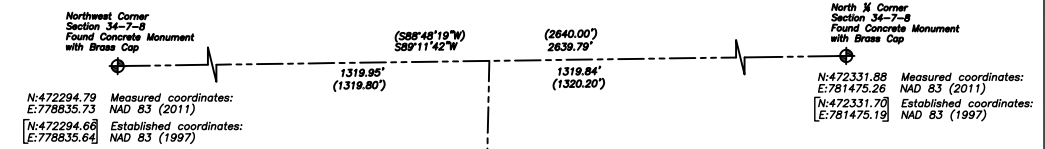
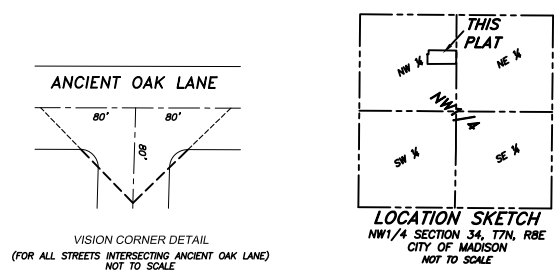
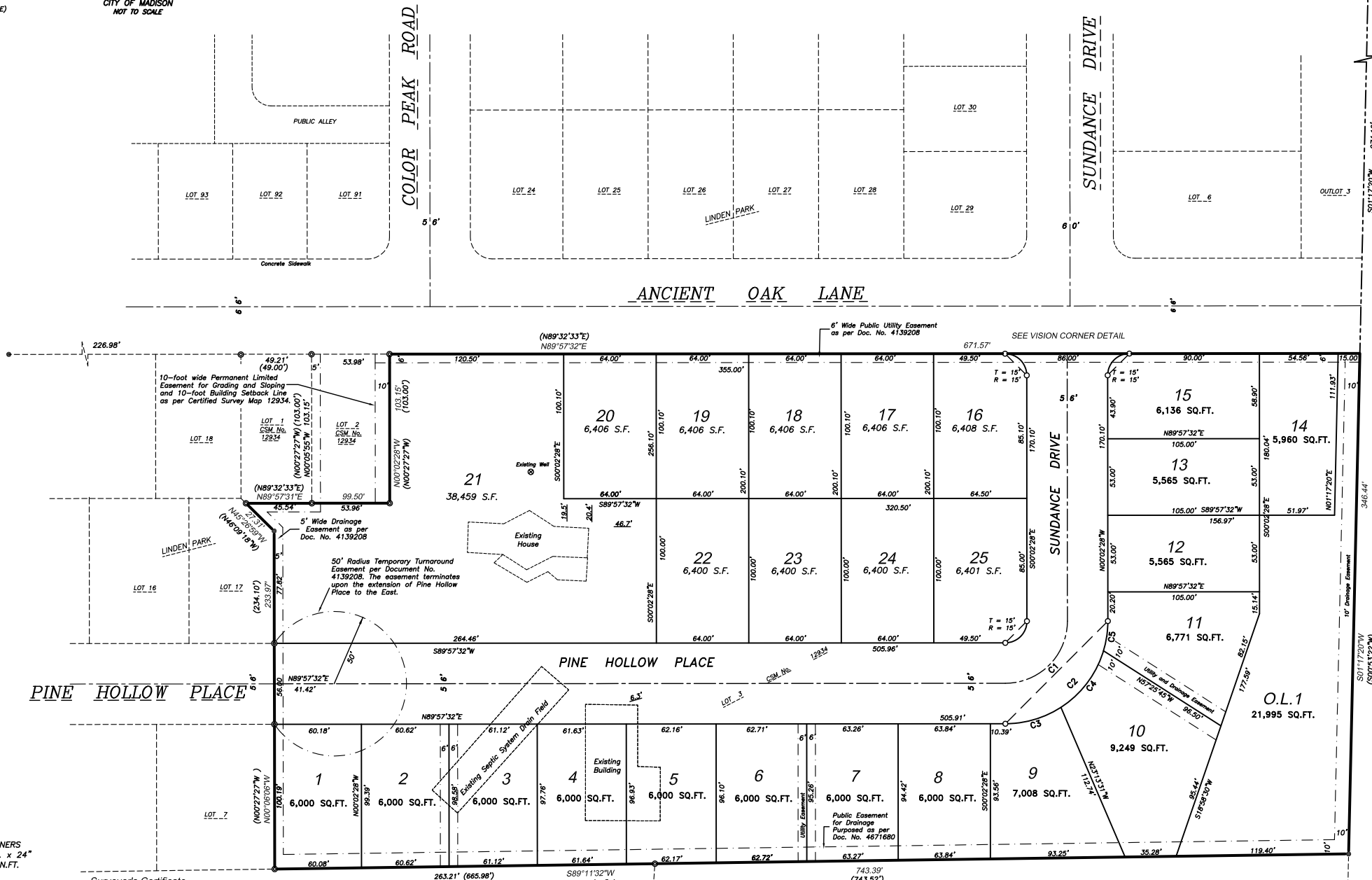


RIPP ADDITION TO LINDEN PARK

Lot 3, Certified Survey Map No. 12934, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin



