

# CERTIFIED SURVEY MAP

**LOT 245 & PART OF LOT 244, EAST PASS ADDITION TO COUNTRY GROVE**  
 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T6N, R8E,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

**CURVE DATA**

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1-2	94.00	68.56	70.18	N21°14'55"W	042°46'40"

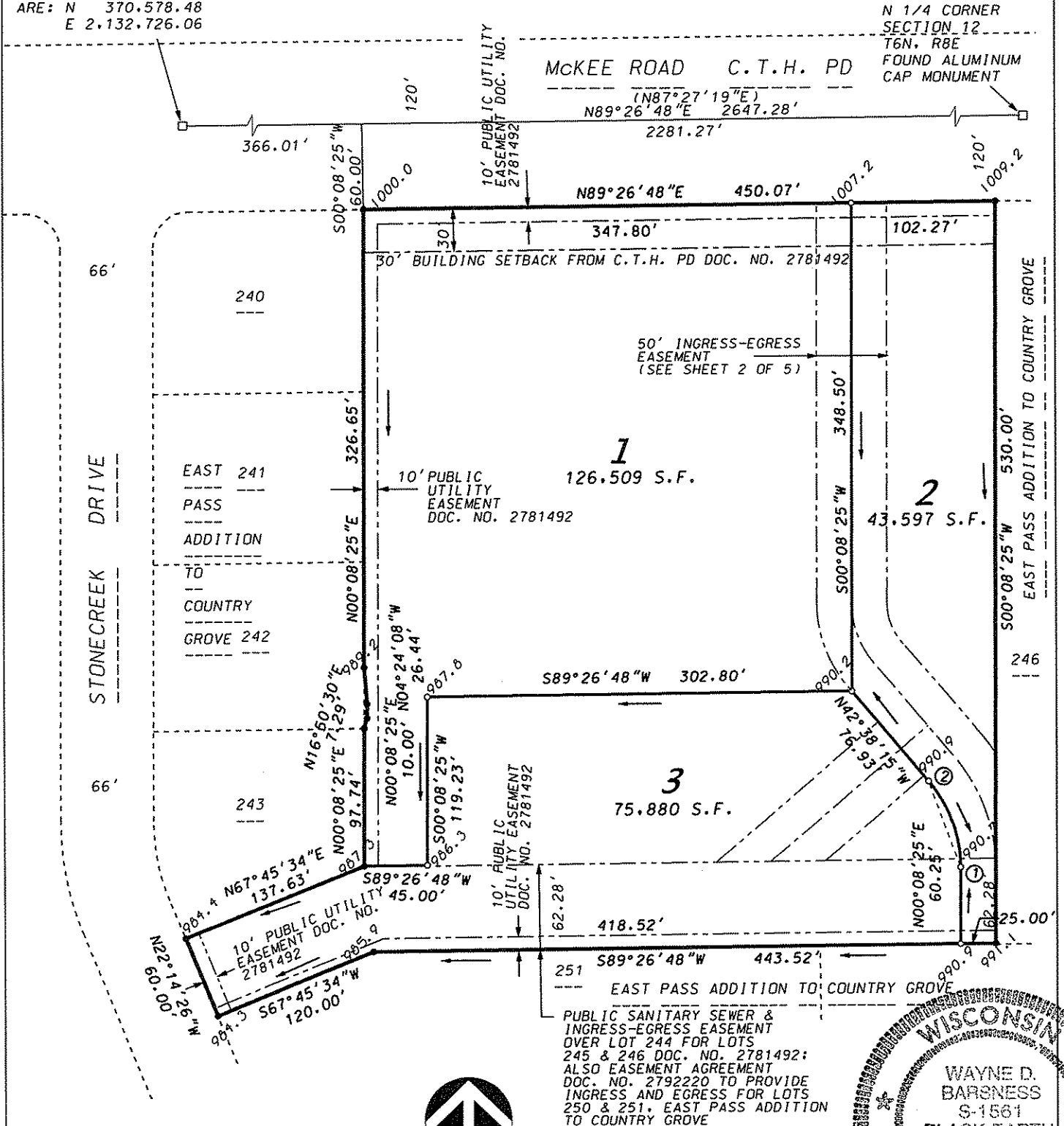
**LEGEND**

- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" SOLID ROUND IRON STAKE
- ( ) "RECORDED AS" INFORMATION
- 1009.2 LOT CORNER ELEVATION
- ← SURFACE DRAINAGE DIRECTION (SEE NOTE 1.)

