

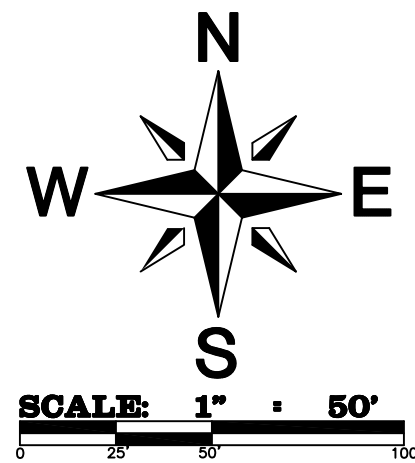
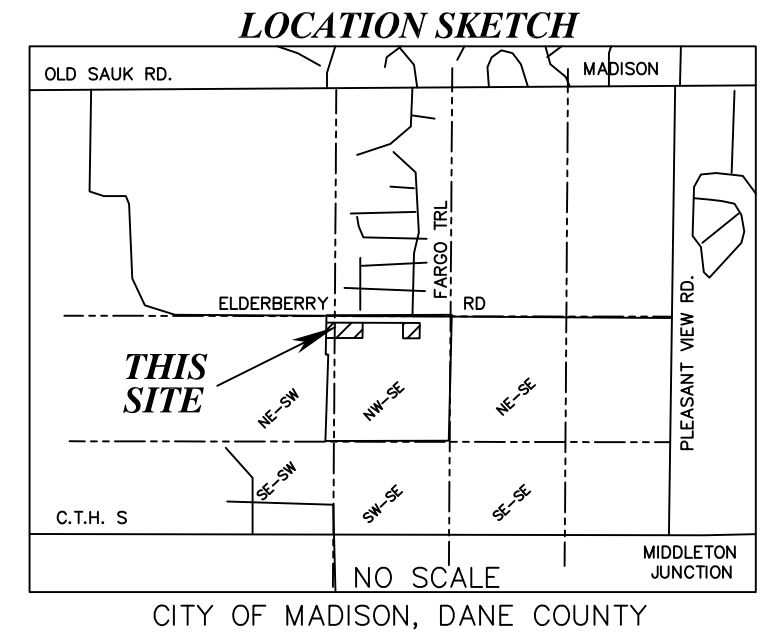
Woodstone Replat

BEING ALL OF LOTS 1, 2, 57, 64, 65, 72, 73 AND 86, WOODSTONE, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 102,264 SQ. FT. - 2.35 ACRES

NOTE: UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 NOTE: ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF THE BUILDING PERMIT(S).

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN.

CALL DIGGER'S HOTLINE
 1-800-242-8511



BASIS OF BEARINGS: IS THE NORTH LINE OF THE SW1/4, SECTION 21, WHICH BEARS N89°42'50"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83 (1991).

- LEGEND**
- 1 1/4" X 30" IRON REBAR SET (WT. = 4.3 LBS / L.F.)
 - P.K. NAIL FND.
 - 3/4" IRON REBAR FND.
 - 1 1/4" IRON REBAR FND.
 - CITY OF MADISON BRASS CAP CONCRETE MONUMENT FND.
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - x1092.40 TYPICAL SPOT ELEVATION
 - ⊙ HYDRANT
 - () PREVIOUS SURVEY OR RECORD DATA
 - ▨ PROPOSED PUBLIC UTILITY EASEMENT
 - ▨ EXISTING PUBLIC UTILITY EASEMENT
- ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT = 1.5 LBS/L.F.)

