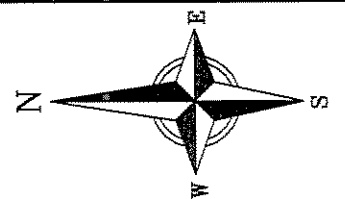
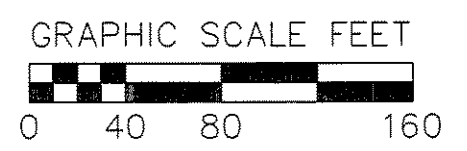


NORTH PARK FITCHBURG

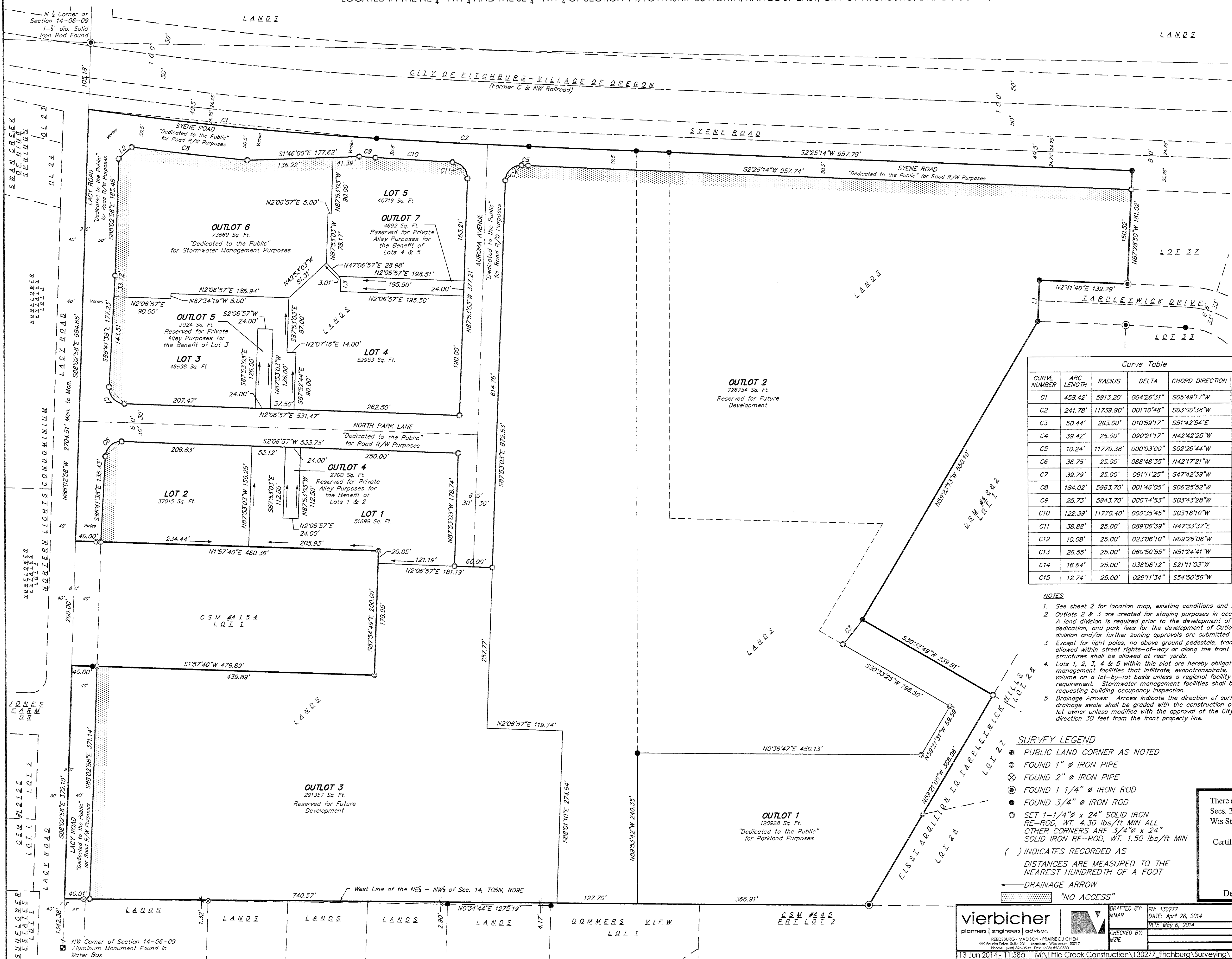
LOCATED IN THE NE 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4 OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NW 1/4 OF SEC. 14-06-09 MEASURED AS BEARING N88°02'58"W



