

CHERRYWOOD RIDGE

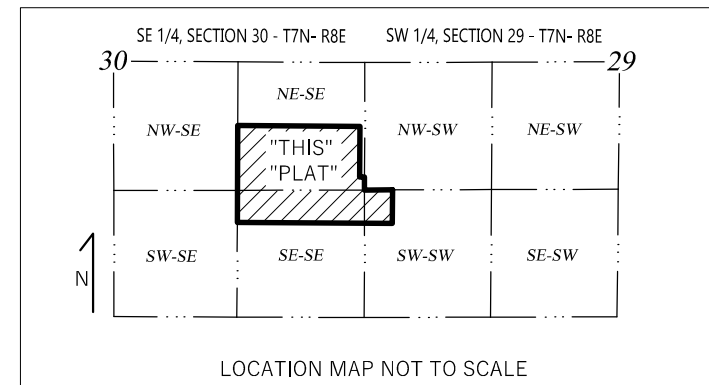
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWN 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

LEGEND

- | | | | |
|--|---|--|------------------------------------|
| | FOUND PLSS SECTION MONUMENT TYPE NOTED | | PLAT BOUNDARY LINE |
| | FOUND 3/4" REBAR | | PLATTED LINE |
| | FOUND 1-1/4" REBAR | | RIGHT-OF-WAY LINE |
| | FOUND IRON PIPE, SIZE NOTED | | CENTERLINE |
| | SET 1-1/4" X 18" REBAR 4.30 LBS./LIN. FT. | | SECTION/QUARTER LINE |
| | RECORDED AS | | CHORD LINE |
| | | | EXISTING EASEMENT ON ADJACENT PLAT |
| | | | EASEMENT LINE |
| | | | EXISTING FENCE LINE |
| | | | BUILDING ENVELOPE PER SETBACKS |

NOTES

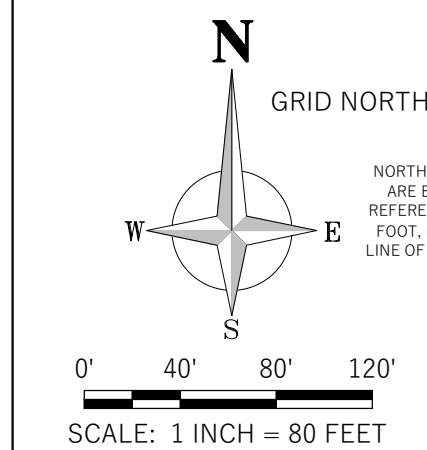
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MAY 1ST, AND 15TH, 2017.
- ALL DIMENSIONS MEASURED AND SHOWN ARE TO THE NEAREST ONE HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.
- ALL INTERIOR LOT AND OUTLOT CORNERS NOT SHOWN, ARE MONUMENTED WITH 3/4" X 18" REBAR = 1.55 LBS./LIN. FT.
- ALL OUTLOTS ARE TO BE PRIVATELY HELD AND MAINTAINED WITH EASEMENTS GIVEN TO THE PUBLIC FOR STORMWATER MANAGEMENT AND RECREATIONAL PURPOSES ACROSS THEM.
- ALL OF THE LANDS DEFINED AS OUTLOTS AND PART OF THE LANDS OF 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 HAVE THE RIGHT TO SERVE THE AREA.
- 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 = 1130' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (12a) ADJUSTMENT (NAV88)(12a). NO BUILDING OPENING TO BE CONSTRUCTED BELOW MINIMUM.
- BUILDING ENVELOPE LINES SHOWN ON LOTS 6, 7, 8, 14, 15 AND 16 HAVE A FRONT BUILDING SETBACK OF 30'. ALL OTHER LOTS HAVE A 40' FRONT SETBACK. ALL LOTS HAVE A 50' REAR SETBACK AND 10' FOOT MINIMUM SIDE YARD SET WITH A TOTAL WITH A SPLIT TOTALING 25' BETWEEN EACH SIDE. SIDE YARD SETBACKS TO BE PRACTICALLY DEPICTED ON THIS PLAT HAVE BEEN SHOWN WITH AN EQUAL SPLIT AT 12.5' BUT CAN BE REDUCED ON EITHER SIDE WHERE TYPICAL TO 10' ON A SINGLE SIDE WITH THE OTHER SIDE BEING 15'.
- ALL OF THE LAND OUTSIDE OF THE BUILDING ENVELOPES PER THE SETBACKS ARE DEED RESTRICTED TO PROHIBIT CONSTRUCTION OF ANY STRUCTURES.



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	N0° 15' 53"E	25.00'
L-2	S0° 15' 53"W	25.00'
L-3	N59° 22' 57"E	30.02'
L-4	S59° 22' 57"W	26.43'

EXISTING CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN
EX 1	158.90'	183.00'	49° 44' 58"	S53° 29' 39"E	153.95'	S28° 37' 09"E
()	()	()	(49° 45' 28")	(S53° 57' 50"E)	(153.98')	(S29° 05' 06"E)
EX 2	88.15'	117.00'	43° 10' 04"	N50° 12' 11"W	86.08'	N28° 37' 09"W
()	()	()	(N50° 40' 08"W)	()	()	(N29° 05' 06"W)

* SEE SHEET 2 OF 2 FOR PLAT CURVE TABLE