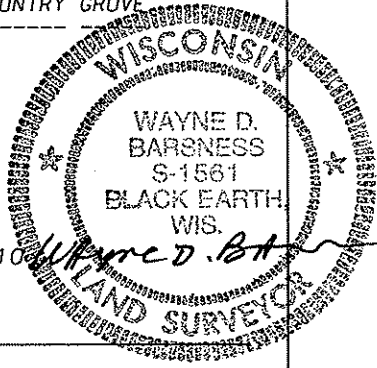
NORTHWEST CORNER  
 OF SECTION 12, T6N, R8E  
 FOUND CITY OF MADISON  
 CONCRETE MONUMENT W/BRASS CAP  
 WISCONSIN STATE PLANE  
 COORDINATES (SOUTH ZONE)  
 ARE: N 370,578.48  
 E 2,132,726.06

THIRD ADDITION TO THE DOWNS OF WEST MEADOWOOD

N 1/4 CORNER  
 SECTION 12  
 T6N, R8E  
 FOUND ALUMINUM  
 CAP MONUMENT



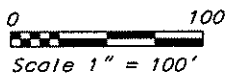
PUBLIC SANITARY SEWER &  
 INGRESS-EGRESS EASEMENT  
 OVER LOT 244 FOR LOTS  
 245 & 246 DOC. NO. 2781492;  
 ALSO EASEMENT AGREEMENT  
 DOC. NO. 2792220 TO PROVIDE  
 INGRESS AND EGRESS FOR LOTS  
 250 & 251, EAST PASS ADDITION  
 TO COUNTRY GROVE



