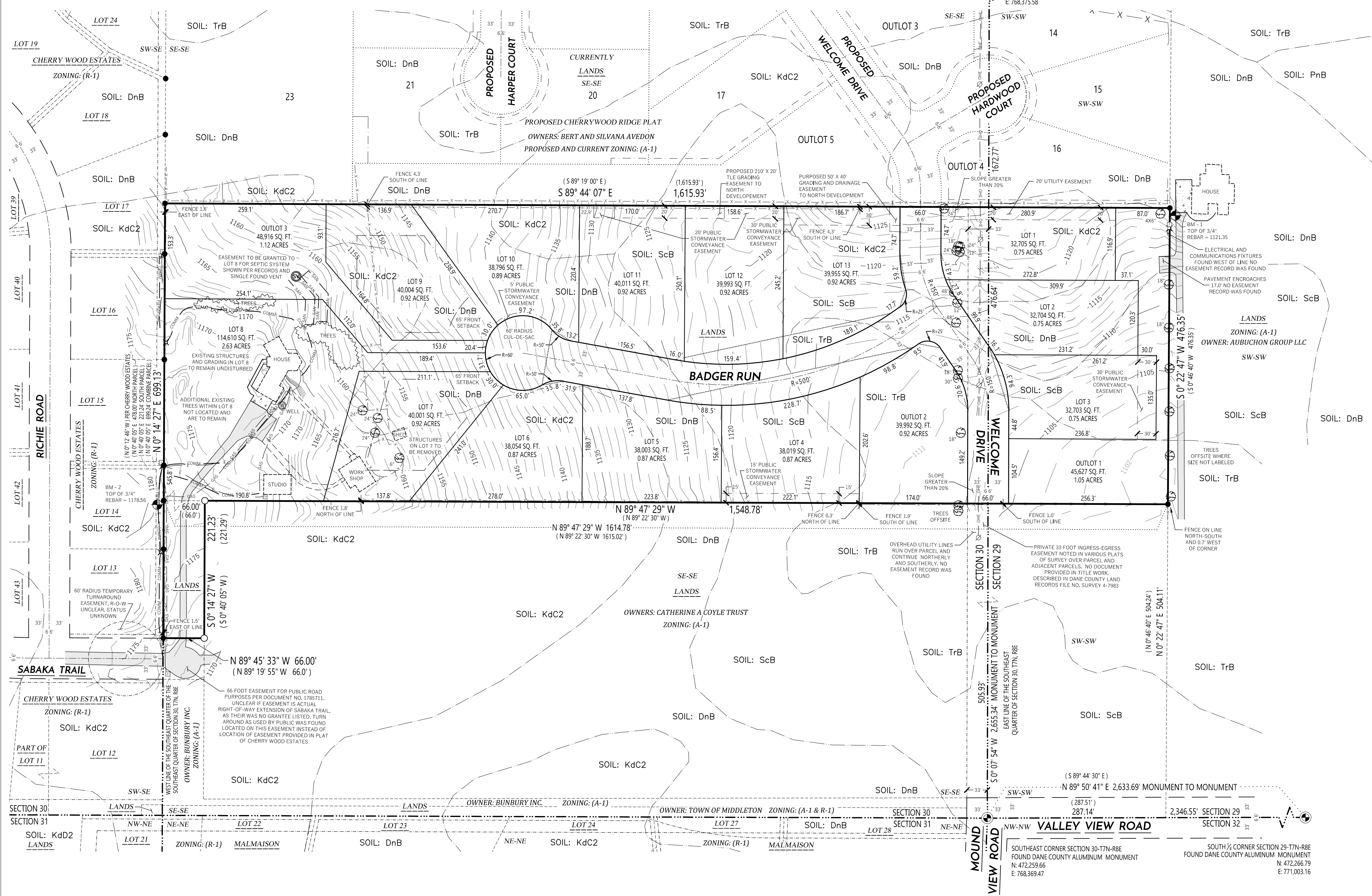
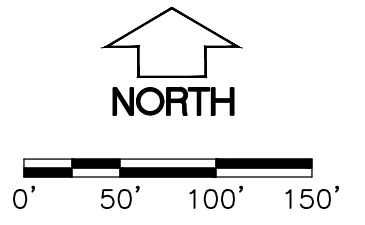


PRELIMINARY PLAT of CARDINAL PRAIRIE

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



LEGEND

	FOUND PLS SECTION MONUMENT TYPE NOTE
	FOUND 3/4" REBAR
	FOUND 1-1/4" REBAR
	SET 1-1/4" REBAR
	EXISTING SEPTIC VENT
	EXISTING WELL
	EXISTING UTILITY POLE
	EXISTING UTILITY PEDESTAL
	EXISTING TRANSFORMER
	DECIDUOUS TREE
	VERTICAL BENCHMARK
	RECORDED AS

	PLAT BOUNDARY LINE
	PLATTED LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	SECTION/QUARTER LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SOIL TYPE BOUNDARY
	SETBACKS WERE NOT TYPICAL
	EDGE OF WOODS / TREE LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC
	EXISTING COMMUNICATION
	EXISTING NATURAL GAS LINE
	EXISTING FENCE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONTOUR MAJOR
	CONTOUR MINOR

