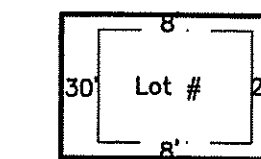


PRELIMINARY PLAT OF
SHADY GROVE
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11
EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

LEGEND

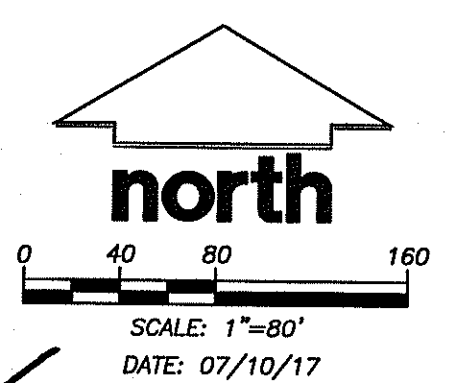
- | | | | |
|---|------------------------------------|-------|-------------------------------|
| ○ | MAG NAIL SET | ----- | CHORD LINE |
| ○ | 3/4" x 24" REBAR SET (1.50 LBS/LF) | ----- | CENTERLINE |
| ○ | GOVERNMENT CORNER | ----- | RIGHT-OF-WAY LINE |
| ○ | 1" IRON PIPE FOUND | ----- | SETBACK LINE |
| ○ | 2" IRON PIPE FOUND | ----- | SECTION LINE |
| ○ | 3/4" REBAR FOUND | ----- | PARCEL BOUNDARY |
| ○ | CONTROL POINT | ----- | PROPERTY LINE |
| ○ | BENCHMARK | ----- | PLATTED LOT LINE |
| ○ | MAIL BOX | ----- | EASEMENT LINE |
| ○ | POST | ----- | FENCE LINE |
| ○ | SIGN | ----- | EDGE OF PAVEMENT |
| ○ | SILO | ----- | EDGE OF GRAVEL |
| ○ | SEPTIC MANHOLE | ----- | NATURAL GAS |
| ○ | VENT PIPE | ----- | OVERHEAD LINE |
| ○ | HYDRANT | ----- | UNDERGROUND ELECTRIC |
| ○ | WATER VALVE | ----- | FIBER OPTIC |
| ○ | CURB STOP/SERVICE VALVE | ----- | UNDERGROUND TELEPHONE |
| ○ | WELL | ----- | UNDERGROUND CABLE |
| ○ | ENDWALL/END OF PIPE | ----- | DITCH LINE |
| ○ | GAS REGULATOR/METER | ----- | EDGE OF WOODS OR BRUSH |
| ○ | GAS VALVE | ----- | BUILDING |
| ○ | ELECTRIC METER | ----- | INDEX CONTOUR |
| ○ | AIR CONDITION UNIT | ----- | INTERMEDIATE CONTOUR |
| ○ | POWER POLE W/GUY | ----- | VISION CORNER |
| ○ | VAULT | ----- | SPOT ELEVATION |
| ○ | TELEPHONE PEDESTAL | ----- | BITUMINOUS PAVEMENT |
| ○ | CABLE PEDESTAL | ----- | CONCRETE PAVEMENT |
| ○ | DECIDUOUS TREE | ----- | GRAVEL |
| ○ | CONIFEROUS TREE | ----- | NO VEHICULAR ACCESS |
| ○ | BUSH | ----- | END OF FLAGGED UTILITIES |
| ○ | PLAT BOUNDARY | ----- | DENOTES RECORD DATA DEPICTING |
| ○ | PLAT LOT LINE | ----- | THE SAME LINE ON THE GROUND |
| | | ----- | AS RETRACED BY THIS SURVEY |
| | | ----- | VILLAGE LIMIT(2017) |



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

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SOLELY FOR THE BENEFIT OF THE VILLAGE OF COTTAGE GROVE. THE VILLAGE MAY NOT EXTEND THE BENEFIT OF THESE EASEMENT AREAS TO ANY PRIVATE UTILITY SERVICE WITHOUT A WRITTEN AGREEMENT WITH THE OWNER, AND THE OWNER WILL NOT UNREASONABLY WITHHOLD ITS CONSENT TO ANY SUCH EXTENSION. ALL UTILITY FACILITIES LOCATED IN THESE EASEMENT AREAS MUST BE EITHER UNDERGROUND, OR AT GROUND LEVEL (SUCH AS HYDRANTS, SWITCH GEAR OR TRANSFORMERS) BUT WITH HEIGHTS NOT GREATER THAN 6 FEET. NO OVERHEAD FACILITIES (SUCH AS WIRES ON POLES) WILL BE PERMITTED WITHOUT OWNERS PERMISSION.