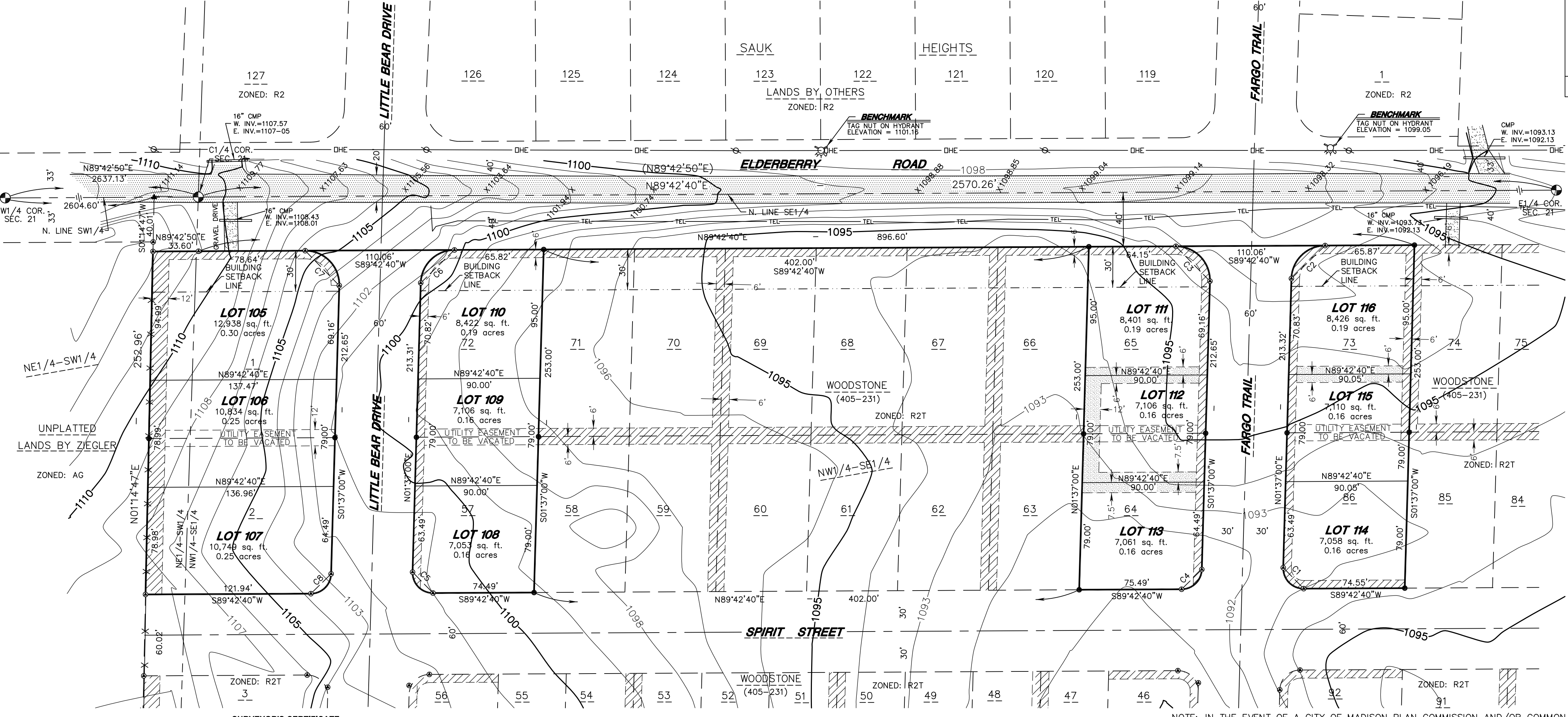
APPROVING AUTHORITIES
 CITY OF MADISON
 DANE COUNTY

OBJECTING AUTHORITIES
 DEPARTMENT OF ADMINISTRATION

OWNER/SUBDIVIDER
 PHEASANT RIDGE, LLC.
 C/O DANIEL HEFFRON SR.
 2000 PRAIRIE STREET, SUITE 100
 PRAIRIE DU SAC, WI 53578

ENGINEER
 MSA PROFESSIONAL SERVICES
 BRAD REENTS
 2901 INTERNATIONAL LANE
 SUITE 300
 MADISON, WI 53704
 PHONE: 1-800-446-0679

