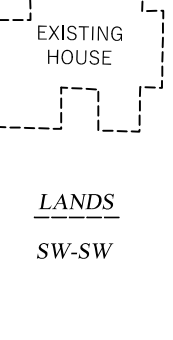
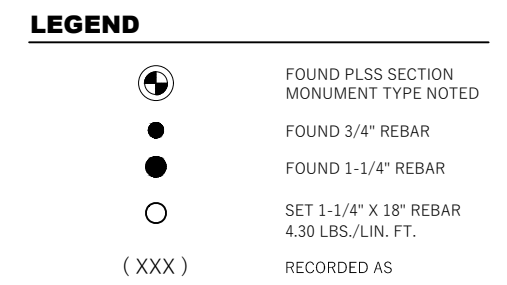
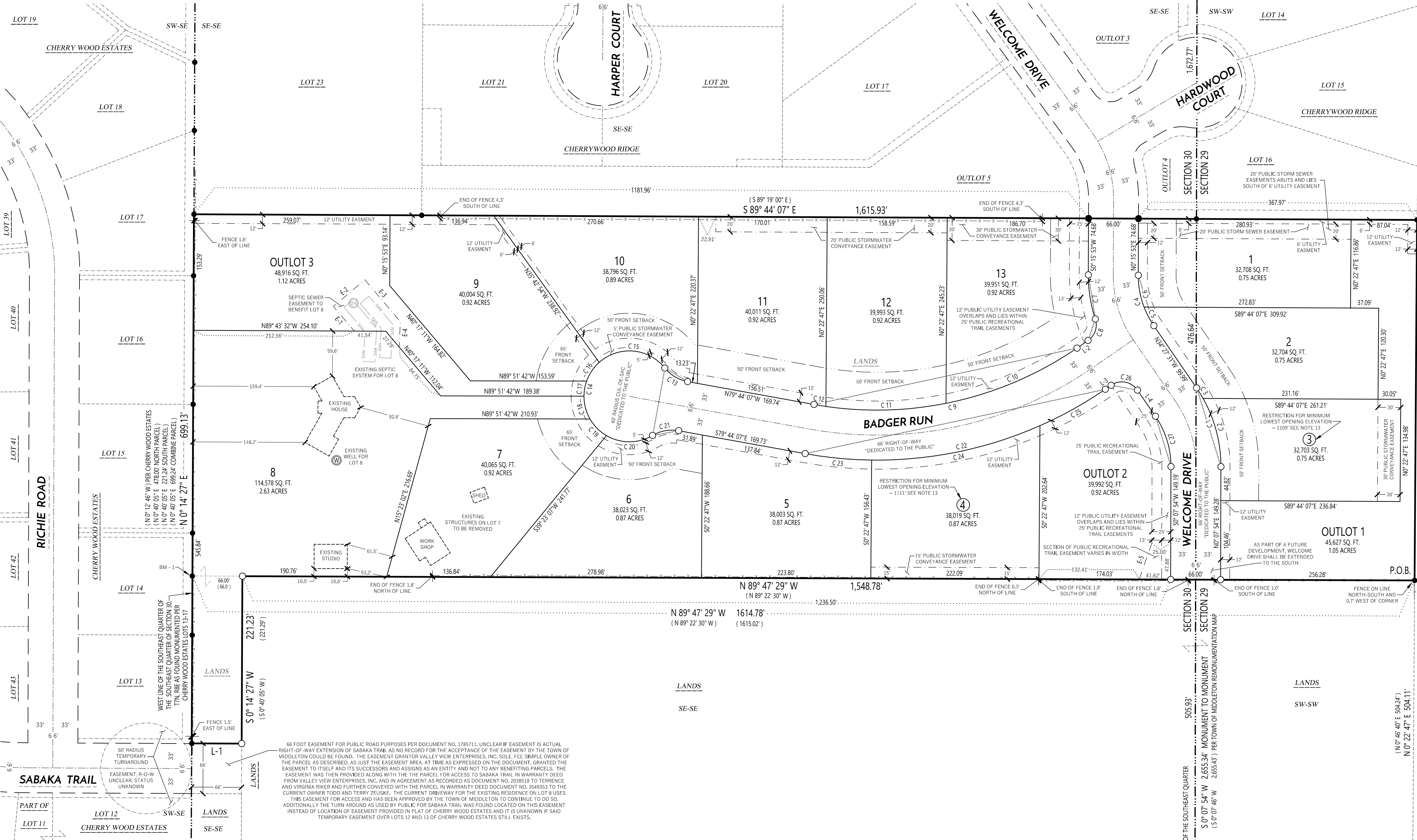
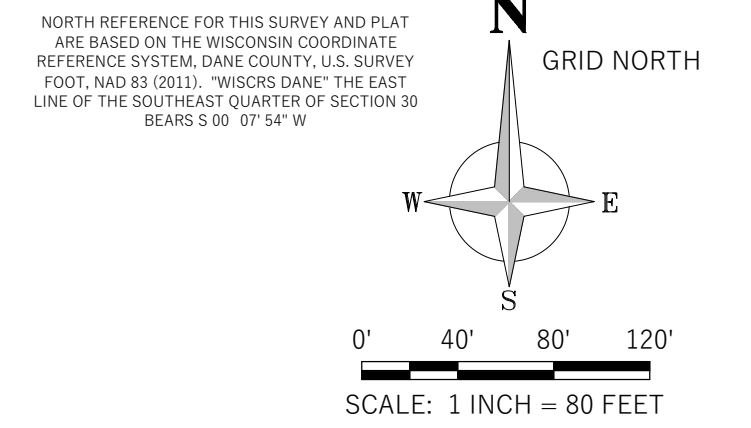