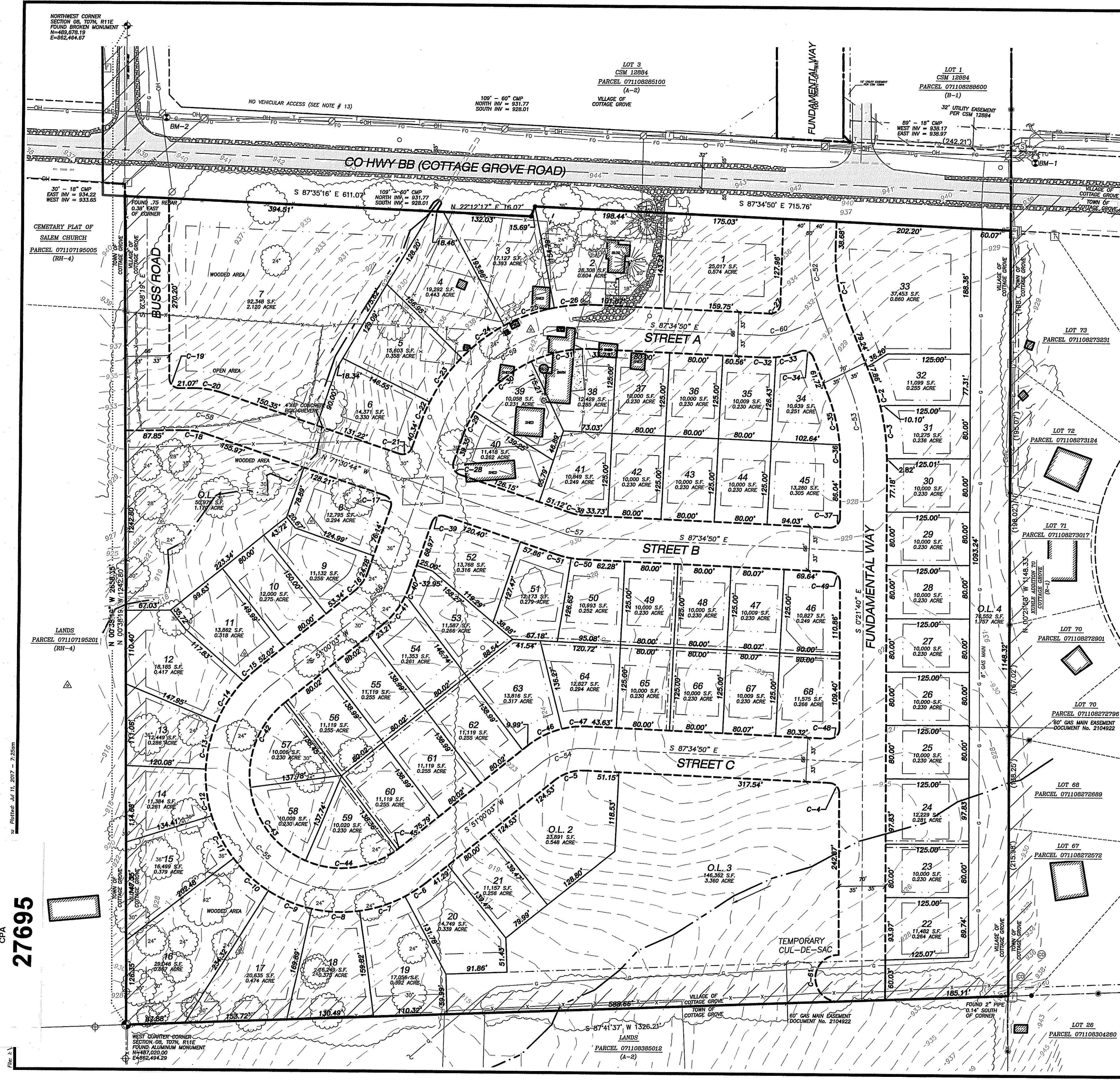
PREPARED FOR: (OWNER)

