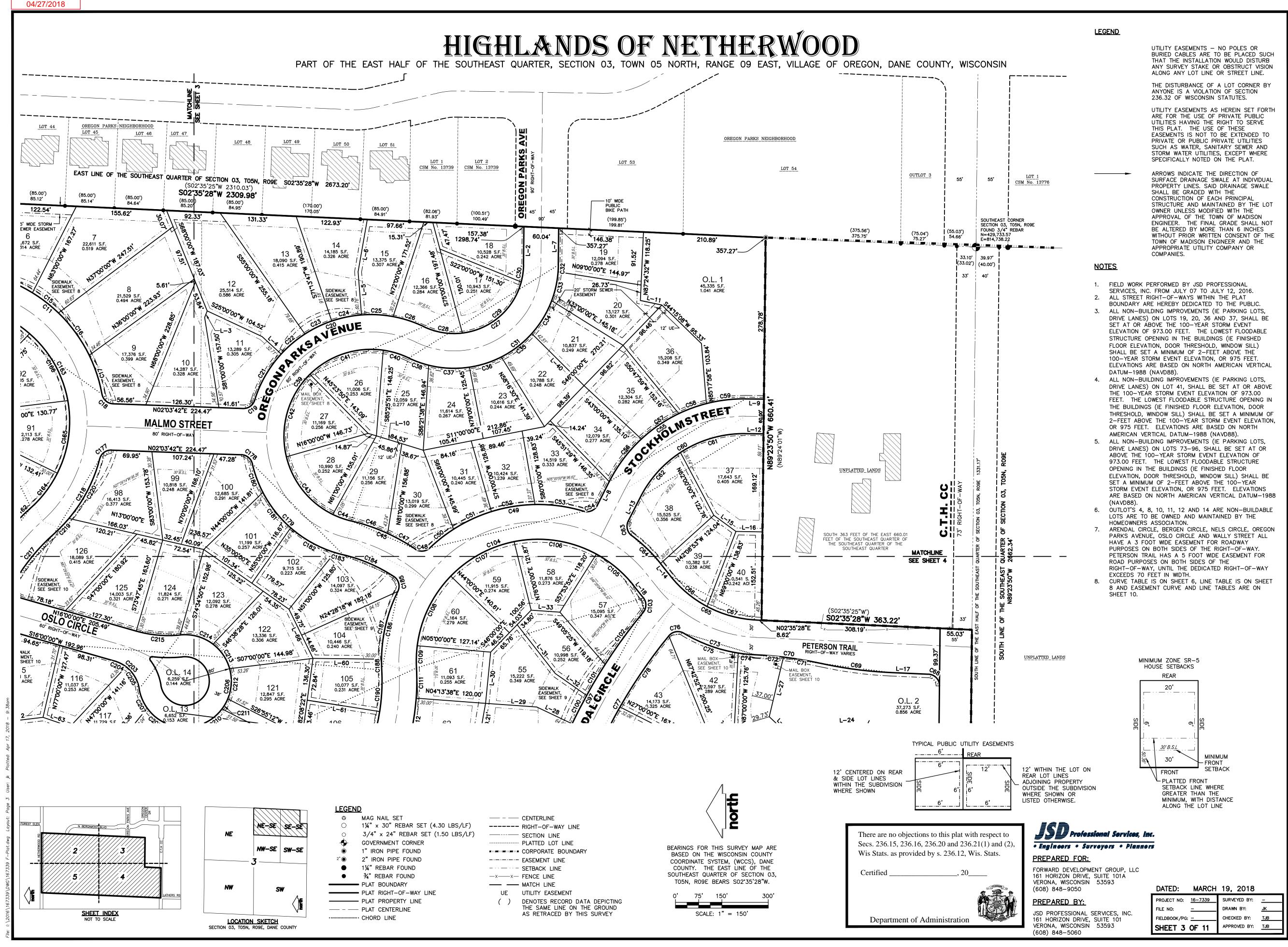


(608) 848-5060



04/27/2018 HIGHLANDS OF NETHERWOOD <u>LEGEND</u> UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 03, TOWN 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. N16.00,00.M 146 THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION N02'03'42"E 224.47' 236.32 OF WISCONSIN STATUTES. 236,559 S.F. 5.431 ACRE UTILITY EASEMENTS AS HEREIN SET FORTH 10,990 S.F. 0.252 ACRE ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE 57.86 THIS PLAT. THE USE OF THESE 10,818 S.F. EASEMENTS IS NOT TO BE EXTENDED TO BUILDING SETBACK LINE-TO MEET THE 50'
MINIMUM DISTANCE FROM
THE PROPOSED
STORMWATER BASIN TO
BE LOCATED IN OUTLOT 9 PRIVATE OR PUBLIC PRIVATE UTILITIES 12,685 S.F. 0.291 ACRF SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT. N1300'00"E 🔅 15,264 S.F. 0.350 ACRE SIDEWALK EASEMENT 166.03 ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL MATCHLINE STRUCTURE AND MAINTAINED BY THE LOT SEE SHEET 2 BERGEN CIRCLE OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT SIDEWALK BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES. C150 **NOTES** 19,379 S.F. 0.445 ACRE FIELD WORK PERFORMED BY JSD PROFESSIONAL N00°00'00"E 296.50' 9,851 S.F. 0.226 ACRE SERVICES, INC. FROM JULY 07 TO JULY 12, 2016. 20' WIDE SANITARY SEWER EASEMENT ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT な、S07'00'00"E 144.98'、 BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC. ALL NON-BUILDING IMPROVEMENTS (IE PARKING LOTS, 115 15,651 S.F. 0.359 ACRE DRIVE LANES) ON LOTS 19, 20, 36 AND 37, SHALL BE O.L. 9 SET AT OR ABOVE THE 100-YEAR STORM EVENT 6,259 S.E 0.144 ACRE 360,703 S.F. 8.281 ACRE ELEVATION OF 973.00 FEET. THE LOWEST FLOODABLE 70. S14.00'00"E 146.56" 121 12,847 S.F. 0.295 ACRE STRUCTURE OPENING IN THE BUILDINGS (IE FINISHED FLOOR ELEVATION, DOOR THRESHOLD, WINDOW SILL) SHALL BE SET A MINIMUM OF 2-FEET ABOVE THE 11,050 S.F. 0.254 ACRE 100-YEAR STORM EVENT ELEVATION, OR 975 FEET. S01°00'00"W 246.05' ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL 82.39' 58.84 DATUM-1988 (NAVD88). ALL NON-BUILDING IMPROVEMENTS (IE PARKING LOTS, UNPLATTED LANDS DRIVE LANES) ON LOT 41, SHALL BE SET AT OR ABOVE THE 100-YEAR STORM EVENT ELEVATION OF 973.00 76 FEET. THE LOWEST FLOODABLE STRUCTURE OPENING IN 9,723 S.F. 0.223 ACRE THE BUILDINGS (IE FINISHED FLOOR ELEVATION, DOOR THRESHOLD, WINDOW SILL) SHALL BE SET A MINIMUM OF 2-FEET ABOVE THE 100-YEAR STORM EVENT ELEVATION, 107 10,035 S.F. OR 975 FEET. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM-1988 (NAVD88). ALL NON-BUILDING IMPROVEMENTS (IE PARKING LOTS, 20' WIDE SANITARY— SEWER EASEMENT DRIVE LANES) ON LOTS 73-96, SHALL BE SET AT OR 17.415 S.F. ABOVE THE 100-YEAR STORM EVENT ELEVATION OF SIDEWALK EASEMENT,
SEE SHEET 9 973.00 FEET. THE LOWEST FLOODABLE STRUCTURE OPENING IN THE BUILDINGS (IE FINISHED FLOOR ELEVATION, DOOR THRESHOLD, WINDOW SILL) SHALL BE NELS CIRCLE SET A MINIMUM OF 2-FEET ABOVE THE 100-YEAR STORM EVENT ELEVATION, OR 975 FEET. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM-1988 OUTLOT'S 4, 8, 10, 11, 12 AND 14 ARE NON-BUILDABLE LOTS ARE TO BE OWNED AND MAINTAINED BY THE 74 HOMEOWNERS ASSOCIATION. ARENDAL CIRCLE, BERGEN CIRCLE, NELS CIRCLE, OREGON PARKS AVENUE, OSLO CIRCLE AND WALLY STREET ALL HAVE A 3 FOOT WIDE EASEMENT FOR ROADWAY STREE1 70-PURPOSES ON BOTH SIDES OF THE RIGHT-OF-WAY. 16,044 S.F. 0 0.368 ACRE 73 PETERSON TRAIL HAS A 5 FOOT WIDE EASEMENT FOR 16,165 S.F. 0.371 ACRE ROAD PURPOSES ON BOTH SIDES OF THE 55' RIGHT-OF-WAY, UNTIL THE DEDICATED RIGHT-OF-WAY NORTHWEST CORNER OF THE — EAST HALF OF THE SOUTHEAST QUARTER EXCEEDS 70 FEET IN WIDTH. CURVE TABLE IS ON SHEET 6, LINE TABLE IS ON SHEET 12,529 S.F. 0.288 ACRE 8 AND EASEMENT CURVE AND LINE TABLES ARE ON SHEET 10. 9 14,322 S.F. 0.329 ACRE 122.35' 697.28 -20.00' _376.53' N02°27'26"E 377.77'20.04'---WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 03, TO5N, R09E UNPLATTED LANDS N02°27'26"E 2661.27" (N02°27'20"E 2661.32') UNPLATTED LANDS MINIMUM ZONE SR-5 HOUSE SETBACKS CENTER OF SECTION 03, T05N, R09E FOUND RAILROAD SPIKE N=432,408.77 E=812,183.36 CSM No. 4602 20' TYPICAL PUBLIC UTILITY EASEMENTS MINIMUM - FRONT 12' WITHIN THE LOT ON SETBACK 12' CENTERED ON REAR FRONT REAR LOT LINES & SIDE LOT LINES -PLATTED FRONT ADJOINING PROPERTY WITHIN THE SUBDIVISION SETBACK LINE WHERE OUTSIDE THE SUBDIVISION WHERE SHOWN GREATER THAN THE WHERE SHOWN OR LISTED OTHERWISE. MINIMUM, WITH DISTANCE ALONG THE LOT LINE MAG NAIL SET — – CENTERLINE 1¼" x 30" REBAR SET (4.30 LBS/LF) ---- RIGHT-OF-WAY LINE 3/4" x 24" REBAR SET (1.50 LBS/LF) There are no objections to this plat with respect to ----- SECTION LINE GOVERNMENT CORNER -- PLATTED LOT LINE Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), • Engineers • Surveyers • Planners BEARINGS FOR THIS SURVEY MAP ARE NW-SE | SW-SE 1" IRON PIPE FOUND *"="=" CORPORATE BOUNDARY Wis Stats. as provided by s. 236.12, Wis. Stats. BASED ON THE WISCONSIN COUNTY PREPARED FOR: 2" IRON PIPE FOUND ----- EASEMENT LINE COORDINATE SYSTEM, (WCCS), DANE 1¼" REBAR FOUND -··- SETBACK LINE COUNTY. THE EAST LINE OF THE FORWARD DEVELOPMENT GROUP, LLC Certified SOUTHEAST QUARTER OF SECTION 03, 161 HORIZON DRIVE, SUITE 101A VERONA, WISCONSIN 53593 ¾" REBAR FOUND —×——×— FENCE LINE T05N, R09E BEARS S02°35'28"W. PLAT BOUNDARY --- MATCH LINE DATED: MARCH 19, 2018 (608) 848-9050 PLAT RIGHT—OF—WAY LINE UTILITY EASEMENT SURVEYED BY: - PLAT PROPERTY LINE DENOTES RECORD DATA DEPICTING PREPARED BY: THE SAME LINE ON THE GROUND — – — PLAT CENTERLINE DRAWN BY: SHEET INDEX NOT TO SCALE JSD PROFESSIONAL SERVICES, INC. AS RETRACED BY THIS SURVEY SCALE: 1" = 150'FIELDBOOK/PG: ___ ····· CHORD LINE CHECKED BY: Department of Administration 161 HORIZON DRIVE, SUITE 101 LOCATION SKETCH VERONA, WISCONSIN 53593 APPROVED BY: SECTION 03, T05N, R09E, DANE COUNTY SHEET 5 OF 11 (608) 848-5060

