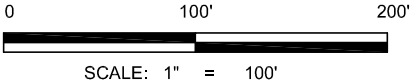


DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING LOTS 466, 467, 468, 469, 470, 471 AND 472 AND VACATED RIVER BIRCH COURT, OF THE EIGHTH ADDITION TO BLACKHAWK SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY FOR:  
MR. PAUL BERNS  
9906 FALLEN LEAF  
MIDDLETON, WI 53562



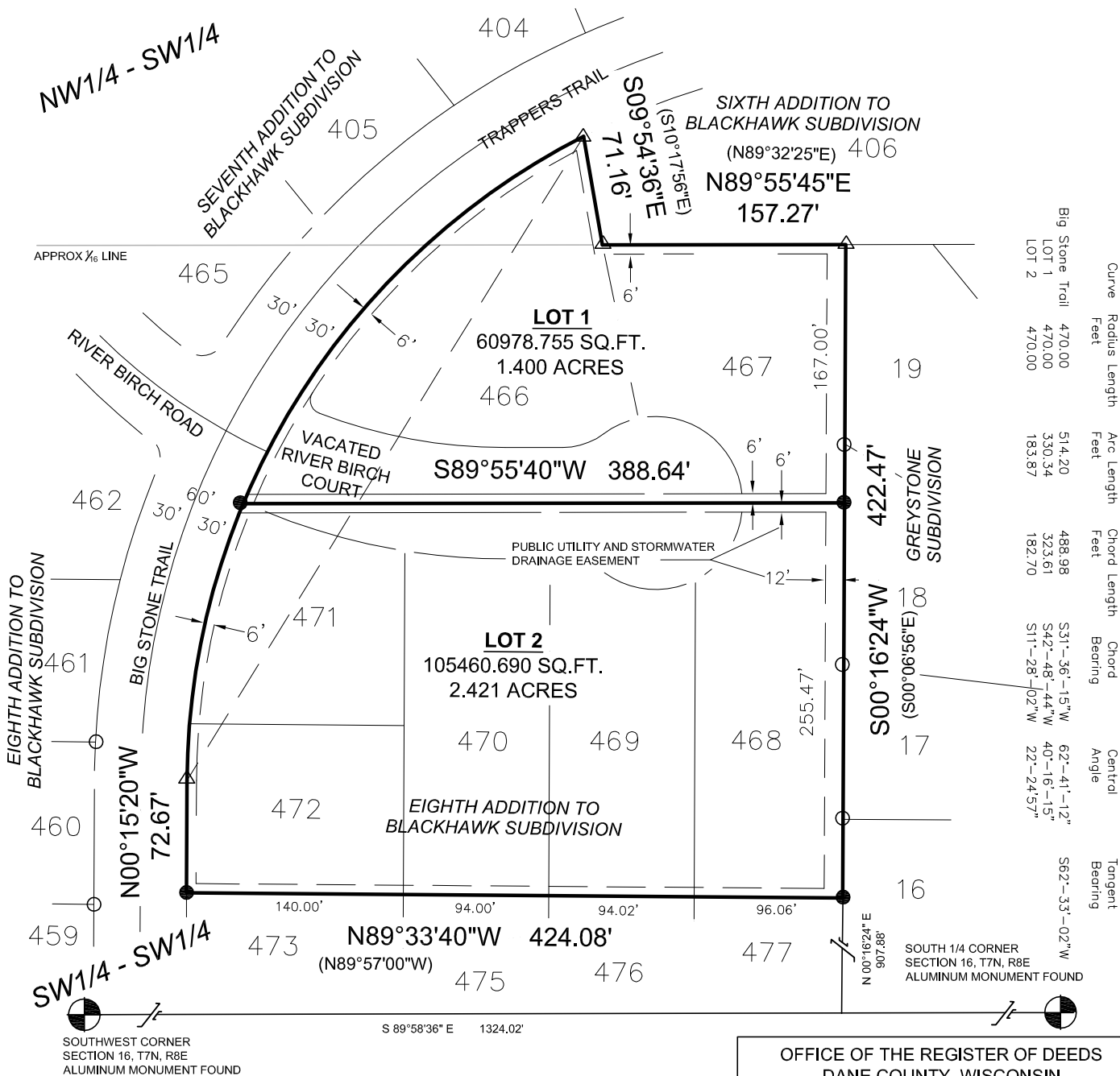
BASIS OF BEARINGS:  
SOUTH LINE OF THE SW 1/4  
SECTION 17N, R8E BEARS  
S 89°58'36"E PER DANE COUNTY  
COORDINATES NAD 83 (2007)



