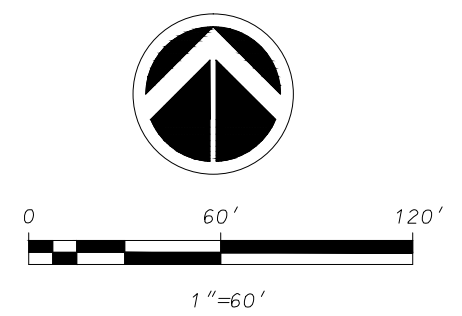
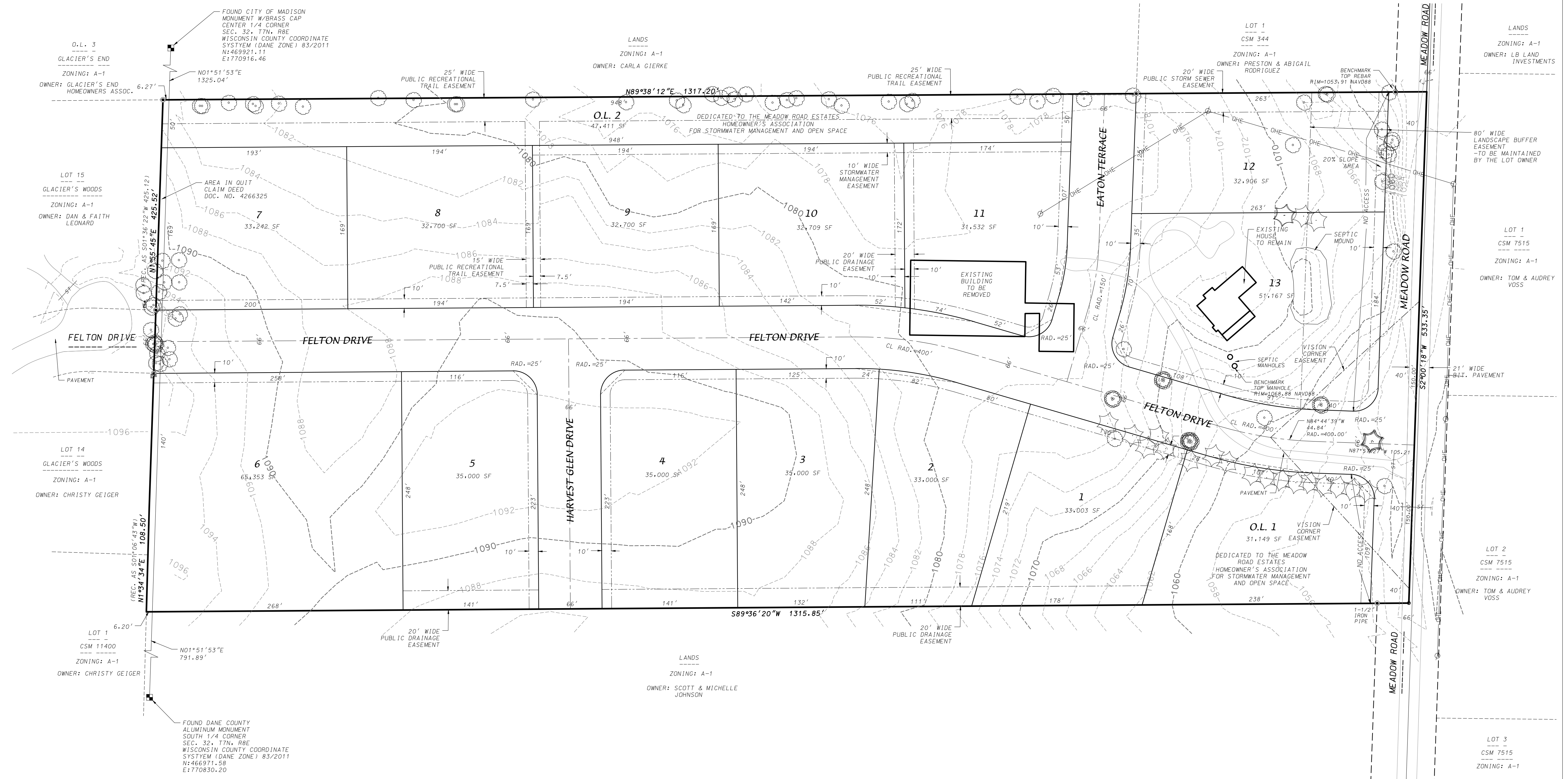


