SPRINGFIELD RIDGE

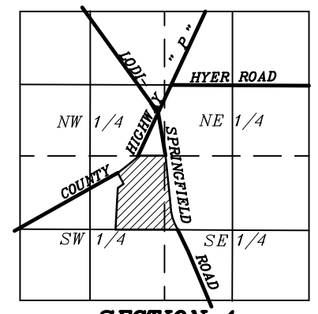
LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 4, TOWN OF SPRINGFIELD, T8N, R8E, DANE COUNTY, WISCONSIN.

NOA PRIEVE, REGISTERED LAND SURVEYOR S – 2499

GRID NORTH
WISCONSIN COORDINATE SYSTEM
ZONE NAD 27

SCALE 1" = 100'
0' 50' 100' 200' 300'

N
W E
S



SECTION 4
T8N, R8E
SCALE 1" = 2000'

NORTH 1/4 CR
SECTION 4
T8N, R8E
FND. 1 1/4" REBAR

EAST 1/4 CR
SECTION 4
T8N, R8E
FND. ALUM. MON.

WEST 1/4 CORNER
SECTION 4
T8N, R8E
FND. ALUM. MON.

DEPARTMENT OF ADMINISTRATION

SPRINGHELT PLAT

LOT 1 CSM 2549 | LOT 1 CSM 5901 | LOT 1 CSM 2550 | LOT 2 CSM 2550 | LOT 1 CSM 11627 | LOT 2 CSM 11627 | LOT 1 | LOT 20 | LOT 19 | LOT 12 | LOT 11

RIGHT OF VARIED | COUNTY TRUNK HIGHWAY "P" | SPRINGFIELD CIRCLE | SPRINGFIELD WOODS | LODI-SPRINGFIELD ROAD | AMETHYST DRIVE | TANZANITE LANE

LOT 1 — 1.50 ACRES OR 65,421 SQ.FT.
LOT 2 — 1.96 ACRES OR 85,160 SQ.FT.
LOT 3 — 1.50 ACRES OR 65,397 SQ.FT.
LOT 4 — 1.50 ACRES OR 65,420 SQ.FT.
LOT 5 — 1.81 ACRES OR 78,989 SQ.FT.
LOT 6 — 1.64 ACRES OR 71,541 SQ.FT.
LOT 7 — 1.55 ACRES OR 67,485 SQ.FT.
LOT 8 — 1.52 ACRES OR 66,257 SQ.FT.
LOT 9 — 1.52 ACRES OR 66,366 SQ.FT.
LOT 10 — 1.52 ACRES OR 66,085 SQ.FT.
LOT 11 — 1.83 ACRES OR 79,905 SQ.FT.
LOT 12 — 1.57 ACRES OR 68,451SQ.FT.
LOT 13 — 1.50 ACRES OR 65,428 SQ.FT.
LOT 14 — 1.50 ACRES OR 65,397 SQ.FT.
OUTLOT 1 — 1.78 ACRES OR 77,618 SQ.FT. (PRIVATE TRAIL & STORM WATER MANAGEMENT)

CONSERVATION EASEMENT | WOODS, TRAIL AND CONSERVATION EASEMENT | 30' WIDE DRAINAGE AND TRAIL EASEMENT | 15' WIDE DRAINAGE EASEMENT | 20' WIDE DRAINAGE EASEMENT | 20' WIDE ACCESS FOR OUTLOT 1 | 25' WIDE SIGN AND LANDSCAPE EASEMENT | DRAINAGE EASEMENT | 16.5 ' RIGHT OF WAY EASEMENT FOR BURIED CABLE CENTERED ON UTILITY LOCATION AS DOC. NO. 1272458.

10' WIDE UNDERGROUND ELECTRIC EASEMENT CENTERED ON UTILITIES, TO BE VACATED UPON CONSTRUCTION OF NEW IMPROVEMENTS. DOC. NO. 2447643

GRAVEL DRIVEWAY TO BE RELOCATED APON CONSTRUCTION OF AMETHYST DRIVE.

EXISTING SEPTIC AREA

POOL | HOME | DECK

VISION CORNER SEE DETAIL

LANDS

TOTAL PLAT AREA WITH RIGHT-OF-WAY
= 1,208,835 SQ. FT. OR 27.75 ACRES

LEGEND

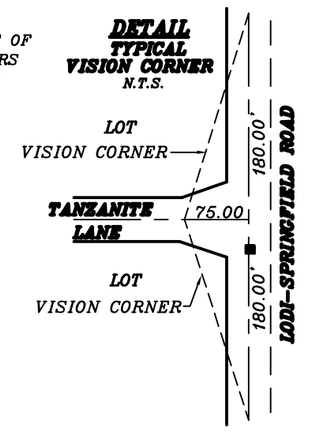
- SET 1 1/4" X 30" SOLID ROUND IRON ROD, MINIMUM WEIGHT OF 4.17 LBS/LINEAL FOOT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" X 24" REBAR, MINIMUM WEIGHT OF 1.5 LBS/FT.
- FOUND 3/4" REBAR
- FOUND 1 1/4" PIPE
- SECTION CORNER MONUMENT

PUBLIC UTILITY EASEMENT (12' WIDE)
INCLUDING, ELECTRIC LINES, GAS MAIN, CABLE TV LINES, AND TELEPHONE LINES.

DRAINAGE EASEMENT WIDTH AS SHOWN

WOODS, TRAIL, STORMWATER AND CONSERVATION EASEMENT

DETAIL
TYPICAL VISION CORNER
N.T.S.



