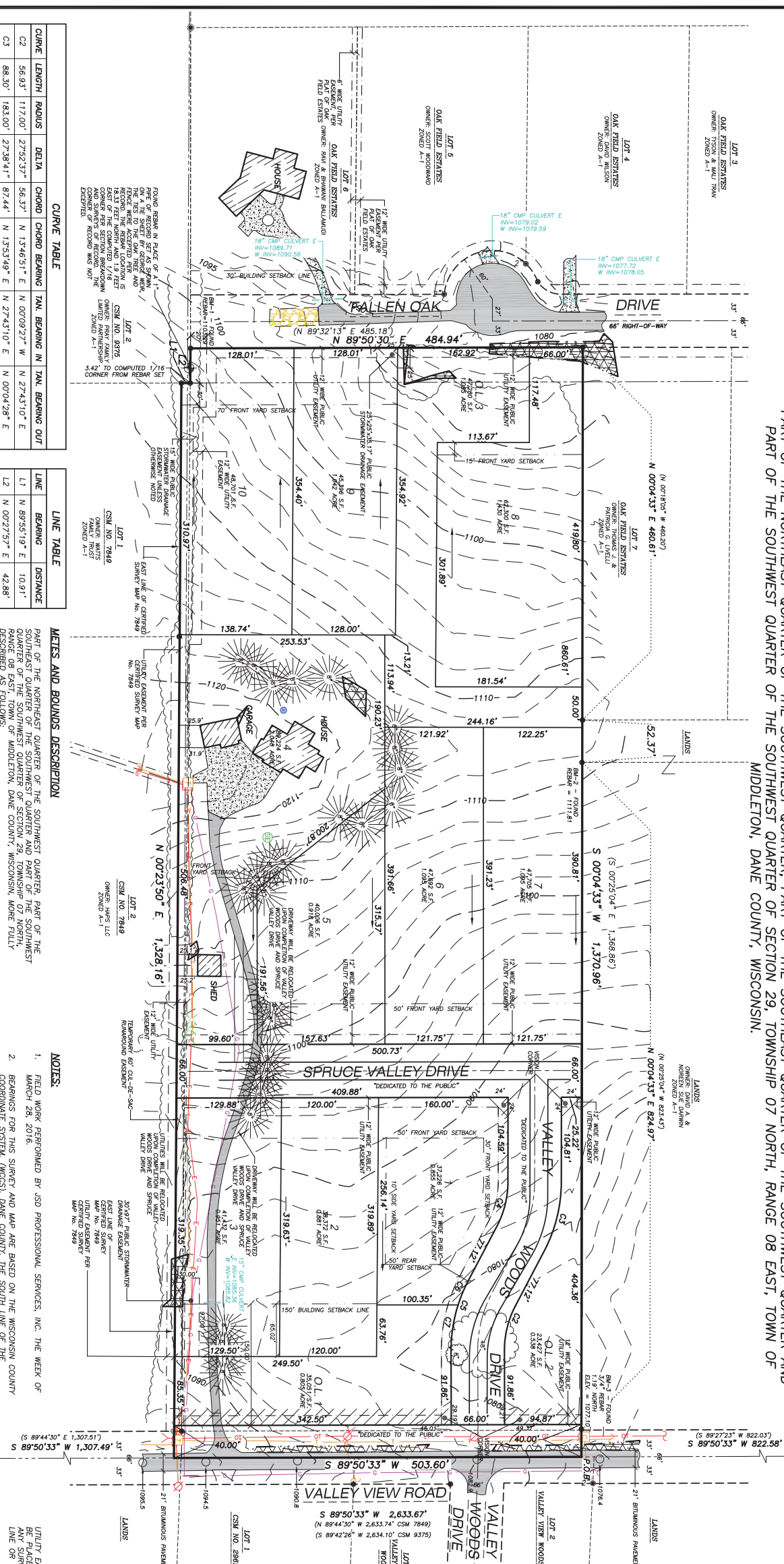


PRELIMINARY PLAT OF SPRUCE VALLEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DADE COUNTY, WISCONSIN.



