

Phase 2 & 3-Midwest Homes Lots

Woodstone

BEING ALL OF LOTS 9, 10, 11, 12, 103 & 104, BEAR CLAW WAY, WILRICH ROAD, AND PART OF COBALT STREET, WOODSTONE, LOCATED IN THE NW1/4 OF THE SE1/4, SECTION 21, T. 7 N., R. 8 E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING: 435,668 SQ. FT. - 10.00 ACRES

SCALE: 1" = 60'



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).

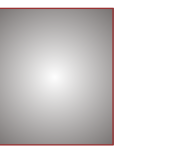
LEGEND



MIDWEST HOMES AVAILABLE LOTS



MODEL HOME



CONTRACT PENDING

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.
 - () PREVIOUS SURVEY OR RECORD DATA
 - ▭ PUBLIC UTILITY & STORM WATER EASEMENT
- ALL OTHER LOT CORNERS ARE MONUMENTED WITH 3/4" X 24" IRON REBAR (WT = 1.5 LBS/L.F.)

OWNER/SUBDIVIDER

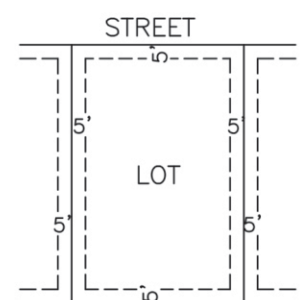
PHEASANT RIDGE, LLC.
C/O DANIEL HEFFRON SR.
2000 PRAIRIE STREET, SUITE 100
PRAIRIE DU SAC, WI 53578

ENGINEER

MSA PROFESSIONAL SERVICES
2901 INTERNATIONAL LANE
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PHONE: 1-800-446-0679

SURVEYOR

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



| DATE | REVISION | BY | APVD |
|------|----------|----|------|
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LAYOUT PLAN OF
Woodstone Replat No. 2 & 3

GA GROTHMAN & ASSOCIATES S.C.
LAND SURVEYORS
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|---|-------------------|---------------------------|
| FILE NO. 113-22 | PROJ. NO. 405-231 | DWG NO. 11322 REPLATS 2-3 |
| THIS INSTRUMENT DRAFTED BY JERON ABEGGLEN | | SHEET 1 OF 2 |

UNPLATTED LANDS BY UNIVERSITY OF WISCONSIN REGENTS

WILRICH ROAD CITY OF MADISON
SW1/4-SE1/4 TOWN OF MIDDLETON
UNPLATTED LANDS BY GARFOOT LIVING TRUST

SE1/4-SW1/4 BLACKHAWK CHURCH TOWN CENTER PLAT