VISION CORNER: NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2-1/2' ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY UTILITY LINES & OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL, OR SIMILAR TURF BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

LINE	BEARING	DISTANCE
L1	S 87°325'57" E	43.40
L2	S 07°41'57" E	7.39
L3	S 28°53'46" E	79.40
L4	S 07°43'10" E	50.00
L5	N 07°43'10" W	50.00
L6	S 28°53'46" E	79.40
L7	N 82°18'03" E	30.81
L8	N 40°05'28" E	41.91
L9	N 07°06'35" W	70.24
L10	N 82°53'25" E	5.00
L11	S 28°09'33" E	64.04
L12	S 07°06'35" E	37.23

LINE	BEARING	DISTANCE
L13	N 68°43'39" E	51.50
L14	S 80°35'55" E	68.10
L15	N 46°38'23" E	135.53
L16	N 57°25'21" E	67.06
L17	S 58°36'57" E	61.45
L18	S 042°30'53"W	44.81
L19	N 67°41'39" W	31.58
L20	N 67°41'39" W	16.59
L21	S 76°07'22" W	81.07
L22	S 87°06'37" W	53.44
L23	N 54°32'04" W	69.20
L24	N 21°26'28" E	130.95
L25	N 14°20'11" E	42.25

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT BEARING
C1	238.63	20°55'12"	653.57	237.31	S 17°34'11" E	
C2	58.95	06°20'13"	533.00	58.92	S 85°28'09.5"W	N 82°18'03" E
C3	142.47	21°18'50"	383.00	141.65	S 05°01'26" W	
C4	128.99	10°45'52"	686.57	128.80	N 12°29'31" W	
C5	121.69	10°09'20"	686.57	121.53	N 22°57'07" W	
C6	170.77	30°51'57"	317.00	168.71	S 00°14'52.5"W	
C7	75.86	13°42'40"	317.00	75.68	S 22°02'26" E	
C8	152.36	16°22'44"	533.00	151.85	S 20°42'24" E	
C9	15.03	11°28'42"	75.00	15.00	N 01°58'49" W	
C10	57.52	43°56'44"	75.00	56.12	S 29°41'32" E	N 51°39'54" W
C11	44.63	04°47'54"	533.00	44.62	S 10°07'07" E	
C12	107.31	81°58'50"	75.00	98.39	S 10°40'29" E	S 30°18'56" W
C13	74.62	57°00'24"	75.00	71.58	S 58°49'08" W	
C14	82.08	62°42'16"	75.00	78.04	N 61°19'32" W	
C15	42.50	32°28'02"	75.00	41.93	N 19°59'33" E	
C16	86.65	66°11'58"	75.00	81.91	N 03°07'35" E	N 29°58'24" W
C17	120.58	14°47'37"	467.00	120.25	N 15°06'58.5" W	
C18	51.65	06° 20'13"	467.00	51.62	S 85°28'09.5"W	
C19	88.54	13°14'46"	383.00	88.35	N 22°16'23" W	
C20	52.03	06°22'59"	467.00	52.00	N 25°42'16.5" W	
C21	250.68	20°55'12"	686.57	249.29	S 17°34'11" E	
C22	350.67	267°53'28"	75.00	108.00	N 82°16'50" E	
C23	57.52	43°56'44"	75.00	56.12	N 14°15'12" E	N 36°13'34" E
C24	172.60	21°10'36"	467.00	171.62	N 18°18'28" W	
C25	297.98	44°34'37"	383.00	290.52	N 06°36'27.5"W	
C26	246.63	44°34'37"	317.00	240.46	N 06°36'27.5" W	
C27	197.00	21°10'36"	533.00	195.88	N 18°18'28" W	
C28	57.00	43°32'58"	75.00	55.64	S 37°27'20.5"W	S 59°13'50"W
C29	24.67	18°50'53"	75.00	24.56	S 49°48'23" W	
C30	115.17	87°59'00"	75.00	104.18	S 03°36'33" E	
C31	139.84	106°49'53"	75.00	120.45	N 05°48'53.5"E	
C32	142.48	108°50'56"	75.00	122.00	S 25°454'50" W	S 80°11'18" W
C33	58.04	44°20'29"	75.00	56.60	S 06°29'23.5"E	S 28°39'38"E

NOTES:

1.) THROUGH SECTION 823.08 OF WISCONSIN STATUTES, THE WISCONSIN LEGISLATURE HAS ADOPTED THE RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO PREEXISTING AGRICULTURAL PRACTICES IN THE VICINITY OF RESIDENTIAL PROPERTY. ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND MAY CONTINUE TO TAKE ON LANDS IN THE VICINITY OF THE PLAT OF SPRINGFIELD RIDGE. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISE, ODOR, DUST, MACHINERY TRAFFIC, OR OTHER CONDITIONS DURING DAYTIME OR EVENING HOURS.

2.) LOTS 1 THRU 14 SHALL NOT HAVE VEHICULAR ACCESS TO LODI-SPRINGFIELD ROAD, TO COUNTY TRUNK HIGHWAY "P" AND TANZANITE LANE. ACCESS TO LOTS 1-14 SHALL BE OFF OF AMETHYST DRIVE.

3.) ON LOTS 1 THRU 14 ALL DRIVEWAY CULVERTS NEED TO BE 18" DIAMETER C.M.P. CULVERTS.

4.) REFER TO DEVELOPMENT COVENANTS FOR LIMITATIONS AND RESTRICTIONS WITHIN THE CONSERVATION EASEMENTS.

SOUTH 1/4 CR
SECTION 4
T8N, R8E
FND. 1 1/4" REBAR
N.= 434,461.799
E.= 2,119,684.730

LOT 1 CSM 2087 | LOT 16 SPRINGFIELD CORNERS COMMERCIAL CENTER

JOB NO.= 08W-11
REV.09-30-08
SHEET 1 OF 2