HIGHLANDS OF NETHERWOOD PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 03, TOWN 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

																. —
			C	CURVE T	ABLE						C	URVE T	ABLE			
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	CUR	Æ ARC LENG	TH RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	CURV
C1	31.45'	20.00'	90°06'05"	28.31'	N45°03'03"E	N00°00'00"E	S89°53'55"E	C61	117.72	200.00'	33°43'30"	116.03'	S16*15'35"E	S00°36'10"W	S33°07'20"E	C12
C2	15.69'	10.00'	89°54'06"	14.13'	N44*57'03"W	N89°54'06"W	N00°00'00"W	C62	104.91	200.00'	30°03'21"	103.72	S48*09'00"E	S33°07'20"E	S63"10'40"E	C122
C3	22.23'	235.00'	5 ° 25'13"	22.22'	N87°11'30"W	N84°28'53"W	N89°54'06"W	C63	27.95	20.00'	80°04'19"	25.73'	N76°47'10"E	S63°10'40"E	N36°45'01"E	C123
C4	19.19'	165.00'	6 ° 39'50"	19.18'	S86°34'11"E	S89°54'06"E	S83°14'16"E	C64	69.49	270.00'	14°44'50"	69.30'	N44°07'26"E	N36°45'01"E	N51°29'51"E	C124
C5	15.73'	10.00'	90°05'54"	14.15'	N45°02'57"E	N00°00'00"W	S89°54'06"E	C65	171.86	201.34	48*54'23"	166.69'	S27°02'39"W	S51*29'51"W	S02*35'28"W	C125
C6	80.96	935.20'	4 ° 57 ' 37"	80.94	N02*28'48"E	N04°57'37"E	N00°00'00"W	C66	82.69	201.34	23°31′56″	82.11'	N39°43'53"E	N51°29'51"E	N27°57'55"E	C126
C7	184.58'	760.00'	13°54'55"	184.13'	N01°59'51"W	N08*57'18"W	N04°57'37"E	C67	89.17	201.34	25°22'27"	88.44'	N15°16'42"E	N27°57'55"E	N02*35'28"E	C127
C8	24.14'	760.00'	1°49'11"	24.14'	N04°03'01"E	N03°08'26"E	N04°57'37"E	C68	30.72	20.00'	88°00'42"	27.79'	S46°35'49"W	S02*35'28"W	N89°23'50"W	C128
C9	99.81'	760.00'	7*31'27"	99.73'	N00°37'18"W	N04°23'01"W	N03°08'26"E	C69	119.74	702.89	9*45'37"	119.59'	S07°28'16"W	S12°21'05"W	S02*35'28"W	C129
C10	60.64'	760.00'	4 ° 34'17"	60.62'	N06°40'10"W	N08°57'18"W	N04°23'01"W	C70	115.65	678.89	9*45'37"	115.51'	S07°28'16"W	S02*35'28"W	S12°21'05"W	C130
C11	402.25	260.00'	88*38'36"	363.32'	N35°21'59"E	N79°41'17"E	N08°57'18"W	C71	66.39	678.89	9*45'36"	915.04	S09*32'59"W	S06°44'54"W	S12°21'05"W	C13
C12	27.83'	260.00'	6 ° 07'55"	27.81	N05°53'21"W	N02°49'23"W	N08°57'18"W	C72	49.26	678.89	4*09'26"	913.96'	S04°40'11"W	S02°35'28"W	S06°44'54"W	C132
C13	82.98'	260.00'	1817'07"	82.62'	N06°19'10"E	N15°27'44"E	N02°49'23"W	C73	129.64	261.34	28°25'20"	128.32	S16°48'08"W	S31°00'48"W	S02°35'28"W	C13
C14	72.62'	260.00'	16 ° 00'07"	72.38'	N23°27'47"E	N31°27'51"E	N15°27'44"E	C74	29.18'	261.34	28°25'19"	29.16'	S05°47'22"W	S08°59'17"W	S02*35'28"W	C134
C15	57.01'	260.00'	12°33'48"	56.90'	N37°44'45"E	N44°01'39"E	N31°27'51"E	C75	100.46	261.34	22*01'31"	99.85'	S20°00'02"W	S31°00'48"W	S08°59'17"W	C13!
C16	90.76'	260.00'	20.00,00,	90.30'	N54°01'39"E	N64°01'38"E	N44°01'39"E	C76	28.50'	20.00'	81°39'02"	26.15'	S09°48'43"E	S50*38'15"E	S31°00'48"W	C136
C17	71.07'	260.00'	15 ' 39'39"	70.85	N71°51'28"E	N79°41'17"E	N64°01'38"E	C77	319.46	870.00'	21°02'20"	317.67	S61°09'24"E	S71°40'34"E	S50*38'15"E	C13
C18	27.10'	20.00'	77*37'35"	25.07	N40°52'30"E	N02°03'42"E	N79°41'17"E	C78	149.07	870.00'	9*49'03"	148.89'	S55*32'46"E	S60°27'17"E	S50*38'15"E	C13
C19	26.14'	20.00'	74 ° 52'42"	24.32'	N35°22'39"W	N72°49'00"W	N02°03'42"E	C79	99.68'	870.00'	6*33'53"	99.63'	S63°44'14"E	S67°01'11"E	S60°27'17"E	C13
C20	361.20'	210.00'	98*32'55"	318.29	N23°32'32"W	N25°43'55"E	N72*49'00"W	C80	70.71	870.00'	4'39'24"	70.69'	S69°20'53"E	S71°40'34"E	S67*01'11"E	C14
C21	92.89'	210.00'	25*20'37"	92.13'	N60°08'41"W	N47°28'23"W	N72*49'00"W	C81	68.90'	60.00'	65*47'52"	65.18'	N75*25'29"E	N42*31'33"E	S71°40'34"E	C14
C22	53.70'	210.00'	14'39'04"	53.55'	N40°08'51"W	N32*49'19"W	N47°28'23"W	C82	37.87	60.00'	65*47'53"	37.24	S89*45'29"E	N72°09'37"E	S71°40'34"E	C14:
C23	51.50'	210.00'	14°03'06"	51.37'	N25°47'46"W	N18*46'13"W	N32*49'19"W	C83	31.03'	60.00'	29*38'04"	30.69'	N57*20'35"E	N42*31'33"E	N72 ° 09'37"E	C14
C24	52.50'	210.00'	14*19'26"	52.36'	N11*36'30"W	N04°26'47"W	N18°46'13"W	C84	339.80'	75.00'	259*35'13"	115.25'	S07*40'51"E	N57°53'14"W	N42°31'33"E	C14
C25	54.87	210.00'	14*58'18"	54.72'	N03°02'22"E	N10°31'31"E	N04°26'47"W	C85	43.42'	75.00'	331015"	42.82'	N59°06'41"E	N75°41'49"E	N42°31'33"E	C14
C26	55.74'	210.00'	15*12'24"	55.57'	N18°07'43"E	N25°43'55"E	N10°31'31"E	C86	20.14	75.00'	15*23'06"	20.08'	N83°23'21"E	S88*55'06"E	N75*41'49"E	C14
C27	241.28'	120.00'	11512'08"	202.64	N31°52'09"W	N89°28'13"W	N25°43'55"E	C87	50.00	75.00'	3811'50"	49.08'	S69°49'11"E	S50°43'16"E	S88*55'06"E	C14
C28	68.42'	120.00'	32*40'10"	67.50'	N09°23'50"E	N06*56'15"W	N25*43'55"E	C88	50.00	75.00'	3811'50"	49.08'	S31°37'21"E	S12'31'26"E	S50°43'16"E	C14
C29	142.71	120.00'	68*08'21"	134.45'	N41°00'26"W	N75°04'36"W	N06°56'15"W	C89		75.00'	3811'50"	49.08'	S06°34'29"W	S25°40'24"W	S12*31'26"E	C149
C30	30.15'	120.00'	14*23'37"	30.07	N8216'24"W	N89°28'13"W	N75°04'36"W	C90		75.00'	3811'50"	49.08'	S44*46'19"W	S63*52'14"W	S25*40'24"W	C15
C31	66.64'	180.00'	11512'09"	66.26'	S37°35'18"E	S48*11'40"E	S26*58'55"E	C91		75.00'	3811'50"	49.08'	S82*58'09"W	N77*55'56"W	S63*52'14"W	C15
C32	11.92'	180.00 '	3°47'41"	11.92'	S87°34'23"E	S89°28'13"E	S85°40'32"E	C92		75.00'	15*19'28"	20.00'	N70°16'12"W	N62*36'28"W	N77*55'56"W	C15:
C33	51.11'	180.00'	1616'08"	50.94'	S77°32'28"E	S85°40'32"E	S69°24'24"E	C93		75.00'	4°43'14"	6.18'	N60°14'51"W	N57*53'14"W	N62°36'28"W	C15
C34	66.64'	180.00'	2112'45"	66.26'	S58*48'02"E	S69°24'24"E	S48°11'40"E	C94		300.00	15°21'41"	80.19	N65°34'05"W	N73°14'56"W	N57°53'14"W	C15
C35	66.64'	180.00'	2112'45"	66.26	N37°35'18"W	N48°11'40"W	N26°58'55"W	C95		300.00'	12°21′11″	64.56	N64°03'50"W	N70°14'26"W	N57°53'14"W	C15
C36	58.07'	180.00'	18*28'59"	57.81	S17°44'26"E	S26*58'55"E	S08°29'56"E	C96		300.00'	3.00,30,	15.75'	N71°44'41"W	N73°14'56"W	N70°14'26"W	C15
C37	70.75'	180.00'	22*31'10"	70.29'	S02°45'39"W	S08°29'56"E	S14°01'14"W	C97		930.00'	22*48'39"	367.81	N61*50'36"W	N50°26'17"W	N73°14'56"W	C15
C38	36.79'	180.00'	11'42'41"	36.73'	S19*52'34"W	S14°01'14"W	S25*43'55"W	C98		930.00'	4*01'39"	65.36'	N71°14'06"W	N69°13'17"W	N73°14'56"W	C15
C39	504.18'	150.00'	192'35'02"	298.19'	N70°33'36"W	N25°43'55"E	S13°08'53"W	C99		930.00'	4°41'59"	76.26'	N66°52'18"W	N64°31'18"W	N6913'17"W	C15
C40	45.99'	150.00'	17°33'55"	45.81'	S16*56'57"W	S25°43'55"W	S08°10'00"W	C100		930.00'	3°23'19"	54.99'	N62°49'39"W	N61°07'59"W	N64°31'18"W	C16
C41	137.97'	150.00'	52°41'56"	133.15'	S18*10'58"E	S08*10'00"W	S44°31'56"E	C10		930.00'	3°50'42"	62.40'	N59°12'38"W	N57°17'17"W	N61°07'59"W	C16
C42	154.76'	150.00'	59°06'53"	147.99'	S74°05'22"E	S44°31'56"E	N76°21'11"E	C102		930.00'	6°51'00"	111.12'	N53°51'47"W	N50°26'17"W	N57°17'17"W	C16
C43	131.94'	150.00'	50°23'50"	127.73'	N51°09'16"E	N76°21'11"E	N25°57'21"E	C103		20.00'	78°03'52"	25.19'	N89°28'13"W	S51*29'51"W	N50°26'17"W	C16
C44	33.53'	150.00'	12*48'28"	33.46'	N19°33'07"E	N25°57'21"E	N13°08'53"E	C104		210.00'	144*45'39"	400.30'	S20°52'59"E	N86°44'11"E	S51°29'51"W	C16
