

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF PART LOTS 15, 16 AND 17, PLAT OF HIGHLANDS, ALL LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PREPARED FOR:

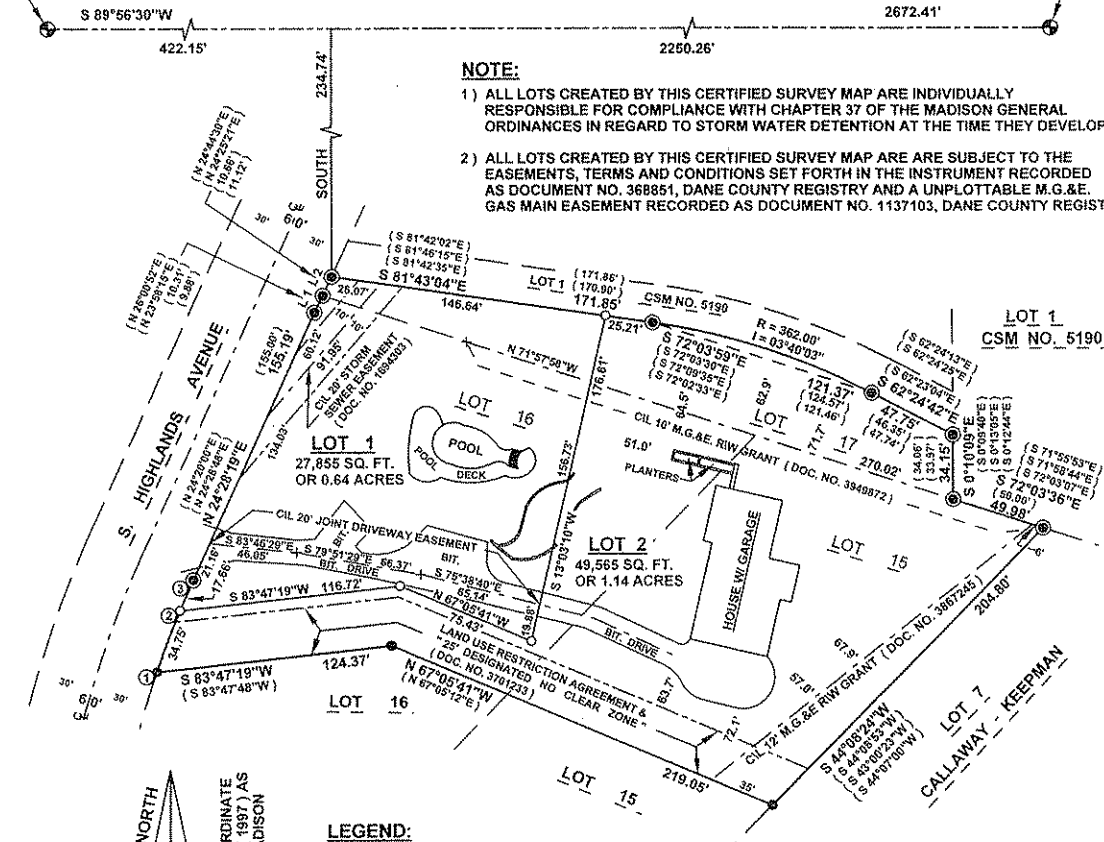
ROGER GREENWALD
6234 S. HIGHLANDS AVENUE
MADISON, WI 53705
(608) 238-2466

PREPARED BY:

BADGER SURVEYING & MAPPING SERVICE, LLC.
3602 ATWOOD AVENUE, SUITE 2,
MADISON, WI 53714
(608) 244-2010

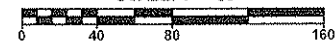
EAST 1/4 CORNER
SECTION 13, T7N, R8E,
WISCONSIN STATE PLANE
COORDINATES SOUTH ZONE
N 394,937.9517 E 2,106,786.7331

CTR. OF SECTION 13, T7N, R8E,
BRASS CAP CONC. FOUND



GRID NORTH
WISCONSIN STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE NAD 83 (1987) AS
PUBLISHED BY THE CITY OF MADISON

SCALE: 1" = 80'



LEGEND:

- 3/4" SOLID ROUND IRON STAKE FOUND
- ⊙ IRON PIPE FOUND
- 1" X 24" IRON PIPE SET, 1.13 LBS. 1 FT.
- () REC'D. AS
- 860.0 EL. FOR PROP. CORNERS AT GRND. LEVEL (U.S.G.S. DATUM)
- DIRECTION OF SURFACE DRAINAGE (SEE NOTES ON PAGE 4)

LINE TABLE

LINE	BEARING	DIST.
L-1	N 26°00'23"E	9.88'
L-2	N 24°44'01"E	11.12'

CURVE TABLE

CURVE NO.	RADIUS	CENTRAL ANGLE	LONG BEARING	CHORD DIST.
1-3	542.96'	05°31'53"	N 21°34'37"E	52.40'
1-2	542.96'	03°40'03"	N 20°38'42"E	34.75'
2-3	542.96'	01°51'50"	N 23°24'38"E	17.66'

