

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 33 THROUGH 37, KENMORE SUBDIVISION, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGE 39, AS DOCUMENT NUMBER 832526, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 29-07-09 W.C.C.S. DANE ZONE  
N: 477813.68  
E: 799949.06

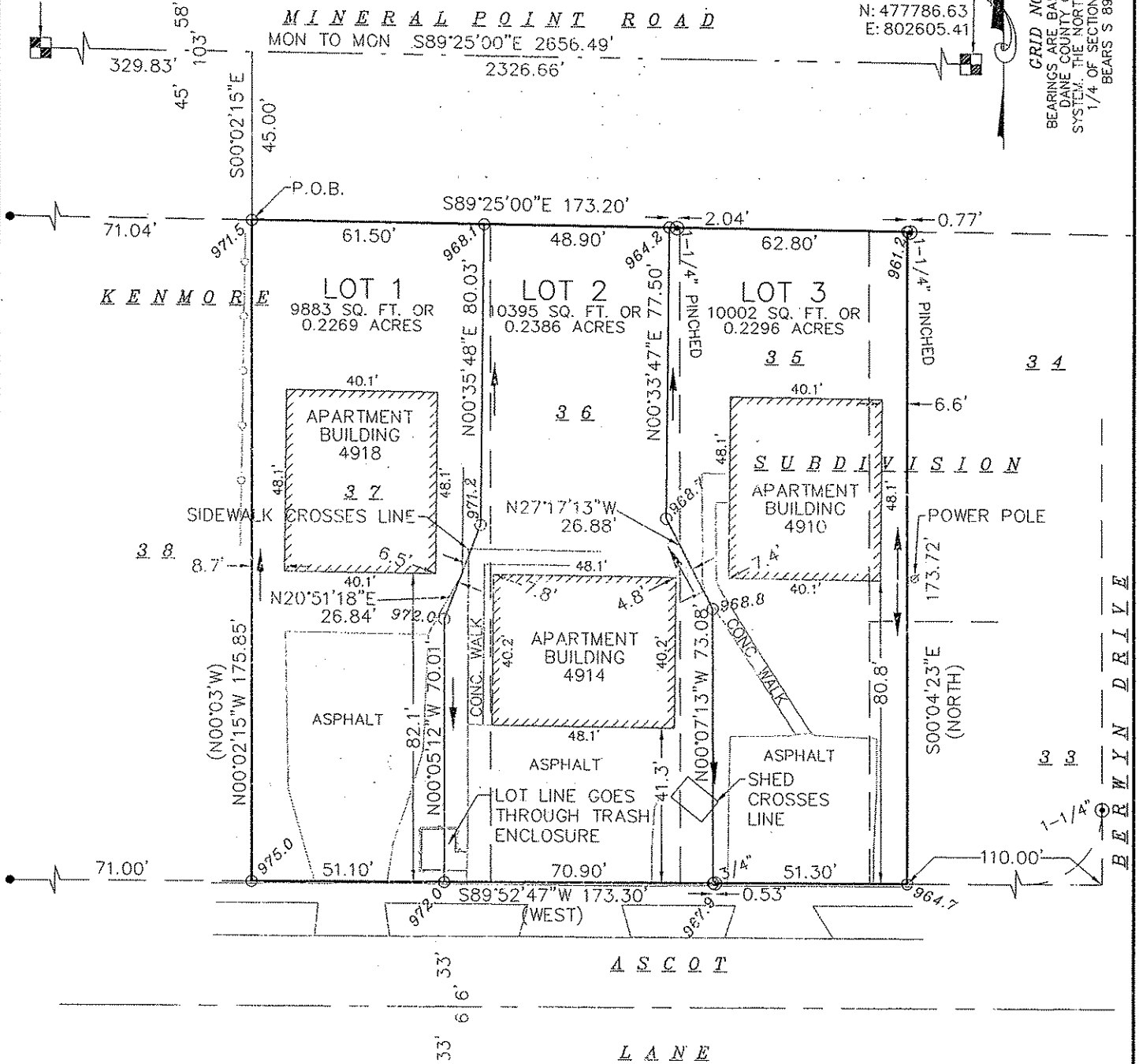
0 40 80 120



SCALE : ONE INCH = FORTY FEET

FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 29-07-09 W.C.C.S. DANE ZONE  
N: 477786.63  
E: 802605.41

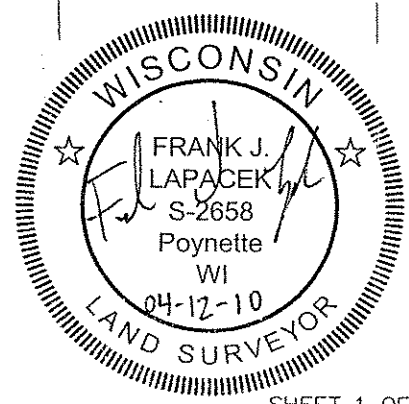
GRID NORTH BEARINGS ARE BASED UPON THE DANE COUNTY COORDINATE SYSTEM. THE NORTH LINE THE NW 1/4 OF SECTION 29-07-09 BEARS S 89°25'0" E



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
Date: April 12, 2010  
Plot View: Sht1  
\\BSE1357\DWG\BSE1357.DWG

SURVEYED FOR :  
Ascot Hill, LLC  
1603 Monroe Street  
Madison, WI 53711

SURVEYED BY :  
**Burse**  
surveying & engineering llc  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@BSE-INC.net  
www.bursesurveyengr.com



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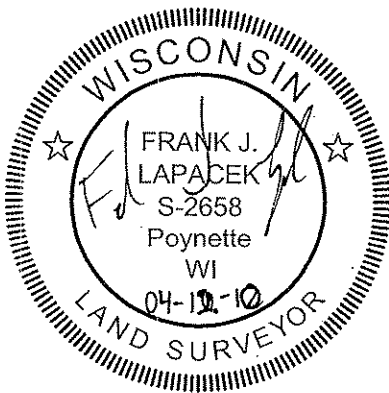
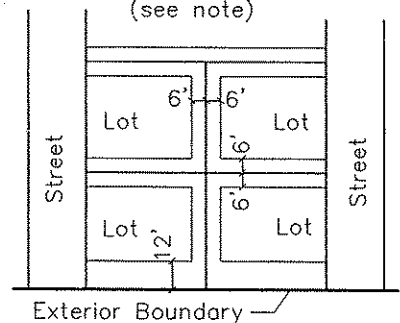
## LEGEND

- 3/4" DIAMETER SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON ROD SET, WT. 1.50 lbs/ft
- ⊙ IRON PIPE FOUND SIZE NOTED
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← ARROWS INDICATE THE DIRECTION OF SURFACE 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 SHOWN ON THIS MAP ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

### TYPICAL DRAINAGE EASEMENTS: (see note)



### CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, 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\_\_.

SURVEYED BY :

**Burse**

surveying & engineering <sup>INC</sup>

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_

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VOLUME \_\_\_\_ PAGES \_\_\_\_\_

Date: April 12, 2010  
Plot View: Sht2  
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\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

### CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mark A. Olinger, Secretary of Planning Commission.

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## NOTES:

- 1) Date of field work: 03-31-10
- 2) Total parcel area = 30,280 square feet
- 3) All lots within this certified survey 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 certified survey. 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. No obstructions to drainage including landscaping are permitted without the prior written approval of the City Engineer.
- 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 easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 5) Elevations are based upon NAVD88 datum. The top of Brass Cap Monument at the Northwest corner of Section 29, Township 07 North, Range 09 East, has an elevation of 979.61' per Carl M. Sandsnes tie sheet dated Feb. 16, 2004.
- 6) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor has been provided a copy of Title Report Number NCS-434590-MAD dated 04-06-10 from First American Title Insurance Company. Title report references the following: [Surveyor's notes are in brackets]
  - Grant of easement to American Telephone and Telegraph Company of Wisconsin recorded July 17, 1930, in Volume 92 of Misc., page 308, as Document No. 518077. [Easement is general in nature and cannot be depicted on this map. Fixtures and appurtenances as required as well as right to trim trees.]
  - Assigned to Wisconsin Telephone Company recorded October 31, 1966, in Volume 453 of Records, page 383, as Document No. 1172678. [Easement is general in nature and cannot be depicted on this map]
  - Rights of City of Madison acquired in Document No. 1102631. [Rights cannot be depicted on this map]
  - Rights of City of Madison acquired in Document No. 1111241. [Rights cannot be depicted on this map]
  - Rights of City of Madison acquired in Document No. 1109857. [Rights cannot be depicted on this map]
  - Rights of City of Madison acquired in Document No. 1102750. [Rights cannot be depicted on this map]
  - Certificate of Compliance recorded January 19, 1999, as Document No. 3071651, for Parcel C.
  - Certificate of Compliance recorded October 3, 2007, as Document No. 4363000, for Parcel A.
  - Certificate of Compliance recorded October 3, 2007, as Document No. 4363001, for Parcel B.