C45	121.54'	330.00'	21°06'06"	120.85'	S23°41'56"W	S13°08'53"W	S34°14'59"W	C10		210.00'	22*53'00"	83.32'	S40°03'21"W	S28*36'50"W	S51°29'51"W	C16
C46 C47	66.65'	330.00' 330.00'	11°34'16" 9°31'50"	66.53' 54.83'	N18*56'01"E N29*29'04"E	N13°08'53"E N24°43'09"E	N24°43'09"E N34°14'59"E	C100		210.00'	39°57'25" 34°26'13"	143.50'	S08*38'08"W S28*33'41"E	S11°20'34"E	S28°36'50"W S11°20'34"E	C16
C47	54.89' 27.22'	20.00	77*58'06"	25.16	N29 29 04 E N04*44'04"W	N24 43 09 E N34°14'59"E	N43°43'07"W	C108		210.00	36°59'58"	124.33' 133.27'	S64°16'47"E	S45°46'48"E S82°46'46"E	S11 20 34 E S45*46'48"E	C16
C48	76.45	270.00	16"13'22"	76.19	N04 44 04 W	N17°18'06"W	N01°04'44"W	C108		210.00	10°29'03"	38.37	S88°01'17"E	N86°44'11"E	S82°46'46"E	C16
C49 C50	52.28'	270.00	11.05'39"	52.20'	N3810'17"W	N1718 06 W	N32°37'28"W	C10		400.00		744.17	S24*47'44"E	S43°40'21"W	N86°44'11"E	C16
C50	72.21	270.00	1519'22"	71.99'	N24°57'47"W	N32°37'28"W	N17°18'06"W	C110		400.00	7*29'27"	52.26'	S89*31'05"E	S85*46'22"E	N86*44'11"E	C17
C51	76.45	270.00	16"3'22"	76.19	S09"11'25"E	S17*18'06"E	S01°04'44"E	C112		400.00	11*39'28"	81.25	S79*56'38"E	S85 46 22 E S74°06'54"E	S85°46'22"E	C17
C52	76.45 84.70'	270.00	17'58'22"	84.35	N07°54'27"E	N01°04'44"W	N16*53'38"E	C112		400.00	11 03 28	77.09	S68*35'05"E	S63°03'17"E	S74°06'54"E	C17
C53	27.95'	20.00	80°04'19"	25.73'	N075427E N23°08'31"W	N01 04 44 W N16*53'38"E	N6310'40"W	C114		400.00	9°30′46″	66.34	S5817'54"E	S53°32'31"E	S63°03'17"E	C17
C54	78.40'	260.00	1716'36"	78.10°	N34°10'21"W	N42°48'39"W	N25°32'03"W	C112		400.00	10°16'45"	71.67	S48*24'08"E	S43°15'46"E	S53°32'31"E	C17
C56	92.42'	260.00	20°22'01"	91.94'	S52°59'40"E	S63°10'40"E	S42°48'39"E	C116		400.00	12.03'11"	83.99'	S37°14'10"E	S31°12'35"E	S43"15'46"E	C17
C57	78.40'	260.00	1716'36"	78.10'	S34°10'21"E	S42°48'39"E	S25*32'03"E	C117		400.00	10°04'15"	70.22	S26°10'27"E	S21°08'19"E	S31°12'35"E	C17
C58	50.75'	260.00	11"11'01"	50.67	N19*56'33"W	N25*32'03"W	N14°21'02"W	C118		400.00	9*42'41"	67.72'	S16"16'59"E	S11°25'39"E	S21°08'19"E	C17
C59	67.86'	260.00	14*57'13"	67.66	S06*52'26"E	S14°21'02"E	S00°36'10"W	C119		400.00	13°23'55"	93.33'	S04°43'41"E	S01*58'16"W	S11°25'39"E	C17
C60	222.64'	200.00	63*46'51"	211.32'	N31°17'15"W	N00°36'10"E	N6310'40"W	C120		400.00	13*29'25"	93.96'	S08'42'59"W	S15*27'42"W	S01°58'16"W	C18
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CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OU
C121	79.90'	400.00'	11°26'40"	79.76'	S21°11'02"W	S26°54'22"W	S15°27'42"W
C122	117.05'	400.00'	16 ° 46'00"	116.64	S3517'21"W	S43°40'21"W	S26°54'22"V
C123	27.86'	20.00'	79*49'00"	25.66'	S03°45'51"W	S36°08'39"E	S43°40'21"V
C124	174.69'	270.00'	37 ° 04 ' 15"	171.66	S17°36'31"E	S00°55'36"W	S36*08'39"E
C125	104.37	270.00'	22'08'51"	103.72	S25°04'13"E	S13*59'48"E	S36*08'39"E
C126	70.32'	270.00'	14*55'24"	70.13'	S06*32'06"E	S00°55'36"W	S13*59'48"E
C127	28.07'	20.00'	80°25'36"	25.83'	S39"17'12"E	S79°30'00"E	S00°55'36"V
C128	73.00'	520.00'	8.02,34,	72.94	S83°31'17"E	S87°32'34"E	S79*30'00"E
C129	77.87	580.00	7°41'33"	77.81	N83°41'48"W	N87°32'34"W	N79*51'01"V
C130	32.27'	20.00	92°26'53"	28.88'	S53*55'32"W	N79°51'01"W	S07°42'06"V
C130		400.00	4°37'32"	32.28'	S05°23'20"W	S07°42'06"W	S03°04'33"V
	32.29'						
C132	308.34'	70.00'	252°23'00"	112.99'	S50°43'56"E	N03°04'33"E	S75°27'34"\
C133	41.45'	70.00'	33°55'27"	40.84	S20°02'17"W	S03°04'33"W	S37°00'00"V
C134	50.00'	70.00'	252°23'01"	48.94'	S57*27'46"W	S37°00'00"W	S77°55'32"\
C135	25.84'	70.00'	21*08'56"	25.69'	S88*30'00"W	S77°55'32"W	N80°55'32"V
C136	50.00'	70.00'	40°55'32"	48.94'	N60°27'46"W	N80°55'32"W	N40°00'00"V
C137	50.80'	70.00'	41°34'42"	49.69'	N19°12'39"W	N40°00'00"W	N01°34'42"E
C138	90.26'	70.00'	73°52'52"	84.14'	N38*31'08"E	N01°34'42"E	N75°27'34"[
C139	77.60'	60.00'	74*06'22"	72.31'	N38°24'23"E	N75°27'34"E	N01°21'11"E
C140	131.00'	210.00'	35*44'30"	128.89'	N16°31'04"W	N01°21'11"E	N34°23'19"V
C141	30.80'	20.00'	8813'45"	27.84	N78°30'11"W	N34°23'19"W	S57°22'56"\
C142	320.18'	400.00'	45*51'44"	311.70'	N80°18'48"E	N57°22'56"E	S76°45'20"E
C143	57.08'	400.00'	81036	57.04'	S61°28'14"W	S57°22'56"W	S65°33'32"\
C144	96.77'	400.00'	45*51'43"	96.54'	S72*29'23"W	S65°33'32"W	S79°25'14"V
C145	85.73'	400.00'	12°16'46"	85.56'	S85°33'37"W	S79°25'14"W	N8817'59"V
C146	80.59'	400.00'	11*32'39"	80.46'	N82°31'40"W	N88°17'59"W	N76°45'20"\
C147	30.45	20.00'	87°14'40"	27.60'	S59*37'20"W	N76°45'20"W	S16°00'00"V
C148	65.05'	90.00'	41°24'35"	63.64'	S04°42'17"E	S16°00'00"W	S25°24'35"E
C149	321.09'	70.00'	262*49'09"	105.00'	S74°00'00"E	N25 ° 24'35"W	S57*24'35"V
C150	64.02'	70.00'	52*24'14"	61.81'	S00°47'32"W	S25*24'35"E	S26*59'39"\
C151	50.00'	70.00'	262*49'10"	48.95'	S47°27'29"W	S26*59'39"W	S67*55'19"V
C152	50.00'	70.00	40*55'34"	48.94'	S88°23'06"W	S67*55'19"W	N71°09'07"\
C153	41.73'	70.00	34*09'20"	41.11'	N54°04'27"W	N71°09'07"W	N36*59'47"\
C154	50.09'	70.00	41°00'08"	49.03'	N16*29'43"W	N36*59'47"W	N04°00'21"E
C155	65.25'	70.00	53°24'14"	62.91	N30°42'28"E	N04°00'21"E	N57°24'35"I
C156	65.05'	90.00'	41°24'35"	63.64	S36°42'17"W	S57°24'35"W	S16°00'00"V
		_					
C157	41.88'	90.00'	26°39'39"	41.50'	N44*04'45"E	N57°24'35"E	N30°44'55"I
C158	23.17'	90.00'	41°24'34"	23.10'	N23°22'28"E	N30°44'55"E	N16°00'00"E
C159	27.59'	20.00'	79*02'46"	25.46'	N23*31'23"W	N16°00'00"E	N63°02'46"\
C160	149.38'	400.00'	21°23'48"	148.51	S52*20'52"E	S63°02'46"E	S41°38'58"E
C161	119.93'	400.00'	17°10'45"	119.48'	N54°27'23"W	N63°02'46"W	N45°52'01"\
C162	29.44'	400.00'	4°13'03"	29.44'	N43°45'30"W	N45°52'01"W	N41°38'58"\
C163	514.19'	200.00'	14718'20"	383.83'	N64°41'52"E	S41*38'58"E	N08*57'18"V
C164	75.88'	200.00'	21*44'20"	75.43'	N52*31'08"W	N41°38'58"W	N63°23'18"V
C165	128.73'	200.00'	147°18'21"	126.52'	N81*49'38"W	N63°23'18"W	S79°44'01"V
C166	135.63'	200.00'	38*51'20"	133.05'	S6018'21"W	S79*44'01"W	S40°52'41"V
C167	121.67'	200.00'	34*51'23"	119.80'	S23°27'00"W	S40°52'41"W	S06°01'18"V
C168	52.28'	200.00'	14 ° 58'37"	52.13'	S01°28'00"E	S06°01'18"W	S08°57'18"E
C169	199.15'	820.00'	13*54'55"	198.66	N01°59'51"W	N08°57'18"W	N04°57'37"I
C170	58.05'	820.00'	4°03'22"	58.04'	S06*55'37"E	S08*57'18"E	S04°53'56"[
C171	119.64'	820.00'	13*54'54"	119.53'	S00°43'09"E	S04*53'56"E	S03°27'38"\
C172	21.46'	820.00'	1*29'58"	21.46'	S0412'38"W	S03°27'38"W	S04*57'37"\
C173	75.77'	875.20'	4 ° 57'37"	75.74'	N02°28'48"E	N04°57'37"E	N00°00'00"\
C174	29.79'	875.20	1*57'00"	29.79'	S03*59'07"W	S04°57'37"W	S03°00'36"\
C175	45.98'	875.20	4 *57'36"	45.98'	S01°30'18"W	S03°00'36"W	S00°00'00"[
C176	31.38'	20.00'	89 ° 53'55"	28.26'	S44°56'57"E	S00°00'00"E	S89°53'55"[
C177	27.10'	20.00'	77'37'35"	25.07'	S36°45'05"E	S02°03'42"W	\$75 ' 33'53"E
C178	26.14	20.00'	74 * 52'42"	24.32'	S39*30'03"W	S76°56'24"W	S02*03'42"\
C179	233.81	210.00'	63'47'32"	221.92	N45°02'39"E	N13°08'53"E	N76*56'24"E
C180	52.82'	210.00	14°24'41"	52.68'	S69*44'04"W	S62°31'43"W	S76*56'24"\

