

# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
608-255-6705

**SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON**  
**Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768**

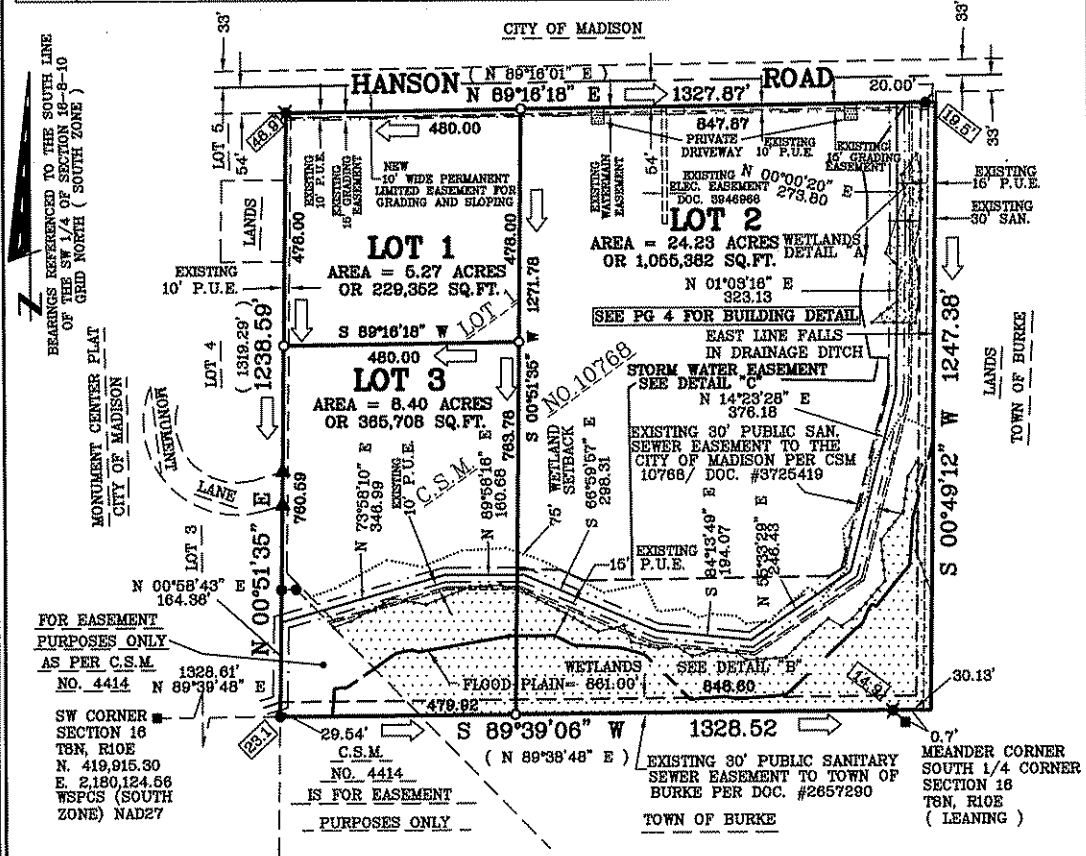
**PREPARED FOR:**  
RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION  
P.O. BOX 7165  
MADISON, WI, 53707

SCALE 1" = 300'



CURVE	BEARING	DISTANCE	RADIUS	ARC	DELTA	TANGENT
C1	S 85°30'07" E	35.03	60.00	35.79	41°00'52"	N 73°59'28" E
C2	N 16°00'32" W	80.56	60.00	274.40	262°01'43"	
C3	S 59°29'02" W	35.03	60.00	35.79	41°00'52"	S 32°56'36" W

LINE	BEARING	DISTANCE
L1	N 00°51'35" E	68.97
L2	N 73°59'01" E	20.01



**FOR EASEMENT PURPOSES ONLY**  
AS PER C.S.M. NO. 4414  
SW CORNER SECTION 16 T8N, R10E N. 419,915.30 E. 2,180,124.66 WSPCS (SOUTH ZONE) NAD27