SURVEYOR
 JAMES R. GROTHMAN
 P.O. BOX 373
 625 E. SLIFER STREET
 PORTAGE, WI 53901
 PHONE: PORTAGE: (608) 742-7788
 PHONE SAUK PRAIRIE: (608) 644-8877
 FAX: (608) 742-0434
 e-mail: surveying@grothman.com



SURVEYOR'S CERTIFICATE
 I, JAMES R. GROTHMAN, Registered Land Surveyor, do hereby certify that in full compliance with the Provisions of Chapter 236 of the Wisconsin State Statutes and the City of Madison Subdivision Ordinance and under the direction of Daniel R. Heffron of Pheasant Ridge, L.L.C., I have surveyed, monumented, mapped and divided the plat of Woodstone Replat, that such plat correctly represents all exterior boundaries of the land surveyed and subdivision thereof being all of Lots 1, 2, 57, 64, 65, 72, 73, and 86, Woodstone, located in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 21, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the west quarter corner of said Section 21:
 thence North 89°42'50" East along the north line of the Southwest Quarter of said Section 21, 2,604.60 feet to the northwest corner of Woodstone plat;
 thence South 01°14'47" West along the west line of Woodstone plat, 40.01 feet to a point in the south right-of-way line of Elderberry Road said point also being the Northwest corner of said Lot 1 and the point of beginning;
 thence North 89°42'50" East along the south right-of-way line of Elderberry Road and the north line of said Lot 1, 33.60 feet;
 thence North 89°42'40" East along the south right-of-way line of Elderberry Road, 896.60 feet to the northeast corner of said Lot 73;
 thence South 01°37'00" West along the east line of said Lots 73 and 86, 253.00 feet to a point in the north right-of-way line of Spirit Street said point also being the southeast corner of said Lot 86;
 thence South 89°42'40" West along the north right-of-way line of Spirit Street, 74.55 feet;
 thence North 89°42'50" East along the south right-of-way line of Spirit Street and the north line of said Lot 1, 213.31 feet;
 thence North 89°42'40" East along the east right-of-way line of Fargo Trail, 213.32 feet;
 thence North 01°37'00" East along a 25.00 foot radius curve to the right in the easterly right-of-way line of Fargo Trail having a central angle of 88°05'40" and whose long chord bears North 44°20'10" West, 21.56 feet;
 thence North 89°42'40" West, 110.06 feet to a point in the westerly right-of-way line of Fargo Trail;
 thence South 89°42'40" West, 110.06 feet to a point in the westerly right-of-way line of Fargo Trail having a central angle of 91°54'20" and whose long chord bears South 44°20'10" East, 35.94 feet;
 thence South 01°37'00" West along the westerly right-of-way line of Fargo Trail, 212.65 feet;
 thence Southwesterly along a 15.00 foot radius curve to the right in the westerly right-of-way line of Fargo Trail and the northerly right-of-way line of Spirit Street having a central angle of 88°05'40" and whose long chord bears South 45°39'50" West, 20.86 feet;
 thence South 89°42'40" West along the north right-of-way line of Spirit Street, 75.49 feet to the southwest corner of said Lot 64;
 thence North 01°37'00" East along the west line of said Lots 64 and 65, 253.00 feet to a point in the south right-of-way line of Elderberry Road said point also being the northwest corner of said Lot 65;
 thence South 89°42'40" West along the south right-of-way line of Elderberry Road, 402.00 feet to the northeast corner of said Lot 72;
 thence South 01°37'00" West along the east line of said Lots 57 and 72, 253.00 feet to a point in the north right-of-way line of Spirit Street said point also being the southeast corner of said Lot 57;
 thence South 89°42'40" West along the south right-of-way line of Spirit Street, 74.49 feet;
 thence Northwesterly along a 15.00 foot radius curve to the right in the northerly right-of-way line of Spirit Street and the easterly right-of-way line of Little Bear Drive having a central angle of 91°54'20" and whose long chord bears North 44°20'10" West, 21.56 feet;
 thence North 01°37'00" East along the east right-of-way line of Little Bear Drive, 213.31 feet;
 thence Northwesterly along a 25.00 foot radius curve to the right in the easterly right-of-way line of Little Bear Drive having a central angle of 88°05'40" and whose long chord bears North 45°39'50" East, 34.76 feet to a point in the southerly right-of-way line of Elderberry Road;
 thence South 89°42'40" West, 110.06 feet;
 thence Southwesterly along a 25.00 foot radius curve to the right in the westerly right-of-way line of Little Bear Drive having a central angle of 91°54'20" and whose long chord bears South 44°20'10" East, 35.94 feet;
 thence South 01°37'00" West along the west right-of-way line of Little Bear Drive, 212.65 feet;
 thence Southwesterly along a 15.00 foot radius curve to the right in the westerly right-of-way line of Little Bear Drive and the northerly right-of-way line of Spirit Street having a central angle of 88°05'40" and whose long chord bears South 45°39'50" West, 20.86 feet;
 thence South 89°42'40" West along the north right-of-way line of Spirit Street, 121.94 feet to the southwest corner of said Lot 2;
 thence North 01°14'47" East along the west line of said Lots 1 and 2, 2,522.96 feet to the point of beginning.
 Containing 102,264 square feet, (2.35 acres), more or less.

