

**LEGEND**

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- 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.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

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. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

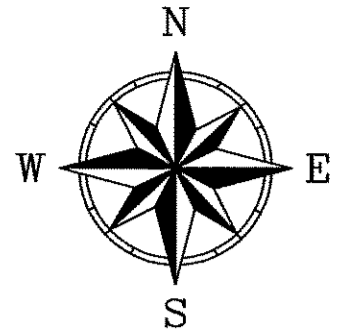
**BUILDING SETBACKS:**

- FRONT YARD = 30'
- SIDE YARD = 6' (SINGLE STORY)
- 7' (TWO STORY)
- REAR YARD = 30% OF LOT DEPTH OR 35' WHICH EVER IS LESS

TOTAL PLATTED AREA = 186,730 SQ. FT. (4.2867 ACRES)

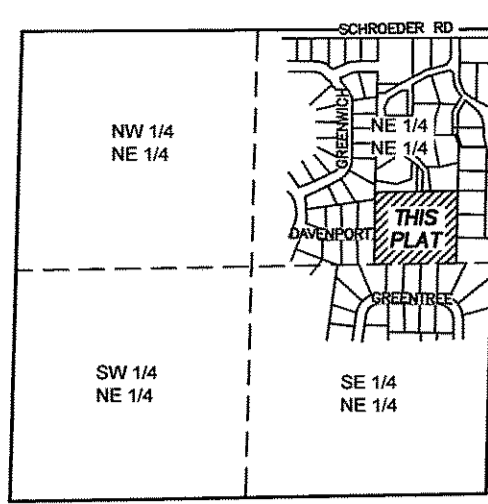
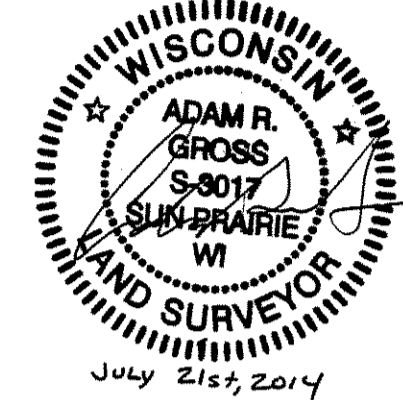
**CURVE DATA**

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	36°52'12"	32.18'	50.00'	31.62'	N 70°40'50" E	N 89°06'56" E	N 52°14'44" E
C2	253°44'23"	221.43'	50.00'	80.00'	S 0°53'04" E	N 52°14'44" E	N 54°00'53" W
C3	42°02'49"	36.69'	50.00'	35.87'	N 73°16'08" E	N 52°14'44" E	S 85°42'27" E
C4	43°54'55"	38.32'	50.00'	37.39'	S 63°45'00" E	S 41°47'32" E	S 85°42'27" E
C5	43°43'22"	38.16'	50.00'	37.24'	S 19°55'51" E	S 01°55'50" W	S 41°47'32" E
C6	43°01'59"	37.55'	50.00'	36.68'	S 23°26'50" W	S 44°57'49" W	S 01°55'50" W
C7	44°15'25"	38.62'	50.00'	37.67'	S 67°05'32" W	S 89°13'14" W	S 44°57'49" W
C8	36°45'53"	32.08'	50.00'	31.54'	N 72°23'49" W	N 54°00'53" W	S 89°13'14" W
C9	36°52'12"	32.18'	50.00'	31.62'	N 72°26'59" W	N 89°06'56" W	N 54°00'53" W



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, T7N, R8E, MEASURED AS BEARING N 89°39'39" E