SURVEY PREPARED BY:
VERBICHER ASSOCIATES, INC.
 BY: MICHAEL S. MARTY
 999 FOURIER DRIVE,
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 MADISON, WI 53717
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Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	458.42'	5913.20'	004°26'31"	S05°49'17"W	458.30'
C2	241.78'	11739.90'	001°10'48"	S03°00'38"W	241.78'
C3	50.44'	263.00'	010°59'17"	S51°42'54"E	50.36'
C4	39.42'	25.00'	090°21'17"	N42°42'25"W	35.46'
C5	10.24'	11770.38'	000°03'00"	S02°26'44"W	10.24'
C6	38.75'	25.00'	088°48'35"	N42°17'21"W	34.99'
C7	39.79'	25.00'	091°11'25"	S47°42'39"W	35.72'
C8	184.02'	5963.70'	001°46'05"	S06°25'52"W	184.01'
C9	25.73'	5943.70'	000°14'53"	S03°43'28"W	25.73'
C10	122.39'	11770.40'	000°35'45"	S03°18'10"W	122.39'
C11	38.88'	25.00'	089°06'39"	N47°33'37"E	35.08'
C12	10.08'	25.00'	023°06'10"	N09°26'08"W	10.01'
C13	26.55'	25.00'	060°50'55"	N51°24'41"W	25.32'
C14	16.64'	25.00'	038°08'12"	S21°11'03"W	16.33'
C15	12.74'	25.00'	029°11'34"	S54°50'56"W	12.60'

Line Table		
LINE NO.	DIRECTION	LENGTH
L1	N87°28'50"W	66.00'
L2	S41°40'47"E	27.59'
L3	S87°53'03"E	24.00'

Tangent Bearing Table		
CURVE NUMBER	BACK	AHEAD
C1	S08°02'32"W	S03°36'02"W
C2	S03°36'02"W	
C3	N57°12'33"W	N46°13'15"W
C4		S02°28'14"W
C5	S02°28'14"W	
C8	S07°18'54"W	S05°32'49"W
C9	S03°50'55"W	S03°36'02"W
C10	S03°36'02"W	S03°00'18"W
C11	S03°00'18"W	

- NOTES**
- See sheet 2 for location map, existing conditions and improvements, easements and additional notes.
 - Outlots 2 & 3 are created for staging purposes in accord with Section 24-2(1) of the Municipal Code. A land division is required prior to the development of the respective Outlots. Additional park land dedication, and park fees for the development of Outlots will be calculated at the time a new land division and/or further zoning approvals are submitted to the City for approval.
 - Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of the Lots. Said above ground structures shall be allowed at rear yards.
 - Lots 1, 2, 3, 4 & 5 within this plat are hereby obligated to design and construct stormwater management facilities that infiltrate, evapotranspire, or reuse 100% of predevelopment stay-on volume on a lot-by-lot basis unless a regional facility is designed and constructed to fulfill this requirement. Stormwater management facilities shall be in place and functioning properly prior to requesting building occupancy inspection.
 - Drainage Arrows: Arrows indicate the direction of surface drainage 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. Lots with two arrows typically change direction 30 feet from the front property line.

- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
 - FOUND 1" Ø IRON PIPE
 - ⊗ FOUND 2" Ø IRON PIPE
 - ⊙ FOUND 1 1/4" Ø IRON ROD
 - ⦿ FOUND 3/4" Ø IRON ROD
 - SET 1-1/4" Ø x 24" SOLID IRON RE-ROD, WT. 4.30 lbs/ft MIN ALL OTHER CORNERS ARE 3/4" Ø x 24" SOLID IRON RE-ROD, WT. 1.50 lbs/ft MIN
 - () INDICATES RECORDED AS
 - DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT
 - ← DRAINAGE ARROW
 - ⊘ "NO ACCESS"

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

SURVEYED FOR:
 Goldleaf Fitchburg, LLC
 c/o Mike Filkowski
 2379 University Avenue
 Madison, WI 53726

vierbicher
 planners | engineers | advisors

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DRAFTED BY: MMAR FN: 130277
 DATE: April 28, 2014
 CHECKED BY: MZIE REV: May 6, 2014

13 Jun 2014 - 11:58a M:\Little Creek Construction\130277_Fitchburg\Surveying\130277_FPlat.dwg by: mmr

Received: 06/05/2014
 CPA
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