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

GRID NORTH  
 WISCONSIN STATE PLANE  
 COORDINATE SYSTEM  
 (SOUTH ZONE) NAD27



DATE: MARCH 1, 2010

F.N.: 10-07-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

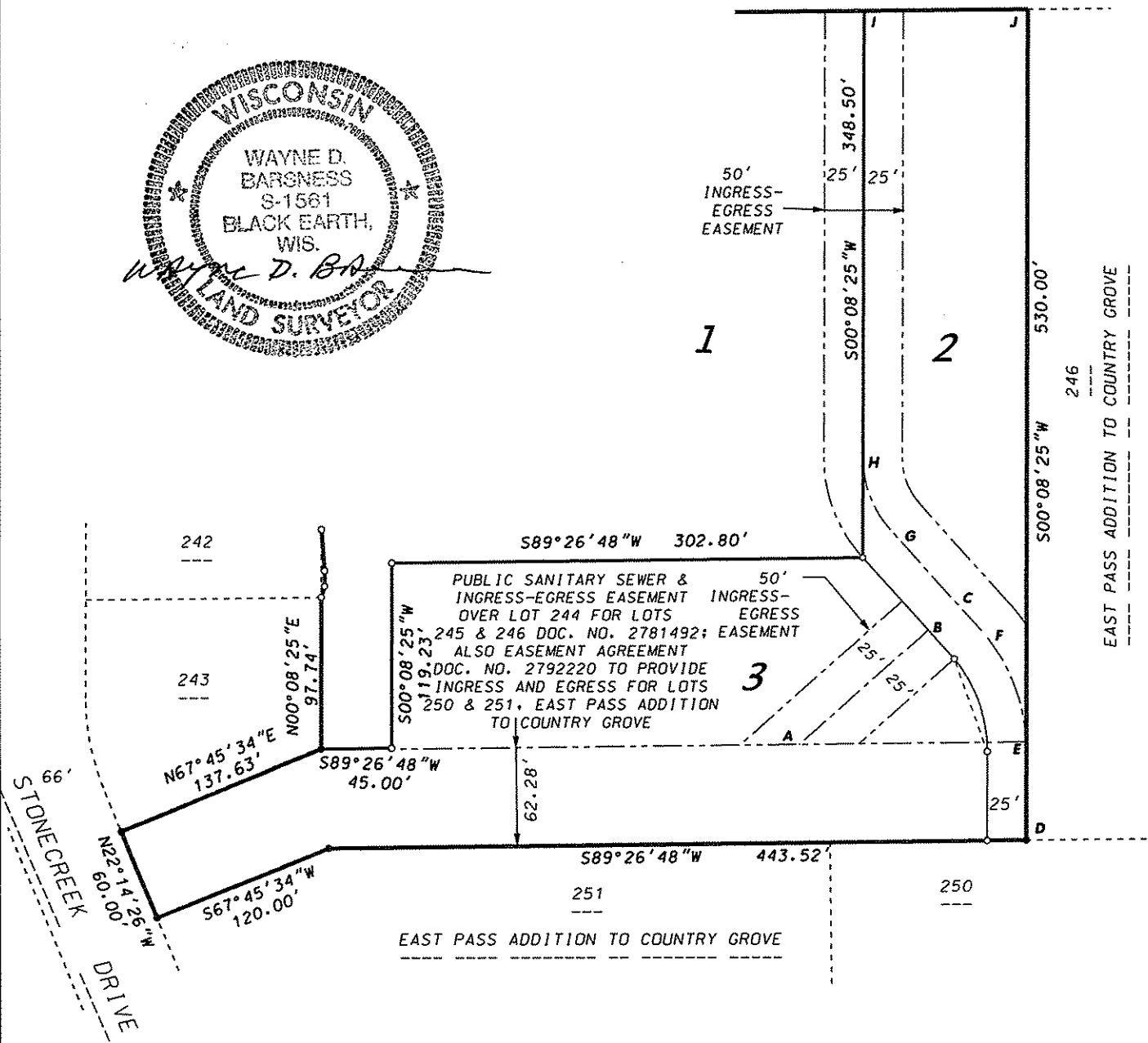
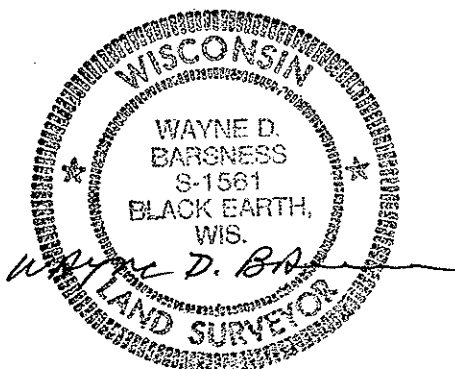
# CERTIFIED SURVEY MAP

OF 50' WIDE INGRESS-EGRESS EASEMENT

LINE	BEARING	DISTANCE
A-B	N47°21'45"E	120.36'
B-C	N47°21'45"E	25.00'
D-E	N00°08'25"E	59.95'
F-C	N42°38'15"W	25.00'
C-G	N42°38'15"W	51.93'
H-I	N00°08'25"E	284.66'
I-J	N89°26'48"E	102.27'

LINE	RADIUS	BEARING	CHORD	ARC	CENT. ANGLE
E-F	119.00'	N21°14'55"W	86.80'	88.85'	42°46'40"
G-H	69.00'	N21°14'55"W	50.33'	51.52'	42°46'40"

-----  
 MCKEE ROAD 120'  
 -----  
 C.T.H. PD  
 -----



GRID NORTH  
 WISCONSIN STATE PLANE  
 COORDINATE SYSTEM  
 (SOUTH ZONE) NAD27

0 100  
 Scale 1" = 100'