SHADY GROVE, LLC
6510 GRAND TETON PLAZA, SUITE 302
MADISON, WI 53719-1029

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 648-5060

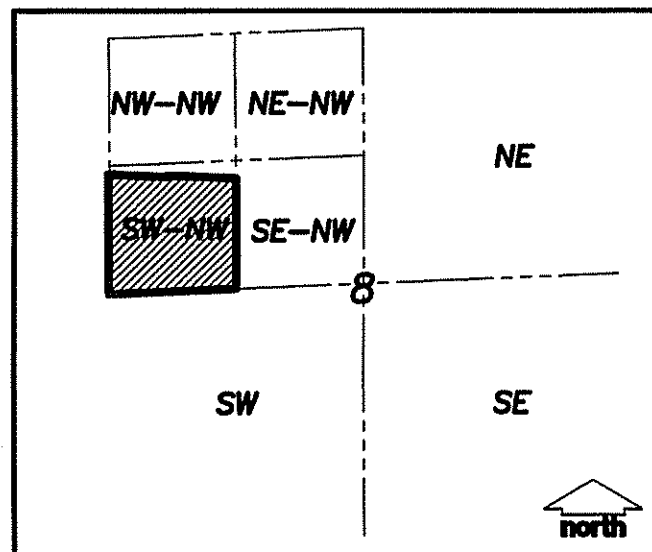
JSD Professional Services, Inc. Engineers • Surveyors • Planners	
PROJECT NO: 16-7340	SURVEYED BY: ZMR
FILE NO: 0-*	DRAWN BY: APM
FIELDBOOK/PG: *	CHECKED BY: TJB
APPROVED BY: TJB	
SHEET 1 OF 2	



Received: 07/14/2017
CPA
27695

PRELIMINARY PLAT OF
SHADY GROVE
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE,
DANE COUNTY, WISCONSIN

LOCATION SKETCH
SECTION 8, T07N, R11E
DANE COUNTY



LEGAL DESCRIPTION (PLAT BOUNDARY)

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 07 NORTH, RANGE 11 EAST, VILLAGE OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

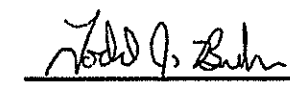
COMMENCING AT THE WEST QUARTER CORNER OF SECTION 08, AFORESAID; THENCE NORTH 00 DEGREES 38 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 08, 1242.80 FEET; THENCE SOUTH 87 DEGREES 35 MINUTES 16 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY OF CO HWY BB (COTTAGE GROVE ROAD), 611.09 FEET; CONTINUING NORTH 22 DEGREES 12 MINUTES 17 SECONDS EAST, 16.07 FEET; CONTINUING SOUTH 87 DEGREES 34 MINUTES 50 SECONDS EAST, 715.76 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF KUHLE ADDITION TO COTTAGE GROVE, 1148.32 FEET; THENCE SOUTH 87 DEGREES 41 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, 1326.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,589,990 SQUARE FEET OR 36.478 ACRES

TAX KEY NO: 018/0711-082-9140-8

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.


TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

7-13-17
DATE



NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 21, 2016.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE ZONE.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- OUTLOTS 1 & 3 ARE HEREBY DEDICATED TO THE VILLAGE OF COTTAGE GROVE FOR THE PURPOSE OF STORM WATER MANAGEMENT.
- OUTLOT 2 IS HEREBY DEDICATED TO THE VILLAGE OF COTTAGE GROVE FOR THE PURPOSE OF PARK LAND.
- OUTLOT 4, CONTAINING AN EXCLUSIVE GAS MAIN EASEMENT (RECEPTION NO. 2104922), IS HEREBY DEDICATED TO THE HOME OWNER'S ASSOCIATION FOR THE PURPOSE OF MAINTENANCE.
- TEMPORARY CUL-DE-SAC EASEMENT SHALL BE VACATED UPON EXTENSION OF ROADWAY.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SOURCE BENCHMARK NGS POINT DF9956.
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20164912164, 20164912171, 20164912183, 20164912286, 20164912189, 20164912238, 20164912070, 20164912077, 20164912097, 20164912116, 20164912133, 20165006759, 20165006763, 20165006768, AND 20165006762 WITH A CLEAR DATE OF DECEMBER 7 AND DECEMBER 13, 2016.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
FRONTIER COMMUNICATIONS
ALLIANT ENERGY (ELECTRIC AND GAS)
KOCH PIPELINE COMPANY
CHARTER COMMUNICATIONS
MADISON GAS AND ELECTRIC
WISCONSIN INDEPENDENT NETWORK
CITY OF MADISON ENGINEERING
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- PER CSM 12884 CTH BB IS A CONTROLLED ACCESS HIGHWAY, PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES. ACCESS TO LOT 1 TO BE FROM FUNDAMENTAL WAY. NO ACCESS TO BE DESIGNATED ACROSS THE ENTIRE FRONTAGE OF CTH BB AND BACK ALONG BUSS ROAD FOR 300 FEET.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED. EASEMENTS OF RECORD ARE SHOWN PER TITLE COMMITMENT NO.: NCS-828961-MAD, COMMITMENT DATE: DECEMBER 22, 2016 AT 7:30 A.M.

