



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 NW 1/4 of the NW 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin. Being all of Lots 14 and 15, Hawk's Crossing, recorded in the Dane County Register of Deeds Office in Volume 60-033B of Plats, on Page 168, as Document No. 5099049.

30' 30'

TOTAL SECTION LINE N 89°11'42" E 2639.79'
1304.94'

1334.85'

NW CORNER
SEC. 34-7-8

N 1/4 CORNER
SEC. 34-7-8

CURVE TABLE:

| C# | RADIUS | BEARING | ARC | DELTA |
|----|--------|---------------|-------|-----------|
| C1 | 15.00 | N 44°58'28" E | 21.22 | 23.57 |
| | | | | 90°01'48" |

80'

80'

80'x80'x80' VISION
TRIANGLE PER DDC.
No. 5099049

ANCIENT OAK LANE

6' PUBLIC UTILITY EASEMENT
PER DDC. No. 4139208

144.56'
N 89°57'32" E

LOT 1

8,426 SQ. FT.
OR 0.19 ACRES

LOT 15

12' PUBLIC UTILITY EASEMENT
PER HAWK'S CROSSING PLAT

105.00'

S 89°57'32" W

LOT 13

LOT 14

15.00'

SEE
NOTE 11

58.92'

38.20'

143.20'

O.L. 2

1,992 SQ. FT.
OR 0.05 ACRES

53.01'

S 01°17'20" W

36.97'

15.00'

S 89°57'32" W

51.97'

O.L. 1

1,679 SQ. FT.
OR 0.04 ACRES

LOT 34 UNIVERSITY RESEARCH PARK
PIONEER 1ST ADDITION

SUNDANCE

DRIVE

LEGEND

- = SET 3/4"x24" REBAR OUTLOT 1
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊙ = FOUND 1 1/4" REBAR
- ⊕ = DANE COUNTY CONCRETE
MONUMENT WITH BRASS CAP

PREPARED FOR:

CLASSIC CUSTOM HOMES
401 N. CENTURY AVE.
WAUNAKEE, WI 53597

NOTES:

1.) THIS SURVEY WAS PREPARED WITH THE CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY GENERATIONS TITLE COMPANY, LLC, FILE NUMBER 83226. SAID REPORT IS THE SOLE SOURCE OF EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENTS OF FACTS FOR THE SUBJECT PROPERTY.

2.) THERE ARE NO WETLANDS OR FLOOD PLAIN ON THIS PARCEL PER THE RECORDED HAWK'S CROSSING PLAT.

NOTES CONTINUED ON SHEET 2.

SCALE 1" = 40'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SECTION 34-7-8
LINE TO BEAR N 89°11'42" E

SURVEYORS SEAL

PRELIMINARY
FOR REVIEW

16W-182



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NOTES CONTINUED

3.) RIGHT OF WAY EASEMENT TO MID-PLAINS TELEPHONE, INC. DATED 3/17/1988 AND RECORDED 6/28/1988 IN VOLUME 11502, PAGE 93 AS DOCUMENT No. 2084462. (NOT LOCATED ON SUBJECT PROPERTY.)

3.) C.S.M. SUBJECT TO DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS, CSM No. 12934, DATED 7/6/2010 AND RECORDED 9/13/2010 AS DOCUMENT No. 4690886.

4.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS FOR THE DEVELOPMENT / PLAT 5 OF CSM 12934, DATED 7/6/2010 AND RECORDED 11/4/2010 AS DOCUMENT No. 4710072.

5.) C.S.M. SUBJECT TO CERTIFIED SURVEY MAP No. 12934 RECORDED IN VOL. 82 OF CERTIFIED SURVEY MAPS, PAGES 192-196 AS DOCUMENT No. 4671680.

6.) C.S.M. SUBJECT TO RESTRICTIONS, COVENANTS, NOTES, EASEMENTS AND ALL MATTERS SHOWN ON THE RECORDED PLAT OF HAWK'S CROSSING, RECORDED 9/19/2014 AS DOCUMENT No. 5099049.

7.) C.S.M. SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS, AND EASEMENTS FOR LOTS 1-25 OF THE PLAT OF HAWK'S CROSSING, CITY OF MADISON, DANE COUNTY, WISCONSIN, DATED 11/20/2014 AND RECORDED 11/24/2014 AS DOCUMENT No. 5112882.

8.) C.S.M. SUBJECT TO ADDITION TO TITLE DECLARATION RECORDED 12/19/2014 AS DOCUMENT No. 5118415

9.) C.S.M. SUBJECT TO CONSENT TO RELEASE OF DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 12/29/2014 AS DOCUMENT No. 5119930.

10.) C.S.M. SUBJECT TO DECLARATIONS, COVENANTS AND RESTRICTIONS HAWK'S CROSSING AND FIRST ADDITION TO HAWK'S CROSSING RECORDED 2/13/2015 AS DOCUMENT No. 5129023.

11.) LOT 14 WILL NOT BE ABLE TO BE SERVED BY GRAVITY SANITARY UNLESS OFF SITE SEWER IS BUILT ON THE PLAT DEVELOPMENT LOCATED EAST OF PROPERTY. (UNIVERSITY RESEARCH PARK - PIONEER 1ST ADDITION) THIS LOT WILL NOT BE CONSIDERED BUILDABLE AND WILL NOT BE ALLOWED TO BE SOLD OR TRANSFERRED UNTIL SEWER IS AVAILABLE.

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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 Dane County, 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 NW 1/4 of the NW 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin. Being all of Lots 14 and 15, Hawk's Crossing, recorded in the Dane County Register of Deeds Office in Volume 60-033B of Plats, on Page 168, as Document No. 5099049. This parcel contains 12,097 sq. ft. or 0.28 acres thereof.

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

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor - Member

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also 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 _____, 20____.

B & B VENTURES LLC
Brandon J. Ripp

STATE OF WISCONSIN)
DANE COUNTY)

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

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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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
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

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

Natalie Erdman
Secretary Plan Commission

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

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

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