- LEGEND**
- ▲ FOUND 2" ALUM. MON.
  - ✱ FOUND 2" IRON PIPE
  - FOUND 1" IRON PIPE WITH ALUM. CAP
  - ◆ FOUND 3/4" SOLID ROD
  - FOUND BRASS MONUMENT IN CONC.
  - SET 3/4" X 24" REBAR
  - ▨ DEDICATED TO THE PUBLIC
  - ▨ WETLAND
  - W WETLAND SETBACK
  - P.U.E. PUBLIC UTILITY EASEMENT

**NOTES:**  
SEE SHEET 8 FOR ALL NOTES.  
ADD 845.8' TO CITY DATUM TO GET U.S.G.S. ELEVATIONS.

**SURVEYORS SEAL**

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

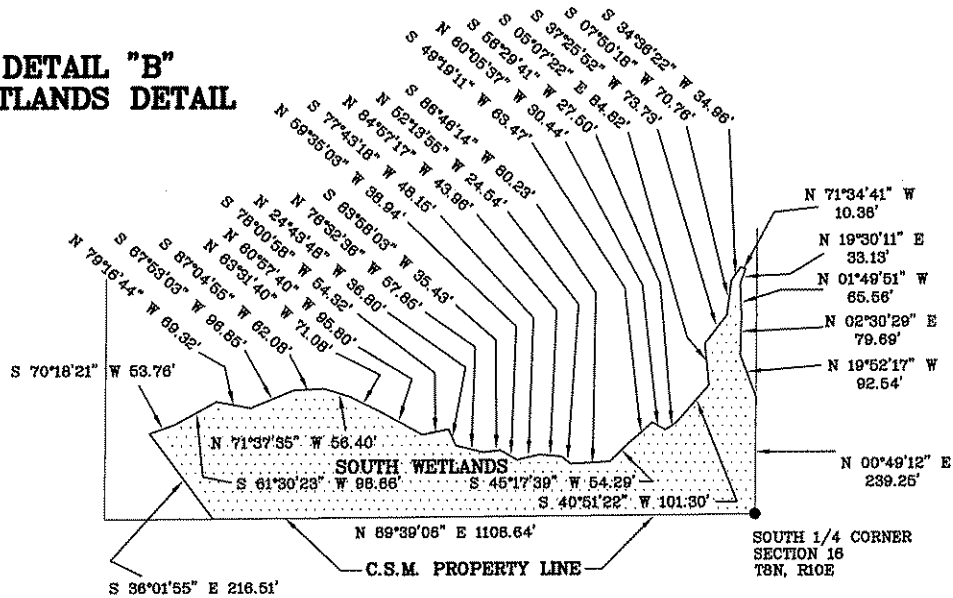
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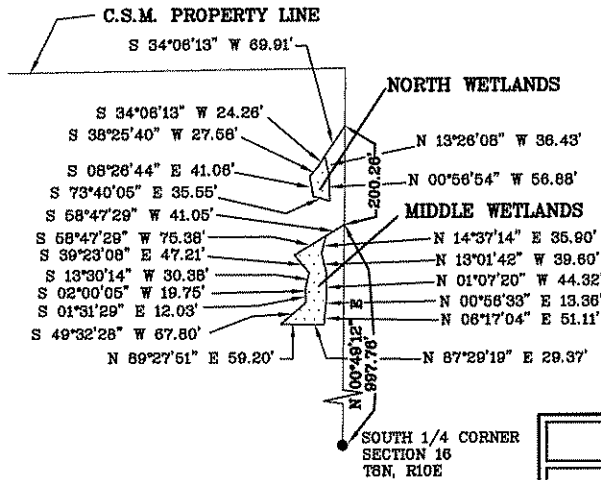
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## DETAIL "B" WETLANDS DETAIL



## DETAIL "A" WETLANDS DETAIL



**NOTE:** Prior to annexation, Town of Burke acquired a sewerage easement. Refer to Document No. 2657290 date January 23, 1995 and recorded January 25, 1995, volume 29254, Pages 1-4.