- NOTES**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC, ON THE WEEK OF NOVEMBER 13TH, 2017.
 - NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30 BEARS S 00° 07' 54" W.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - WYSER ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAN AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 - 2012s ADJUSTMENT (NAVD08) (126).
 - SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOPE LINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
 - CONTOUR INTERVAL IS 1 FOOT AND HAVE BEEN DETERMINED BY A COMBINATION OF FIELD DATA AND DANE COUNTY UDMR DATA.
 - SUBJECT PARCEL LIES IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 55025C0390Q DATED JANUARY 02, 2009.
 - CURRENT PARCEL ZONING IS A-1 FOR THE ENTIRE PARCEL.
 - ALL STREET RIGHT-OF-WAYS SHOWN WITHIN THE PLAT BOUNDARY ARE TO BE "DEDICATED TO THE PUBLIC".
 - ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED FOR OPEN SPACE PURPOSES AND EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES ACROSS THEM.
 - ALL OF LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS OF DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.

LEGAL DESCRIPTION (AS FURNISHED BY KNIGHT | BARRY TITLE GROUP FILE NO. 933414PP)

NORTH PARCEL A:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN; AND A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 44'30" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, 287.51 FEET; THENCE NORTH 00 DEGREES 46'40" EAST, 504.24 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 22'30" WEST, 1615.02 FEET TO THE EAST LINE OF THE PLAT OF CHERRY WOOD ESTATES; THENCE NORTH 00 DEGREES 40'05" EAST ALONG THE EAST LINE 478.00 FEET; THENCE SOUTH 89 DEGREES 19'00" EAST, 1615.93 FEET; THENCE SOUTH 00 DEGREES 46'40" WEST, 476.35 FEET TO THE POINT OF BEGINNING.
SOUTH PARCEL C:
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL A; THENCE SOUTH 89 DEGREES 22'30" EAST, 66.0 FEET; THENCE SOUTH 00 DEGREES 40'05" WEST, 221.29 FEET; THENCE NORTH 89 DEGREES 19'55" WEST, 66.0 FEET TO THE EAST LINE OF THE PLAT OF CHERRY WOOD ESTATES; THENCE NORTH 00 DEGREES 40'05" EAST ALONG SAID EAST LINE, 221.24 FEET TO THE POINT OF BEGINNING.
AND SUBJECT TO PARCEL B:
TOGETHER WITH A 66 FOOT EASEMENT FOR PUBLIC ROAD PURPOSES AS RECORDED IN VOLUME 4609 OF RECORDS, PAGE 88, AS DOCUMENT NO. 1785711.
TAX ROLL PARCEL NUMBER: 038/0708-304-9660-7
ADDRESS PER TAX ROLL: 3490 SABAKA TRAIL

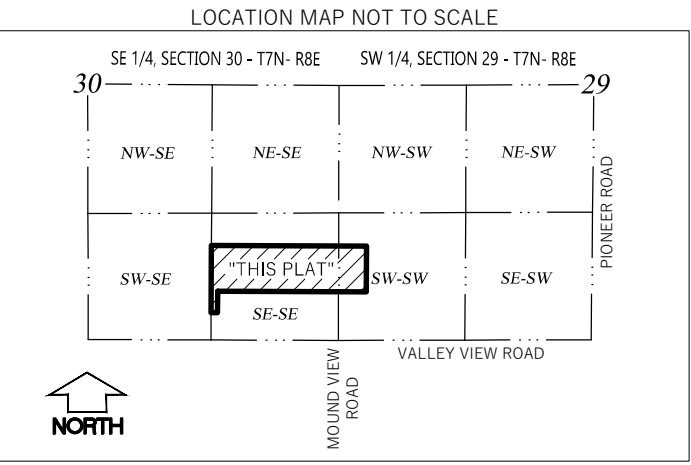
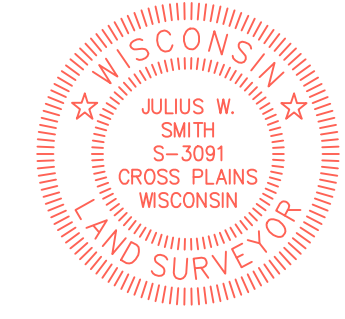
LEGAL DESCRIPTION (AS SURVEYED ENTIRE PARCEL)

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.
COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 30; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF AFORESAID SOUTHWEST QUARTER OF SECTION 29, A DISTANCE OF 287.14 FEET. THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS EAST, 954.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 47 MINUTES 29 SECONDS WEST, 1,548.78 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 27 SECONDS WEST, 221.23 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 33 SECONDS WEST, 66.00 FEET TO THE EAST LINE OF CHERRY WOOD ESTATES; THENCE ALONG SAID EAST LINE OF CHERRY WOOD ESTATES NORTH 00 DEGREES 14 MINUTES 27 SECONDS EAST, 699.13 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 07 SECONDS EAST, 1615.93 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 47 SECONDS WEST, 476.35 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 785,357 SQUARE FEET OR 18.03 ACRES

SURVEYORS CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HERON, AND THAT THIS SURVEY COMPLIES WITH ALL 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE PROVISIONS AS STATUTES IN THE TOWN OF MIDDLETON - CODE OF ORDINANCES.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR



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