## LEGAL DESCRIPTION:

PART OF LOTS 33 THROUGH 37, KENMORE SUBDIVISION, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGE 39, AS DOCUMENT NUMBER 832526, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

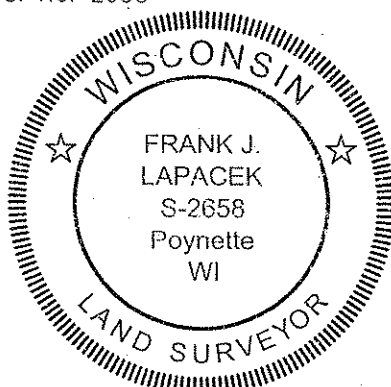
Commencing at the Northwest corner of said Section 29; thence South 89 degrees 25 minutes 00 seconds East along the north line of said Northwest Quarter of Section 29, 329.83 feet; thence South 00 degrees 02 minutes 15 seconds East, 45.00 feet to the south right-of-way line of Mineral Point Road, also being the point of beginning; thence South 89 degrees 25 minutes 00 seconds East along said south right-of-way line, 173.20 feet; thence South 00 degrees 04 minutes 23 seconds East, 173.72 feet to the north right-of-way line of Ascot Lane; thence South 89 degrees 52 minutes 47 seconds West along said north line, 173.30 feet; thence North 00 degrees 02 minutes 15 seconds West, 175.85 feet to the Point of Beginning. This description contains 30,280 square feet or 0.6951 acres.

## SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of Ascot Hill, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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 12<sup>th</sup> day of APRIL, 2010.

Signed: [Signature]  
Frank J. Lapacek, R.L.S. No. 2658



SURVEYED BY :

Burse

surveying & engineering INC

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Madison, WI 53703 608.250.9263

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MAP NO. \_\_\_\_\_

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

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: April 12, 2010

Plot View: Sht3

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SHEET 3 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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### OWNER'S CERTIFICATE

Ascot Hill, LLC, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Gregg T. Shimanski, member

State of Wisconsin )  
                                  )ss.  
County of Dane)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

My commission expires/is permanent: \_\_\_\_\_

### CONSENT OF MORTGAGEE

Bache Funding duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said Bache Funding, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

State of Wisconsin )  
                                  )ss.  
County of Dane)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: \_\_\_\_\_  
My commission expires/is permanent: \_\_\_\_\_

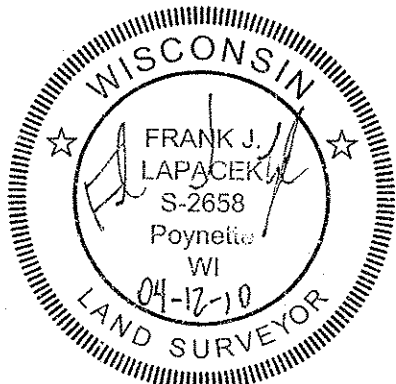
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Office of the Register of Deeds  
\_\_\_\_\_ County, Wisconsin  
Received for Record  
\_\_\_\_\_ 20\_\_\_\_ at  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds



MAP NO. \_\_\_\_\_  
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Date: April 12, 2010  
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