





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 10236

### NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR ANY OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF U.S.H. "51".
- 3.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 23.293,K WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS.
- 4.) THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.T.RANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTION HIGHWAY, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.
- 5.) ARROWS INDICATE THE DIRECTION OF DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES, SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER, ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- 8.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 9.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 10.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

CURVE	BEARING	L.C. DIST	RADIUS	ARC	DELTA	TANGENT	TANGENT
C1	N 21°06'06" W	42.69	285.00	42.73	08°35'22"	N 16°48'25" W	N 25°23'47" W
C2	N 53°58'20" E	102.09	418.00	102.35	14°01'44"	N 60°59'12" E	N 46°57'28" E
C3	N 64°43'21" E	206.03	337.50	209.37	35°32'41"	N 46°57'00" E	N 82°29'41" E
C4	S 44°15'52" E	75.65	56.90	82.75	83°19'32"	S 85°55'39" E	S 02°36'06" E

C1 (N 21°29'47" W)    C2 (N 53°34'40" E)    C3 (N 64°19'40" E)

LINE	BEARING	DISTANCE
L1	N 25°22'41" W	88.08
L2	S 05°35'56" E	161.26
L3	N 40°58'18" W	159.11
L4	N 00°45'48" E	38.61
L5	N 89°10'55" W	214.13
L6	N 00°22'45" E	32.99
L7	S 89°55'59" W	83.07

(N 25°46'21" W)  
(S 05°59'37" E)

SURVEYORS SEAL

PRELIMINARY



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NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 10236

## **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being part of the NW 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin and being all of Lot 1, Certified Survey Map No. 10236 as recorded in the Dane County Register of Deeds in Volume 60 on Pages 72-76 of Certified Surveys. Said parcel contains 14.03 acres or 611,135 sq. ft.

*Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams*

Date \_\_\_\_\_

\_\_\_\_\_  
Chris W. Adams S-2748  
Registered Land Surveyor - Owner

## **OWNER'S CERTIFICATE:**

The County of Dane, a County duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

Dane County, does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Dane County has caused these presents to be signed by its County officer listed below at Madison, Wisconsin and its County seal hereunto affixed on this \_\_\_\_ day of \_\_\_\_\_, 2012.

Dane County

\_\_\_\_\_  
Karen A. Peters  
Dane County Clerk

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2012, Karen A. Peters, the Dane County Clerk of the above named County, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said County, and acknowledge that they executed the foregoing instrument as such officer as the deed of said County, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
County, Wisconsin.

My commission expires \_\_\_\_\_

**SURVEYORS SEAL**

**PRELIMINARY**



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### **CONSENT OF MORTGAGEE:**

Anchor Bank FSB, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchor Bank FSB, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Wisconsin and its corporate seal hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 2012.

Anchor Bank FSB

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Authorized Representative

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2012, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
County, Wisconsin.

My commission expires \_\_\_\_\_

### **LESSEE'S CERTIFICATE:**

McAllen Properties LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Lessee does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said McAllen Properties LLC has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 2012.

McAllen Properties

\_\_\_\_\_  
Claude E. McAllen  
Member

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2012, Karen A. Peters, the Dane County Clerk of the above named County, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said County, and acknowledge that they executed the foregoing instrument as such officer as the deed of said County, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
County, Wisconsin.

My commission expires \_\_\_\_\_

**SURVEYORS SEAL**

**PRELIMINARY**



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### **CITY OF MADISON COMMON COUNCIL:**

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 \_\_\_\_\_, 2012, and that said enactment further 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 \_\_\_\_\_, 2012

\_\_\_\_\_  
Maribeth Witzel-Behl  
City of Madison, Dane County

### **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Steven R. Cover  
Secretary Plan Commission

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

SURVEYORS SEAL

PRELIMINARY

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_