



- LEGEND**
- FOUND 3/4" REBAR
 - FOUND 1-1/4" REBAR
 - FOUND 1" IRON PIPE
 - ELECTRIC TRANSFORMER
 - TELECOMMUNICATION PEDESTAL
 - SEPTIC MANHOLE
 - SEPTIC VENTS
 - WELL
 - EDGE OF TREES
 - MISC. TREE (TYPE NOTED)
 - SHAGBARK HICKORY
 - BLACK OAK
 - WHITE OAK
 - BURR OAK
 - BLACK CHERRY
 - HACKBERRY
 - SILVER MAPLE
 - FENCE
 - SOIL CLASSIFICATION LINE
 - EXISTING CONTOUR
 - "RECORDED AS" INFORMATION
 - 20% SLOPE AREA

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 Middleton and Dane County Subdivision Ordinances.

Dated this 15th day of August, 2022.
 Revised this 23rd day of August, 2022.
 Revised this 7th day of November, 2022.
 Revised this 9th day of December, 2022.

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



LEGAL DESCRIPTION

The SE1/4 of the NW1/4 and part of the SW1/4 of the NW1/4 of Section 32, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Beginning at the West 1/4 corner of said Section 32; thence N02°10'11"W, 663.39 feet along the West line of said NW1/4; thence N89°45'52"E, 1320.03 feet to a point on the West line of said SE1/4 of the NW1/4; thence N01°50'15"E, 385.53 feet along said West line; thence S88°09'45"E, 105.77 feet thence N89°11'15", 259.69 feet thence N00°1'43"W, 110.88 feet to a point on the South line of Lot 14, Valley View Woods; thence N89°48'17"E, 1025.32 feet along the South line of said Lot 14, the South line of Lot 11, Valley View Woods; the South line of Lot 2, Certified Survey Map No. 4664, the South right-of-way line of Hickory Hill Road and the South line of Lot 13, Hickory Hill and the Easterly extension thereof to a point on the West line of Lot 1, Aspen Meadow Estates; thence S01°55'23"W, 1322.61 feet along the West line of Lots 1, 2, 3, 4, 5 and Outlot 3, Aspen Meadow Estates, the West right-of-way line of Loveland Pass and the West line of Lot 1, Certified Survey Map No. 1012 feet to the center of said Section 32; thence S89°43'02"W, 2647.45 feet along the North line of Lot 1, Certified Survey Map No. 8430, the North right-of-way line of White Cedar Drive, the North line of Outlot 1, Glacier's End, the North right-of-way line of Blue Cedar Drive, the North line of Outlot 1, Glacier's End, the North line of Lot 1, Certified Survey Map No. 5475 and the North line of Lot 2, Certified Survey Map No. 5521 and the Westerly extension thereof to the point of beginning, containing 2,556.051 square feet (58.679 acres).

- NOTES**
- Existing/Proposed Zoning: AT-5
 - Outlot Designations: 1, 2, and 5 - Private Open Space, Easement to be granted to Ice Age Trail by separate agreement. 3 and 4 - Private Open Space to be owned by the private Homeowners Association for Stormwater Management. Easement over the entire Outlot to the Town of Middleton for Stormwater Management.
 - All intersection radii are 15'
 - Distances shown along curves are chord lengths.
 - Property Owner/Subscriber: John R. Andersen and Jacqueline L. Andersen Trust dated February 26, 2015 1502 New Ashburn Way Madison, WI 53719 Eric E. Larson and Nancy M. Larson 3386 Mound View Road Verona, WI 53593

DATE: 08-15-22
 REVISED:
 08-29-22, 11-7-22, 12-09-22
 FN: 22-07-102
 Sheet Number:
 1 of 1

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

GRID NORTH
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)

PRELIMINARY PLAT

GLACIER'S TRAIL

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 32, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTKKE AND ASSOCIATES, INC.

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