

LEGAL DESCRIPTION

Lands located in the NW1/4 of the NE1/4, SW1/4 of the NE1/4, NE1/4 of the NW1/4, SE1/4 of the NW1/4, NE1/4 of the SW1/4, SE1/4 of the SW1/4, NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 34, T6N, R7E, Town of Springdale, Dane County, Wisconsin, to-wit:

Commencing at the South 1/4 corner of said Section 34 thence N01°06'33"E, 1093.98 feet along the North-South line of said Section 34 to the point of beginning thence N89°23'32"W, 33.12 feet to a point on the East line of Lot 3, Certified Survey Map No. 8755; thence N07°21'29"E, 250.57 feet along said line thence N29°11'23"W, 145.93 feet along said East line to a point of curve on the Southeast right-of-way line of Davis Street thence Northerly along said Southeast right-of-way line along a curve to the left which has a radius of 70.00 feet and a chord which bears N07°12'43"W, 124.46 feet to the Southeast corner of Lot 4, Certified Survey Map No. 9094; thence N16°12'08"W, 199.91 feet along the East line of said Lot 4 thence N33°37'28"W, 196.26 feet along the East line of said Lot 4 to the Northeast corner of said Lot 4; thence N47°10'21"W, 758.16 feet thence S11°54'46"W, 791.37 feet to a point of curve on the Northeast right-of-way line of Ben Franklin Street thence Northwesterly along a curve to the left which has a radius of 70.00 feet and a chord which bears N85°19'04"W, 71.06 feet to a point on the center line of vacated Ben Franklin Street thence N80°58'38"W, 565.54 feet along said center line to the center line of vacated E. 3rd Street thence S58°45'42"W, 199.29 feet along the center line of vacated E. 3rd Street thence N31°42'51"W, 33.00 feet to a point on the Southeast right-of-way line of County Highway "D" thence N32°22'20"E, 18.21 feet along said Southeast right-of-way line to a point of curve thence Northwesterly along said Southeast right-of-way line along a curve to the left which has a radius of 3000.00 feet and a chord which bears N27°48'31"E, 322.00 feet thence N12°50'21"E, 172.50 feet along said Southeast right-of-way line to a point of curve thence Northwesterly along said Southeast right-of-way line along a curve to the left which has a radius of 11,000.00 feet and a chord which bears N12°50'21"E, 103.89 feet thence S78°25'14"E, 412.30 feet thence S47°10'21"E, 758.16 feet to the Northeast corner of said Lot 4, Certified Survey Map No. 9094; thence N21°54'06"E, 160.00 feet to the Northeast corner of Lot 1, Certified Survey Map No. 5251; thence S25°25'55"E, 235.25 feet to a point on the North-South line of said Section 34 thence N01°06'33"E, 1647.99 feet along said North-South line thence N61°05'13"W, 519.98 feet thence N36°06'25"E, 727.24 feet to a point on the Southwest line of Lot 1, Certified Survey Map No. 6304; thence S25°25'55"E, 426.62 feet along the Southwest line of Lot 1 and 2, Certified Survey Map No. 6304 and the Southwest line of Lot 2, Certified Survey Map No. 5725 to the Southwest corner of Lot 2, Certified Survey Map No. 5725; thence N89°14'47"W, 428.31 feet along the North-South line of Lot 2, Certified Survey Map No. 5725; thence S59°14'47"E, 413.68 feet along the South line of said Lot 2 to the West right-of-way line of Sand Ridge Court thence S00°41'06"W, 66.00 feet along said West right-of-way line to the Northeast corner of Lot 1, Certified Survey Map No. 2284; thence N89°14'47"W, 428.31 feet along the North line of and to the Northeast corner of said Lot 1 thence S13°17'49"W, 287.48 feet along the West line of and to the Southwest corner of said Lot 1; thence N61°05'13"W, 250.02 feet to the North-South line of said Section 34 thence S01°06'33"W, 1647.99 feet along said North-South line thence N89°14'47"W, 9.75 feet thence S17°21'07"E, 800.00 feet thence S43°17'21"W, 315.00 feet thence N82°32'31"W, 51.88 feet to the point of beginning, containing 930,437 square feet (21.360 acres).

