





# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. No. 1620.

**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.) THE WITHIN SURVEY WAS PREPARED PER 60 YEAR TITLE REPORT PREPARED BY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-612321-MAD.
- 8.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 9.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 10.) BEARINGS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- 11.) ELEVATIONS REFERENCED TO CITY OF MADISON DATUM.
- 12.) PER RESTRICTIONS LISTED ON C.S.M. No. 1620, AN AVERAGE 25 FOOT SETBACK SHALL BE REQUIRED ALONG ODANA ROAD FOR LANDSCAPE PURPOSES AND AVERAGE BUILDING SETBACK. GROUND SIGNS LARGER THAN 32 SQUARE FEET SHALL BE PROHIBITED FROM THIS AVERAGE SETBACK AREA.
- 13.) THIS C.S.M. IS SUBJECT TO EASEMENTS RECORDED AS DOC. NO. 518063 AND ASSIGNED AS PER DOC. NO. 1172678. EASEMENT IS BLANKET IN NATURE.
- 14.) THIS C.S.M. IS SUBJECT TO EASEMENTS AND CONDITIONS AS STATED IN AGREEMENT RECORDED AS DOC. NO. 1530989 AND 1536213.
- 15.) THIS C.S.M. IS SUBJECT TO EASEMENTS AND CONDITIONS AS STATED IN AGREEMENT RECORDED AS PER DOC. NO. 2234611. EASEMENT AND CONDITIONS ARE BLANKET IN NATURE.
- 16.) THIS C.S.M. IS SUBJECT TO EASEMENTS AND CONDITIONS AS STATED IN AGREEMENT RECORDED AS PER DOC. NO. 4271531 AND 4498220.
- 17.) THIS C.S.M. IS SUBJECT TO AN EASEMENT AS PER DOC. NO. 3949887. FACILITIES APPEAR TO BE REMOVED, EASEMENT NEEDS TO BE VACATED.
- 18.) THIS C.S.M. IS SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS AS PER DOC. NO. 4491004. CONDITIONS, COVENANTS AND RESTRICTIONS ARE BLANKET IN NATURE.

**REGISTER OF DEEDS:**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_ o'clock \_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

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

<b>SURVEYORS SEAL</b>



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Located in the NW 1/4 of the SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. No. 1620.

## **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 SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin, including all of Lots 1 and 2, C.S.M. No. 1620, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 30; thence along the northerly line of said SW 1/4, N 89°50'42" E, 618.11 feet; thence S 01°08'19" W, 450.38 feet to the northwest corner of said C.S.M. No. 1620 and the point of beginning; thence along the north line of said C.S.M. No. 1620, N 89°49'23" E, 300.05 feet to the east line of said Lot 2; thence along said east line, S 01°13'43" W, 585.87 feet to the northerly right of way line of Odana Road; thence along said northerly line, N 57°46'01" W, 438.97 feet; thence continuing along said northerly line, N 32°13'59" E, 5.00 feet; thence continuing along said northerly line and the arc of a curve concaved easterly, having a radius of 25.00 feet and a long chord bearing N 12°30'32" W, a distance of 35.36 feet to the easterly right of way line of Tokay Boulevard; thence along said easterly line, N 32°14'47" E, 79.41 feet; thence continuing along said easterly line and the arc of a curve concaved westerly, having a radius of 291.00 feet and a long chord bearing N 16°41'06" E, a distance of 155.14 feet to the west line of said C.S.M. No. 1620; thence continuing along said easterly right of way line and said westerly line of C.S.M. No. 1620, N 01°08'19" E, 96.17 feet to the point of beginning. This parcel contains 158,688 square feet or 3.64 acres.

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

Date \_\_\_\_\_

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

## **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 \_\_\_\_\_, 2013, 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 \_\_\_\_\_, 2013

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 \_\_\_\_\_, 2013

Steven R. Cover  
Secretary Plan Commission

**SURVEYORS SEAL**



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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 1 and 2, C.S.M. No. 1620.

### **OWNERS' CERTIFICATE:**

Smart Motors, Inc, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on the Certified Survey Map.

Smart Motors, Inc, 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 Smart Motors, Inc, has caused these presents to be signed by James R. Smart on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Smart Motors, Inc

\_\_\_\_\_  
James R. Smart, President

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, James R. Smart, its 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 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 \_\_\_\_\_

### **CONSENT OF MORTGAGEE:**

U.S. Bank National Association, a national banking association, 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 U.S. Bank National Association, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Minnesota and its corporate seal hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

U.S. Bank National Association

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Title

STATE OF MINNESOTA)  
\_\_\_\_\_ COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, \_\_\_\_\_ its \_\_\_\_\_ of the above named association, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said association, and acknowledge that they executed the foregoing instrument as such officer as the deed of said association, by its authority.

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

\_\_\_\_\_ County, Minnesota.

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

**SURVEYORS SEAL**



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### **OWNERS' CERTIFICATE:**

JBA Odana Road, 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 this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on the Certified Survey Map.

JBA Odana Road, 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 JBA Odana Road, LLC, has caused these presents to be signed by James R. Smart on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

JBA Odana Road, LLC

\_\_\_\_\_  
James R. Smart, Managing Member

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, James R. Smart, its Managing Member of the above named company, 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 company, by its authority.

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

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

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

### **CONSENT OF MORTGAGEE:**

U.S. Bank National Association, a national banking association, 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 U.S. Bank National Association, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Minnesota and its corporate seal hereunto affixed on this \_\_\_\_ day of \_\_\_\_\_, 2013.

U.S. Bank National Association

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Title

STATE OF MINNESOTA)  
\_\_\_\_\_ COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, \_\_\_\_\_ its \_\_\_\_\_ of the above named association, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said association, and acknowledge that they executed the foregoing instrument as such officer as the deed of said association, by its authority.

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

\_\_\_\_\_ County, Minnesota.

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

**SURVEYORS SEAL**