CARDINAL PRAIRIE

A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED ON SEPTEMBER 18, 2002 AS DOCUMENT NO. 3549353 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST 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.



NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 15TH, 2017.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 1/4" X 1/8" REBAR = 1.55 LBS./LIN. FT.
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED, AND ARE RESERVED FOR THE PURPOSE OF OPEN SPACE.
- OUTLOTS 1 AND 2 HAVE PUBLIC STORMWATER MANAGEMENT EASEMENTS ACROSS THEIR ENTIRETY.
- OUTLOT 2 HAS PUBLIC RECREATIONAL TRAIL EASEMENTS ACROSS PORTIONS AS SHOWN.
- DUE TO THE CONFIGURATION OF OUTLOT 3, IT IS PROHIBITED FROM ANY TYPE OF DEVELOPMENT.
- THE TOWN OF MIDDLETON AS BENEFICIARY OF THE PUBLIC RECREATIONAL TRAIL EASEMENTS, SHALL HAVE THE RIGHT TO IMPROVE, REPAIR, MAINTAIN, AND ALLOW PUBLIC USE OF THE PUBLIC RECREATIONAL TRAIL WITHIN THE PUBLIC RECREATIONAL TRAIL EASEMENTS SHOWN HEREON AND LOCATED WITHIN OUTLOT 2 AND LOT 13 AS THE TOWN FROM TIME TO TIME DETERMINES.
- ALL OF THE LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS DEDICATED AS RIGHT-OF-WAYS FOR PUBLIC ROADS HAVE BEEN USED TO MEET THE DEFINITION AS A CLUSTER SUBDIVISION.
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.32, WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES THAT HAVE THE RIGHT TO SERVE THE AREA. UTILITY FACILITIES WHEN INSTALLED ON UTILITY EASEMENTS, WHETHER OVERHEAD OR UNDERGROUND, SHALL NOT BE CLOSER THAN ONE (1) FOOT TO A PROPERTY LINE OR THREE (3) FEET TO ANY MONUMENT. LAND DISTURBED BY SUCH INSTALLATION SHALL BE RESTORED, WHERE UTILITY FACILITIES ARE TO BE INSTALLED UNDERGROUND, THE UTILITY EASEMENTS SHALL BE GRADED TO WITHIN SIX (6) INCHES OF THE FINAL GRADE BY THE SUBDIVIDER PRIOR TO THE INSTALLATION OF SUCH FACILITIES, AND EARTH FILL, PILES OR MOUNDS OF DIRT SHALL NOT BE STORED ON SUCH EASEMENT.
- PUBLIC STORMWATER EASEMENTS - SHALL INCLUDE DRAINAGE SWALES, STORMWATER CULVERTS, PIPES AND STORMWATER MANAGEMENT FACILITIES AND OTHER ELEMENTS OF THE STORMWATER MANAGEMENT PLAN.
- ALL RIGHT-OF-WAYS DEPICTED WITHIN THE PLAT BOUNDARY ARE "DEDICATED TO THE PUBLIC".
- LOTS CONTAINING A CIRCLED LOT NUMBER DENOTE A RESTRICTION FOR MINIMUM LOWEST OPENING ELEVATION - 1109' FOR LOT 3, AND 1111' FOR LOT 4 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAVD88)(12a). NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM.
- BUILDING ENVELOPES ON LOTS 4, AND 5 HAVE A FRONT BUILDING SETBACK OF 30' PER DANE COUNTY A-1 ZONING DISTRICT SETBACKS AND HEIGHT REQUIREMENTS. LOTS 7 AND 9 HAVE A 60' FRONT SETBACK AS REQUIRED BY THE TOWN OF MIDDLETON. ALL OTHER LOTS HAVE A 50' FRONT SETBACK SHOWN AS REQUIRED BY THE TOWN OF MIDDLETON. ALL LOTS HAVE A 50' REAR SETBACK AND 10' MINIMUM SIDE YARD SETBACK WITH A SPLIT TOTALING 25' BETWEEN EACH SIDE, AS PER DANE COUNTY A-1 ZONING DISTRICT SETBACK AND HEIGHT REQUIREMENTS. OTHER THAN THE 65' AND 50' FRONT SETBACK WHERE REQUIRED BY THE TOWN OF MIDDLETON, ALL SETBACKS ARE BASED ON THE CURRENT A-1 AGRICULTURAL DISTRICT FACT SHEET DATED 03/27/2014 AND ARE SUBJECT TO POSSIBLE FUTURE CHANGES BY DANE COUNTY.
- ALL OF THE LAND OUTSIDE OF THE BUILDING ENVELOPES PER THE SETBACKS ARE DEED RESTRICTED TO PROHIBIT CONSTRUCTION OF ANY STRUCTURES.
- SEE THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FURTHER DETAILS ON THE EASEMENT CREATED FOR THE SEPTIC SYSTEM CURRENTLY SERVING THE EXISTING RESIDENCE ON LOT 8.
- BENCHMARKS IN NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAVD88)(12a):
BM-1 TOP OF 3/4" REBAR = 1178.56'
BM-2 TOP OF 3/4" REBAR = 1121.35'