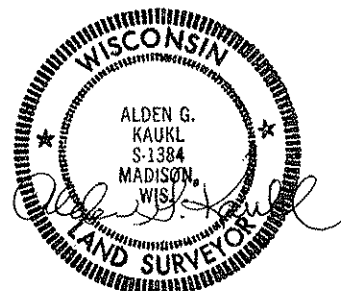
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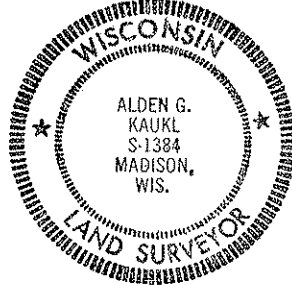


DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR, S-1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF LOTS 15, 16 AND 17, PLAT OF HIGHLANDS, ALL LOCATED IN THE NW 1/4 OF THE SE 1/4, OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT EAST 1/4 CORNER OF SAID SECTION 13; THENCE S 89°56'30"W, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 13, 2250.26 FEET; THENCE SOUTH, 234.74 FEET TO THE SW CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 5109 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 81°43'04"E, ALONG A SOUTHERLY LINE OF SAID LOT 1, 171.85 FEET; THENCE CONTINUE ALONG A SOUTHERLY LINE OF SAID LOT 1 ON THE ARC OF A 362 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S 72°3'58"E, 121.37 FEET; THENCE S 62°24'42"E, ALONG A SOUTHERLY LINE OF SAID LOT 1, 47.75 FEET; THENCE S 0°10'09"E, ALONG A WESTERLY LINE OF SAID LOT 1, 34.15 FEET; THENCE S 72°03'36"E, ALONG A SOUTHERLY LINE OF SAID LOT 1, 49.98 FEET; THENCE S 44°08'24"W, ALONG THE SOUTHEASTERLY LINE OF LOT 15, HIGHLANDS, 204.80 FEET; THENCE N 67°05'41"E, 219.05 FEET; THENCE S 83°47'19"W, 116.72 FEET TO THE EASTERLY RW LINE OF S. HIGHLANDS AVENUE; THENCE ALONG SAID EASTERLY RW LINE ON THE ARC OF A 572.96 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS N 20°34'37"E, 52.40 FEET; THENCE N 24°28'19"E, ALONG SAID EASTERLY RW LINE, 155.19 FEET; THENCE N 26°00'23"E, ALONG SAID EASTERLY RW LINE, 9.88 FEET; THENCE N 24°44'01"E, ALONG SAID EASTERLY RW LINE, 11.12 FEET TO THE SW CORNER OF LOT 1, CERTIFIED SURVEY MAP NO. 5109 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. I FURTHER CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: FEBRUARY 2, 2009



Alden G. Kaukl
ALDEN G. KAUKL,
WISCONSIN LAND SURVEYOR, S-1384

OWNER'S CERTIFICATE:

ROGER GREENWALD AND _____ AS OWNERS, DO HEREBY CERTIFY THAT THEY CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS REPRESENTED HEREON. THEY ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTIONS 236.10 AND 236.12 TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

ROGER GREENWALD, OWNER

SPOUSE, OWNER

STATE OF WISCONSIN) SS COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 200____, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

CONSENT OF CORPORATE MORTGAGEE:

JOHNSON BANK, MORTGAGEE OF THE FOREGOING DESCRIBED LANDS, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP AND HEREBY CONSENTS TO THE OWNER'S CERTIFICATE OF ROGER GREENWALD AND _____.

IN WITNESS WHEREOF, SAID JOHNSON BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER LISTED BELOW AT _____, DAY OF _____, 200____. AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 200____.

JOHNSON BANK

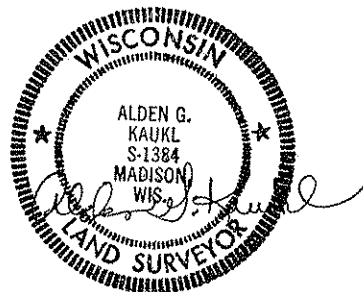
ERIC A. JOHNSON, VICE PRESIDENT

**STATE OF WISCONSIN) SS
COUNTY OF DANE)**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 200____, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC.
DANE COUNTY, WISCONSIN



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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

DRAINAGE NOTES:

- a) 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 GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- b) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT 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 EASEMENT SHALL BE 12-FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

NOTE: IN THE EVENT 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.

MADISON COMMON COUNCIL CERTIFICATE:

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 _____, 2009.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

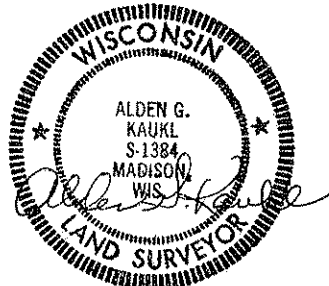
BY: _____
MARK A. OLINGER, SECRETARY PLAN COMMISSION

DATE: _____

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 200____ AT _____ O'CLOCK _____ M. AND
RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____,
_____ AND _____.

KRISTI CHLEBOWSKI,
DANE COUNTY REGISTER OF DEEDS



DOCUMENT NO. _____

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