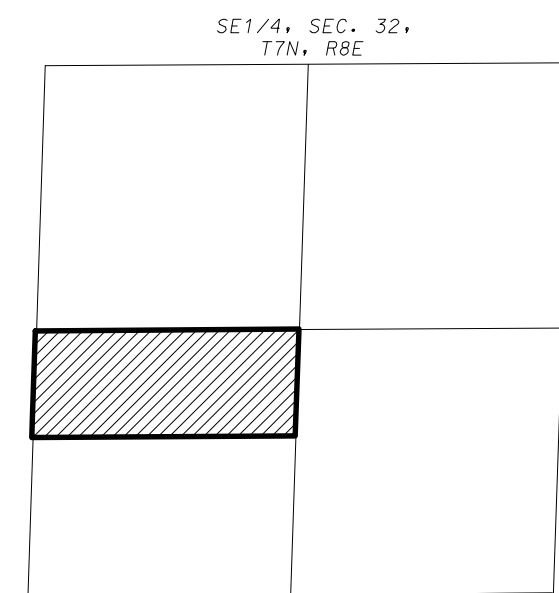
# MEADOW ROAD ESTATES - PRELIMINARY PLAT

LOCATED IN THE SW1/4 OF THE SE1/4 THE SW1/4 OF THE NE1/4 AND IN THE SE1/4 OF THE SW1/4 OF SECTION 32, T7N, R8E  
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



GRID NORTH  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) 83/2011

OWNER/SUBDIVIDER  
Hoen Real Estate  
8201 Mayo Drive, Suite 111  
Madison, WI 53719



LOCATION MAP  
NOT TO SCALE

### 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 14th day of October, 2014.

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



Revised: 10/28/14  
01/23/15

### LEGEND

- FOUND 1/16" IRON REBAR (UNLESS NOTED)
- ST— STORM SEWER
- 1080- EXISTING CONTOUR
- ┌ 10' Public utility easement
- └ Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

### LEGAL DESCRIPTION

A parcel of land located in the NW1/4 of the SE1/4 the SW1/4 of the NE1/4 and in the NE1/4 of the SW1/4 of Section 32, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 32; thence N01°51'53"E, 781.89 feet along the West line of said SE1/4 to the point of beginning; thence S89°36'20"W, 6.20 feet to the East line of Lot 1, Certified Survey Map No. 11400; thence N01°34'34"E, 108.50 feet along said East line also being on the East line of Glacier's Woods; thence N01°55'45"E, 425.52 feet along the East line of Glacier's Woods to the Northeast corner of Lot 15, Glacier's Woods; thence N89°38'12"E, 1317.20 feet; thence S02°00'18"W, 533.36 feet; thence S89°36'20"W, 1309.65 feet to the point of beginning. Containing 702,187 square feet (16.12 acres).

### NOTES

1. Existing Zoning: A-1
2. Outlots 1 and 2 shall remain open space and are subject to a public stormwater management and drainage easements.
3. Vision Corner Easements: 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.
4. Lots 7 and 8 and Outlot 2 are subject to a Public Recreational Trail Easement to the Town of Middleton, The Town of Middleton, as owner of the Public Recreational Trail, shall generally have the right to improve, repair, maintain, and allow public use of the public recreation trail easement as the Town determines from time to time.
5. Direct vehicular access to Meadow Road is prohibited for all lots and outlots adjacent to Meadow Road.

**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

FN:14-07-115