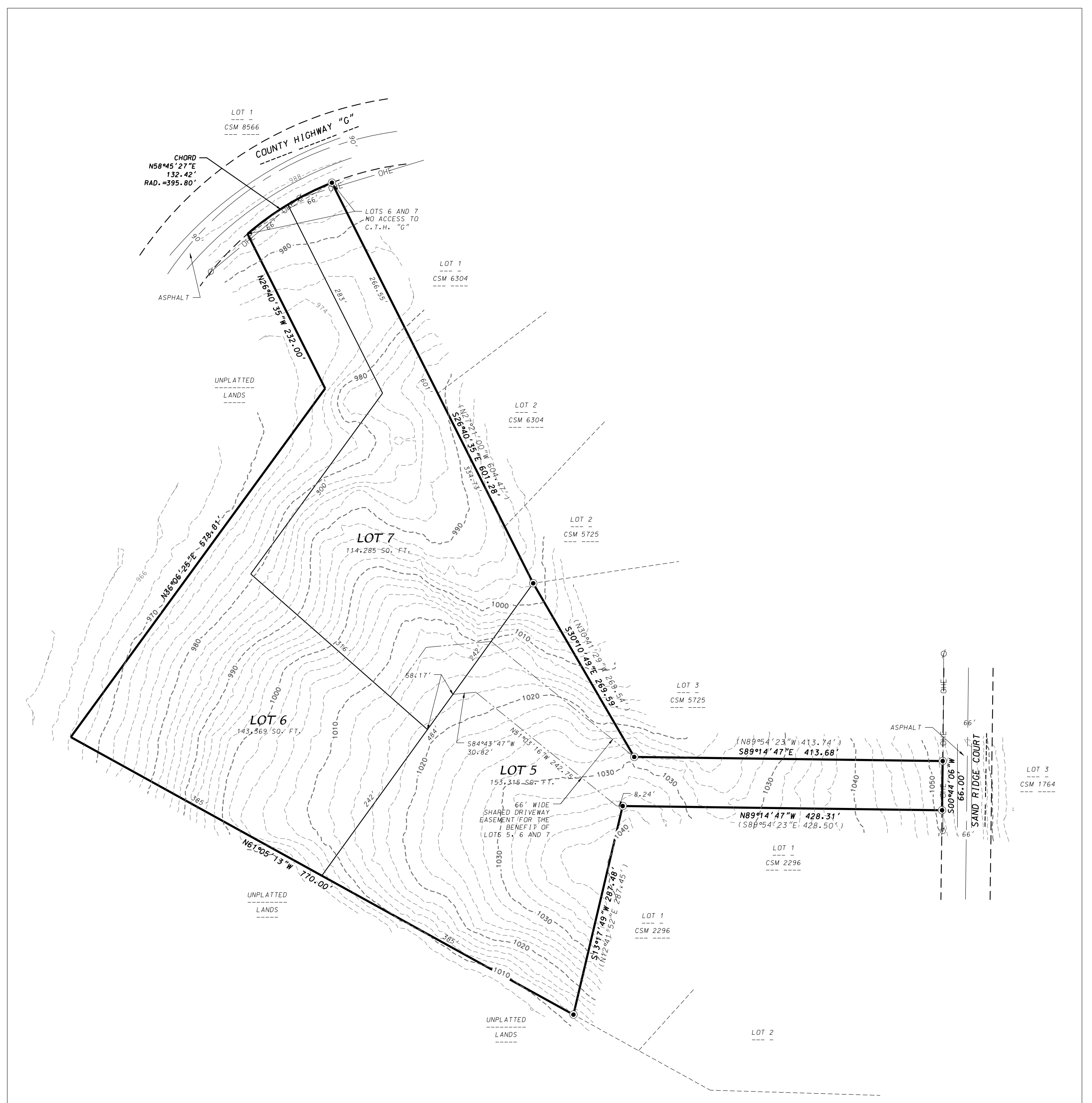
I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the Town of Springdale and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

Dated this 3rd day of August, 2023.

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



- LEGEND**
- FOUND 1" IRON PIPE
 - FOUND 3/4" REBAR
 - OHE — OVERHEAD ELECTRIC
 - () "RECORDED AS" INFORMATION



DATE: 08-03-23
REVISED: 10-05-23
FN: 23-07-105
Sheet Number: 1 of 1

SCALE: 1" = 100'
(PAGE SIZE: 30x42)

THE NORTH-SOUTH LINE OF SECTION 34, T6N, R7E IS ASSUMED TO BE AN N01°06'33"E

PRELIMINARY PLAT

MOUNT VERNON HILLS

LOCATED IN THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4, NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 34, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT