



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 NE 1/4 of the SE 1/4 of Section 27, T7N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lots 1, 2 and 3, C.S.M. No. 10462.

PREPARED FOR:

CENTER OF SECTION 27-7-10
BRASS CAP MON.
N.470430.82
E.844555.62

ISTHMUS ENGINEERING & MANUFACTURING
4035 OWL CREEK DR
MADISON, WI 53718

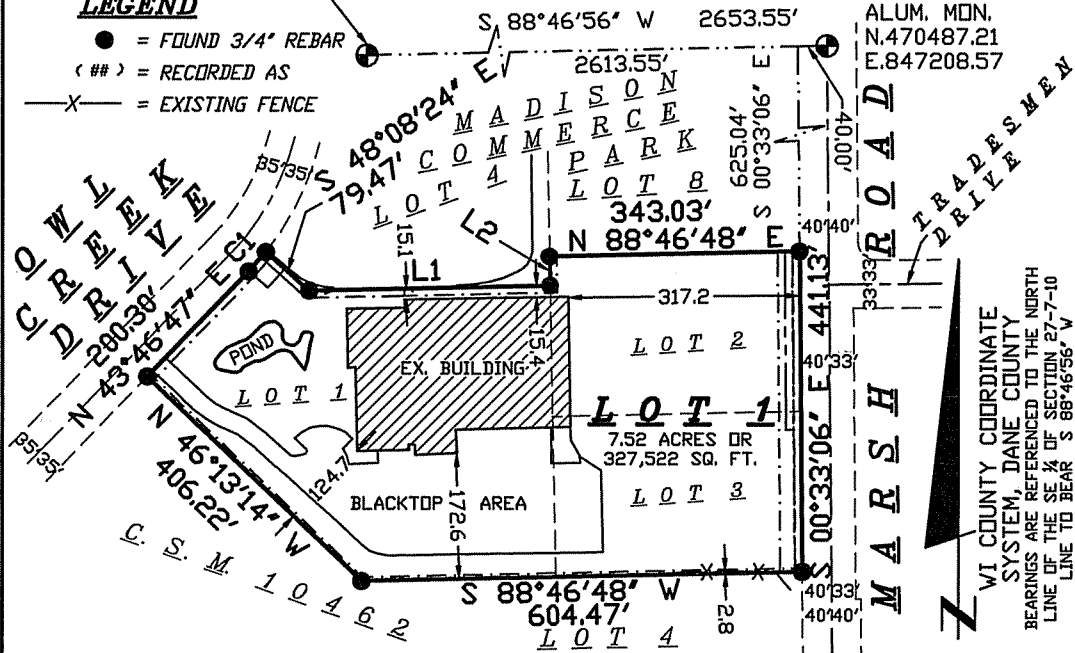
SCALE 1" = 200'



LEGEND

- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- X- = EXISTING FENCE

EAST 1/4 COR.
SECTION 27-7-10
ALUM. MON.
N.470487.21
E.847208.57



WI COUNTY COORDINATE SYSTEM, DANE COUNTY BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 27-7-10 LINE TO BEAR S 88°46'56" W

CURVE	LONG CHORD	RADIUS	ARC	TANGENT
C1	N 41°06'37" E 35.86'	385.00'	35.87'	N 38°26'28" E

NOTES:

- 1.) SEE SHEET 2 EASEMENT DETAIL.
- 2.) THIS SURVEY WAS PREPARED PER SUBDIVISION APPROVAL REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-687892-MAD.
- 3.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 4.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 5.) SEE SHEET 3 FOR ALL OTHER NOTES.

LINE	BEARING	DISTANCE
L1	N 88°46'48" E	330.00'
L2	N 01°13'11" W	40.00'

SURVEYORS SEAL

DOCUMENT NO. _____

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EASEMENT DETAIL

M A R S H R O A D

S 00°33'06" E 441.13'

EX. 95' (165' DRIG.)
GTE EASEMENT PER
DDC. 2336626,
2110504 & 2231689

N 88°46'48" E
343.03'

