

CERTIFIED SURVEY MAP

Located in Lot 1, Certified Survey Map No. 1102 recorded March 29, 1973 in Volume 4 of Certified Survey Maps of Dane County, page 406, as Document No. 1359559, in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Fractional Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin

This C.S.M. Contains
10,572 S.F.
0.24 Acres

COMPUTED NORTH 1/4 CORNER
(Published N:488355.29)
(Published E:823883.37)

N:488355.33
E:823883.31

MEANDER CORNER, SOUTH
OF THE NORTH 1/4 CORNER OF
SECTION 13, FOUND BRASS
CAP IN CONCRETE
WCCS: DANE ZONE COORDINATES:
N:487728.05 (Published N:487727.95)
E:823876.29 (Published E:823876.33)

MEANDER CORNER, NORTH
OF THE CENTER OF
SECTION 13, FOUND BRASS
CAP IN CONCRETE
WCCS: DANE ZONE COORDINATES:
N:485775.58 (Published N:485775.48)
E:823854.45 (Published E:823854.39)

COMPUTED CENTER
OF SECTION 13
N:488355.33
E:823852.14
(Published N:488355.29)
(Published E:823883.37)

Lot 2
5,022 S.F.
0.16 Acres

Lot 1
5,550 S.F.
0.13 Acres

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (Outside Diameter Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

850.6' Elevation at ground level (NAVD 88)

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
Matthew Krueger
24 N. Baldwin Street
MADISON, WI 53703

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

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I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Matthew Krueger and Lia Vellardita, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

A parcel of land being Lot 1 of Certified Survey Map No. 1102 recorded March 29, 1973 in Volume 4 of Certified Survey Maps of Dane County, page 406, as Document No. 1359559, in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Meander Corner lying South of the North $\frac{1}{4}$ Corner of Section 13, T7N, R9E, said point lying S 00°38'27" W, 627.32 feet from the actual North $\frac{1}{4}$ Corner of Fractional Section 13, thence S 00°38'27" W, along the West line of the NE $\frac{1}{4}$ of said Fractional Section 13, 77.88 feet to a point which is N 00°38'27" E, 1874.71 feet from the Meander Corner north of said Center of Fractional Section 13; thence S 89°21'33" E, 1853.51 feet to the Northerly most platted boundary corner of Said Lot 1, Certified Survey Map No. 1102, said point is the point of beginning of this description;

thence S 43°50'17" E, along the northeasterly platted boundary line of said Lot 1, C.S.M. No. 1102, and southwesterly right-of-way line of North Baldwin Street, 80.00 feet;

thence S 46°08'01" W, along the Southeasterly platted boundary line of said Lot 1, C.S.M. No. 1102, 132.13 feet;

thence N 43°51'20" W, along the Southwesterly platted boundary line of said Lot 1, C.S.M. No. 1102, 80.00 feet;

thence N 46°08'01" E, along the northwesterly platted boundary line of said Lot 1, C.S.M. No. 1102, 132.16 feet to the point of beginning.

This description contains an area of 10,572 square feet, or 0.24 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2016, _____
Paul A. Spetz, S 2525

Notes:

1. 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 of 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 subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

2. No changes in drainage patterns associated with development on any or all lots in this CSM shall be allowed without prior approval of the City Engineer.

3. 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.

4. UNDEVELOPED LOT 2 OF THIS CERTIFIED SURVEY MAP WILL BE SUBJECT TO A PARK IMPACT FEE THAT IS DUE AND PAYABLE AT THE TIME A BUILDING PERMIT(S) IS ISSUED.

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CONSENT OF MORTGAGEE:

University of Wisconsin Credit Union, a Financial Institution organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing, and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said University of Wisconsin Credit Union, has caused these presents to be signed by its duly authorized officer (s) listed below this _____ day of _____, 2016.

University of Wisconsin Credit Union

printed name and title

printed name and title

State of Wisconsin)ss
County of Dane)

Personally came before me this _____ day of _____, 2016, the above named authorized officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said University of Wisconsin Credit Union, and acknowledged that they executed the foregoing instrument.

My Commission expires: _____ Signed: _____
Notary Public, State of Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Natalie Erdman, Secretary, Plan Commission

CITY OF 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 the _____ day of _____, 2016, and that said resolution 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 _____, 2016.

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

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2016, at _____ o'clock _____ m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

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