**SURVEYORS SEAL**

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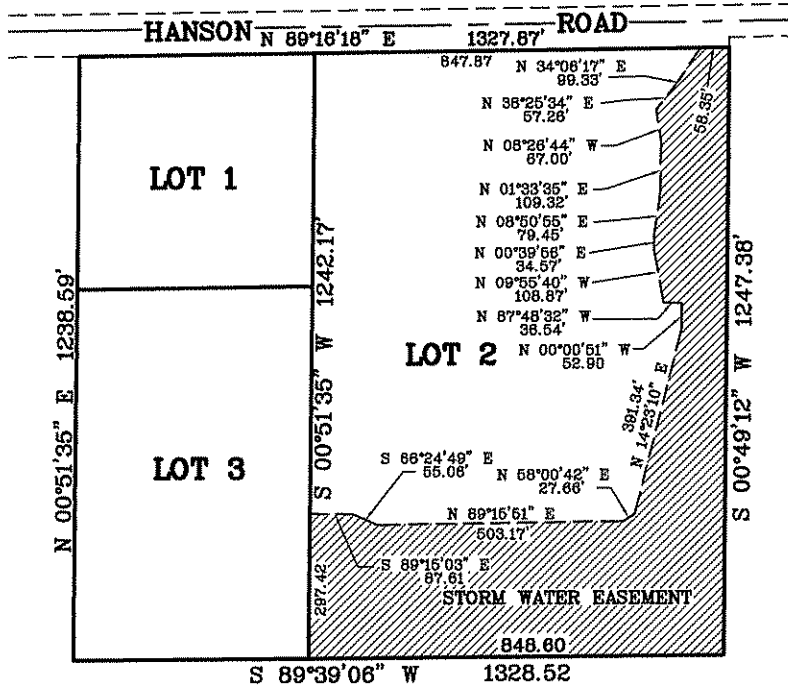
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## DETAIL "C" STORM WATER EASEMENT

SCALE 1" = 300'



**DESCRIPTION: STORM WATER EASEMENT FOR USE BY LOTS 1, 2 AND 3**

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 16, T8N, R10E, City of Madison, Dane County, Wisconsin being part of Lot 1, Certified Survey Map No. 10768 more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence N 89°39'06" E, 479.59 feet to the point of beginning.

thence N 0°51'35" E, 297.42 feet; thence S 89°15'03" E, 87.61 feet; thence S 66°24'49" E, 55.08 feet; thence N 89°15'51" E, 503.17 feet; thence N 58°00'42" E, 27.66 feet; thence N 14°23'10" E, 391.34 feet; thence N 00°00'51" W, 52.90 feet; thence N 87°48'32" W, 38.54 feet; thence N 9°55'40" W, 108.87 feet; thence N 0°39'56" E, 34.57 feet; thence N 8°50'55" E, 79.45 feet; thence N 1°33'35" E, 109.32 feet; thence N 8°26'44" W, 87.00 feet; thence N 38°25'34" E, 57.26 feet; thence N 34°06'17" E, 99.33 feet; thence N 89°16'18" E, 58.35 feet; thence S 0°49'12" W, 1247.38 feet; thence S 89°39'06" W, 788.61 feet to the point of beginning. This parcel contains 7.97 acres.