EX. 30' BUILDING
SETBACK PER CSM 10462

EX. 20' PUBLIC
SANITARY SEWER
EASEMENT PER CSM
10462

EX. 10' PUBLIC
UTILITY EASEMENT
PER CSM 10462

LOT 2

LOT 3

CONSENT TO ENCROACHMENT
ALONG THIS PROPERTY LINE
PER DDC. 4001460

APPROX. EX. FIRE HYDRANT ACCESS
EASEMENT PER DDC. 3990479
(DIMENSIONS GIVEN)

APPROX. EX. FIRE ACCESS
EASEMENT PER DDC. 3990479
(DIMENSIONS GIVEN)

LOT 1

7.52 ACRES OR
327,522 SQ. FT.

EX. 10' PUBLIC
STORM SEWER
EASEMENT PER
DDC. 4018208

EX. 5' PUBLIC
UTILITY EASEMENT
PER CSM 10462

LOT 1

EX. 10' NG&E
EASEMENT PER
DDC. 4004993

S 48°08'24" E
79.47'

EX. PUBLIC STORM
SEWER, SANITARY
SEWER & WATER
MAIN EASEMENT
PER DDC. 4018209

EX. 10' PUBLIC
UTILITY EASEMENT
PER CSM 10462

C1 N 43°46'47" E
200.30'

N 46°13'14" W
406.22'

S 88°46'48" W 604.47'

LOT 4

C.S.M. 10462

O W L C R I V E K

NOT TO SCALE



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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 Dane County, 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 and the division of that land, located in the NE ¼ of the SE ¼ of Section 27, T7N, R10E, City of Madison, Dane County, Wisconsin, including all of Lots 1, 2 and 3, C.S.M. No. 10462, more particularly described as follows:

Commencing at the East ¼ corner of said Section 27; thence S 88°46'56" W, 40.00 feet; thence S 00°33'06" E, 625.04 feet to the northeast corner of said C.S.M. No. 10462 on the westerly right of way of Marsh Road, also being the point of beginning.

thence continue S 00°33'06" E along said right of way, 441.13 feet; thence S 88°46'48" W, 604.47 feet; thence N 46°13'14" W, 406.22 feet to the southerly right of way of Owl Creek Drive; thence N 43°46'47" E along said right of way, 200.30 feet; thence continuing along said right of way and the arc of a curve concaved northwesterly having a radius of 385.00 feet and a long chord bearing N 41°06'37" E, a distance of 35.86 feet; thence S 48°08'24" E, 79.47 feet; thence N 88°46'48" E, 330.00 feet; thence N 01°13'11" W, 40.00 feet; thence N 88°46'48" E, 343.03 feet to the point of beginning. This parcel contains 7.52 acres.

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

Date _____

*Chris W. Adams S-2748
Registered Land Surveyor - Owner*

NOTES:

- 1.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 2.) 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.
- 3.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 4.) 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.
- 5.) THIS PARCEL IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DDC. 3363234 AND MODIFIED BY ADDENDUM DDC. 3363235.
- 6.) THIS PARCEL IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DDC. 3395176 & 4005285.
- 7.) THIS PARCEL IS SUBJECT TO THE PLANS PER DDC. 3347574.
- 8.) THIS PARCEL IS SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS PER DDC. 3613800.
- 9.) THIS PARCEL IS SUBJECT TO A DESIGNATION OF SUCCESSOR TO ARCHITECTURAL CONTROL COMMITTEE PER DDC. 4507769.

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CONSENT OF MORTGAGEE:

Summit Credit Union, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as 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 below owners certificate.

IN WITNESS WHEREOF, the said Summit Credit Union, 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 _____, 20___.

Summit Credit Union

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ___ day of _____, 20___, _____ Its _____ of the above named Summit Credit Union, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said bank, and acknowledge that they executed the foregoing instrument as such officer as the deed of said bank, by its authority.

County, Wisconsin.

Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

Isthmus Engineering & Manufacturing Cooperative, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map.

IN WITNESS WHEREOF, the said Isthmus Engineering & Manufacturing Cooperative, 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 _____, 20___.

Isthmus Engineering & Manufacturing Cooperative

Kip Carpenter, President

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ___ day of _____, 20___, Kip Carpenter, President 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 company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

County, Wisconsin.

My commission expires _____

Notary Public

DOCUMENT NAME _____

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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____

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 _____, 20____

Steven R. Cover
Secretary Plan 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 _____ through _____.

Kristl Chlebowski
Register of Deeds

DOCUMENT NO. _____

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