CURVE TABLE															
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT	CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	110.48'	183.00'	34° 35' 25"	N17° 09' 49"W	108.81'	N0° 07' 54"E	N34° 27' 31"W	C15	97.22'	60.00'	92° 50' 19"	N85° 08' 41"W	86.93'	N38° 43' 32"W	S48° 26' 10"W
C2	94.33'	183.00'	29° 32' 06"	N14° 38' 09"W	93.29'	N0° 07' 54"E	N29° 24' 12"W	C16	30.05'	60.00'	28° 41' 32"	S34° 05' 24"W	29.73'	S48° 26' 10"W	S19° 44' 38"W
C3	16.15'	183.00'	5° 03' 19"	N31° 55' 52"W	16.14'	N29° 24' 12"W	N34° 27' 31"W	C17	20.40'	60.00'	19° 28' 44"	S10° 00' 15"W	20.30'	S19° 44' 38"W	S0° 15' 53"W
C4	70.91'	117.00'	34° 43' 25"	N17° 05' 49"W	69.83'	N34° 27' 31"W	N0° 15' 53"E	C18	31.40'	60.00'	29° 58' 50"	S14° 43' 32"E	31.04'	S0° 15' 53"W	S29° 42' 57"E
C5	27.75'	117.00'	13° 35' 21"	N27° 39' 51"W	27.68'	N34° 27' 31"W	N20° 52' 10"W	C19	31.39'	60.00'	29° 58' 23"	S44° 42' 08"E	31.03'	S29° 42' 57"E	S59° 41' 20"E
C6	43.16'	117.00'	21° 08' 04"	N10° 18' 08"W	42.91'	N20° 52' 10"W	N0° 15' 53"E	C20	63.95'	60.00'	61° 03' 55"	N89° 46' 43"E	60.96'	S59° 41' 20"E	N59° 14' 45"E
C7	59.24'	183.00'	18° 32' 54"	S9° 00' 34"E	58.98'	S0° 15' 53"W	S18° 17' 01"E	C21	35.80'	500.00'	41° 01' 08"	N79° 45' 19"E	35.04'	N59° 14' 45"E	S79° 44' 07"E
C8	32.21'	25.00'	73° 49' 30"	S18° 37' 44"W	30.03'	S18° 17' 01"E	S55° 32' 29"W	C22	416.04'	533.00'	44° 43' 24"	N77° 54' 11"E	405.56'	S79° 44' 07"E	N55° 32' 29"E
C9	364.53'	467.00'	44° 43' 24"	S77° 54' 11"W	355.34'	S55° 32' 29"W	N79° 44' 07"W	C23	88.46'	533.00'	9° 30' 34"	S84° 29' 24"E	88.36'	S79° 44' 07"E	S89° 14' 41"E
C10	189.06'	467.00'	23° 11' 46"	S67° 08' 22"W	187.78'	S55° 32' 29"W	S78° 44' 15"W	C24	228.73'	533.00'	24° 35' 17"	N78° 27' 41"E	226.98'	S89° 14' 41"E	N66° 10' 02"E
C11	159.45'	467.00'	19° 33' 45"	S88° 31' 07"W	158.67'	S78° 44' 15"W	N81° 42' 01"W	C25	98.85'	533.00'	10° 37' 34"	N60° 51' 16"E	98.71'	N66° 10' 02"E	N55° 32' 29"E
C12	16.02'	467.00'	1° 57' 54"	N80° 43' 04"W	16.01'	N81° 42' 01"W	N79° 44' 07"W	C26	39.27'	25.00'	90° 00' 00"	S79° 27' 31"E	35.36'	N55° 32' 29"E	S34° 27' 31"E
C13	35.79'	50.00'	41° 00' 35"	N59° 13' 49"W	35.03'	N79° 44' 07"W	N38° 43' 32"W	C27	70.63'	11.00'	34° 35' 25"	S17° 09' 49"E	69.57'	S34° 27' 31"E	S0° 07' 54"W
C14	274.40'	60.00'	262° 01' 43"	S10° 15' 37"W	90.55'	N38° 43' 32"W	N59° 14' 45"E								

