

CERTIFIED SURVEY MAP No.

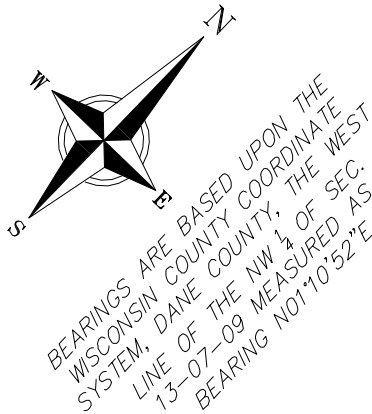
PART OF LOTS 1, 9 AND 10, BLOCK 109, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 605063, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - SW 1/4 OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEY LEGEND

- FOUND P.K. NAIL
- FOUND 3/4" Ø IRON ROD
- () RECORDED AS

NOTE: See sheet 2 for additional notes and section corner tie detail.

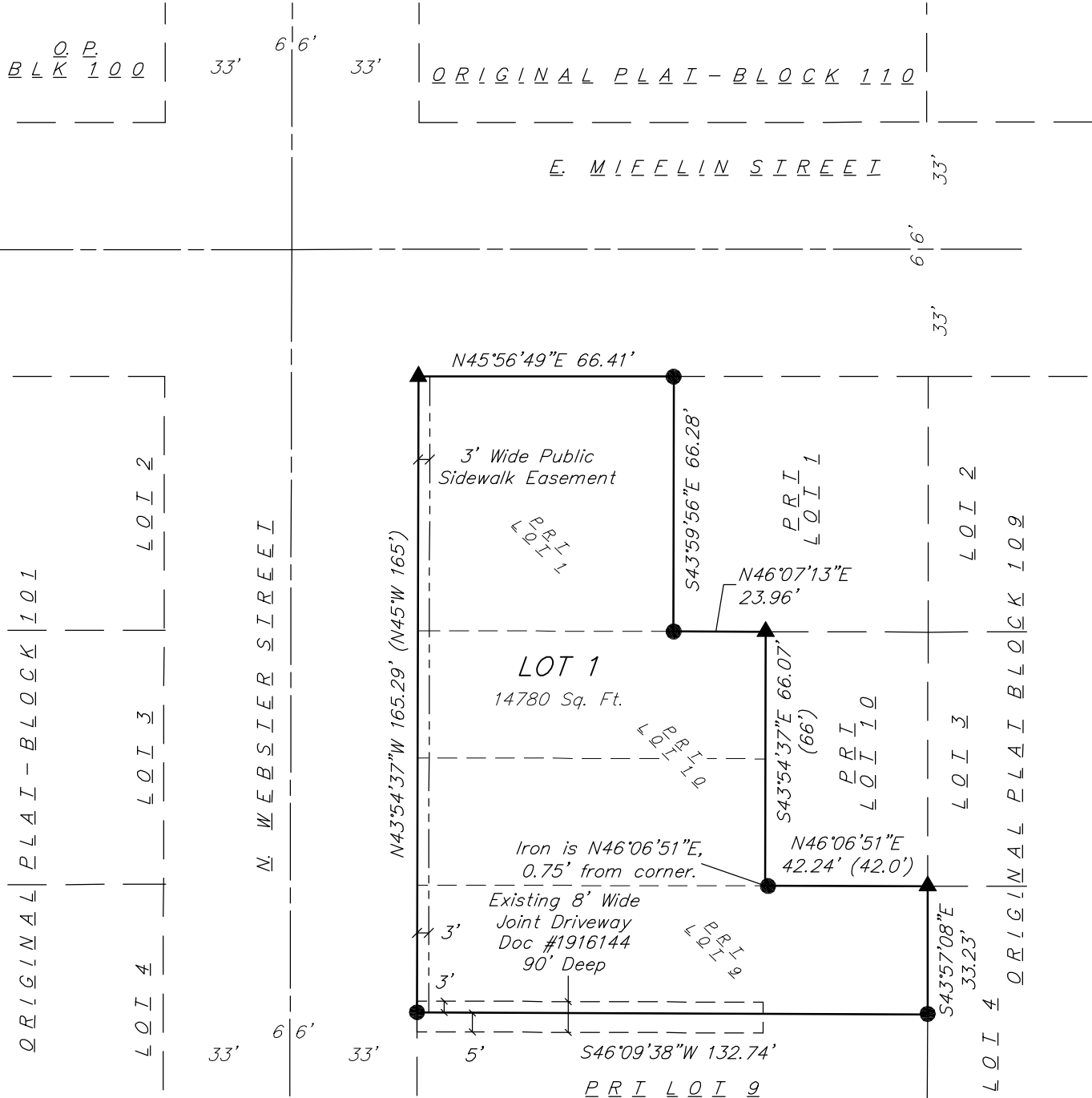
SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
By Michael S. Marty, PLS 2452
mmar@vierbicher.com
608 821-3955



GRAPHIC SCALE FEET



0 20 40 80



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REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



FN: 130037
DATE: 04-23-2014
REV:
Drafted By: MMAR
Checked By: MZIE

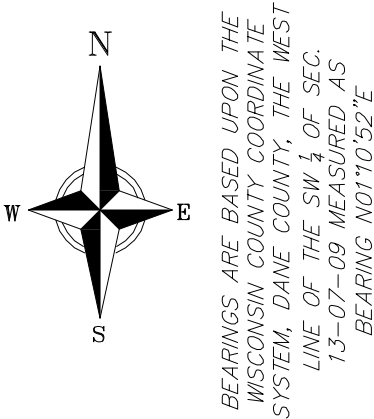
SURVEYED FOR:
FAJ Associates, LLC
c/o Fred Rouse
2428 Perry Street
Madison, WI 53713

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

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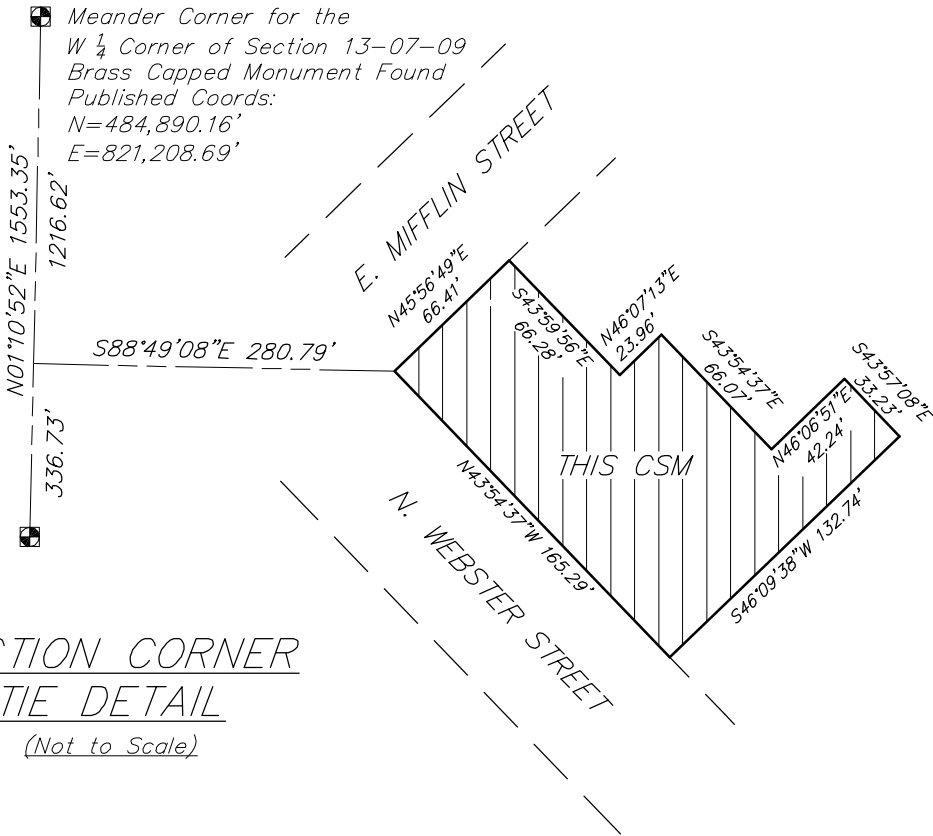
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North Meander Corner for the SW Corner of Section 13-07-09 Brass Capped Monument Found
Published Coords:
N=483,337.14'
E=821,176.67'

SECTION CORNER
TIE DETAIL
(Not to Scale)



NOTES:

- 1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 2.No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 3.Distances are ground and are measured to the nearest hundredth of a foot (0.01’).
- 4.The boundary for this Certified Survey Map is based upon a Topographic Plat of Survey prepared by Vierbicher Associates, Inc., drawing number S-490, dated November 12, 2013 on file with the Dane County Surveyor’s Office.
- 5.Existing structures and improvements located within this Certified Survey Map will be demolished or removed as a part of the re-development of this Lot and therefore have not been shown.
- 6.The joint driveway contained in instrument recorded in Volume 56 of Misc., Page 174, as Document No. 404826 no longer exist by virtue of merger of title into unified ownership reflected by Warranty Deeds recorded as Document Numbers4996938 and 5002127. Therefore this joint driveway has not been depicted.
- 7. Subject to Joint Driveway Agreement recorded in Volume 7663 of Records, Page 92, as Document No. 1916144.

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23 Apr 2014 - 12:30p M:\Rouse Management\130037_Webster-Mifflin St Survey\Engineering\Civil 3D\CSM-130037.dwg by: mmar

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SURVEYOR’S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of FAJ Associates, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as part of Lots 1, 9 and 10, Block 109, Original Plat of Madison, as recorded in Volume A of Plats, on Page 3, as Document Number 102, Dane County Registry, located in the SW 1/4 – SW 1/4 of Section 13, Township 07 North, Range 09 East, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the North Meander Corner for the Southwest corner of said Section 13; thence N01°10’52”E along the West line of the SW corner of said Section 13, 336.73 feet; thence S88°49’08”E, 280.79 feet to the westerly most corner of said Block 109 and the point of beginning; thence N45°56’49”E along the northwesterly line of said Block 109, 66.41 feet to the northeasterly line of the Southwest Half of said Lot 1; thence S43°59’56”E along the northeasterly line of said Southwest Half of Lot 1, 66.28 feet to the northwesterly line of said Lot 10; thence N46°07’13”E along said northwesterly line of Lot 10, 23.96 feet; thence S43°54’37”E, 66.07 feet to the northwesterly line of said Lot 9; thence N46°06’51”E along said northwesterly line of Lot 9, 42.24 feet to the northerly most corner of said Lot 9; thence S43°57’08”E along the northeasterly line of said Lot 9, 33.23 feet to the northeasterly corner of the Northwest Half of said Lot 9; thence S46°09’38”W along the southeasterly line of the Northwest Half of Lot 9, 132.74 feet to the southwesterly line of said Block 109; thence N43°54’37”W along said southwesterly line of Block 109, 165.29 feet to the point of beginning. Said description contains 14,780 square feet more or less.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this _____ day of _____, 201__.

Signed: _____
Vierbicher Associates, Inc.
Michael S. Marty, P.L.S. No. 2452

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 201__.

Signed: _____
Steven R. Cover, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 201____; that said enactment provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 201__.

Signed: _____
Maribeth Witzel–Behl, City Clerk, City of Madison
Dane County, Wisconsin

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23 Apr 2014 - 12:31p M:\Rouse Management\130037_Webster-Mifflin St Survey\Engineering\Civil 3D\CSM-130037.dwg by: mmar

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OWNER'S CERTIFICATE OF DEDICATION

FAJ Associates, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company consents to the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this certified survey map. FAJ Associates, LLC, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

- Plan Commission, City of Madison
- Common Council, City of Madison

IN WITNESS WHEREOF, the said FAJ Associates, LLC, has caused these presents to be signed by Fred Rouse, Manager, at Madison, Wisconsin, and its company seal to be hereunto affixed on this _____ day of _____, 20__.

FAJ Associates, LLC

FAJ Associates, LLC
by: Fred Rouse, Manager

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 20__, Fred Rouse, Manager of FAJ Associates, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager and acknowledged that he executed the foregoing instrument as such Manager as the deed of said company, by its authority.

Notary Public
My Commission Expires _____

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 201__, at ____ o'clock ____m., and recorded in Volume _____ of Certified Survey Maps on pages _____. as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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