ST JAMES COTTAGE HOMES

LOTS 11 AND 12, EXCEPT THE NORTH 7.5 FEET THEREOF, AND THE WEST ½ OF LOT 10, EXCEPT THE NORTH 7.5 FEET THEREOF, ALL IN BLOCK 8, BOWEN'S ADDITION TO THE CITY OF MADISON, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGE 12, AS DOCUMENT NUMBER 192989, DANE COUNTY REGISTRY, LOCATED IN THE NE ¼ – SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEY LEGEND
- ◎ FOUND 1" ø IRON PIPE
- ● FOUND 3/4" SOLID IRON ROD
- ¤ SET 3/4" x 24" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
- ( ) RECORDED AS DATA

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SE ¼ OF SECTION 22-07-09 MEASURED AS BEARING N00°09'24"W

GRAPHIC SCALE FEET
0 10 20 40

EIGHMY-RAMSAY CO'S ADDITION TO MADISON WISCONSIN BLOCK 1

LOT 14

ST JAMES COURT

DESCRIPTION:

I, Michael S. Marty, Professional Land Surveyor No. 2452 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 Fisher Construction, Inc., owner of said land, I have surveyed, divided, and mapped ST JAMES COTTAGE HOMES; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is Lots 11 & 12, EXCEPT the North 7.5 feet and the West One-Half (W½) of Lot 10, EXCEPT the North 7.5 feet thereof, all in Block 8, Bowen's Addition to the City of Madison, as recorded in Volume 1 of Plats, on Page 12, as Document Number 192989, Dane County Registry, located in the NE ¼ – SE ¼ of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin more fully described as follows:

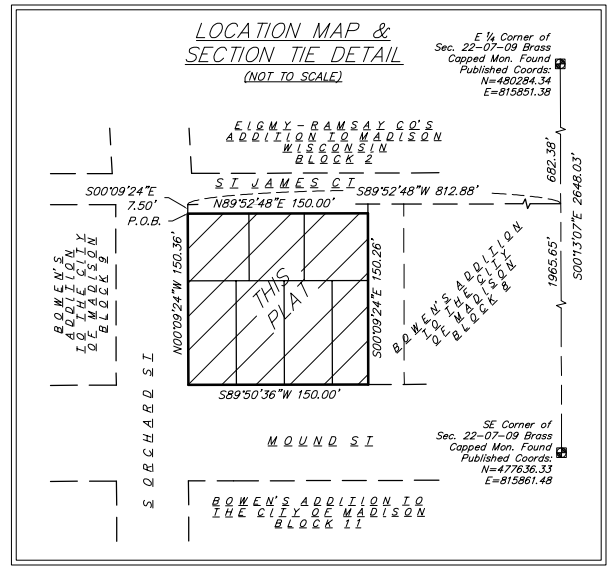
Commencing at the East ¼ Corner of said Section 22; thence S00°13'07"E along the East line of the SE ¼ of said Section 22, 682.38 feet to a point of intersection with the easterly extension of the North line of said Block 8; thence S89°52'48"W along said North line of Block 8 and its easterly extension thereof, 812.88 feet to the Northwest corner of said Block 8; thence S00°09'24"E along the West line of said Block 8, 7.50 feet to the point of beginning; thence N89°52'48"E along a line parallel with and 7.50 feet perpendicular measure to said North line of Block 8, 150.00 feet to the East line of the West One-Half (W½) of said Lot 10; thence S00°09'24"E along said East line, 150.26 feet to the South line of said Block 8; thence S89°50'36"W along said South line, 150.00 feet to the Southwest corner of said Block 8; thence N00°09'24"W along the said West line of Block 8, 150.36 feet to the point of beginning. Said description contains 21,422 square feet or 0.4918 acres more or less.