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT IN	TANGENT OU
C181	78.08'	210.00'	21"18'10"	77.63'	S51*52'38"W	S41°13'33"W	S62°31'43"W
C182	88.09'	210.00'	24*02'08"	87.45'	S2912'30"W	S17°11'26"W	S41°13'33"W
C183	14.82'	210.00'	4*02'33"	14.81'	S15*10'09"W	S13°08'53"W	S17*11'26"W
C184	95.49'	270.00'	2015'48"	94.99'	S23°16'47"W	S33°24'41"W	S13°08'53"W
C185	28.97'	20.00'	82*59'41"	26.50'	S74*54'32"W	N63°35'38"W	S33°24'41"W
C186	139.82'	270.00'	29*40'11"	138.26	S78°25'43"E	N86°44'11"E	S63*35'38"E
C187	121.32'	270.00'	25*44'45"	120.31	N76*28'00"W	N89 ° 20'23"W	N63*35'38"W
C188	18.49'	270.00'	3 ° 55'26"	18.49'	S88*41'54"W	S86°44'11"W	N89°20'23"W
C189	1160.99	340.00'	195 ° 38'45"	673.67	S04°33'34"W	N77 ° 37'04"W	N86*44'11"E
C190	72.06'	340.00'	12*08'33"	71.92'	N87°11'32"W	N81°07'15"W	S86°44'11"W
C191	105.05	340.00'	17*42'13"	104.64	N7216'09"W	N63°25'03"W	N81°07'15"W
C192	42.12'	340.00'	195 ° 38'46"	42.10'	S59*52'05"E	S56*19'08"E	S63°25'03"E
C193	90.68'	340.00	15°16'54"	90.41	N48°40'41"W	N41*02'14"W	N56°19'08"W
C194	99.86'	340.00	16*49'41"	99.50'	N32°37'24"W	N2412'34"W	N41°02'14"W
C195	97.29'	340.00	16°23'42"	96.96'	N16°00'43"W	N07°48'52"W	N24°12'34"W
C196	90.40'	340.00	15"14'03"	90.13'	N00°11'50"W	N07*25'11"E	N07°48'52"W
C190	97.08'	340.00	16°21'35"	96.75	N15*35'59"E	N23°46'46"E	N07 48 32 W
C198	99.00'	340.00'	16°40'57"	98.65'	N32°07'15"E	N40°27'43"E	N23°46'46"E
C199	99.90'	340.00'	16°50'08"	99.54'	N48°52'47"E	N57°17'51"E	N40°27'43"E
C200	120.31'	340.00'	2016'29"	119.69'	N67°26'05"E	N77°34'20"E	N57°17'51"E
C201	147.23'	340.00'	24*48'36"	146.08'	N89*58'38"E	S77°37'04"E	N77°34'20"E
C202	32.68'	20.00'	93°37'04"	29.16'	S30°48'32"E	S16°00'00"W	S77*37'04"E
C203	67.58'	60.00'	64*32'10"	64.07	N4816'05"E	N80°32'10"E	N16°00'00"E
C204	22.33'	60.00'	21*19'19"	22.20'	S26°39'40"W	S37*19'19"W	S16°00'00"W
C205	45.25'	60.00'	43°12'51"	44.19'	S58*55'45"W	S80°32'10"W	S37°19'19"W
C206	372.00'	80.00'	266°25'42"	116.61	N52°40'41"W	S05*53'32"E	N80°32'10"E
C207	36.56'	80.00'	2611'04"	36.24'	S67°26'39"W	S54°21'07"W	S80°32'10"W
C208	50.00'	80.00'	35*48'36"	49.19'	S36°26'49"W	S18*32'31"W	S54°21'07"W
C209	50.00'	80.00'	35*48'36"	49.19'	S00°38'14"W	S17°16'04"E	S18°32'31"W
C210	50.05'	80.00'	35°50'45"	49.24'	S35"11'27"E	S53°06'49"E	S17°16'04"E
C211	20.08'	80.00'	14°22'43"	20.02'	N6018'11"W	N67°29'32"W	N53°06'49"W
C212	53.23'	80.00'	38 ° 07'15"	52.25'	S86°33'10"E	N74°23'13"E	S67°29'32"E
C213	51.73'	80.00'	37*02'47"	50.83'	N55°51'49"E	N37°20'26"E	N74°23'13"E
C214	60.36'	80.00'	4313'58"	58.94'	N15°43'27"E	N05°53'32"W	N37°20'26"E
C215	76.42'	200.00'	21 ° 53'32"	75.95'	N05°03'14"E	N16°00'00"E	N05°53'32"V
C216	36.46'	20.00'	104 ° 26'31"	31.62'	N6813'16"E	S59*33'29"E	N16°00'00"E
C217	106.27	340.00'	17*54'30"	105.84	S50*36'13"E	S41°38'58"E	S59*33'29"E
C218	153.90'	260.00'	33*54'54"	151.66'	N58*36'25"W	N75°33'53"W	N41°38'58"W
C219	37.25'	260.00'	812'28"	37.21'	S45*45'12"E	S49°51'26"E	S41°38'58"E
C220	116.66'	260.00'	25*42'27"	115.68'	S62*42'39"E	S75*33'53"E	S49*51'26"E
C221	167.63'	37.00'	:33*54'55"'	56.86'	N07°40'51"W	S42°31'33"W	S57°53'14"E
C222	50.79'	342.89	8°29'11"	50.74	S62°09'45"E	S57*55'09"E	S66°24'20"E
C223	9.46'	4.00'	135 ° 29'01"	7.40'	S01*15'38"W	S66*28'53"E	S69*00'08"W
C224	45.29'	98.00'	26*28'35"	44.88'	S55*45'51"W	S69°00'08"W	S42*31'33"W
C225	140.96'	32.00'	252*23'00"	51.65'	N50'43'56"W	N75°27'34"E	S03°04'33"W
C226	47.23'	98.00'	27*36'55"	46.78	N61°39'06"E	N47°50'39"E	N75 ° 27'34"E
C227	10.53'	4.00'	150 ° 52'39"	7.74'	S56°43'00"E	S18°43'20"W	N47*50'41"E
C228	16.11'	58.00'	15*54'41"	16.06'	S15*39'26"W	S07°42'06"W	S23°36'46"W
C229	35.36'	438.00'	4°37'32"	35.35'	S05°23'20"W	S03°04'33"W	S07°42'06"W
C230	146.79'	32.00'	262*49'09"	48.00'	S74°00'00"E	N25*24'35"W	S57*24'35"W
C231	37.54'	128.10'	16*47'23"	37.40'	S49°00'41"W	S57*24'23"W	S40*36'59"W
C232	9.35'	3.88'	138*04'58"	7.25'	N73*59'58"W	S36*57'33"W	N04*57'29"W
C233	37.54 '	128.00'	16°48'08"	37.40'	N17°00'30"W	N08*36'26"W	N25°24'35"V
C234	195.30'	42.00'	266°25'42"	61.22	S52°40'41"E	S80°32'10"W	N05°53'32"W
C235	46.79'	98.00'	27°21'26"	46.35	S66°51'27"W	S53°10'44"W	S80°32'10"W
C235							
UZ30	9.31'	4.00'	133 ° 23'36"	7.35	N60°07'28"W	N06°34'20"E	S53°10'44"W

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.

Department of Administration

PREPARED FOR: FORWARD DEVELOPMENT GROUP, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WISCONSIN 53593 (608) 848-9050

ISD Professional Services, Inc.

• Engineers • Surveyers • Planners

PREPARED BY:

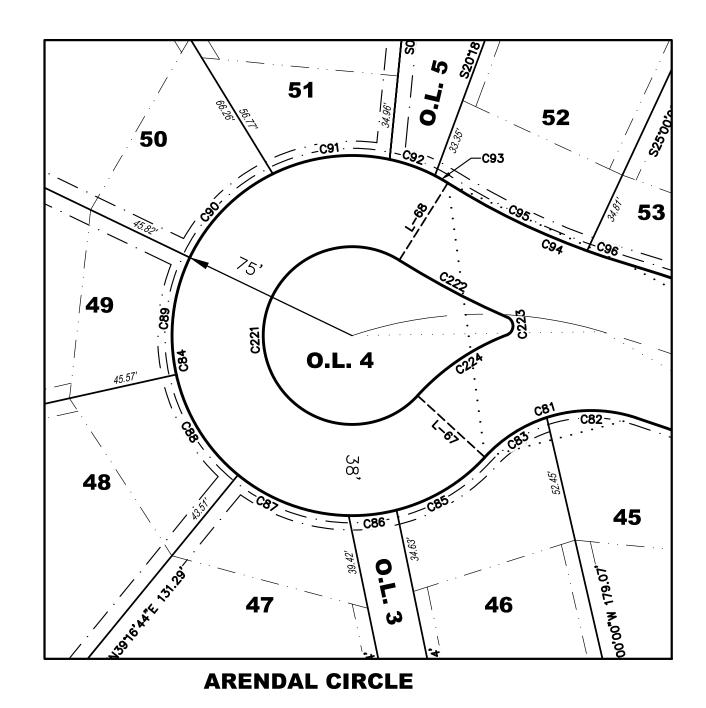
JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 (608) 848–5060