**SURVEYORS SEAL**

# CERTIFIED SURVEY MAP

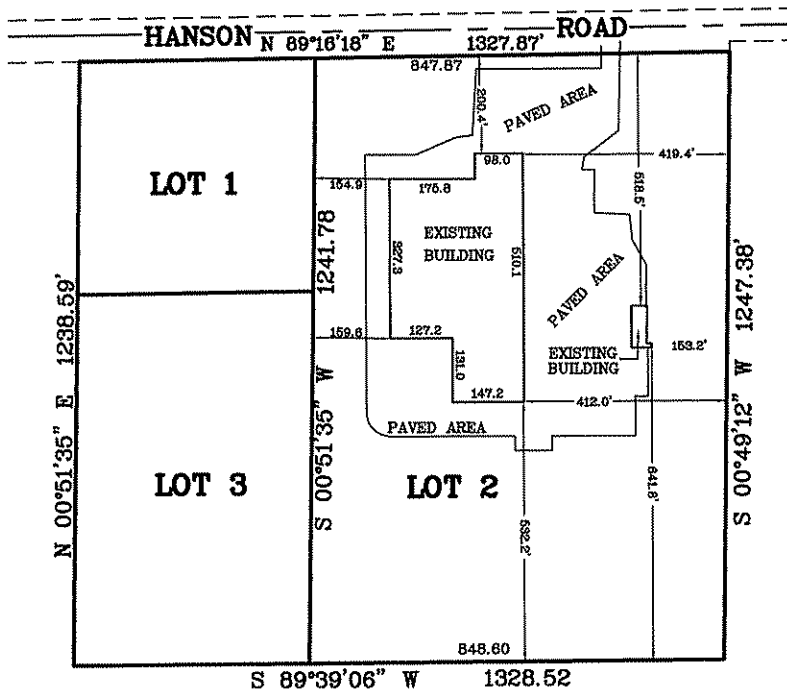
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## BUILDING DETAIL

SCALE 1" = 300'



SURVEYORS SEAL

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## SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided and mapped a correct representation of the exterior boundaries of the land surveyed being part of the SW 1/4 of Section 16, T8N, R10E, City of Madison, Dane County, Wisconsin being more particularly described as follows:

All of Lot 1, Certified Survey Map No. 10768, Document No. 3725419, recorded in Volume 64 of Dane County Certified Surveys on Pages 103, 104, 105, 106 and 107.

This certified survey map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land.

Williamson Surveying and Associates LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Managing Member

## LIMITED LIABILITY COMPANY CERTIFICATE:

McAllen Properties LLC., a 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 limited liability company caused the land described on the certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

McAllen Properties LLC., 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 McAllen Properties LLC., has caused these presents to be signed by Claude E. McAllen, managing member, of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such member as the deed of said Limited Liability Company, by its authority.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

McAllen Properties LLC.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Claude E. McAllen, Managing Member

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ the above named Claude E. McAllen, managing member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument and to me known to be such member of said corporation, and acknowledged that he executed the foregoing instrument as such managing member as the deed of said Limited Liability Company, by its authority.

\_\_\_\_\_ County, Wisconsin.  
My commission expires \_\_\_\_\_

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

\_\_\_\_\_  
Print Name

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**SURVEYORS SEAL**

08W-308

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SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON  
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## 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.) 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.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) 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.
- 5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 6.) 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.
- 7.) ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).
- 8.) ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON DATUM.

SURVEYORS SEAL

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## CONSENT OF MORTGAGEE:

Anchorbank 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 Anchorbank 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 \_\_\_\_\_, 20\_\_\_\_\_.

ANCHORBANK FSB

\_\_\_\_\_

STATE OF WISCONSIN)  
DANE COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
\_\_\_\_\_, 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 \_\_\_\_\_

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## CONSENT OF MORTGAGEE:

GE Commercial Finance Business Property Corp., 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 GE Commercial Finance Business Property Corp., 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 \_\_\_\_\_, 20\_\_\_\_.

GE Commercial Finance Business Property Corp.,

\_\_\_\_\_

STATE OF WISCONSIN)  
DANE COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, 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 \_\_\_\_\_

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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 \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk  
City of Madison, Dane County

### CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission  
action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mark Olinger, Secretary,  
City of Madison, Planning  
Commission

### REGISTER OF DEEDS:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Dane County  
Certified Surveys on pages \_\_\_\_\_ and \_\_\_\_\_.

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

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

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

**SURVEYORS SEAL**