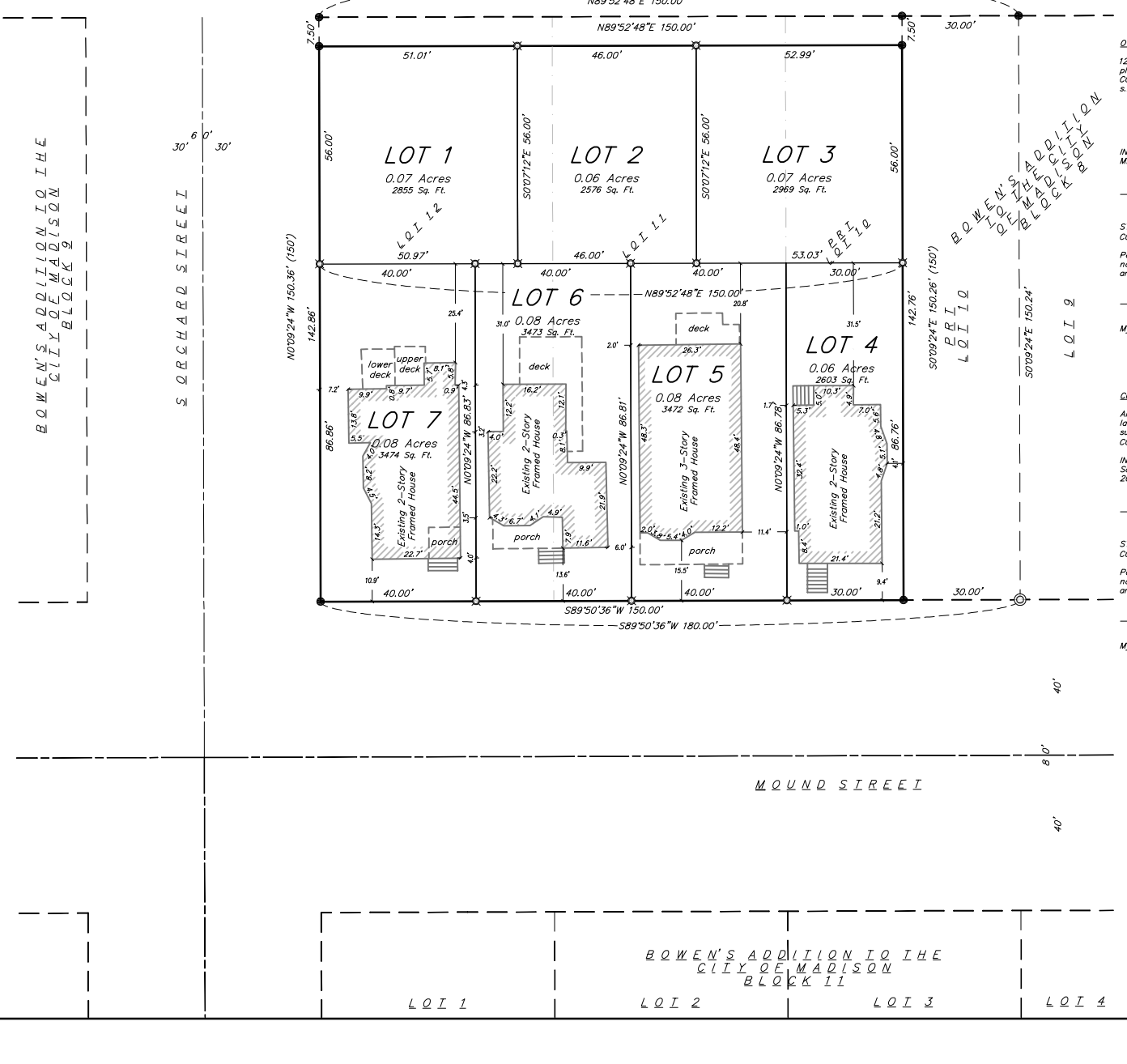
Vierbicher Associates Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this ___ day of _____, 201__.

Signed: _____
Michael S. Marty, P.L.S. No. 2452

LOCATION MAP & SECTION TIE DETAIL
(NOT TO SCALE)





OWNER'S CERTIFICATE:

1200 Mound Street, LLC, owner, does hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat of ST JAMES COTTAGE HOMES. 1200 Mound Street, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection.

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, 1200 Mound Street, LLC, has caused these presents to be signed by Michael Fisher, its Member this _____ day of _____, 201___.

_____
1200 Mound Street, LLC
Michael Fisher, Member

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 201___, the above named Michael Fisher, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
,Notary Public, State of Wisconsin.

My commission expires/is permanent _____

CONSENT OF MORTGAGEE CERTIFICATE:

Anchor Bank fsb, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedicating of the land as represented on the plat of ST JAMES COTTAGE HOMES, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, Anchor Bank fsb, has caused these presents to be signed by Karl D. Sachtjen, its Vice President, at Madison, Wisconsin on this _____ day of _____, 201___.

_____
Anchor Bank fsb
Karl D. Sachtjen, Vice President

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 201___, the above named Karl D. Sachtjen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
,Notary Public, State of Wisconsin.

My commission expires/is permanent _____

CITY OF MADISON TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of ST JAMES COTTAGE HOMES as of this _____ day of _____, 201__.

_____
David M. Gawenda, City of Madison Treasurer

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of ST JAMES COTTAGE HOMES, located in the NE¼–SE¼ of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on this _____ day of _____, 201__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of ST JAMES COTTAGE HOMES to the City of Madison for public use.

Dated this _____ day of _____, 201__.

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

CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ___ day of _____, 201__.

_____
Steven R. Cover, Secretary of Planning Commission

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of ST JAMES COTTAGE HOMES, as of this _____ day of _____, 201__.

_____
Adam Gallagher, Dane County Treasurer

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

CERTIFICATE OF REGISTER OF DEEDS
RECORDING DATA

Received for recording this ___day of _____, 20__ at _____ o'clock __M. and recorded In Volume _____ of Plats, on pages _____.

_____
Kristl Chlebowski, Dane County Register of Deeds

vierbicher
planners | engineers | advisors
REEDSBURG • MADISON • PRAIRIE DU CHIEN
999 Fowler Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

DRAFTED BY: MMAR	FN: 130096 DATE: July 31, 2013 REV:
CHECKED BY: MMAR	

SURVEYED FOR:
Fisher Construction, Inc.
PO Box 620800
Middleton, WI 53562

SHEET 1 OF 1

30 Jul 2013 - 4:13p M:\Fisher Construction\130096_1220 Mound Street\Engineering\Civil 3D\130096 FPlat.dwg by: mmar