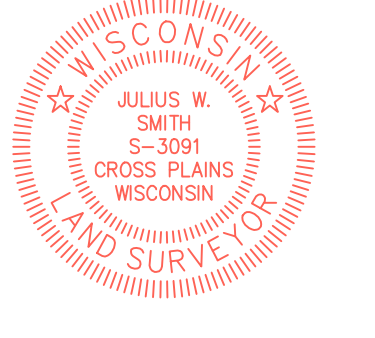
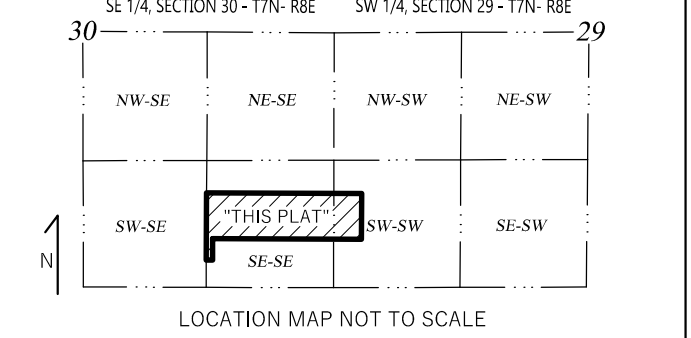
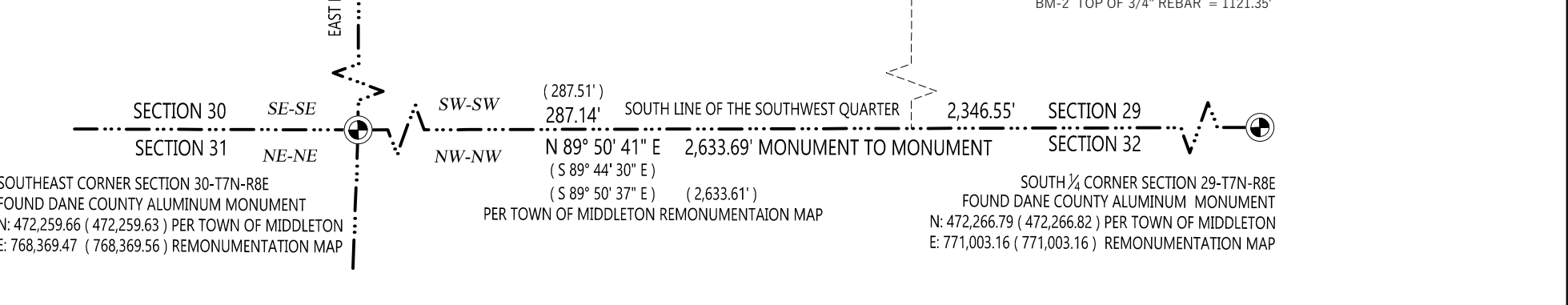
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

LINE TABLE		
LINE #	BEARING	LENGTH
L-1	N89° 45' 33"W	66.00'
()	N89° 19' 55"W	66.0'
L-2	S55° 32' 29"W	17.70'
L-3	N55° 32' 29"E	9.47'
L-4	S34° 27' 31"E	41.93'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
E-1	N40° 17' 11"W	42.67'
E-2	N49° 42' 49"E	54.42'
E-3	S40° 17' 11"E	72.61'
E-4	S45° 52' 22"W	33.41'
E-5	N19° 17' 36"E	50.63'



SURVEYED BY:
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MOUNT HOREB, WI 53572
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