

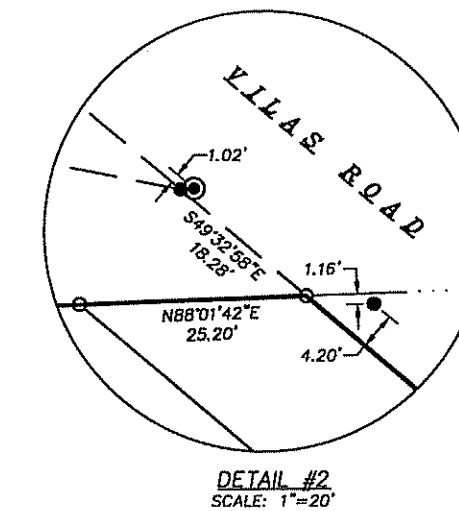
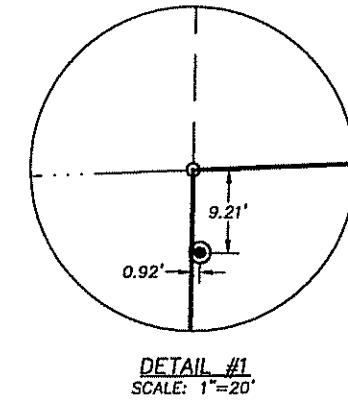
# PRELIMINARY PLAT OF PARKSIDE RIDGE

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, ALSO LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 7 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

SCALE: ONE INCH = ONE HUNDRED FEET  
 TOTAL AREA OF PLATTED LANDS: 1,651,043 SQUARE FEET OR 37.9027 ACRES

**SURVEYED FOR:**  
 2001 Realty  
 4598 Highfield Road  
 Middleton, WI 53712

**SURVEYED BY:**  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com



**Legal Description.**

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 17, also located in the Southwest Quarter of the Northwest Quarter of Section 16, all in Township 7 North, Range 11 East, Village of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Beginning at the East Quarter corner of Section 17, thence South 87 degrees 53 minutes 47 seconds West along the South line of the Northeast Quarter of said Section 17, 1325.21 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 17; as shown on Certified Survey Map Number 12249, as recorded in Volume 75 of Certified Survey Maps, on pages 339-340, as Document Number 4354920, Dane County registry; thence North 01 degree 16 minutes 35 seconds East, 1331.37 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 17; thence along said North line North 88 degrees 01 minutes 42 seconds East, 803.16 feet to the Westerly right-of-way line of Vilas Road; thence along said Westerly right-of-way line South 49 degrees 32 minutes 58 seconds East, 142.35 feet to a point of curvature; thence continuing along said Westerly right-of-way line and the arc of a curve to the right through a central angle of 22 degrees 02 minutes 20 seconds, an arc length of 362.61 feet, a radius of 942.70 feet and a chord bearing South 38 degrees 48 minutes 07 seconds East, 360.38 feet; thence continuing along said Westerly right-of-way line South 27 degrees 55 minutes 58 seconds East, 492.50 feet; thence South 21 degrees 43 minutes 57 seconds East along said Westerly right-of-way line and the existing corporate boundary line of the Village of Cottage Grove, 256.46 feet; thence continuing along said Westerly right-of-way line and said existing corporate boundary line South 19 degrees 24 minutes 24 seconds East, 97.52 feet; thence South 88 degrees 23 minutes 36 seconds West, 198.94 feet; thence South 00 degrees 07 minutes 43 seconds West, 165.88 feet to the point of beginning. This description contains approximately 1,651,043 square feet or 37.9027 acres.

**SURVEYOR'S CERTIFICATE**

I, Adam R. Gross, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Cottage Grove.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signed: Adam R. Gross, P.L.S. No. 3017

**CURRENT ZONING:** RH

**PROPOSED ZONING:**  
 SINGLE FAMILY: SR-4  
 7.93 AC.=LOTS P-1,  
 P-2, P-8 TO P-15

**RURAL HOLDING:** RH  
 28.32 AC.=LOTS P-3  
 TO P-7

**LEGEND**

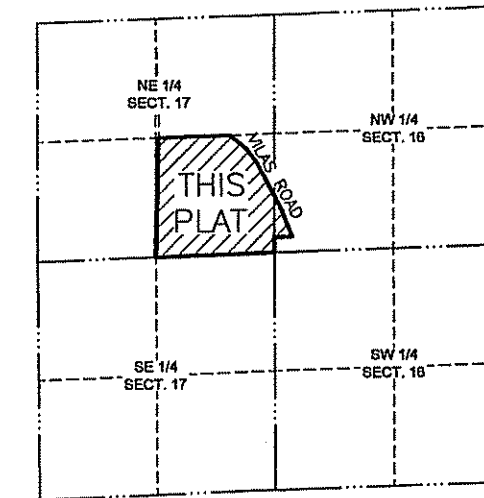
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- ⊠ CHISELED CROSS SET
- ▲ SURVEY MARKER NAIL SET
- /// NO VEHICULAR ACCESS
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- VILLAGE LIMITS

NOTE: COMPLETE CURVE DATA FOR ALL CURVES AND CURVE SEGMENTS WILL BE SHOWN ON THE FINAL PLAT.

