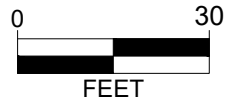
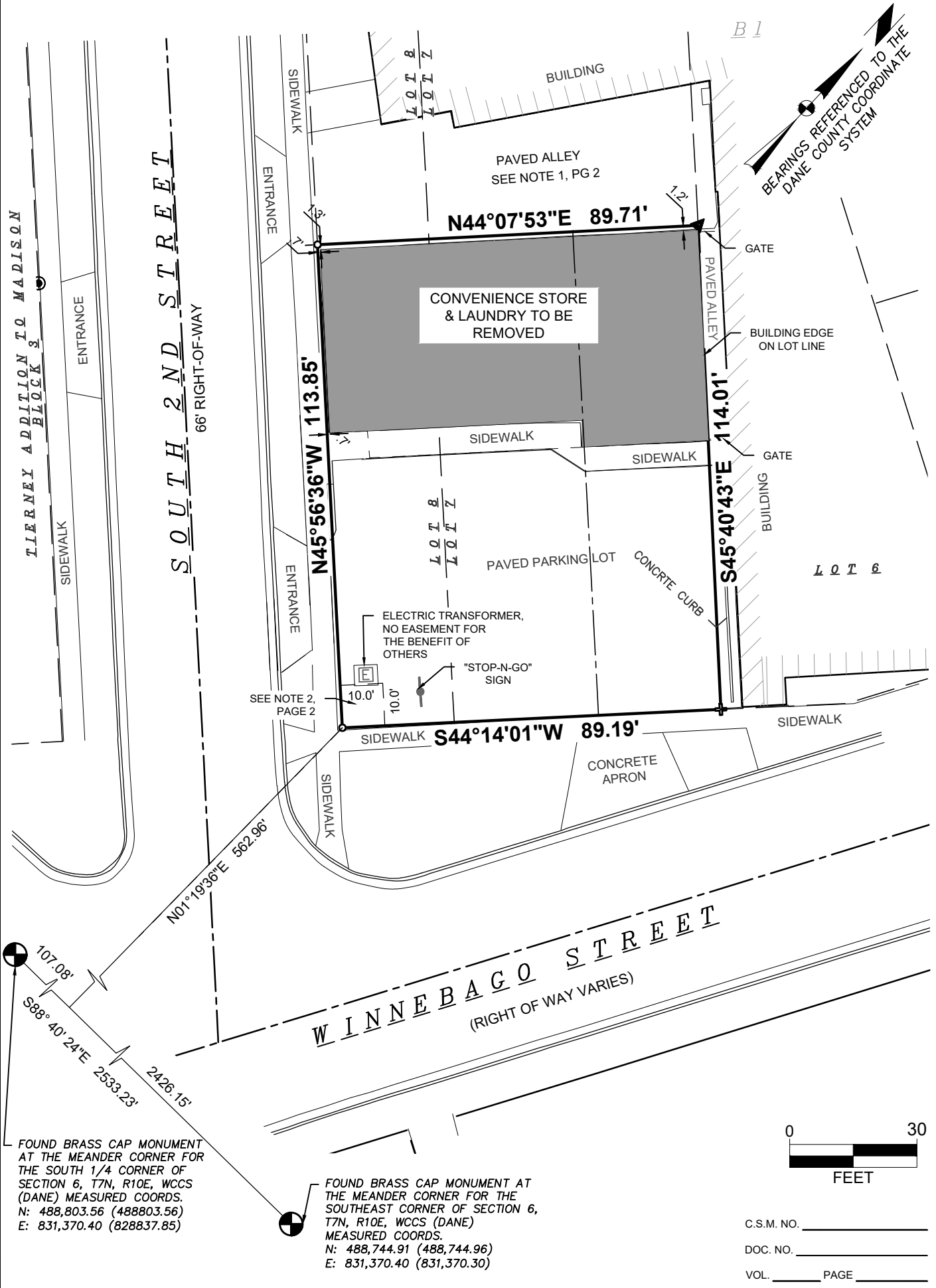


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 7 AND 8, BLOCK 3, TIERNEY ADDITION TO MADISON, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ PAGE \_\_\_\_\_



**SURVEYED FOR:**  
 John Fontain Inc  
 P.O. Box 694  
 Madison, WI 53701

**SURVEYED BY:**  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com

FN: 121.0715.30
DATE: 08-31-21
REVISIONS:
REV1
REV2
REV3

**SHEET 1 OF 4**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 7 AND 8, BLOCK 3, TIERNEY ADDITION TO MADISON, LOCATED IN THE CITY OF  
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## NOTES

- 1) SUBJECT TO EASEMENT GRANTED TO LESSEES OF STOP & GO STORE AND LAUNDRY OVER THE ALLEY AND LOADING AREA IMMEDIATELY NORTHWEST OF STOP & GO STORE", PER DOC. NO. 1712409
- 2) 10X10' UNDERGROUND ELECTRIC EASEMENT NO. 3272401.
- 3) ALL LOTS SHALL BE REQUIRED TO RECORD A STORMWATER MAINTENANCE AGREEMENT AND PROVIDE A STORMWATER MANAGEMENT PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW AND APPROVAL AT THE TIME OF DEVELOPMENT. THESE PLANS SHALL ADDRESS SEDIMENT CONTROL AND INFILTRATION, AND SHALL BE RECORDED AGAINST THE PARCEL.
- 4) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 5) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 6) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

## LEGEND

- 3/4" SOLID IRON REBAR FOUND
- × CHIZELED CROSS FOUND
- ▲ COTTON GIN SPIKE FOUND

DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT

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SHEET 2 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 7 AND 8, BLOCK 3, TIERNEY ADDITION TO MADISON, LOCATED IN THE CITY OF  
MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Eric. Lindaas, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of John Fontain, Inc, as owner(s) of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Commencing at the Southwest corner of Section 5, Township 7 North, Range 10 East; Thence S88°40'24"E, 107.08 feet along the South line of the Southwest 1/4; Thence N01°19'36"E, 562.96 feet to the Northerly right of way intersection of South 2nd Street and Winnebago Street and being the Point of Beginning; Thence N45°56'36"W, 113.85 feet along the Northeasterly right of way of said South 2nd Street; Thence N44°07'53"E, 89.71 feet; Thence S45°40'43"E, 114.01 feet to the Northwesterly right of way of Winnebago Street; Thence S44°14'01"W, 89.19 feet along said Northwesterly right of way to the Point of Beginning.

This description contains 10,191 square feet or 0.23 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signed: \_\_\_\_\_

Eric E. Lindaas, P.L.S. No. 2919  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
elindaas@snyder-associates.com

## OWNER'S CERTIFICATE

John Fontain Inc. as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this

\_\_\_\_\_ day of \_\_\_\_\_, 2021.

John Fontain Inc.

By: \_\_\_\_\_

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

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**SHEET 3 OF 4**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOTS 7 AND 8, BLOCK 3, TIERNEY ADDITION TO MADISON, LOCATED IN THE CITY OF  
MADISON, DANE COUNTY, WISCONSIN

## CITY OF MADISON APPROVAL

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matt Wachter, Secretary, Plan Commission

## MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_,  
Legistar File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of August, 2021, 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.

Signed this \_\_\_\_ day of August, 2021

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in  
Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_  
\_\_\_\_\_.

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

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**SHEET 4 OF 4**