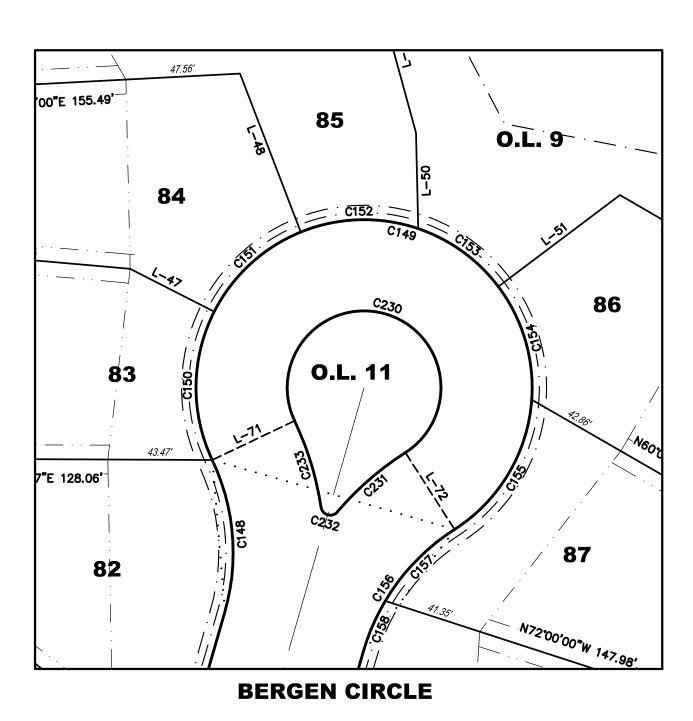
DATED:	MARCH	19, 2018	
PROJECT NO:	16-7339	SURVEYED BY:	=
FILE NO:		DRAWN BY:	JŁ
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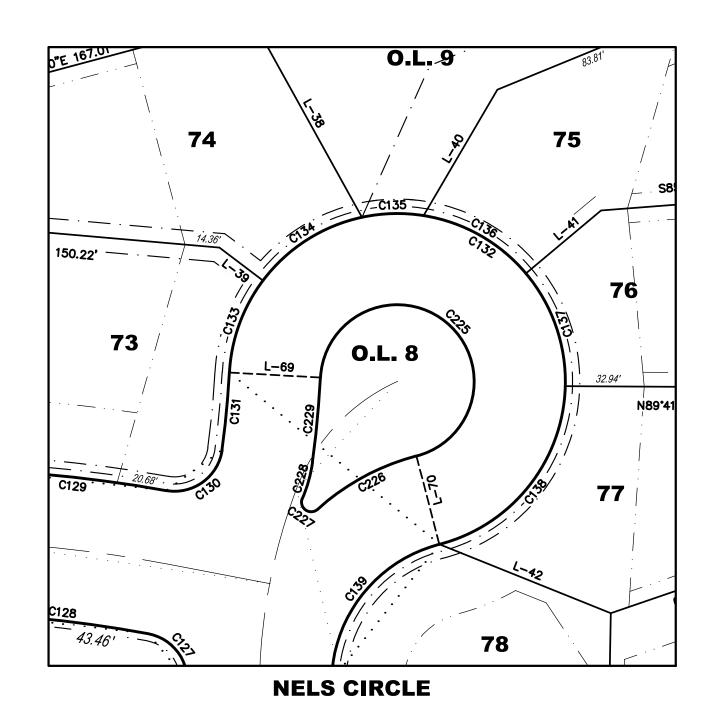
SHEET 6 OF 11 APPROVED BY: TJB

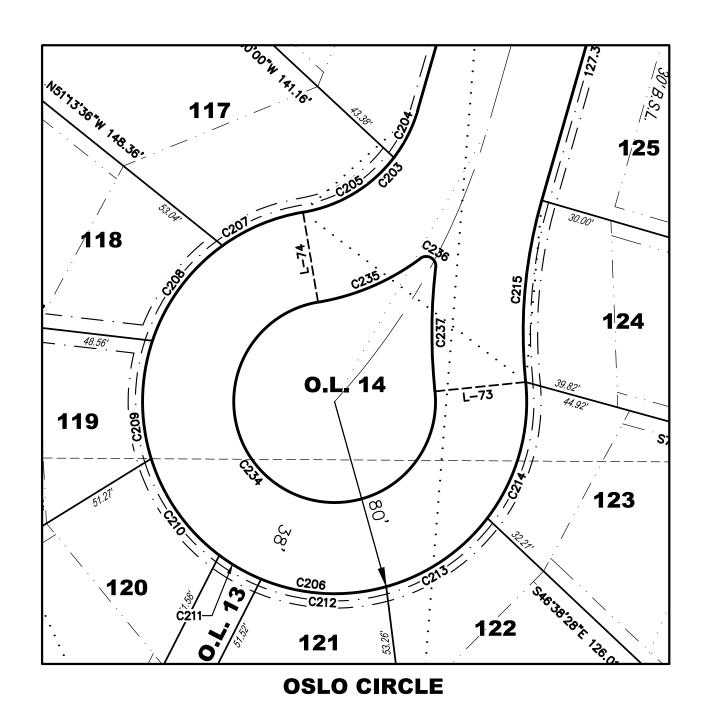
HIGHLANDS OF NETHERWOOD

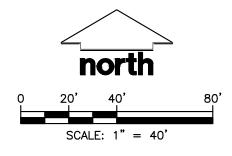
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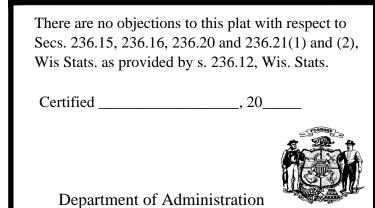














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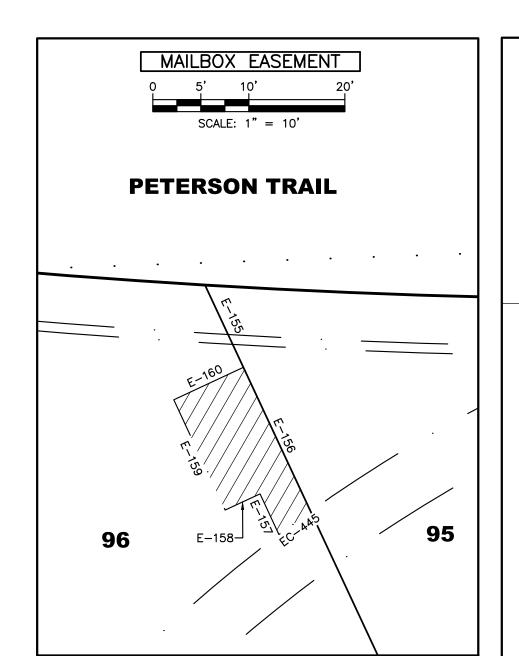
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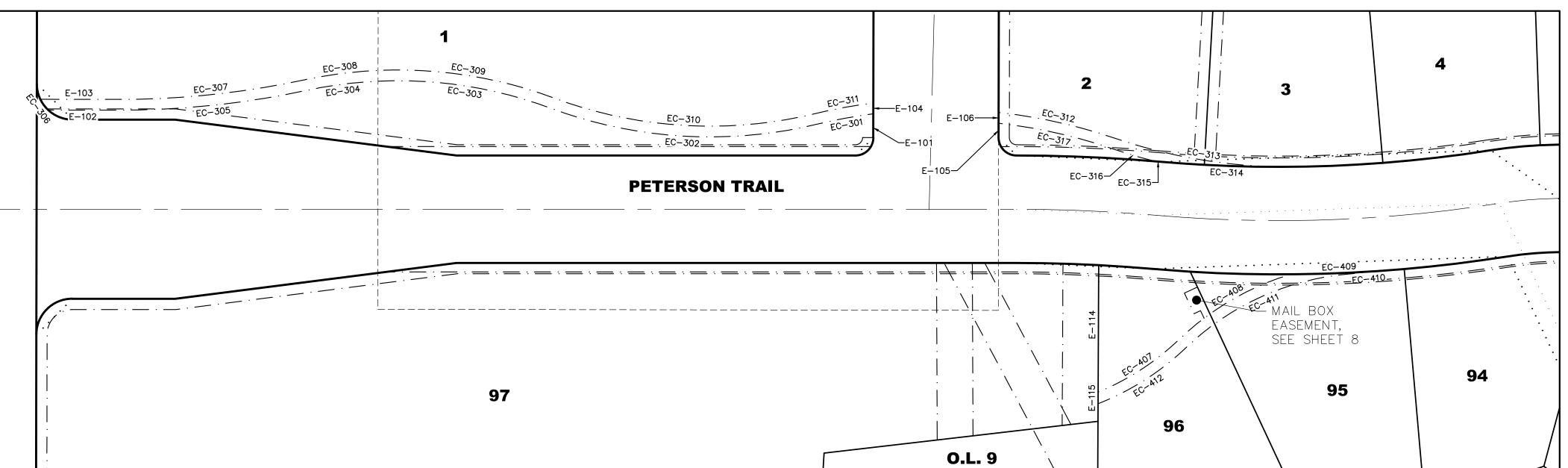
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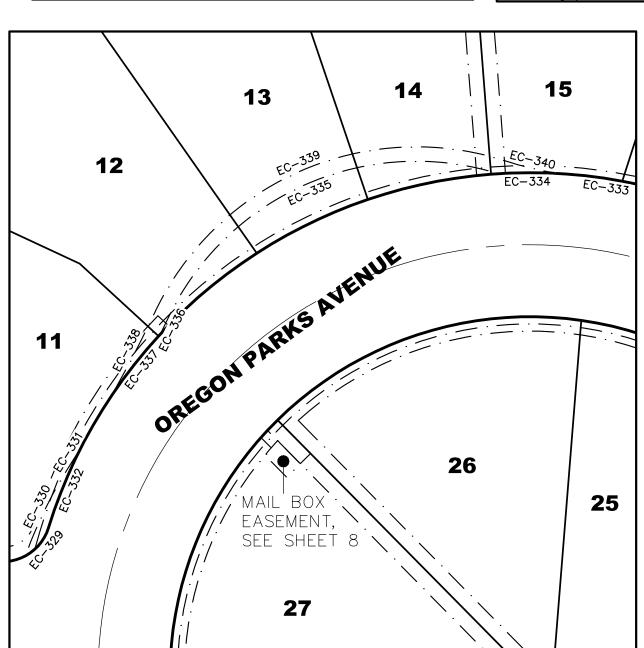
DATED: MARCH	1 19, 2018	
PROJECT NO: 16-7339	SURVEYED BY:	
FILE NO:	DRAWN BY:	JK
FIELDBOOK/PG:	CHECKED BY:	TJB
SHEET 7 OF 11	APPROVED BY:	TJB

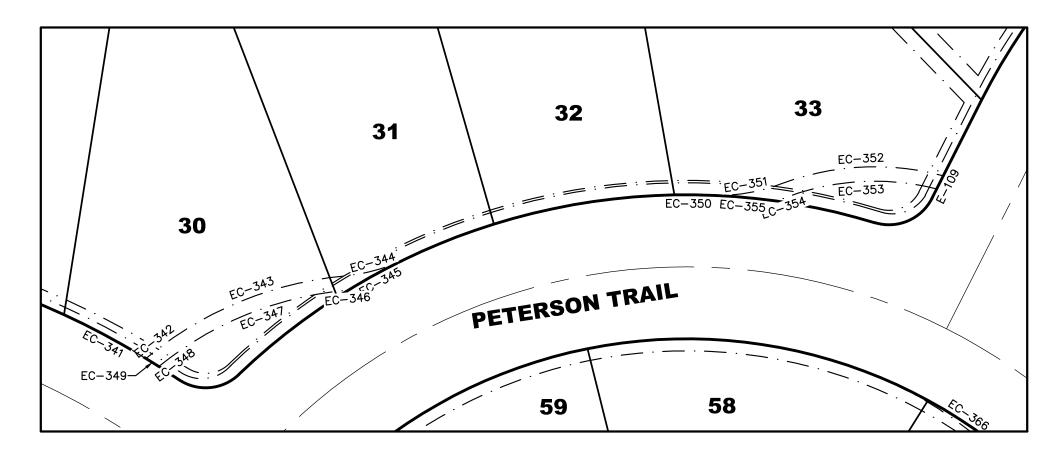
HIGHLANDS OF NETHERWOOD PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 03, TOWN 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