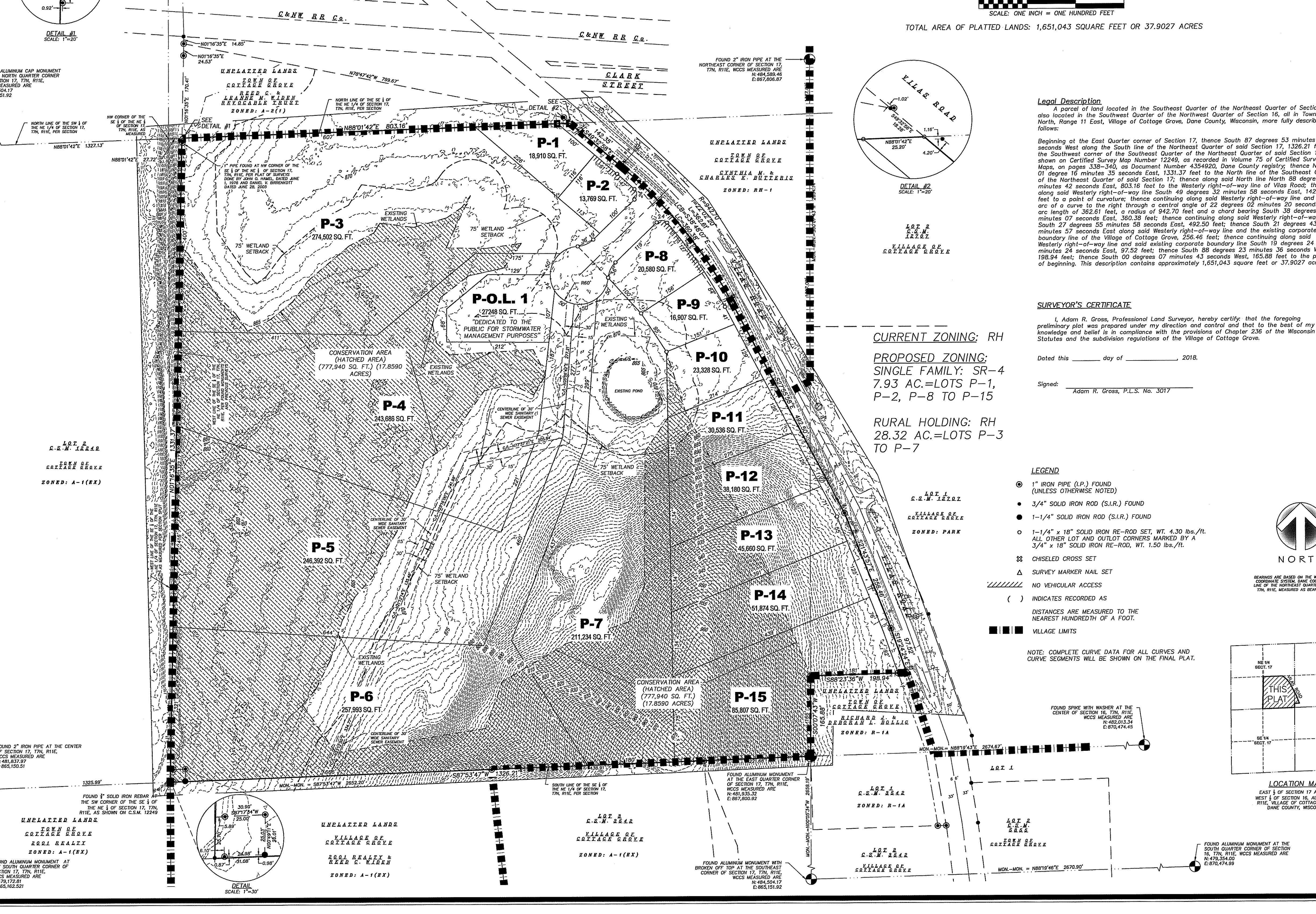


NORTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM. DANE COUNTY, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, T7N, R11E, MEASURED AS BEARING S073°47'W.



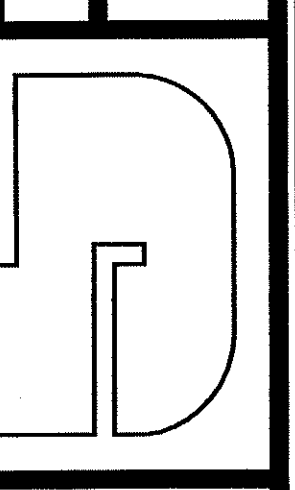
**LOCATION MAP**  
 EAST 1/4 OF SECTION 17 AND THE WEST 1/4 OF SECTION 16, ALL IN T7N, R11E, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN



MARK	REVISION	DATE	BY

VILLAGE OF COTTAGE GROVE  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com

**PARKSIDE RIDGE**  
 PRELIMINARY PLAT  
**SNYDER & ASSOCIATES, INC.**



Project No: 117.0796.30  
 Sheet Number 1

Received: 02/21/2018  
 CPA  
**27794**

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