

THIS PLAT IS UNDER APPROVAL BY THE VILLAGE OF MT. HOREB AND IS NOT A FINAL AND APPROVED PLAT

SPAANEM'S RIDGE

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 14605 RECORDED IN VOLUME 101 OF CERTIFIED MAPS, ON PAGES 106-108, AS DOCUMENT NUMBER 5357648 IN THE DANE COUNTY REGISTRY AND LOCATED IN ALL QUARTERS OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 6 EAST, VILLAGE OF MOUNT HOREB, DANE COUNTY, WISCONSIN.

ELLEN COURT DEDICATED TO THE PUBLIC FOR ROAD PURPOSES
AREA = 11,722 SQ. FT. (0.27 ACRES)

MICHELLE STREET DEDICATED TO THE PUBLIC FOR ROAD PURPOSES
AREA = 16,394 Q.FT. (0.38 ACRES)

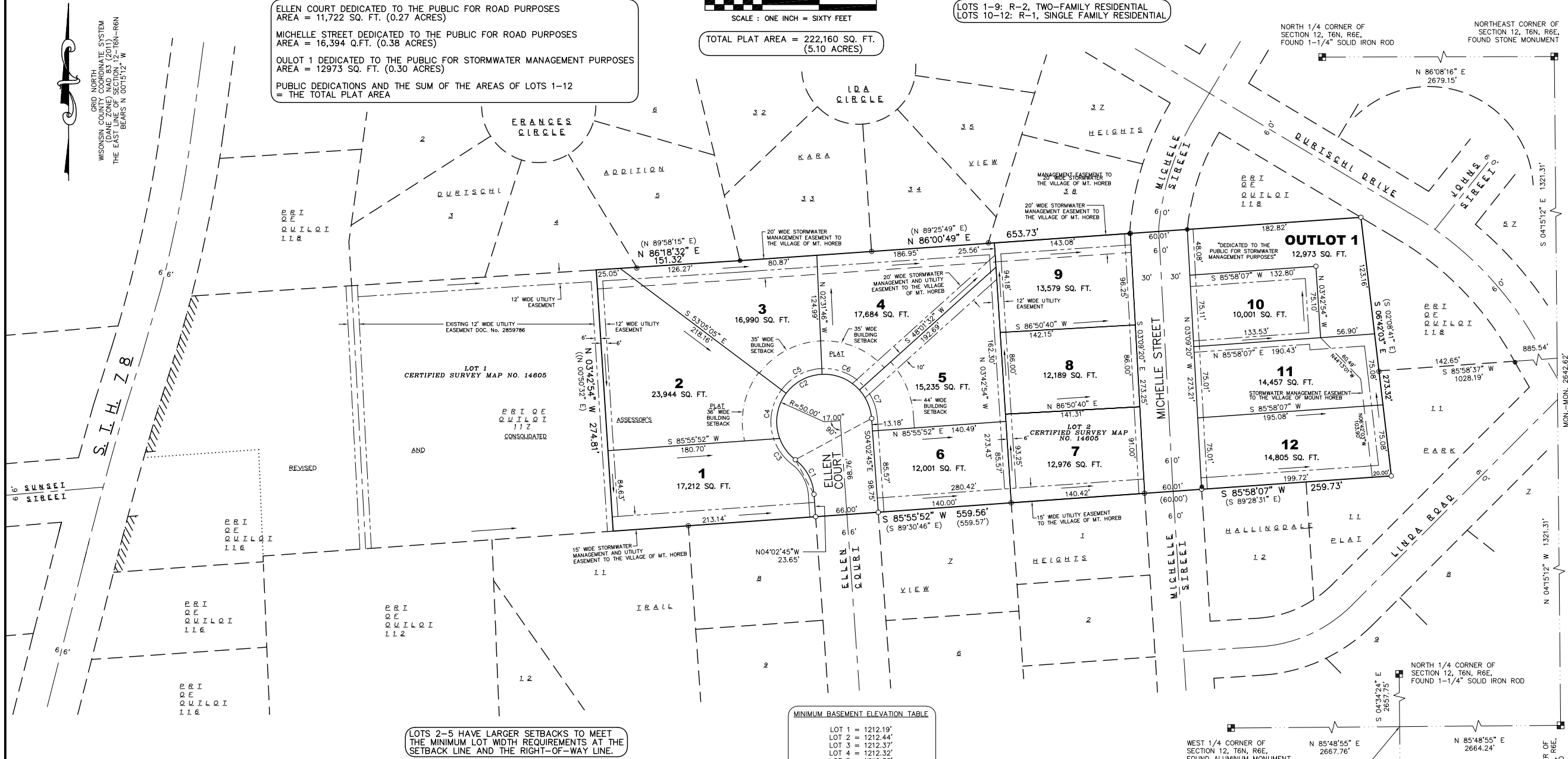
QULOT 1 DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES
AREA = 12973 SQ. FT. (0.30 ACRES)