LEGEND

- INDICATES 3/4"x24" REBAR PLACED 1.5 LBS/FT.
- INDICATES 3/4" DIA. REBAR LOCATED
- △ INDICATES 1-1/4" DIA. REBAR LOCATED
- (00.00) INDICATES DIMENSION AS PREVIOUSLY RECORDED

NOTES: SEE SHEET 3 OF 3 FOR NOTES PERTAINING TO THE LANDS LYING WITHIN THIS CSM.



OFFICE OF THE REGISTER OF DEEDS  
DANE COUNTY, WISCONSIN

RECEIVED FOR RECORDING \_\_\_\_\_

2012 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

AND RECORDED IN VOLUME \_\_\_\_\_

OF \_\_\_\_\_ ON PAGE \_\_\_\_\_

REGISTER OF DEEDS

**Mead & Hunt**  
Mead & Hunt, Inc.  
6501 Watts Road  
Madison, WI 53719  
608.273.6380  
fax: 608.273.6391  
www.meadhunt.com

DANE COUNTY CERTIFIED SURVEY MAP NO.\_\_\_\_\_

BEING LOTS 466, 467, 468, 469, 470, 471 AND 472 AND VACATED RIVER BIRCH COURT, OF THE EIGHTH ADDITION TO BLACKHAWK SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY FOR:  
MR. PAUL BERNIS  
9906 FALLEN LEAF  
MIDDLETON, WI 53562

SURVEYOR'S CERTIFICATE

I, SEAN M. WALSH, REGISTERED WISCONSIN LAND SURVEYOR, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION REGULATIONS OF THE CITY OF MADISON, AND UNDER THE DIRECTION OF THE OWNERS OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS SHOWN HEREON; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF; THAT SAID LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;  
THENCE SOUTH 89°58'36" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1324.02 FEET;  
THENCE NORTH 00°16'24" EAST, 907.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 468 AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED;  
THENCE NORTH 89°33'40" WEST, 424.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BIG STONE TRAIL;  
THENCE NORTH 00°15'20" WEST, ALONG SAID EAST RIGHT -OF-WAY LINE, 72.67 FEET TO THE POINT OF CURVATURE OF A 470.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST;  
THENCE NORTHEASTERLY, 514.20 FEET ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 62°41'12" AND A CHORD BEARING NORTH 31°36'15" EAST TO THE END OF SAID CURVE;  
THENCE SOUTH 10°54'36" EAST, 71.16 FEET;  
THENCE NORTH 89°55'45" EAST, 157.27 FEET;  
THENCE SOUTH 00°16'24" WEST, 422.47 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED LANDS CONTAIN 166,440 SQUARE FEET OR 3.821 ACRES.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION

BY:\_\_\_\_\_ DATE:\_\_\_\_\_  
STEVEN R. COVER, 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 ID NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 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 \_\_\_\_\_, 2012.

\_\_\_\_\_  
MARIBETH L. WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY WISCONSIN

CORPORATE OWNER'S CERTIFICATE

MCKENZIE 300 CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

MCKENZIE CORPORATION DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION:

IN WITNESS WHEREOF, THE SAID MCKENZIE 300 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD MCKENZIE, IT'S PRESIDENT AND COUNTERSIGNED BY JOHN MCKENZIE, IT'S SECRETARY, AT MADISON WISCONSIN, AND IT'S CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

IN PRESENCE OF:

MCKENZIE 300 CORPORATION \_\_\_\_\_  
(print name)  
\_\_\_\_\_  
PRESIDENT

COUNTERSIGNED: \_\_\_\_\_  
(print name)  
\_\_\_\_\_  
SECRETARY

STATE OF WISCONSIN ) ss  
DANE COUNTY )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012, THE ABOVE NAMED

\_\_\_\_\_  
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME

(NOTARY SEAL)\_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_ WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING LOTS 466, 467, 468, 469, 470, 471 AND 472 AND VACATED RIVER  
BIRCH COURT, OF THE EIGHTH ADDITION TO BLACKHAWK  
SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST QUARTER OF  
THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP  
7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY,  
WISCONSIN.

