

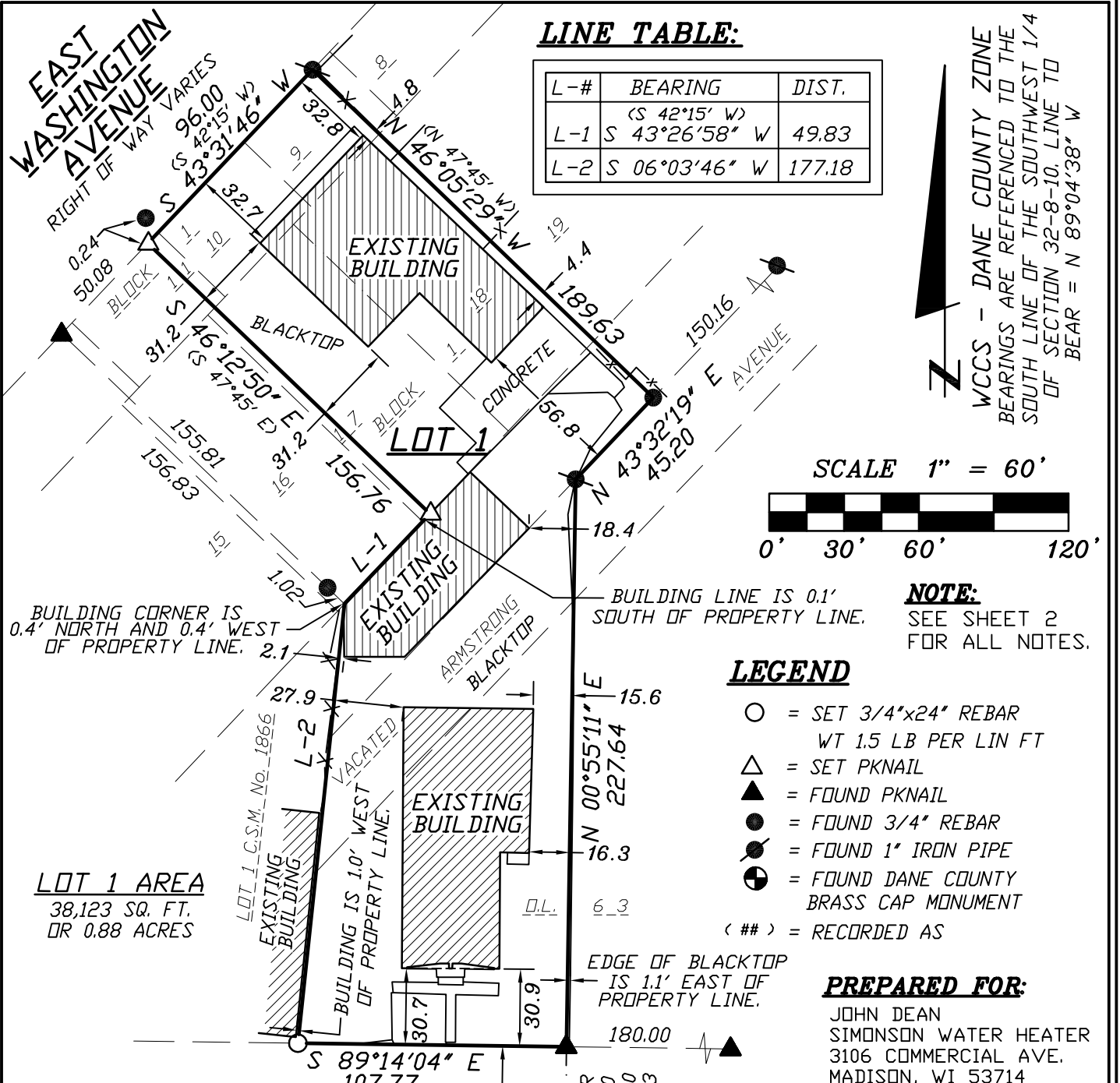


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 of the SW 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin. Being part of Lots 9, 10, 11, 17 and all of Lot 18, Block 1 and Vacated Armstrong Avenue, all in Armstrong Plat, and also part of Outlot 63, Burke Assessor's Plat No. 1.