James R. Grothman
 JAMES R. GROTHMAN
 Registered Land Surveyor, No. 1321
 Dated: May 20, 2011
 File No. 511-159



PLAN COMMISSION
 Approved by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin.
 Dated this _____ day of _____, 20__.

Timothy Parks, Secretary

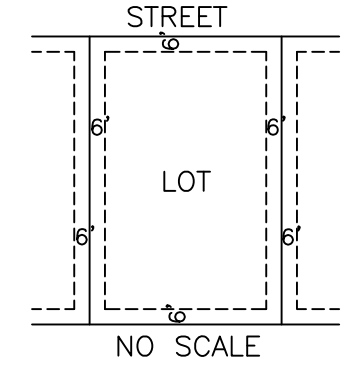
COMMON COUNCIL RESOLUTION
 Resolved, that the Preliminary plat of Woodstone Replat located in the City of Madison was hereby approved by Enactment Number _____ adopted on _____ day of _____, 20__ and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.
 Dated this _____ day of _____, 20__.

Maribeth Witzel - Behl, City Clerk

ZONING
 CURRENTLY ZONED PUD,
 PROPOSED ZONING = R2T

CURVE DATA TABLE

CURVE	LOT #	DELTA	ARC	RADIUS	BEARING	DIST
C1	114	91°54'20"	24.06	15.00	N44°20'10"W	21.56
C2	116	88°05'40"	38.44	25.00	N45°39'50"E	34.76
C3	111	91°54'20"	40.10	25.00	S44°20'10"E	35.94
C4	113	88°05'40"	23.06	15.00	S45°39'50"W	20.86
C5	108	91°54'20"	24.06	15.00	N44°20'10"W	21.56
C6	110	88°05'40"	38.44	25.00	N45°39'50"E	34.76
C7	105	91°54'20"	40.10	25.00	S44°20'10"E	35.94
C8	107	88°05'40"	23.06	15.00	S45°39'50"W	20.86



TYPICAL DRAINAGE EASEMENT SKETCH
 TYPICAL DRAINAGE EASEMENT MAY OVERLAP OTHER EASEMENTS SHOWN.

5/20/11
 DATE

SEAL DATE
 REVISION

JRG
 BY

APV/D

A PRELIMINARY PLAT OF
Woodstone Replat

FILE NO. 511-159

PROJ. NO. 405-231

DWG NO. 511159_PRELIM

THIS INSTRUMENT DRAFTED BY JERON ABEGLLEN

SHEET 1 OF 1

GROTHMAN & ASSOCIATES S.C.
 LAND SURVEYORS
 625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
 FAX: (608) 742-0434 E-MAIL: surveying@grothman.com