SURVEY FOR:  
MR. PAUL BERNIS  
9906 FALLEN LEAF  
MIDDLETON, WI 53562

NOTES

LOTS/BUILDINGS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.

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.

ALL LOTS WITHIN THIS CSM ARE SUBJECT TO PUBLIC EASEMENTS 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 EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CSM. 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 PROPERTY 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 PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED I THE EASEMENT ONLY IF THEY DO NOT 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 SUBDMIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCED WITH THE MADISON GENERAL ORDINANCES.

THE PUBLIC STORM SEWER EASEMENTS DEDICATED TO THE CITY OF MADISON ON THE FACE OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO THE FOLLOWING CONDITIONS:

- A) THE PROPERTY OWNER RESERVES THE RIGHT TO USE AND OCCUPY THE PUBLIC STORM SEWER EASEMENT AREAS IN A MANNER CONSISTENT WITH THE RIGHTS HEREIN CONVEYED, PROVIDED THAT SUCH USE AND OCCUPANCY SHALL NOT INTERFERE WITH OR DISTURB THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR MODIFICATION OF THE PUBLIC STORM SEWER FACILITIES.
  - B) NO ABOVE-GROUND IMPROVEMENTS SHALL BE LOCATED IN THE PUBLIC STORM SEWER EASEMENT AREAS BY THE CITY OR THE PROPERTY OWNER, WITH THE EXCEPTION THAT GRATES, SEWER ACCESS STRUCTURE COVERS AND OTHER ACCESS POINTS TO THE PUBLIC STORM SEWER FACILITIES SHALL BE PERMITTED AT GRADE LEVEL, AND WITH THE EXCEPTION THAT PAVEMENT AND/OR CONCRETE FOR DRIVEWAY PURPOSES SHALL BE PERMITTED.
  - C) PLANTINGS AND LANDSCAPING WITHIN THE PUBLIC STORM SEWER EASEMENT AREAS SHALL NOT OBSTRUCT ROUTINE MAINTENANCE BY THE CITY. IN THE EVENT OF REPAIR OR RECONSTRUCTION, PLANTINGS AND LANDSCAPING MAY BE REMOVED BY THE CITY WITHOUT REPLACEMENT OR COMPENSATION TO THE PROPERTY OWNER.
  - D) THE PROPERTY OWNER SHALL NOT CHANGE THE GRADE OF THE PUBLIC STORM SEWER EASEMENT AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY'S ENGINEERING DIVISION.
- THE PUBLIC STORM SEWER EASEMENTS MAY NOT BE AMENDED, MODIFIED, TERMINATED OR RELEASED WITHOUT THE WRITTEN CONSENT OF ALL PARTIES HERETO, OR THEIR RESPECTIVE SUCCESSORS-IN-INTEREST.

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE PLAT OF BLACKHAWK SUBDIVISION RECORDED IN DOCUMENTS NUMBER 2676316 AND 2711619.

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS FOR THE PLAT OF SEVENTH ADDITION TO BLACKHAWK SUBDIVISION RECORDED IN DOCUMENTS NUMBER 3867638 AND 3867639

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND CONDITIONS FOR THE PLAT OF EIGHTH ADDITION TO BLACKHAWK SUBDIVISION RECORDED IN DOCUMENT NUMBER 4266849.

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS FOR THE PLAT OF EIGHTH ADDITION TO BLACKHAWK SUBDIVISION RECORDED IN DOCUMENTS NUMBER 4266850, 4281340 AND 4281341

These documents shall not be used for any purpose or project for which it is not intended. Mead & Hunt shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses, and expenses, including attorneys' fees and costs, arising out of such misuse or reuse of the documents. In addition, unauthorized reproduction of these documents, in part or as a whole, is prohibited.

**PAUL BERN'S  
BLACKHAWK SUBDIVISION LOT 466-472  
PARCEL CONSOLIDATION**  
6609 FALLEN LEAF  
MIDDLETON, WI 53562

REVISION

M&H NO: 4190800-122024.01  
DATE: 10-15-2012

DRAWN BY: CAJ  
CHECKED BY: SMW  
DO NOT SCALE DRAWINGS

SHEET CONTENTS  
SITE PLAN

C-101