SIDEWALK EASEMENTS

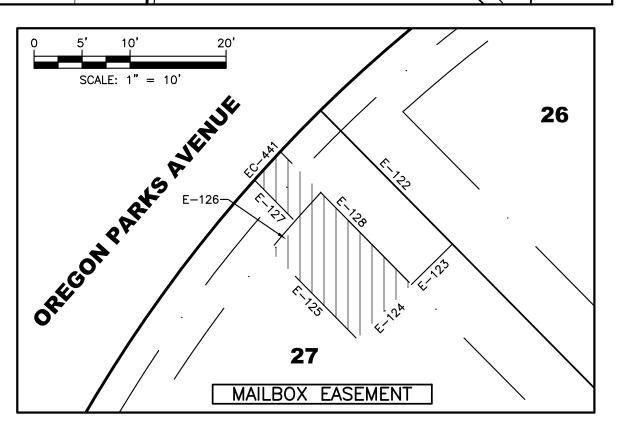




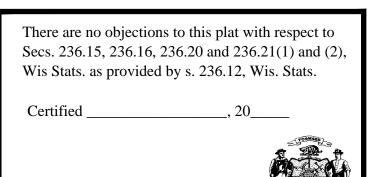




EC-318 EC-	-319 6	7		
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93			52 27 EC - 326	
	92			9
O.L. 12	91	: 	E-107-	_E-108



	LINE TABLE											
LINE	BEARING	DISTANCE										
L-1	N00°00'00"E	57.28'	L-20	S00*36'10"W	41.83'	L-39	N53*00'00"W	22.73'	L-58	N00°00'00"E	47.10'	
L-2	N89°28'13"W	65.62'	L-21	S68*29'49"W	72.50'	L-40	N30°18'33"E	60.80'	L-59	N45°00'00"E	76.28'	
L-3	N69'00'00"W	12.05'	L-22	S5414'48"W	43.96'	L-41	S50°00'00"W	40.90'	L-60	N00°39'37"E	118.09	
L-4	S42*31'37"W	44.60'	L-23	S25*44'45"W	42.68'	L-42	N68°03'42"W	76.96'	L-61	N08*52'45"E	126.46'	
L-5	S85*33'13"W	74.79'	L-24	S02°45'18"E	43.96'	L-43	S12*00'00"E	125.42'	L-62	S07*00'00"E	87.96'	
L-6	N80°00'00"W	91.46'	L-25	S17°00'18"E	79.33'	L-44	S18*14'05"W	37.51'	L-63	S19*00'00"W	49.44'	
L-7	S89°28'13"E	63.47'	L-26	S43"3'11"W	54.05'	L-45	N02°00'00"E	87.15'	L-64	S64°25'49"W	92.84'	
L-8	N6310'40"W	46.02'	L-27	N76*33'21"W	105.81'	L-46	S85°00'00"E	91.18'	L-65	N26°55'12"E	132.29'	
L-9	S00°36'10"W	31.96'	L-28	S25°28'42"W	67.50'	L-47	S63°00'00"E	39.33'	L-66	N64°00'00"E	94.41	
L-10	N17'00'00"E	84.53'	L-29	S04°04'26"W	88.46'	L-48	S21°00'00"E	70.77	L-67	S47°28'27"E	38.00'	
L-11	S12*01'06"W	38.00'	L-30	S84°20'48"E	88.80'	L-49	N15*14'12"W	65.60'	L-68	S32°06'46"W	38.00'	
L-12	S00°36'10"W	31.96'	L-31	S52*00'00"W	106.88'	L-50	S01°23'28"E	40.00'	L-69	S86*55'27"E	38.00'	
L-13	S63"10'40"E	46.02'	L-32	S35*00'00"W	65.99'	L-51	S53°00'00"W	63.47'	L-70	S14*32'26"E	38.00'	
L-14	N51°29'51"E	27.67'	L-33	S03*57'19"W	49.69'	L-52	S00°00'00"E	70.25	L-71	N64°35'25"E	38.00'	
L-15	N36°02'34"E	47.19'	L-34	S79*56'38"E	105.62'	L-53	S05°00'00"E	101.59'	L-72	S32*35'25"E	38.00'	
L-16	N01°00'00"E	45.78'	L-35	N87°32'34"W	74.58'	L-54	S50°00'00"E	65.84	L-73	N84°06'28"E	38.00'	
L-17	S02*35'28"W	66.01'	L-36	S00°00'00"E	57.53'	L-55	S82°00'00"E	51.75'	L-74	S09°27'50"E	38.00'	
L-18	S51°29'51"W	27.67'	L-37	N02°27'26"E	142.95'	L-56	S38°00'00"W	98.68'		•	•	
L-19	S87*32'34"E	74.58'	L-38	S29*00'00"E	94.99'	L-57	S50°03'18"E	33.72'				



Department of Administration

SCALE: 1" = 40'

ISD Professional Services, Inc. • Engineers • Surveyers • Planners

PREPARED FOR:

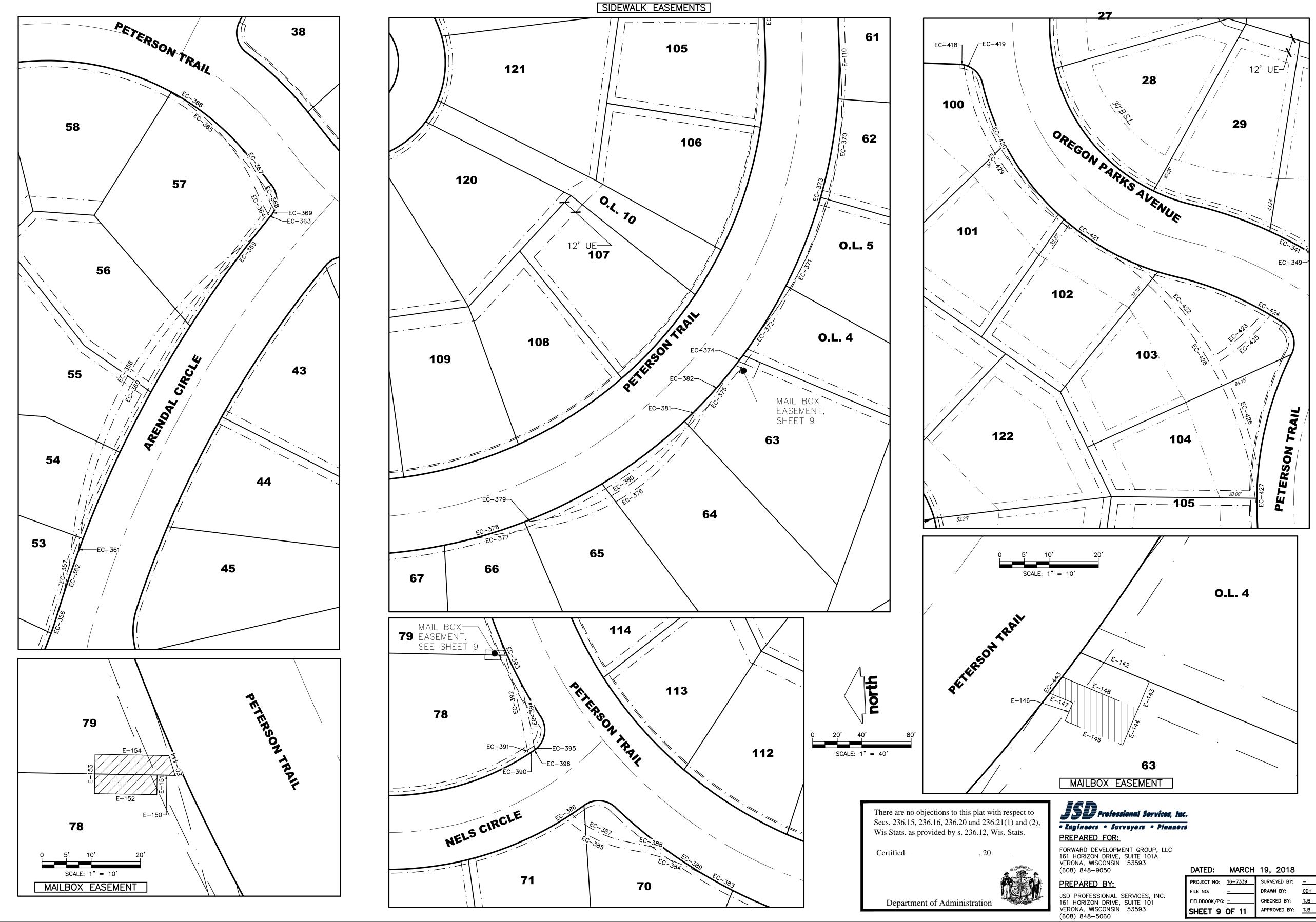
FORWARD DEVELOPMENT GROUP, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WISCONSIN 53593 (608) 848-9050

PREPARED BY:

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

DATED:	MARCH	19, 2018	
PROJECT NO:	16-7339	SURVEYED BY:	
FILE NO:		DRAWN BY:	CDH
FIELDBOOK/PG:		CHECKED BY:	TJB
SHEET 8		APPROVED BY:	TJB
DITE O	<u> </u>		

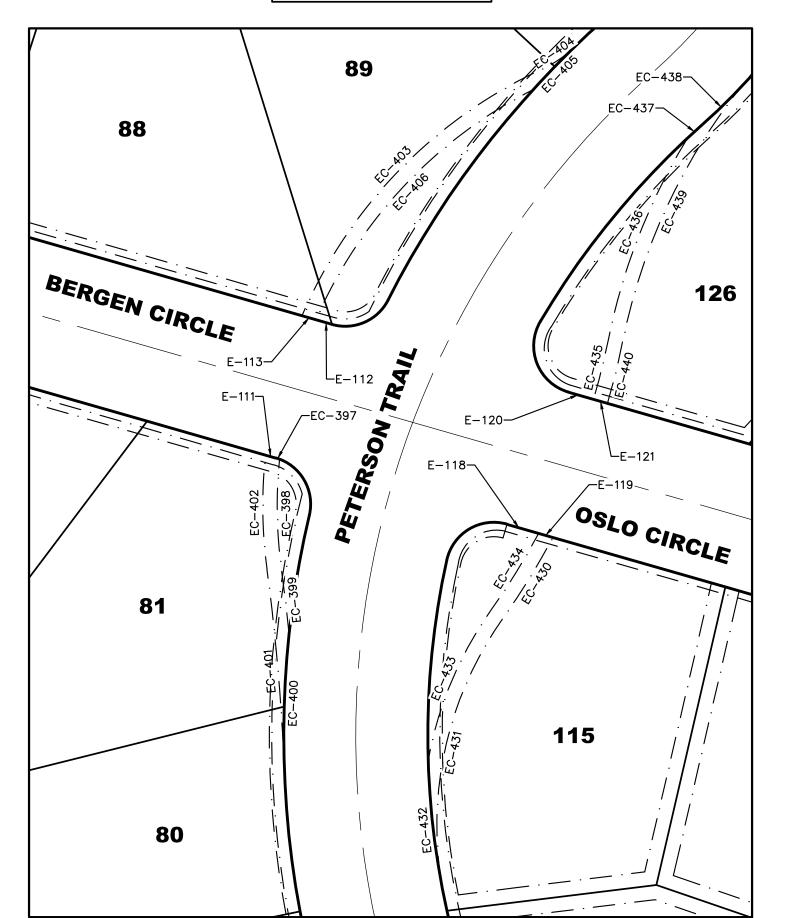
HIGHLANDS OF NETHERWOOD PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 03, TOWN 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN



HIGHLANDS OF NETHERWOOD

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 03, TOWN 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