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C2	56.93'	117.00'	27°52'37"	56.37'	N 1°36'51" E	N 00°09'22" W	N 27°43'10" E
C3	88.30'	183.00'	27°58'41"	87.44'	N 1°35'49" E	N 00°04'28" E	N 00°04'28" E
C4	56.45'	117.00'	27°58'41"	55.91'	S 1°35'49" W	N 00°04'28" E	N 27°43'10" E
C5	89.04'	183.00'	27°52'37"	88.16'	S 1°34'51" W	N 27°43'10" E	N 00°09'27" W
C6	31.86'	183.00'	9°59'27"	31.82'	S 22°43'56" W	N 27°43'10" E	N 1°74'43" E
C7	57.18'	183.00'	17°54'10"	56.95'	S 08°47'38" W	N 17°44'43" E	N 00°09'27" W

LINE	BEARING	DISTANCE
L1	N 89°55'19" E	10.91'
L2	N 00°27'57" E	42.88'

METES AND BOUNDS DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DADE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, HEREINAFTER REFERRED TO AS THE SOUTHWEST CORNER OF SECTION 29, COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, THENCE S 1°36'51" E 56.37 FEET TO THE POINT OF BEGINNING, THENCE S 1°35'49" E 87.44 FEET TO THE POINT OF BEGINNING, THENCE S 1°35'49" W 55.91 FEET TO THE POINT OF BEGINNING, THENCE S 1°34'51" W 88.16 FEET TO THE POINT OF BEGINNING, THENCE S 22°43'56" W 31.82 FEET TO THE POINT OF BEGINNING, THENCE S 08°47'38" W 56.95 FEET TO THE POINT OF BEGINNING, THENCE N 17°44'43" E 56.95 FEET TO THE POINT OF BEGINNING.

NOTES:

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 28, 2016.
- REMARKS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DADE COUNTY, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29-07-08 BEARS S 89°50'33" W.
- ALL ROAD RIGHT-OF-WAYS WITHIN THIS PLAT ARE DEDICATED TO THE PUBLIC. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). REFERENCE BENCHMARK IS A CITY OF MADISON BRASS CAP MARKING THE SOUTH CORNER OF SECTION 29-07-08. ELEVATION = 1098.10.
- OUTLOTS 1, 2 AND 3 ARE FOR STORMWATER MANAGEMENT FACILITIES. ALL OUTLOTS WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY EITHER LOT OWNERS OR A PRIVATE HOMEOWNERS ASSOCIATION THE TOWN OF MIDDLETON ALSO HAS AN EASEMENT OVER ALL STORMWATER EASEMENT AREAS.
- A PORTION OF THE EXISTING DRAINAGE ALONG THE WEST SIDE OF THIS PLAT WILL BE REMOVED UPON COMPLETION OF VALLEY WOODS DRIVE AND SPRUCE VALLEY DRIVE AT THE EXPENSE OF THE DEVELOPER.
- ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-ENCLOSURE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT FOR LOTS 2, 3 AND 4 WHICH SHALL BE 12 FEET IN WIDTH ON THE PERMETER OF THE LOT. ALL LOTS SHALL BE BOUNDARIED ON PROPERTY LINE SHAKED WITH GREENWAS OR PUBLIC STREETS.
- ELEVATIONS SHOWN ON VALLEY VIEW ROAD ARE CENTRAL ELEVATIONS.
- VISION TRIANGLE AT VALLEY WOODS DRIVE AND VALLEY VIEW ROAD IS 150 FEET FROM CENTRAL OF VALLEY WOODS DRIVE AND THE SECTION LINE.