CURRENT ZONING

PER THE TOWN OF COTTAGE GROVE ZONING MAP CURRENT ZONING CLASSIFICATION OF PARCEL #018/0711-082-9140-8 IS AGRICULTURAL DISTRICT (CODE A-3).

LOT SUMMARY

SINGLE FAMILY	60 LOTS 16.441 ACRES
MULTI FAMILY	8 LOTS 5.682 ACRES
OUTLOT 1	1.170 ACRES
OUTLOT 2	0.548 ACRES
OUTLOT 3	3.360 ACRES
OUTLOT 4	1.757 ACRES
RIGHT-OF-WAY	7.520 ACRES
TOTAL BOUNDARY AREA	36.478 ACRES

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-1	108.09'	265.00'	54.81	23°22'15"	107.35'	S 10°20'27" E
C-2	44.94'	335.00'	22.51	7°41'12"	44.91'	S 18°10'58" E
C-3	78.91'	335.00'	39.64	13°29'48"	78.73'	S 07°35'29" E
C-4	22.83'	15.00'	14.29	87°13'10"	20.69'	N 43°58'15" W
C-5	48.43'	67.00'	25.33	41°25'06"	47.39'	S 71°42'37" W
C-6	38.67'	204.96'	19.39	10°48'34"	38.61'	N 56°24'20" E
C-7	71.95'	204.96'	36.35	20°06'45"	71.58'	N 71°52'00" E
C-8	72.47'	204.96'	36.62	20°15'36"	72.10'	S 87°56'50" E
C-9	70.85'	204.96'	35.78	19°48'20"	70.50'	S 67°54'51" E
C-10	72.24'	204.96'	36.50	20°11'40"	71.87'	S 47°54'51" E
C-11	72.40'	204.96'	36.58	20°14'22"	72.02'	S 27°41'50" E
C-12	70.56'	204.96'	35.63	19°43'30"	70.21'	S 07°42'55" E
C-13	72.57'	204.96'	36.67	20°17'09"	72.19'	S 12°17'24" W
C-14	74.07'	204.96'	37.44	20°42'22"	73.67'	S 32°47'10" W
C-15	28.12'	204.96'	14.08	7°51'42"	28.10'	S 47°04'12" W
C-16	37.33'	67.00'	19.16	31°55'15"	36.85'	N 35°02'26" E
C-17	23.72'	15.00'	15.16	90°35'32"	21.32'	N 26°12'58" W
C-18	33.39'	100.00'	16.85	19°08'00"	33.24'	N 81°04'44" W
C-19	23.56'	15.00'	15.00	90°00'25"	21.21'	S 45°38'31" E
C-20	44.41'	133.00'	22.42	19°08'00"	44.21'	N 81°04'44" W
C-21	23.41'	15.00'	14.85	89°24'28"	21.10'	N 63°47'02" E
C-22	33.10'	265.00'	16.57	7°09'23"	33.08'	S 22°39'30" W
C-23	82.15'	265.00'	41.41	17°45'44"	81.82'	S 35°07'03" W
C-24	80.31'	265.00'	40.46	17°21'48"	80.00'	S 52°40'49" W
C-25	80.31'	265.00'	40.46	17°21'48"	80.00'	S 70°02'37" W
C-26	63.34'	265.00'	31.82	13°41'39"	63.19'	S 85°34'20" W
C-27	23.84'	15.00'	15.28	91°04'29"	21.41'	N 46°52'55" E
C-28	23.72'	15.00'	15.16	90°35'32"	21.32'	S 26°12'58" E
C-29	42.76'	199.00'	21.46	12°18'46"	42.68'	S 25°14'11" W
C-30	114.81'	199.00'	59.05	33°03'20"	113.22'	S 47°55'14" W
C-31	97.15'	199.00'	49.56	27°58'16"	96.19'	S 78°26'02" W