SIDEWALK EASEMENTS

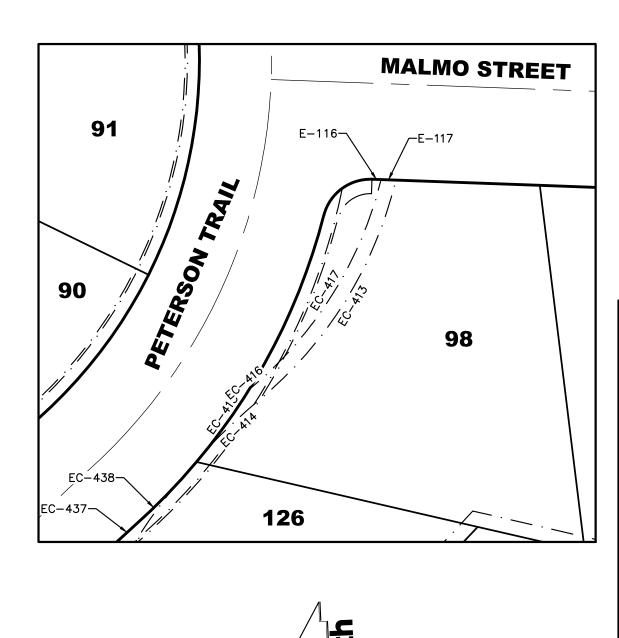


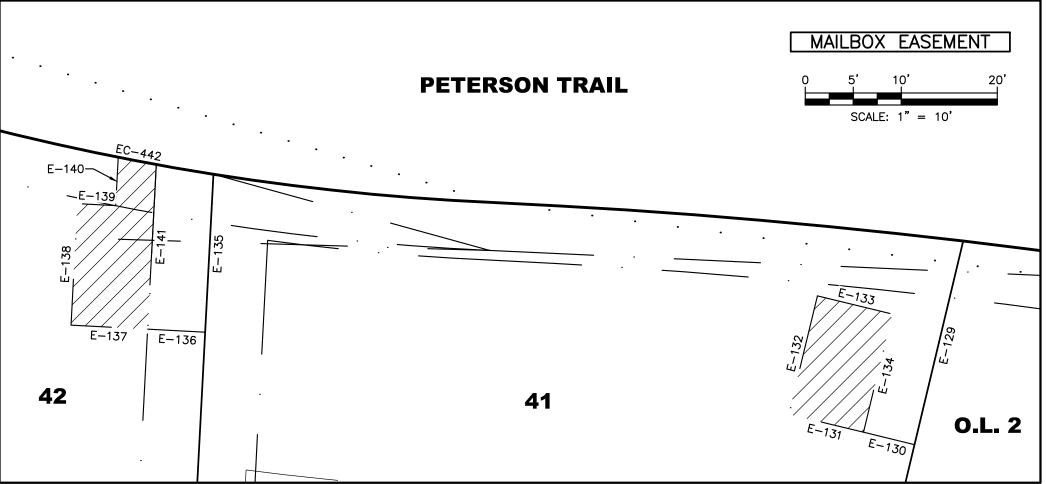
EASEMENT CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING						
EC-301	31.75'	294.50'	6 ° 10'37"	31.73'	N10*28'56"W						
EC-302	151.50'	255.50'	33*58'27"	149.29'	N03°24'59"E						
EC-303	97.96'	244.50'	22*57'17"	97.30'	N08*55'33"E						
EC-304	40.57	244.50'	9*30'26"	40.52	N07°18'18"W						
EC-305	106.22	500.50	12*09'35"	106.02	N05*58'43"W						
EC-306	7.49'	20.00'	21*27'39"	7.45'	N53°46'23"E						
EC-307	104.95	494.50'	12*09'35"	104.75	S05*58'43"E						
EC-308	41.57	250.50'	9*30'26"	41.52'	S07*18'18"E						
EC-309	100.36	250.50'	22*57'17"	99.69'	S08*55'33"W						
EC-310	147.94	249.50'	33*58'27"	145.79	S03*24'59"W						
EC-311	33.19	300.50	6"19'39"	33.17	S10°24'26"E						
EC-312	66.52'	300.50	12*40'58"	66.38'	S12*28'26"W						
EC-313	101.51	299.50'	19*25'13"	101.03'	S09*06'19"W						
EC-314	73.82'	760.00'	5*33'54"	73.79'	N02°10'40"E						
EC-315	3.52'	935.20'	012'57"	3.52'	N04*51'08"E						
EC-316	25.49'	305.50'	4*46'53"	25.49'	N16°25'29"E						
EC-317	64.56'	294.50'	12*33'34"	64.43'	N12*32'09"E						
EC-318	40.93'	260.00'	9*01'14"	40.89	S01*41'14"W						
EC-319	51.61'	1199.50'	2*27'56"	51.61'	S04*57'53"W						
EC-320	167.10'	150.50'	63*36'54"	158.65	S35*32'22"W						
EC-321	22.64'	249.50'	5 " 11'56"	22.63	S64*44'52"W						
EC-322	30.54	260.00'	6*43'52"	30.53	N53°42'26"E						
EC-323	154.64'	145.69'	60*48'54"	147.49	N33°51'54"E						
EC-324	50.78'	260.00'	11"11'27"	50.70'	N11°47'34"E						
EC-325	73.42'	165.63'	25*23'57"	72.82'	N62*52'04"E						
EC-326	29.69'	260.00'	6*32'34"	29.67	N65°18'54"E						
EC-327	29.23'	249.50'	6*42'44"	29.21'	S53*36'43"W						
EC-328	77.35'	170.50'	25 * 59'31"	76.69'	S6315'06"W						
EC-329	15.50'	20.00'	44*23'42"	15.11'	N50°37'09"W						
EC-330	41.44'	180.50'	13*09'10"	41.34'	S63°58'00"E						
EC-331	9.62'	599.51	0*55'08"	9.62'	S57°50'59"E						
EC-332	36.33'	210.00'	9*54'45"	36.29	N67*51'37"W						
EC-333	27.24	210.00'	7*25'51"	27.22	S06*48'36"W						
EC-334	24.74	210.00'	6*45'05"	24.73	N00°16'52"W						
EC-335	163.34'	114.50'	81°44'10"	149.84	N23°35'52"W						
EC-336	7.61'	605.50'	0°43'12"	7.61'	N64°06'21"W						

EASEMENT CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING						
EC-337	32.69'	210.00'	8°55'13"	32.66	N51°38'14"W						
EC-338	39.48'	599.50'	3*46'25"	39.48'	S62*34'44"E						
EC-339	173.09'	120.50'	8218'02"	158.59	S23°18'56"E						
EC-340	22.46'	149.50'	8*36'30"	22.44'	S13°31'50"W						
EC-341	38.72'	330.00'	6°43'24"	38.70'	S28°04'51"W						
EC-342	14.29'	150.50'	5*26'29"	14.29'	S37°07'46"E						
EC-343	76.48'	150.50'	29*06'52"	75.66'	S19*51'05"E						
EC-344	26.58'	74.50'	20*26'27"	26.44	S15*30'53"E						
EC-345	27.01	270.00'	5*43'53"	27.00'	N28*36'03"W						
EC-346	1.22'	80.50'	0*52'15"	1.22'	N05°43'47"W						
EC-347	73.43'	144.50'	29*06'52"	72.64	N19 ° 51'05"W						
EC-348	11.75'	144.50'	4*39'34"	11.75'	N36°44'19"W						
EC-349	6.33'	330.00'	1*05'56"	6.33'	N31°59'31"E						
EC-350	15.33'	270.00'	3°15'14"	15.33'	S00°32'53"W						
EC-351	29.72'	74.50'	22*51'11"	29.52'	S09°15'05"E						
EC-352	68.71'	110.50'	35 ° 37 ' 46"	67.61	S02°51'48"E						
EC-353	63.72'	104.50	34 ° 56'13"	62.74'	N03°12'34"W						
EC-354	4.61'	80.50'	316'59"	4.61'	N19*02'11"W						
EC-355	27.01	270.00'	5 * 43'53"	27.00'	N05*02'27"E						
EC-356	30.82	930.00'	1*53'55"	30.82	S72°15'11"E						
EC-357	40.86'	300.50	7*47'27"	40.83	N80°01'05"W						
EC-358	300.20	357.68'	48°05'15"	291.46'	N59*37'47"W						
EC-359	22.85'	930.00'	1*24'28"	22.85'	S52*34'58"E						
EC-360	273.28'	351.68'	44*31'23"	266.46	S61°24'35"E						
EC-361	2.17'	306.50	0°24'22"	2.17'	S83*42'29"E						
EC-362	39.54	930.00'	2*26'09"	39.53'	S71°06'09"E						
EC-363	1.24'	930.00'	0°04'34"	1.24'	S50°28'34"E						
EC-364	24.25'	150.45	9"14'01"	24.22'	S62°25'04"W						
EC-365	141.72'	169.50'	47*54'14"	137.62	S43°04'47"W						
EC-366	104.68	210.00'	28°33'40"	103.60'	N33°24'30"E						
EC-367	39.85'	175.50'	13°00'30"	39.76'	N60°31'39"E						
EC-368	20.53	144.45	8*08'28"	20.51	N62*57'50"E						
EC-369	5.42'	20.00'	15 ° 30'46"	5.40'	S58*11'40"E						
EC-370	103.89	295.51	20°08'34"	103.35	S83°11'31"E						
EC-371	107.68	295.51'	20*52'39"	107.08	S62*40'55"E						
EC-372	10.23'	884.50'	0*39'46"	10.23'	S52*44'11"E						

EASEMENT CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING						
EC-373	256.07	400.00'	36*40'46"	251.72	N74*55'26"W						
EC-374	12.57'	400.00'	1*48'02"	12.57'	S52*38'29"E						
EC-375	53.74'	884.50'	3*28'51"	53.73'	N56*59'53"W						
EC-376	159.40'	180.50'	50*35'56"	154.27	N33°26'20"W						
EC-377	69.88	894.50	4*28'35"	69.87	N10°22'39"W						
EC-378	57.74	400.00'	8"16'13"	57.69'	S16*45'03"E						
EC-379	12.78'	900.50	0*48'46"	12.78'	S08*32'45"E						
EC-380	154.10'	174.50'	50*35'56"	149.14	S33°26'20"E						
EC-381	11.21'	890.50'	0*43'17"	11.21'	S58°22'40"E						
EC-382	43.18'	400.00'	6 ° 11'07"	43.16'	S48*38'55"E						
EC-383	20.52	400.00'	2*56'23"	20.52	S28*22'33"W						
EC-384	70.27	194.50'	20*42'03"	69.89'	S19*29'43"W						
EC-385	59.06'	100.50	33*40'05"	58.21'	S25*58'44"W						
EC-386	6.21'	270.00'	1"19'01"	6.21'	N32*50'16"W						
EC-387	53.99'	94.50'	32*44'08"	53.26'	N25*30'45"E						
EC-388	32.29'	200.50	913'38"	32.26'	N13°45'31"E						
EC-389	39.95'	400.00'	5*43'20"	39.93'	N32*42'25"E						
EC-390	5.60'	210.00'	1*31'44"	5.60'	N33*37'27"W						
EC-391	5.10'	100.56	2*54'22"	5.10'	N79*02'20"E						
EC-392	93.25'	599.50'	8*54'45"	93.16'	N76*02'26"E						
EC-393	40.54	400.00'	5*48'27"	40.53'	S64*58'53"W						
EC-394	53.90'	605.50'	5*06'01"	53.88'	S77*56'48"W						
EC-395	2.42'	94.56'	1*28'04"	2.42'	S79*45'29"W						
EC-396	0.88'	20.00'	2*30'49"	0.88'	N35*38'43"W						
EC-397	1.64'	20.00'	4*42'42"	1.64'	N18*21'21"E						
EC-398	45.34'	194.50'	13*21'22"	45.24'	N89°03'41"E						
EC-399	27.68'	905.50	1*45'04"	27.68'	N83*15'33"E						
EC-400	57.79'	400.00'	816'39"	57.74'	S88°04'49"E						
EC-401	84.74	899.50'	5*23'51"	84.71'	S85°04'56"W						
EC-402	47.89	200.50'	13°41'09"	47.78'	S8913'35"W						
EC-403	146.50'	200.50	41*51'56"	143.27	N45°46'58"W						
EC-404	16.70'	49.50'	19 ° 20'06"	16.63'	N34°31'03"W						
EC-405	24.74	400.00'	3*32'36"	24.73'	S45*57'24"E						
EC-406	134.67	194.50'	39 ° 40'12"	131.99'	S46*39'17"E						
EC-408	72.84	155.50'	26 ° 50'15"	72.17'	N30°18'54"W						
EC-409	54.60'	820.00'	3°48'54"	54.59'	N02°21'30"W						