SHEET 2 OF 5

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# CERTIFIED SURVEY MAP

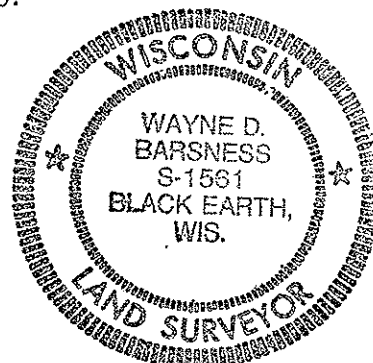
## SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows: Lot 245 and part of Lot 244 East Pass Addition to Country Grove, recorded in Volume 57-057B of Plats on pages 228 and 229 as Document No. 2781492, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the northwest corner of said Section 12; thence N89°26'48"E, along the north line of the northwest quarter, 366.01 feet; thence S00°08'25"W, 60.00 feet to the northwest corner of said Lot 244 and the point of beginning; thence N89°26'48"E along the north line of said Lots 244 and 245, 450.07 feet to the northeast corner of said Lot 245; thence S00°08'27"W along the east line of said Lot 245, 530.00 feet to the southeast corner of said Lot 245; thence S89°26'48"W, along the south line of said Lots 245 and 244, 443.52 feet; thence S67°45'34"W along said south line of Lot 244, 120.00 feet to a point on the east right-of-way line of Stonecreek Drive; thence N22°14'26"W along said east right-of-way line, 60.00 feet to the southwest corner of Lot 243 of said East Pass Addition to Country Grove; thence N67°45'34"E along the southerly line of said Lot 243, 137.63 feet to the southeast corner of said Lot 243; thence N00°08'25"E, along the east line of said Lot 243, 97.74 feet to the northeast corner of said Lot 243; thence N16°50'30"E, 7.29 feet; thence N00°08'25"E, 10.00 feet; thence N04°24'08"W, 26.44 feet to a point on the east line of Lot 242, East Pass Addition to Country Grove; thence N00°08'25"E, along the east line of Lots 242, 241 and 240, East Pass Addition to Country Grove, 326.65 feet to the point of beginning. Containing 245,986 square feet (5.65 acres).

Dated this 1ST day of MARCH, 2010.

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor S-1561



### NOTES

- 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.
- All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the 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. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

DATE: MARCH 1, 2010

F.N.: 10-07-101

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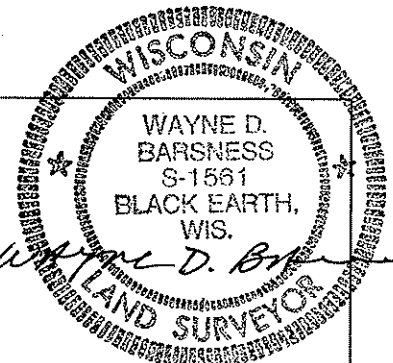


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# CERTIFIED SURVEY MAP



3. This certified survey map is subject to:

- A. The Terms and Conditions contained in the Planned Unit Development - General Development Plan, Cross Country Neighborhood Southwest Corner of County Highway PD and and Maple Grove Drive recorded on May 21, 1997 as Document No. 2855373.
- B. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: vehicular and pedestrian access shall be provided between Lots 244, 245, 246 and 247 of this plat so that direct access to all driveways and walkways serving any of these lots is available for use by vehicular and pedestrian traffic generated in any of the other lots.

### OWNER'S CERTIFICATE

MAD GROVE LLC, a Wisconsin limited liability company, as owner, hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by S.236.34 to be submitted to the City of Madison for approval.

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

MAD GROVE LLC

STATE OF WISCONSIN)  
COUNTY OF DANE )SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the above named Limited Liability Company officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

Notary Public, Dane County, Wisconsin

### MORTGAGEE CERTIFICATE

Park Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this certified survey map does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this certified survey map.

In witness whereof, said Park Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.


Park Bank

STATE OF WISCONSIN)  
COUNTY OF DANE )SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

Notary Public, Dane County, Wisconsin

  
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DATE: MARCH 1, 2010  
 F.N.: 10-16-2010  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

## MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, and that said enactment further provided for the acceptance of those lands and rights dedicated by said certified survey map to the City of Madison for public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk,  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission .

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mark A. Olinger, Secretary, Plan Commission

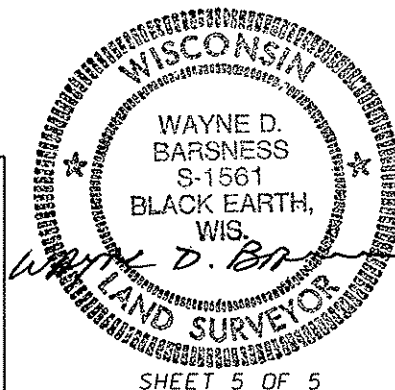
## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2010, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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