PUBLIC DEDICATIONS AND THE SUM OF THE AREAS OF LOTS 1-12
= THE TOTAL PLAT AREA

0 60 120 180
SCALE : ONE INCH = SIXTY FEET

TOTAL PLAT AREA = 222,160 SQ. FT.
(5.10 ACRES)

LOTS 1-9: R-2, TWO-FAMILY RESIDENTIAL
LOTS 10-12: R-1, SINGLE FAMILY RESIDENTIAL



LOTS 2-5 HAVE LARGER SETBACKS TO MEET THE MINIMUM LOT WIDTH REQUIREMENTS AT THE SETBACK LINE AND THE RIGHT-OF-WAY LINE.

MINIMUM BASEMENT ELEVATION TABLE

LOT 1 =	1212.19'
LOT 2 =	1212.44'
LOT 3 =	1212.37'
LOT 4 =	1212.32'
LOT 5 =	1212.33'
LOT 6 =	1212.08'

CURVE DATA

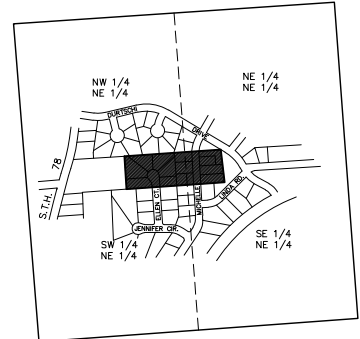
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	48°42'00"	N 28°23'45" W	50.00	42.50	41.23	N 04°02'45" W	N 52°44'45" W
C2	228°42'00"	N 81°36'15" E	50.00	199.58	91.10	N 52°44'45" W	S 04°02'45" E
C3	32°15'30"	N 36°37'00" W	50.00	28.15	27.78	N 52°44'45" W	N 20°29'15" W
C4	57°24'11"	N 08°12'50.5" E	50.00	50.09	48.02	N 20°29'15" W	N 36°54'55" E
C5	50°33'18"	N 62°11'34" E	50.00	44.12	42.70	N 36°54'55" E	N 87°28'14" E
C6	50°33'18"	S 67°15'07" E	50.00	44.12	42.70	N 87°28'14" E	S 41°58'28" E
C7	37°55'43"	S 23°00'36.5" E	50.00	33.10	32.50	S 41°58'28" E	S 04°02'45" E

LEGEND

- ✕ CHISELED CROSS FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft.
- 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- DRAINAGE ARROWS AS SHOWN INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE PATTERNS SHALL BE MAINTAINED BY THE LOT OWNER, UNLESS WRITTEN APPROVAL FOR MODIFICATION IS OBTAINED FROM THE VILLAGE.
- ↘ DENOTES NO VEHICULAR ACCESS

Access Restriction Note:
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. 78; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department.

Noise Note:
The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.



LOCATION MAP
NOT TO SCALE
NE 1/4 OF SECTION 12-T6N-R6E
VILLAGE OF MOUNT HOREB,
DANE COUNTY, WISCONSIN

DEPARTMENT OF ADMINISTRATION