

Document # 6030286

KENNEDY HILLS FIRST ADDITION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 3 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 10, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.

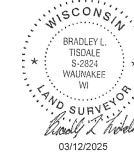
CURVE	LENGTH	RADIUS	DELTA	CH BEAR	CH DIST.	TAN IN	TAN OUT
C1	232.72	266.00	50°07'42"	S25°23'21"W	228.37	860°27'12"W	S00°19'30"W
C2	72.77	266.00	15°40'27"	S8°09'44"W	72.84	S18°59'57"W	S00°19'30"W
C3	114.80	266.00	24°43'41"	S28°21'48"W	113.91	S40°43'38"W	S18°59'57"W
C4	45.15	266.00	9°43'34"	S45°35'25"W	45.10	S60°27'12"W	S40°43'38"W
C5	147.32	167.00	50°32'42"	S25°10'51"W	142.59	S00°05'30"E	S50°27'12"W
C6	205.78	233.00	50°36'08"	N25°09'05"E	199.15	N00°06'54"W	N50°27'12"E
C7	105.40	233.00	25°55'07"	N12°48'39"E	104.50	N00°06'55"W	N25°48'12"E
C8	100.38	233.00	24°41'00"	N38°06'42"E	99.60	N25°48'12"E	N50°27'12"E
C9	47.13	30.00	90°00'25"	N65°26'56"E	42.43	N50°27'12"E	N39°33'13"W
C10	233.47	267.00	50°06'01"	N64°36'13"W	228.10	N39°33'13"W	N89°39'14"W
C11	51.22	267.00	10°59'31"	N45°02'56"W	51.14	N39°33'13"W	N60°32'44"W
C12	158.97	267.00	34°06'47"	N67°36'07"W	156.63	N50°32'44"W	N84°39'31"W
C13	23.38	267.00	4°56'42"	N87°09'22"W	23.27	N84°39'31"W	N89°39'14"W
C14	47.12	30.00	90°00'20"	S45°20'47"W	42.43	N89°39'13"W	S00°20'47"W
C15	35.64	265.00	7°34'35"	S3°29'30"E	35.02	S00°20'47"W	S07°13'48"E
C16	44.30	335.00	7°34'35"	N3°26'30"W	44.26	N07°13'48"W	N00°20'47"E
C17	47.12	30.00	90°00'00"	S44°39'13"E	42.43	S89°39'13"E	S00°20'47"W
C18	291.18	333.00	50°08'00"	S64°36'13"E	281.99	S39°33'13"E	S89°39'13"E
C19	9.53	333.00	1°38'22"	S88°50'02"E	9.53	S89°39'13"E	S88°00'51"E
C20	186.67	333.00	32°07'08"	S71°57'17"E	184.24	S88°00'51"E	S55°53'43"E
C21	94.88	333.00	16°20'30"	S47°43'28"E	94.66	S55°53'43"E	S39°33'13"E
C22	50.20	30.00	65°52'32"	S87°30'03"E	44.55	N44°33'41"E	S39°33'47"E
C23	154.41	200.00	44°14'11"	N22°26'36"E	150.61	N00°19'30"E	N44°33'41"E