UTILITY EASEMENTS -- NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB THE SURFACE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE. SMALL AT INDIVIDUAL PROPERTY LINES. SAND DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER MIDDLETON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MIDDLETON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

- 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
-

DATE: MAY 11, 2016
 REVISION: JUNE 20, 2016
 REVISION: JULY 01, 2016
 REVISION: SEPTEMBER 13, 2016
 REVISION: NOVEMBER 10, 2016
 REVISION: DECEMBER 12, 2016

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" REBAR FOUND
- POWER POLE W/GUY
- TELEPHONE PEDestal
- CABLE PEDestal
- SEPTIC TANK UD
- VENT PIPE
- WELL
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTRALINE
- PLATTED LOT LINE
- SLOPES GREATER THAN 20%
- NO VEHICULAR ACCESS
- EASEMENT LINE
- EDGE OF GRAVEL
- NATURAL GAS
- OVERHEAD ELECTRIC DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- SPOT ELEVATION
- BRITANNIUS PAVEMENT
- CONCRETE PAVEMENT
- DISCONTINUED MAPPED PIPE LINE
- DEPOTING RECORD DATA
- THE SHOWN LOT LINE AS RETRACED BY THIS SURVEY

SOIL DESIGNATIONS

GMC
 MGC2
 PNB
 PNB2
 RINWOOD SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
 ST. CHARLES SILT LOAM, 2 TO 6 PERCENT SLOPES
 TIB
 TIB2

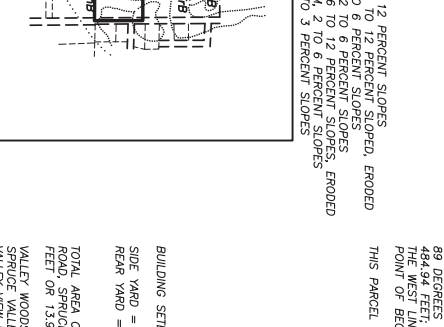
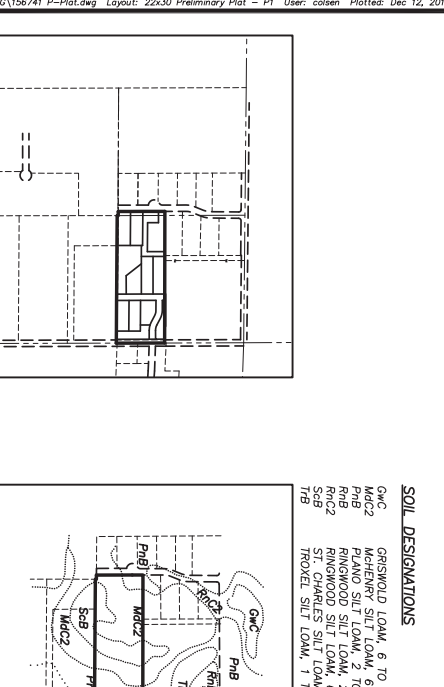
PREPARED FOR:
 SPECIFIC CUSTOM HOMES
 7594 VALLEY VIEW ROAD
 VERONA, WI 53593

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 1011 PRINCE STREET
 VERONA, WISCONSIN 53593
 (609) 848-5060

PREPARED FOR:
 SPECIFIC CUSTOM HOMES
 7594 VALLEY VIEW ROAD
 VERONA, WI 53593

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 1011 PRINCE STREET
 VERONA, WISCONSIN 53593
 (609) 848-5060

DATE: MAY 11, 2016
REVISION: JUNE 20, 2016
REVISION: JULY 01, 2016
REVISION: SEPTEMBER 13, 2016
REVISION: NOVEMBER 10, 2016
REVISION: DECEMBER 12, 2016



NEARBY CORNERS

- SOUTHWEST CORNER SECTION 29-07-08 TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DADE COUNTY, WISCONSIN
- SOUTHWEST CORNER SECTION 29-07-09 TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DADE COUNTY, WISCONSIN
- SOUTHWEST CORNER SECTION 29-08-08 TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DADE COUNTY, WISCONSIN
- SOUTHWEST CORNER SECTION 29-08-09 TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DADE COUNTY, WISCONSIN

Department of Administration

Professional Services, Inc.
 Engineers • Surveyors • Planners

PROJECT NO.: 15-E241
 FILE NO.: C-74
 SHEET 1 OF 1

DATE: MAY 11, 2016
 REVISION: JUNE 20, 2016
 REVISION: JULY 01, 2016
 REVISION: SEPTEMBER 13, 2016
 REVISION: NOVEMBER 10, 2016
 REVISION: DECEMBER 12, 2016