LOT 1 AREA
38,123 SQ. FT.
OR 0.88 ACRES

UNITED STATE HIGHWAY "30"
(ALSO KNOWN AS COMMERCIAL AVENUE)
NW CORNER RIGHT OF WAY VARIES
SEC. 5-7-10
N. = 494537.66
E. = 831541.40

TOTAL SECTION LINE
N 89°04'38" W 2624.07
2410.22

REFERENCE LINE BEARING N 89°14'04" W

REFERENCE LINE PER TRANSPORTATION PROJ. No. T056-1(7)
(NOTE: TRANSPORTATION PROJECT PLAT No. 5992-06-32-4.01 DOES NOT REESTABLISH THE ORIGINAL REFERENCE LINE.)

SURVEYORS SEAL

PRELIMINARY ONLY FOR REVIEW

19W-102



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NOTES:

- 1.) THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY DANE COUNTY TITLE COMPANY, ORDER NO. B-19210877, SAID REPORT IS THE SOLE SOURCE OF EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS FOR THE SUBJECT PARCELS.
 - 2.) THIS PARCEL IS SUBJECT TO ASSESSMENTS, FEES AND/OR CHARGES, IF ANY, LEVIED BY TOWN SANITARY DISTRICT No. 4 OF THE TOWN OF BURKE, DANE COUNTY, WISCONSIN AS DOCUMENT No. 819410.
 - 3.) THIS PARCEL IS SUBJECT TO AFFIDAVIT RECORDED FEBRUARY 25, 1994 IN VOLUME 2669 OF RECORDS, PAGE 26 AS DOCUMENT No. 2578289.
 - 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
 - 6.) ALL TIES HAVE BEEN CHECK AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE SOUTH 1/4 CORNER OF SECTION 32, T8N, R10E AND THE NORTHWEST CORNER OF SECTION 5, T7N, R10E.
 - 6.) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
 - 7.) PER MGD 16.23(9)(d)2.0: ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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 THIS CERTIFIED 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 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 CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARD WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALL SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NO 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION. (AM BY ORD. 13,639,-623-04; ORD-08-00094, 8-23-08)

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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SW 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin. Being part of Lots 9, 10, 11, 17 and all of Lot 18, Block 1 and Vacated Armstrong Avenue, all in Armstrong Plat recorded in the Dane County Register of Deeds Office in Volume 9 of Plats, page 33, as Document No. 612939 and also part of Outlot 63, Burke Assessor's Plat No. 1, recorded in the Dane County Register of Deeds Office in Volume 9 of Plats, pages 15 through 21, as Document No. 593673, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 32, thence N 89°04'38" W along the South line of the Southwest 1/4, 213.85 feet; thence N 00°55'11" E, 152.22 feet to the point of beginning.

Thence continue N 00°55'11" E, 227.64 feet; thence N 43°32'19" E, 45.20 feet; thence N 46°05'29" W, 189.63 feet; to the Southeast right-of-way of East Washington Avenue; thence S 43°31'46" W, 96.00 feet; thence S 46°12'50" E, 156.76 feet; thence S 43°26'58" W, 49.83 feet; thence S 06°03'46" W, 177.18 feet; thence S 89°14'04" E, 107.77 feet to the point of beginning. This parcel contains 38,123 sq. ft. or 0.88 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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.

Dated this _____ day of _____, 20____

Maribeth Witzel-Behl
Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Natalie Erdman
Secretary Plan Commission

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OWNERS' CERTIFICATE:

Simonson Brothers Partnership, a Wisconsin Partnership duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. Simonson Brothers Partnership, does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____ day of _____, 2015.

AUTHORIZED REPRESENTATIVE

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20__ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____