- NOTES:
- OUTLOT 3 IS PLANNED FOR FUTURE PLATTING PHASES
 - EACH LOT OWNER SHALL BE OBLIGATED TO PAY A RECREATIONAL IMPROVEMENT IMPACT FEE TO THE TOWN OF COTTAGE GROVE IN THE AMOUNT SPECIFIED BY TOWN ORDINANCE AT THE TIME OF APPLICATION FOR A RESIDENTIAL BUILDING PERMIT.
 - ACCESS RESTRICTION: NO DIRECT VEHICULAR ACCESS TO LOTS 17-19 FROM KENNEDY RD.
 - THE OWNERS OF LANDS IN THIS SUBDIVISION ARE ESTOPPED FROM COMMENCING ANY ACTION WHATSOEVER AGAINST THE TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN FOR DAMAGES CAUSED BY SURFACE WATER RUN-OFF OR DRAINAGE.
 - THESE LANDS HAVE BEEN SUBDIVIDED WITH SPECIAL ATTENTION BEING GIVEN TO DRAINAGE OF SURFACE WATER THEREFROM AND ADEQUATE PROVISIONS HAVE BEEN PROVIDED FOR THE LEAST POSSIBLE DAMAGES THEREFROM TO BOTH THE PLATTED LAND AND ADJACENT LANDS PROVIDING THE FOLLOWING:
 - IN ALL CASES EASEMENTS HAVE BEEN PROVIDED FOR DRAINAGE FROM ADJACENT PLATS THROUGH THE USE OF STREET PATTERNS. ALL DITCHES WILL BE PLANTED IN GRASS WHICH WILL PROVIDE DENSE COVER.
 - THE EXISTING NATURAL WATERSHED DIRECTION REMAINS UNCHANGED.
 - ALL STREETS HAVE BEEN DESIGNED WITH AS MINIMUM GRADE AS POSSIBLE SO AS TO PREVENT EROSION.
 - LAND NOW UNDER CULTIVATION SHALL BE PLANTED IN GRASS, AND BERMS CONSTRUCTED AS REQUIRED BY THE TOWNSHIP. OWNERS WILL SEED AND MULCH DITCHES AFTER ROAD CONSTRUCTION IS COMPLETED WHERE NEEDED TO CONTROL RUNOFF.
 - TOPSOIL FROM ROAD CONSTRUCTION IS TO BE STOCKPILED IN AREAS WHERE IT WILL BE LEAST AFFECTED BY EROSION RUNOFF.

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEAR	CH DIST.	TAN IN	TAN OUT
C24	203.85	233.00	50°07'42"	S25°23'21"W	197.41	S90°27'12"W	S00°19'30"W
C25	176.44	200.00	50°32'42"	S25°10'51"W	170.77	S00°05'30"E	S50°27'12"W
C26	262.32	300.00	50°06'00"	N64°36'13"W	254.09	N89°39'13"W	N39°33'13"W
C27	39.67	500.00	7°34'35"	S3°26'30"E	39.64	S07°13'48"E	S00°20'47"W

LINE	BEARING	LENGTH
L1	S00°05'30"E	22.20'
L2	N50°27'12"E	6.65'
L3	S89°56'07"E	43.95'



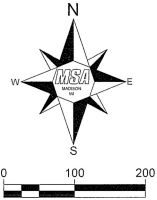
SYMBOL LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- UTILITY EASEMENT LINE
- STORMWATER DRAINAGE EASEMENT LINE
- EXISTING LOT LINE
- ACCESS RESTRICTION
- SECTION CORNER AS SHOWN
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- FOUND 1 1/4" IRON REBAR
- SET 1 1/4" BY 24" IRON REBAR WEIGHING 4.30 LBS./FT.
- ALL OTHER LOT AND OUTLOT CORNERS ARE 3/4" X 24" IRON REBAR WEIGHING 1.50 LBS./FT.

CURRENT OWNER AND SUBDIVIDER:
DUNROVEN RIDGE LLC
7857 DUNROVEN RD
DANE, WI 53529

SURVEYOR:
BRADLEY TISDALE, PLS
MSA PROFESSIONAL SERVICES, INC.
1702 PANKRATZ STREET
MADISON, WI 53704

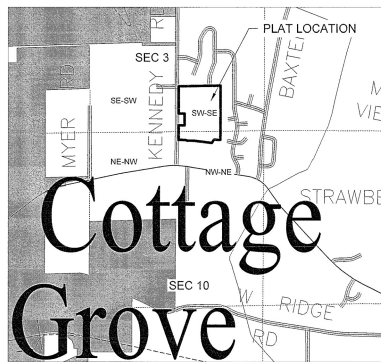
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified May 04, 2025
Don Sims
Department of Administration



BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WICRS), DANE COUNTY (2011). THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 10 BEARS N88°52'27"E.



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VICINITY MAP