EASEMENT CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING						
EC-410	22.35	1529.50'	0*50'15"	22.35'	S05°22'18"E						
EC-411	101.21	149.50'	38*47'22"	99.29'	S24*20'52"E						
EC-412	58.81'	150.50'	22*23'28"	58.44'	S32*32'49"E						
EC-413	109.60'	170.50'	36*49'51"	107.72	S5810'46"E						
EC-414	29.23'	249.50'	6*42'44"	29.21'	S43°07'12"E						
EC-415	29.69'	260.00'	6*32'33"	29.67	N54*49'23"W						
EC-416	0.51'	255.50'	0*06'50"	0.51'	N39*49'15"W						
EC-417	104.54	164.50'	36°24'41"	102.79	N57*58'10"W						
EC-418	3.78'	20.00'	10*49'08"	3.77'	S07°28'16"W						
EC-419	7.01'	20.00'	20*05'39"	6.98'	S22*55'40"W						
EC-420	123.97	175.00'	40°35'12"	121.39'	S61°21'04"W						
EC-421	92.76	210.00'	2518'31"	92.01'	S34°54'05"W						
EC-422	98.05	295.00'	19*02'40"	97.60'	S49*42'31"W						
EC-423	54.61'	149.50'	20*55'44"	54.31'	S41°50'27"E						
EC-424	6.05'	270.00'	1°17'02"	6.05'	S3012'54"W						
EC-425	57.71	155.50'	21"15'54"	57.38'	N41*57'46"W						
EC-426	94.36	295.00'	18"19'37"	93.96'	S69*33'35"W						
EC-427	42.44'	270.00'	9*00'23"	42.40'	N89*02'27"W						
EC-428	288.50'	289.00'	57"11'49"	276.67	N57*52'29"E						
EC-429	169.06	181.00'	53*30'55"	162.98'	N56°02'02"E						
EC-430	39.38'	300.50	7*30'32"	39.35	S58*20'36"E						
EC-431	122.23'	149.50'	46 ° 50'47"	118.86'	S78°00'43"E						
EC-432	57.22	340.00'	9*38'30"	57.15	S83°23'07"W						
EC-433	68.84'	155.50'	25*21'52"	68.28'	N67°16'15"W						
EC-434	37.33'	294.50'	7"15'46"	37.31'	N5813'13"W						
EC-435	25.93'	294.50'	5*02'45"	25.93'	S76°08'18"E						
EC-436	90.32	255.50'	201512"	89.85	S68*32'05"E						
EC-437	7.97'	340.00'	1°20'33"	7.97'	S42°19'14"E						
EC-438	22.38'	260.00'	4 ° 55'53"	22.37'	S44*06'55"E						
EC-439	117.59'	249.50'	27°00'17"	116.51	N65*09'32"W						
EC-440	26.42'	300.50	5*02'17"	26.41'	N76°08'32"W						
EC-441	4.01'	150.00'	1*31'48"	4.01'	N47°35'23"W						
EC-442	4.04'	261.34'	0*53'06"	4.04'	N10*45'17"E						
EC-443	4.14'	400.00'	0°35'34"	4.14'	N52°21'34"W						
EC-444	4.21'	599.50'	0°24'08"	4.21'	S72°52'36"W						
EC-445	4.08'	155.50'	1*30'09"	4.08'	N36°11'12"W						





EASEMENT LINE TABLE			EASEMENT LINE TABLE			EAS	EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	
E-101	N89*54'06"W	13.31'	E-114	S89*43'29"E	70.86'	E-128	N45°23'50"E	19.44'	E-141	S87*00'00"E	17.17	
E-102	N00°06'04"E	38.88'	E-116	S02°03'42"W	3.75'	E-129	N76*33'21"W	21.80'	E-149	N01°00'00"E	1.68'	
E-103	S00°06'04"W	43.29'	E-117	N02°03'42"E	6.12'	E-130	N13'34'27"E	5.47'	E-150	N01°00'00"E	3.64'	
E-104	N89*54'06"W	6.05'	E-118	S16°00'00"W	13.77'	E-131	N13'34'27"E	8.00'	E-151	N89°00'00"W	4.00'	
E-105	N89*54'06"W	7.97'	E-119	N16°00'00"E	6.13'	E-132	S76°25'33"E	12.67'	E-152	N01°00'00"E	12.67'	
E-106	S89*54'06"E	6.03'	E-120	S16°00'00"W	10.89'	E-133	S13°34'27"W	8.00'	E-153	S89°00'00"E	8.00'	
E-107	S02°03'42"W	0.50'	E-121	N16°00'00"E	6.00'	E-134	N76 ° 25'33"W	12.67'	E-154	S01°00'00"W	15.00'	
E-108	N02°03'42"E	6.25'	E-122	S45*23'50"W	19.56'	E-135	N87*00'00"W	16.47'	E-155	S65*00'00"W	9.45'	
E-109	N63°10'40"W	6.14'	E-123	N44°36'10"W	6.00'	E-136	N03*00'00"E	6.00'	E-156	S65°00'00"W	16.54'	
E-110	N86*44'11"E	37.21'	E-124	S44°36'10"E	8.00'	E-137	S03'00'00"W	8.00'	E-157	N65°00'00"E	4.66'	
E-111	N16°00'00"E	4.46'	E-125	S45°23'50"W	12.67'	E-138	N87*00'00"W	12.67'	E-158	N25°00'00"W	4.00'	
E-112	N16°00'00"E	6.97'	E-126	N44°36'10"W	4.00'	E-139	N03°00'00"E	4.00'	E-159	N65°00'00"E	12.67'	
E-113	S16*00'00"W	6.05'	E-127	S45°23'50"W	6.56'	E-140	N87*00'00"W	5.05'	E-160	S25*00'00"E	8.00'	

JS	Profe	essional S	O FI	r ices ,	Inc.
• Engin	oors • \$	urveyers	•	Plani	1075

PREPARED FOR:

FORWARD DEVELOPMENT GROUP, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WISCONSIN 53593 (608) 848-9050

PREPARED BY:

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

DATED: MARCH	19, 2018	
PROJECT NO: 16-7339	SURVEYED BY:	
FILE NO:	DRAWN BY:	CDH
FIELDBOOK/PG:	CHECKED BY:	TJB
SHEET 10 OF 11	APPROVED BY:	TJB



HIGHLANDS OF NETHERWOOD

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 03, TOWN 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE LAND DIVISION AND SUBDIVISION REGULATION OF THE VILLAGE OF OREGON, AND BY THE DIRECTION OF FORWARD DEVELOPMENT, LLC, OWNERS, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "HIGHLAND OF NETHERWOOD" IN THE VILLAGE OF OREGON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHEAST QUARTER, INCLUDING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 14326 RECORDED IN VOLUME 98 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 7-9 AS DOCUMENT NO. 5262945, EXCEPTING THEREFROM THE SOUTH 363 FEET OF THE EAST 660.01 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 03, TOWNSHIP 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 03; THENCE SOUTH 02 DEGREES 35 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER, 2,309.98 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF THE SAID SOUTHEAST QUARTER, 660.41 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 28 SECONDS WEST ALONG A LINE PARALLEL TO AND 660.01 FEET WEST OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER, 363.22 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 23 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 27 MINUTES 26 SECONDS EAST, 2,661.27 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1,337.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,317,141 SQUARE FEET OR 76.151 ACRES.

JOHN KREBS, S—1878 PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

FORWARD DEVELOPMENT GROUP, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS AN OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF OREGON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID FORWARD DEVELOPMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVE M. JENKINS, IT'S MANAGER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS ________, 2018.

FORWARD DEVELOPMENT GROUP, LLC

DAVE M. JENKINS, MANAGER

STATE OF WISCONSIN)ss COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS______DAY OF_________, 2017, THE ABOVE NAMED DAVE M. JENKINS, MANAGER OF THE ABOVE NAMED FORWARD DEVELOPMENT GROUP, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CERTIFICATE OF VILLAGE OF OREGON CLERK

"RESOLVED THAT THIS PLAT KNOWN AS "HIGHLANDS OF NETHERWOOD", BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 05 NORTH, RANGE 09 EAST, VILLAGE OF OREGON, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED BY RESOLUTION No.______, FILE No._____ADOPTED ON THE____DAY OF ______, 2018, AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE____DAY OF ______, 2018, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID "HIGHLANDS OF NETHERWOOD" FOR PUBLIC USE".

I, LINDA CORY, CLERK OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN HEREBY CERTIFY THAT THE CITY COUNCIL HAS RESOLVED THAT PUBLIC SEWER WILL BE MADE AVAILABLE TO THE LOTS IN THE PLAT OF "NOVATION CAMPUS II", BEFORE BUILDINGS ARE OCCUPIED AND THAT PRIVATE SEWER FACILITIES ARE PROHIBITED.

-			
PEGGY HAAG.	VILLAGE (OF OREGON	CLERK

CERTIFICATE OF VILLAGE OF OREGON TREASURER

I, LISA NOVINSKA, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE VILLAGE OF OREGON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE______DAY OF _______, 2018, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "HIGHLANDS

LISA NOVINSKA,	DATE
TREASURER, VILLAGE OF OREGON	

CERTIFICATE OF REGISTER OF DEEDS

OF NETHERWOOD".

RECEIVED FOR RECORDING THIS	DAY OF	, 2018, AT	O'CLOCK,M.
AND RECORDED IN VOLUME	OF PLATS ON PAGES	THROUGH	AS
DOCUMENT NUMBER			

KRISTI CHLEBOWSKI REGISTER OF DEEDS, DANE COUNTY

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.

tified _____

Department of Administration



FORWARD DEVELOPMENT GROUP, LLC 161 HORIZON DRIVE, SUITE 101A VERONA, WISCONSIN 53593 (608) 848-9050

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 (608) 848-5060
 DATED:
 MARCH
 19, 2018

 PROJECT NO:
 16-7339
 SURVEYED BY:

 FILE NO:
 0-*
 DRAWN BY:

 FIELDBOOK/PG:
 CHECKED BY:

SHEET 11 OF 11 APPROVED BY: TJB

. 167339 F-Plat.dwg Layout: Page 11 User: Jr Plotted: Apr 17, 2018 – 9:510