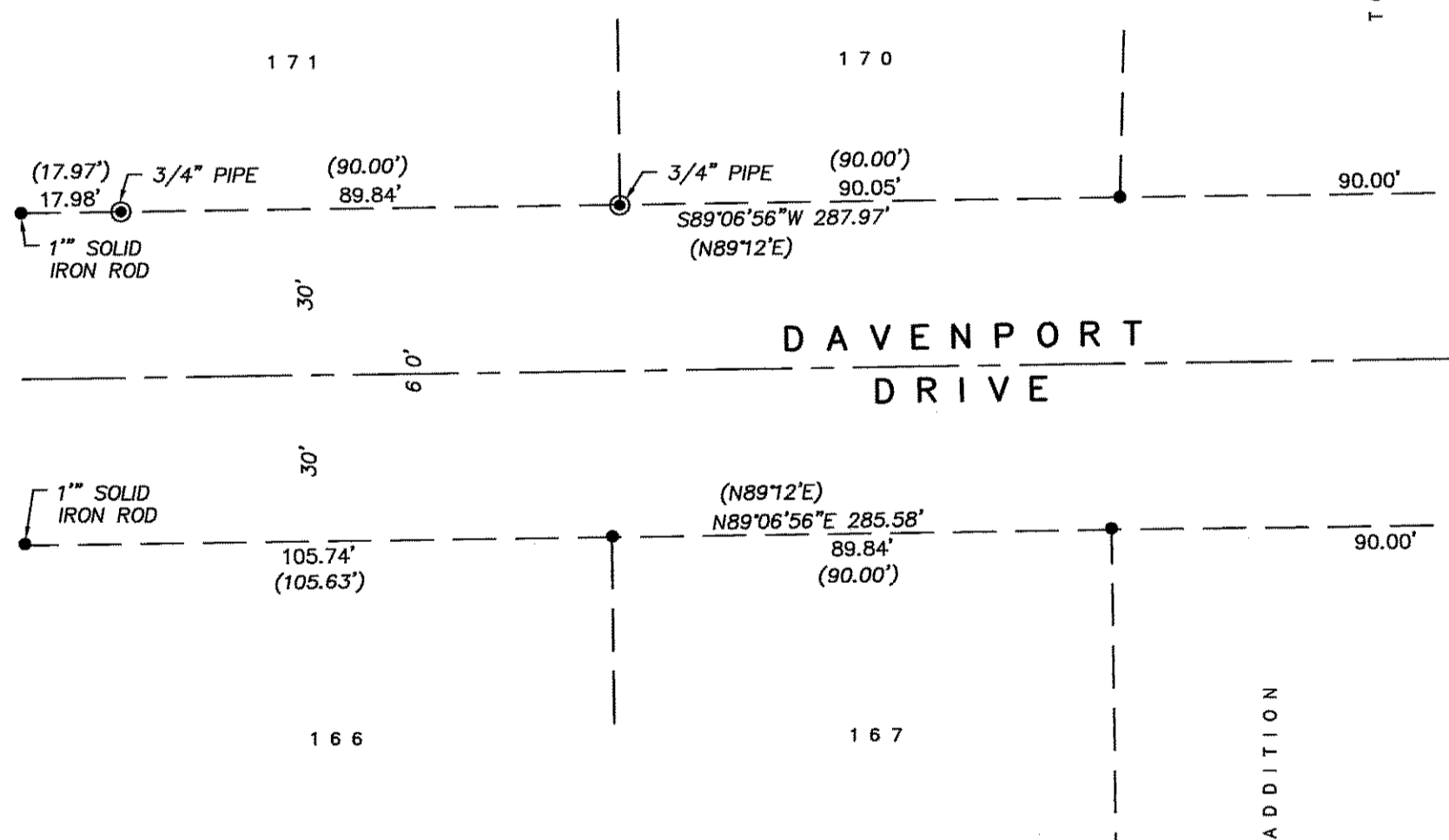
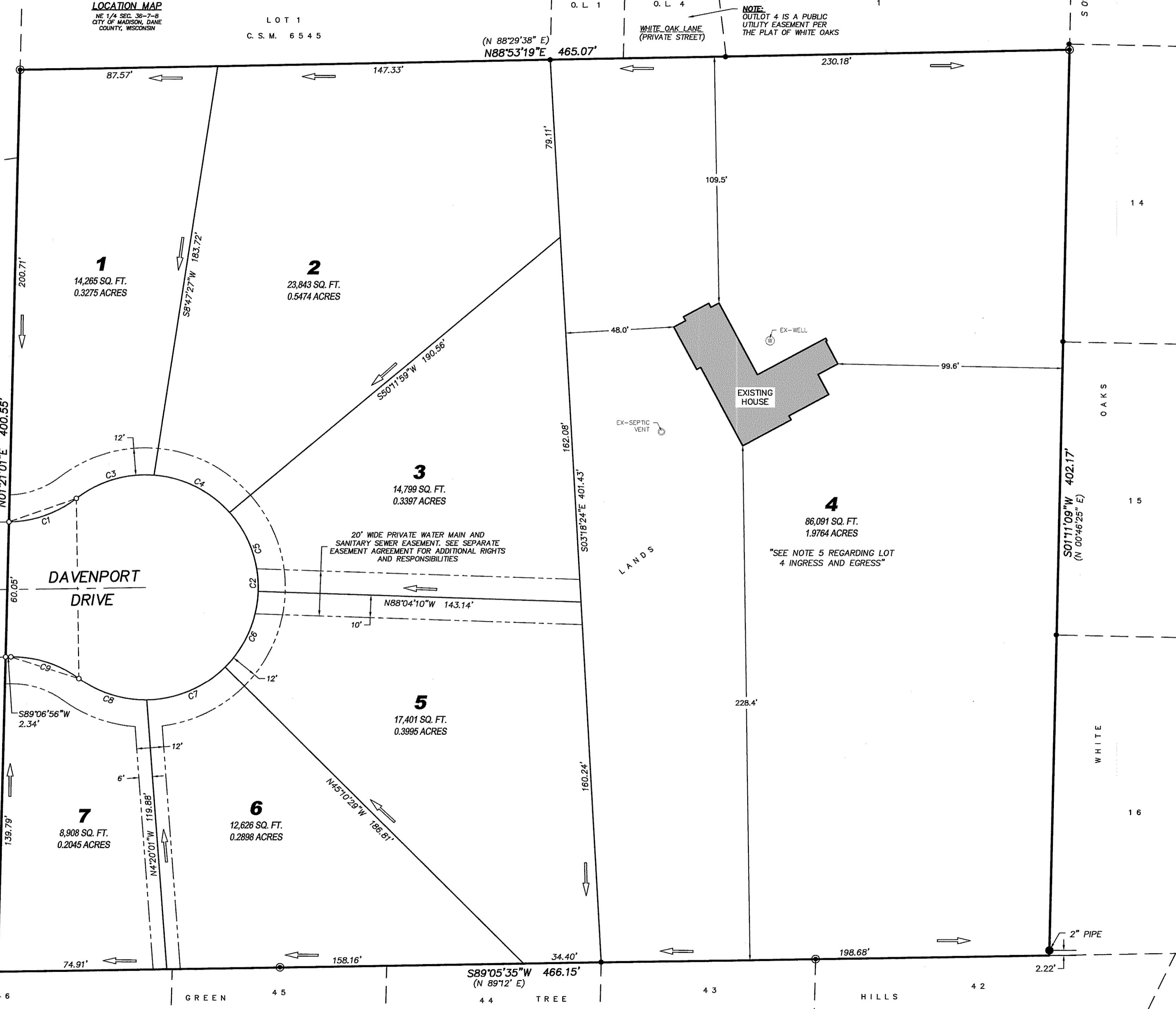
SCALE: ONE INCH = THIRTY FEET



- NOTES:**
- 1) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
  - 2) All lots within this plot are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plot. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
  - 3) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinance.
  - 4) In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
  - 5) Proposed Lot 4 has the right-of-way for ingress and egress from Schroeder Road, granted by Deed Document No. 927255.

FOUND ALUMINUM MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 36-7-8, WCCS (MEASURED) ARE N: 472,499.10 E: 792,008.35

FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SECTION 36-7-8, WCCS (MEASURED) ARE N: 472,499.10 E: 794,662.23



DEPARTMENT OF ADMINISTRATION

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

**WHITE OAK RIDGE**

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**SURVEYED FOR:**  
DeWitt Real Estate Development  
5375 Mariners Cove Drive  
Madison, WI 53704

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

FN: DEW19  
DATE: 03-19-14

REVISIONS:  
DATE: 07-15-14

SHEET 1 OF 2

27268

Received: 07/22/2014  
CPA  
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