

# PRELIMINARY FIRST ADDITION TO THE RIPP ADDITION TO THE LINDEN PARK TO LINDEN PARK

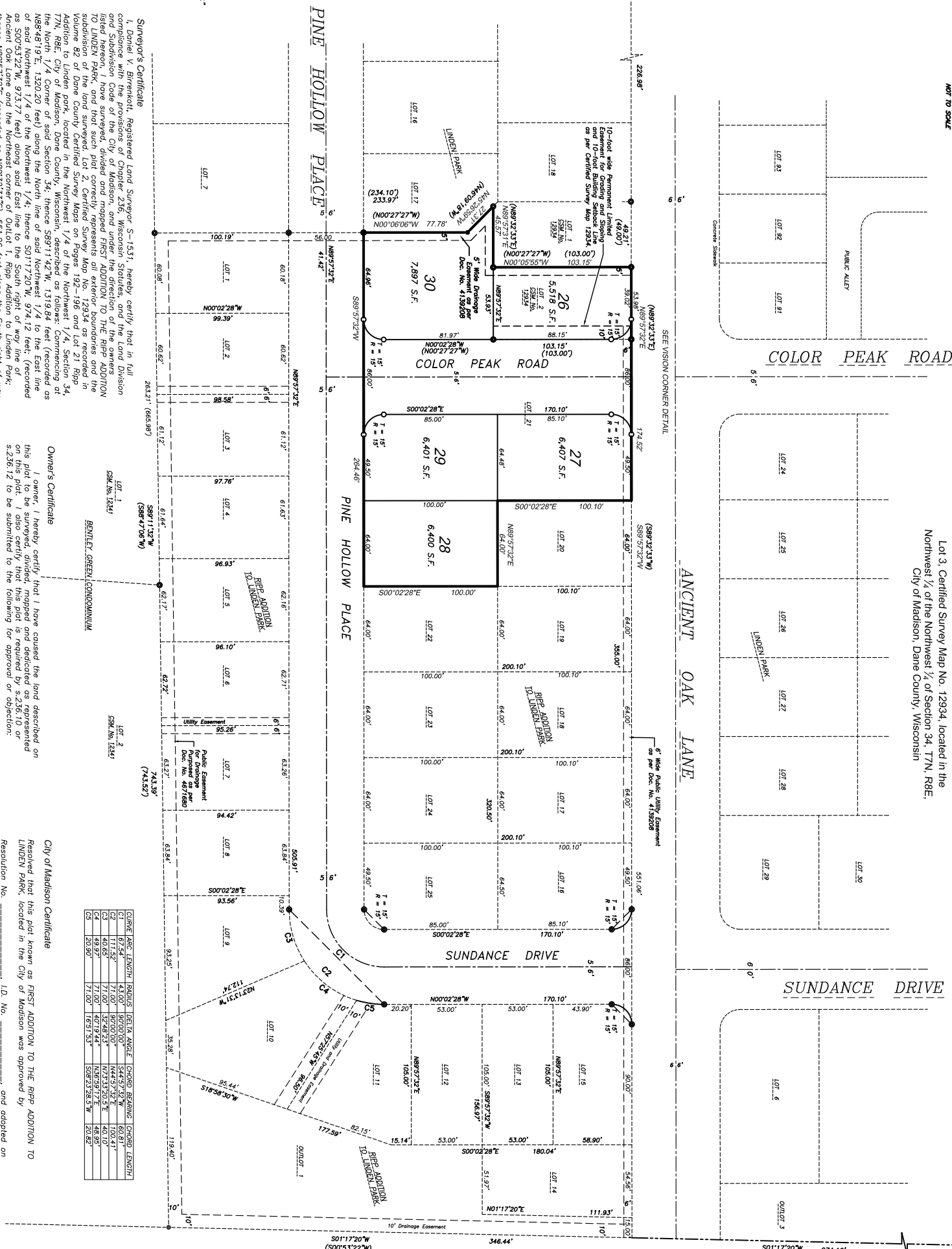
Lot 3, Certified Survey Map No. 12934, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin

Northwest Corner Monument  
 Station 34-7-4  
 58911.42W  
 1319.85  
 (1319.85)  
 2638.79  
 (1300.87)

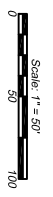
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 58911.42W  
 1319.85  
 (1319.85)  
 2638.79  
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### Notes:

- The proposed number of lots is 5.
- Gross area in this preliminary plat = 44,026 square feet or 1,017 acres.
- This survey is subject to any and all agreements and easements of record and those that may not be 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 1-800-242-8511 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" UNDESIGNED AREAS determined by State Map No. 50250202376, Madison Planning Department, dated May 10, 2002, as published by the Federal Emergency Management Agency.
- Per Note 6 of CSW 12934 as Doc. No. 4671690, this plat shall address the drainage and storm water management requirements for said Lot 1.
- Per Note 7 of CSW 12934 as Doc. No. 4671690, subsection information indicates that easements of structures within the plat shall address the drainage and storm water management requirements for said Lot 1.
- This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4178509 and 4178510.
- 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. 4235924.
- This plat is subject to Declaration of Conditions, Covenants and Restrictions CSW 12934 per Doc. No. 4690886.
- This plat is subject to Declaration of Conditions and Covenants for the Development/Plat of CSW 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 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. The easement shall be placed in the 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 sewer 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 approving re-division of a previously subdivided property, the underlying public easements for drainage purposes shall be subject to the requirements as those required and created by the current approved subdivision.



Bearings referenced to the Dane County Coordinate System and the North line of Northwest 1/4 Section 34, T7N, R8E, bearing N89°11'42"E



- 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 1.88 LBS./LIN.FT.

## BIRENKOTT SURVEYING

BIRENKOTT SURVEYING INC.  
 1677 N. BRISTOL STREET  
 SUN PRARIE, WIS. 53590  
 800-637-7463

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

Office Map No. 140234  
 DATED: April 21, 2014

Office Map No. 140234  
 DATED: April 21, 2014  
 Daniel V. Birenkott  
 Registered Land Surveyor No. 1531

**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

**City of Madison Certificate**  
 Resolved that this plat known as FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK, located in the City of Madison was approved by Resolution No. \_\_\_\_\_ ID. No. \_\_\_\_\_ and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, and further resolve that the conditions of said approval were fulfilled on \_\_\_\_\_, 2014.

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