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	937.34	TOP NUT ON HYDRANT IN FRONT OF TROWBRIDGE DENTAL
BM-2	939.13	REBAR AT NORTHEAST QUADRANT OF CO HWY BB AND BUSS ROAD

*JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C-32	19.51'	133.00'	9.77	8°24'22"	19.50'	N 88°12'59" E
C-33	37.23'	133.00'	18.74	16°02'22"	37.11'	N 75°59'37" E
C-34	23.99'	15.00'	15.44	91°38'38"	21.52'	N 67°52'20" W
C-35	76.76'	267.66'	38.64	16°25'51"	76.49'	N 13°41'16" W
C-36	23.44'	267.66'	11.73	5°01'03"	23.43'	N 02°57'49" W
C-37	24.29'	15.00'	15.75	92°46'50"	21.72'	N 46°01'45" E
C-38	21.61'	67.73'	10.90	18°16'43"	21.52'	S 80°41'57" E
C-39	23.41'	15.00'	14.85	89°24'28"	21.10'	S 63°47'02" W
C-40	17.31'	133.00'	8.67	7°27'27"	17.30'	N 22°48'32" E
C-41	56.79'	133.00'	28.83	24°27'48"	56.36'	N 38°46'09" E
C-42	142.89'	138.96'	78.49	58°55'08"	136.68'	S 21°32'29" W
C-43	144.16'	138.96'	79.33	59°26'33"	137.78'	S 37°38'21" E
C-44	145.26'	138.96'	80.06	59°53'46"	138.74'	N 82°41'30" E
C-45	4.23'	138.96'	2.11	1°44'33"	4.23'	N 51°52'20" E
C-46	57.57'	133.00'	29.24	24°48'02"	57.12'	S 63°24'04" W
C-47	38.58'	133.00'	19.42	16°37'05"	38.44'	S 84°06'37" W
C-48	24.29'	15.00'	15.75	92°46'50"	21.72'	N 46°01'45" E
C-49	22.83'	15.00'	14.29	87°13'10"	20.69'	N 43°58'15" W
C-50	18.41'	133.00'	9.22	7°55'53"	18.40'	S 85°00'52" E
C-51	22.14'	133.00'	11.09	9°32'11"	22.11'	S 76°16'50" E
C-52	122.37'	300.00'	62.05	23°22'15"	121.52'	S 10°20'27" E
C-53	113.44'	300.00'	57.40	21°39'54"	112.76'	N 11°11'37" W
C-54	72.29'	100.00'	37.81	41°25'06"	70.73'	S 71°42'37" W
C-55	540.21'	171.96'	INFINITY	180°00'00"	343.91'	S 38°59'57" E
C-56	55.71'	100.00'	28.60	31°55'15"	54.99'	N 35°02'26" E
C-57	30.86'	100.00'	15.55	17°40'56"	30.74'	S 80°21'12" E
C-58	33.39'	100.00'	16.85	19°08'00"	33.24'	N 81°04'44" W
C-59	296.96'	232.00'	172.74	73°20'22"	277.10'	S 55°44'59" W
C-60	42.67'	100.00'	21.66	24°26'44"	42.34'	N 80°11'48" E
C-61	109.96'	35.00'	INFINITY	180°00'00"	70.00'	S 00°21'43" E

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	937.19	W	918.84	12"	PVC
		E	918.84	12"	PVC

DATE: 07/10/17

PREPARED FOR: (OWNER)

SHADY GROVE, LLC
6510 GRAND TETON PLAZA, SUITE 302
MADISON, WI 53719-1029

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

PROJECT NO: 16-7340	SURVEYED BY: ZMR
FILE NO: 0-*	DRAWN BY: APM
FIELDBOOK/Pg: -	CHECKED BY: TJB
SHEET 2 OF 2	
APPROVED BY: TJB	