NOTES

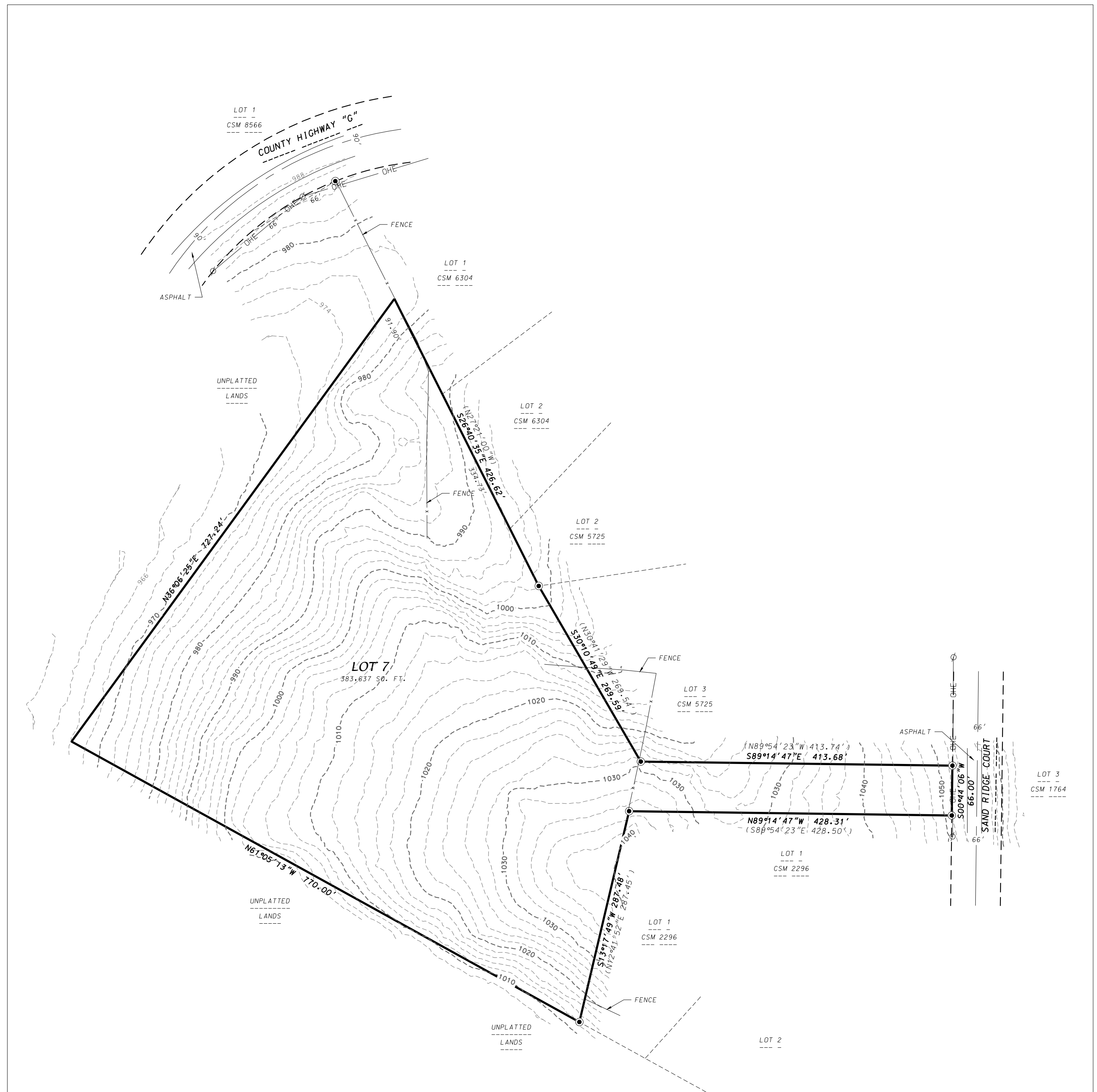
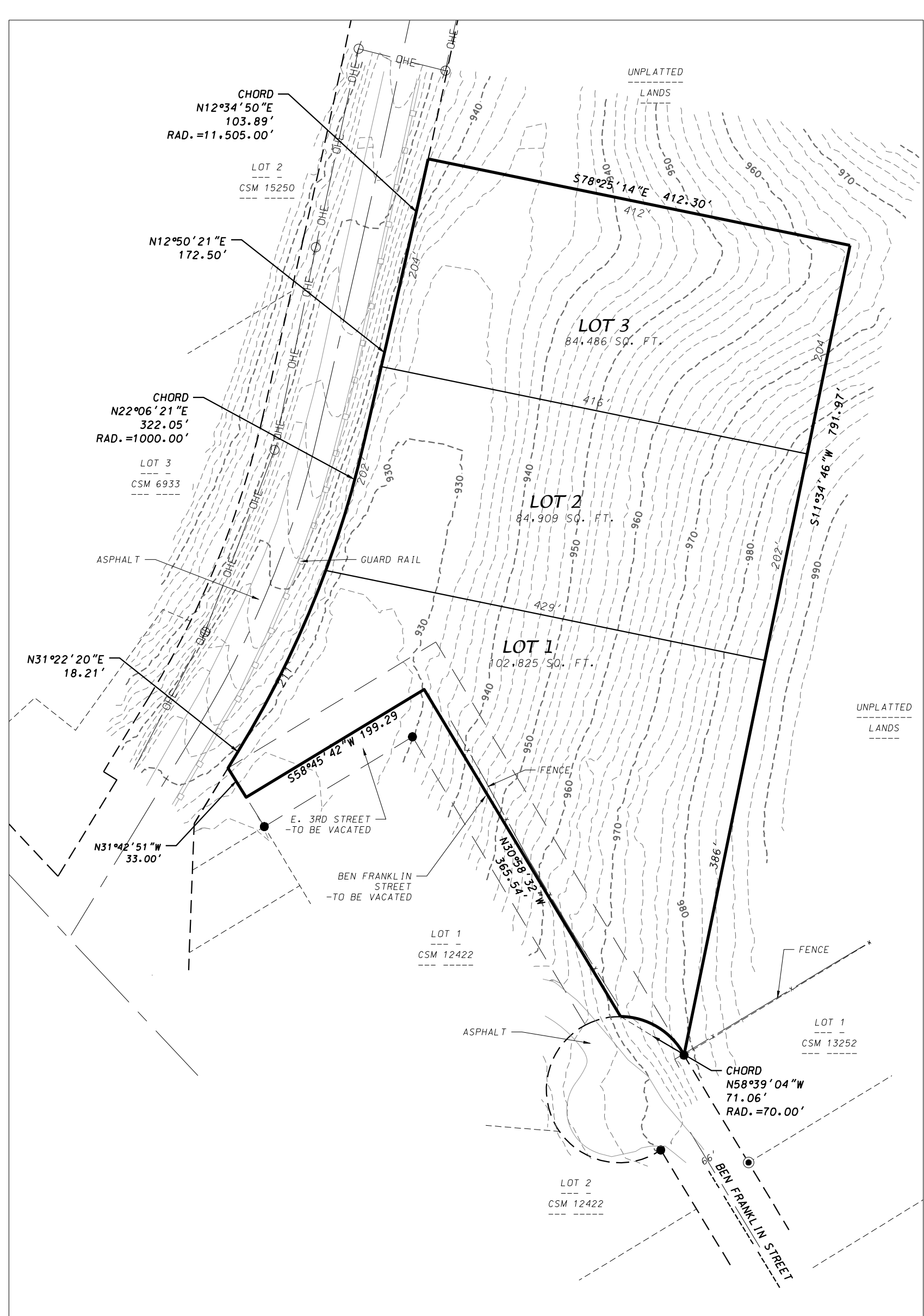
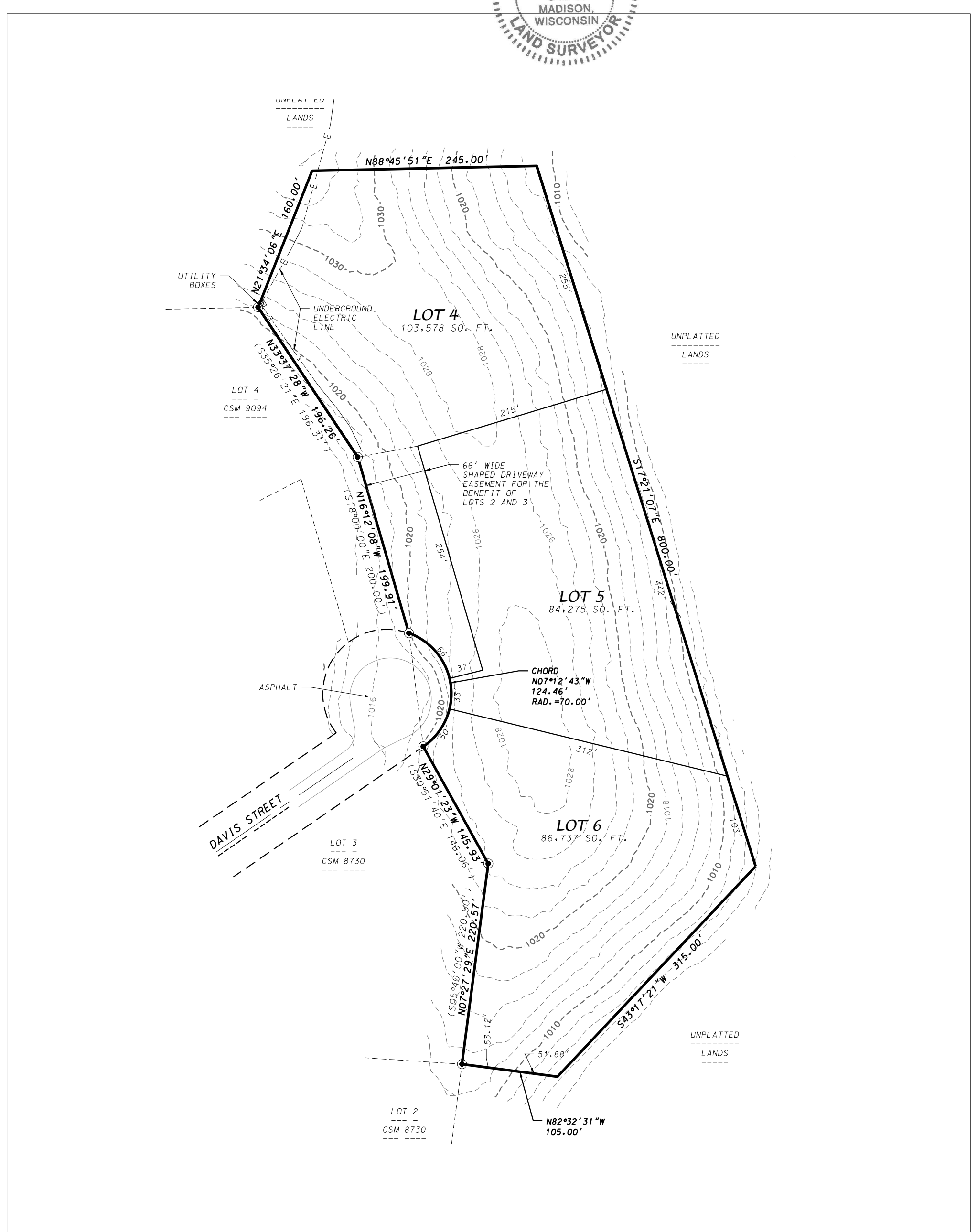
- Zoning: Existing - AT-30
Proposed - Lot 1, 4 - SRF-2
Lot 2-3, 5-6 - SFR-1
Lot 7 - R6-1
- Property Owner/Subdivider: Mount Vernon Hills II, LLC
23 Cornelia Court
Madison, WI 53704
- Distances shown along curves are chord lengths.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the laws of the State of Wisconsin and the rules and regulations of the Board of Civil Engineers and Land Surveyors of the State of Wisconsin.

Dated this 12th day of February, 2024.

Brett T. Stoffregen
Brett T. Stoffregen, Professional Land Surveyor, S-2742



- LEGEND**
- FOUND 1" IRON PIPE
 - FOUND 3/4" REBAR
 - POWER POLE OVERHEAD UTILITIES
 - EXISTING CONTOUR LINE
 - () "RECORDED AS" INFORMATION

DATE: 02-01-24
REVISED:
FN: 23-07-105
Sheet Number:
1 of 1

SCALE: 1" = 100'
(PAGE SIZE: 30x42)

THE NORTH-SOUTH LINE OF SECTION 34, T6N, R7E IS ASSUMED TO BE 66°48' N01°06'33"E

PRELIMINARY PLAT

MOUNT VERNON HILLS

LOCATED IN THE NW1/4 OF THE NE1/4, SW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4, SE1/4 OF THE NW1/4, NE1/4 OF THE SW1/4, SE1/4 OF THE SW1/4, NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 34, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTE AND ASSOCIATES, INC.

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT