

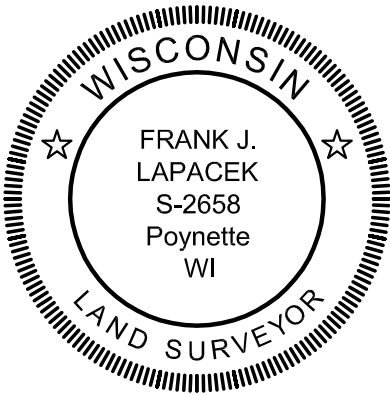
CERTIFIED SURVEY MAP No.

ALL OF LOTS 19 AND 20 AND ALL OF OUTLOT 3, MOSAIC RIDGE, AS RECORDED IN VOLUME 60-011B OF PLATS, ON PAGES 57-58, AS DOCUMENT NUMBER 4952397, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

GRID NORTH
BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE. THE NORTH LINE
OF THE NORTHWEST QUARTER OF
SECTION 05 BEARS N89°28'32"W



SCALE : ONE INCH = FORTY FEET



FOUND BRASS CAP
MONUMENT AT THE
NORTHWEST CORNER OF
SECTION 05-06-09
N: 467206.87(467206.87)
E: 799718.44(799718.38)

FOUND BRASS CAP
MONUMENT AT THE
NORTH QUARTER
CORNER OF SECTION
05-06-09
N: 467206.87
(467206.87)
E: 799718.44
(799718.38)

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	228.86	46°49'55"	280.00	S25°19'08"W	222.55
C2	18.22	69°35'36"	15.00	N13°56'33"E	17.12
C3	71.49	22°45'20"	180.00	S09°28'25"E	71.02
C4	63.21	20°07'13"	180.00	S10°47'29"E	62.89
C5	8.28	02°38'08"	180.00	S00°35'11"W	8.28

NOTE:

- 1) SEE SHEET 2 FOR
EASEMENT DETAILS.
2) SEE SHEET 3 FOR
LEGEND.

SURVEYED BY :

Burse

surveying & engineering Inc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SURVEYED FOR:

CITY OF MADISON - CDA
215 MARTIN LUTHER KING JR. BLVD
MADISON, WI 53701

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 08-07-2015

Plot View: CSM

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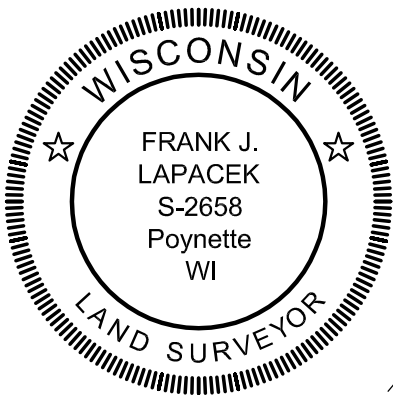
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EASEMENT DETAILS

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EXISTING 10' UTILITY
EASEMENT DOC. NO.
4952397

DUNNS MARSH
TERRACE

LOT 2
5,886 sq. ft
0.1351 Acres
MOSAIC RIDGE

PUBLIC STORM SEWER
EASEMENT

LOT 3
5,077 sq. ft
0.1166 Acres

N88°05'45"W 11.96'

LOT 1
7,714 sq. ft
0.1771 Acres
OUTLOT 3

PUBLIC
STORM
SEWER
EASEMENT

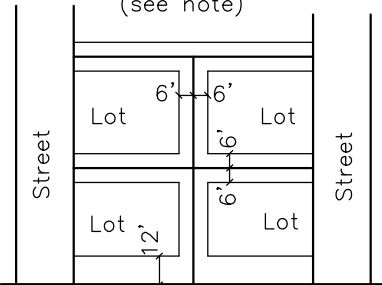
CHORD=
N08°30'30"E 64.42'

EXISTING STORM SEWER PIPE

EXISTING 6' PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT
DOC. NO. 4952397

EXISTING 10' UTILITY
EASEMENT DOC. NO.
4952397

TYPICAL DRAINAGE EASEMENTS:
(see note)



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LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- ⊙ 7/8" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

2) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

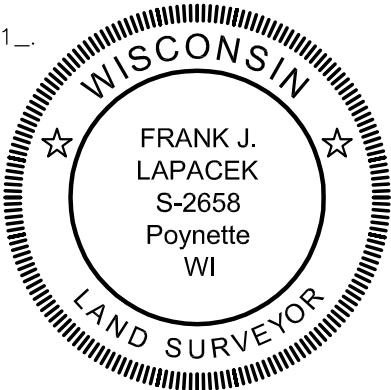
3) Surveyor was provided with Title Report Number NCS-734699-MAD from First American Title Insurance Company, dated June 4, 2015.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped ALL OF LOTS 19 AND 20 AND ALL OF OUTLOT 3, MOSAIC RIDGE, AS RECORDED IN VOLUME 60-011B OF PLATS, ON PAGES 57-58, AS DOCUMENT NUMBER 4952397, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
under the direction of the Community Development Authority of the City of Madison, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this ____ day of _____, 201__.

Signed: _____
Frank J. Lapacek, P.L.S. No. 2658



MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: 08-07-2015

Plot View: CSM

\\PROJECTS\\BSE1726\\CSM\\BSE1726CSM.DWG

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