- Notes:**
- The proposed number of lots is 25, the proposed number of outlots is 1.
 - Gross area in this preliminary plat = 254,527 square feet or 5.84 acres.
 - This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
 - All lots within this subdivision to be served by public sewer and water.
 - Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8311 for the safety and liability purposes for all involved.
 - The lands within this subdivision shall be served by underground utilities.
 - The lands within this subdivision are located in "ZONE X UNSHADED" (Areas determined to be outside 0.2% annual chance floodplain, per Flood Insurance Rate Map, Map No. 55025C0237G, Revised January 2, 2009, as published by the Federal Emergency Management Agency).
 - Per Note 6 of CSM 12934 as Doc. No. 4671680, this plat acknowledges and accepts drainage from Lot 1 of said CSM and shall address the drainage and storm water management requirements for said Lot 1.
 - Per Note 7 of CSM 12934 as Doc. No. 4671680, subsail information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (also as noted on the Linden Park plat).
 - This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4176509 and 4176510.
 - This plat is subject to Linden Park, CSM and First Addition to Linden Park Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4478968 and First Amendment per Doc. No. 4733924.
 - This plat is subject to Declaration of Conditions, Covenants and Restrictions CSM 12934 per Doc. No. 4690886.
 - This plat is subject to Declaration of Conditions and Covenants for the Development/Plat of CSM 12934 per Doc. No. 4710.
 - All lots within this plat 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 plat. 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 plat. 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.
 - The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- NOTE:** In the event of a City of Madison Plan Commission and/or Common Council approved 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.



LEGEND:

- = Found 1-1/4" O.D. Iron Pipe
- = Found 3/4" Rebar
- = Found 1-1/4" Rebar
- = 1-1/4" O.D. x 30" Iron Rebar Set, Weight = 4.303 Lbs/Ft

ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS./LIN.FT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.54'	43.00'	90°00'00"	S44°57'32"W	60.81'
C2	111.52'	71.00'	90°00'00"	N44°57'32"E	100.41'
C3	40.85'	71.00'	32°48'23"	N73°33'20.5"E	40.10'
C4	49.37'	71.00'	40°19'44"	N36°59'17"E	48.95'
C5	20.90'	71.00'	16°51'53"	S08°23'28.5"W	20.82'

Surveyor's Certificate

I, Daniel V. Birrenkott, Registered Land Surveyor S-1531, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the Land Division and Subdivision Code of the City of Madison, and under the direction of the owners listed hereon, I have surveyed, divided and mapped RIPP ADDITION TO LINDEN PARK, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed. Lot 3, Certified Survey Map No. 12934 as recorded in Volume 82 of Dane County Certified Survey Maps on Pages 192-196, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 34; thence S89°11'42"W, 1319.84 feet (recorded as N88°48'19"E, 1320.20 feet) along the North line of said Northwest 1/4 to the East line of said Northwest 1/4 of the Northwest 1/4; thence S01°17'20"W, 974.12 feet; (recorded as S00°53'22"W, 973.77 feet) along said East line to the South right of way line of Ancient Oak Lane and the point of beginning; thence continuing S01°17'20"W (recorded as S00°53'22"W) 346.44 feet along said East line of the said Northwest 1/4 of the Northwest 1/4 and the East line of said Lot 3 to the Southeast corner of said Lot 3; thence S89°11'32"W, 743.39 feet; (recorded as S88°47'06"W, 743.52 feet) along the South line of said Lot 3 to the Southwest corner thereof; thence N00°06'06"W, 233.97 feet (recorded as N00°27'27"W, 234.10 feet) along the West line of said Lot 3; thence N45°26'59"W (recorded as N46°09'18"W), 27.31 feet along said West line to the South line of Lot 1 of said Certified Survey Map No. 12934; thence N89°57'31"E (recorded as N89°32'33"E), 99.50 feet along said South line and the South line of Lot 2 of said Certified Survey Map No. 12934 to the Southeast corner of said Lot 2; thence N00°02'28"W, 103.15 feet (recorded as N00°27'27"W, 103.00 feet) along the East line of said Lot 2 to the South right of way line of Ancient Oak Lane; thence N89°57'32"E (recorded as N89°32'33"E), 671.57 feet along said right of way line to the point of beginning; Containing 254,527 square feet, or 5.84 acres.

Owner's Certificate

I owner, I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison
Department of Administration
Dane County Zoning and Land Regulation Committee

Brandon J. Ripp

State of Wisconsin
County of Dane ss

Personally came before me this ____ day of _____ 2014, the above-named Brandon J. Ripp, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

City of Madison Certificate

Resolved that this plat known as RIPP ADDITION TO LINDEN PARK, located in the City of Madison was approved by

Resolution No. _____, I.D. No. _____, and adopted on this ____ day of _____, 2014, and further resolve that the conditions of said approval were fulfilled on _____, 2014.

Dated this ____ day of _____, 2014.

Maribeth Witzel-Behl, Clerk
City of Madison

BIRRENKOTT SURVEYING
BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
BRANDON RIPP LLC
8839 ANCIENT OAK LANE
VERONA, WIS. 53593
850-4450

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration