

# CERTIFIED SURVEY MAP No.

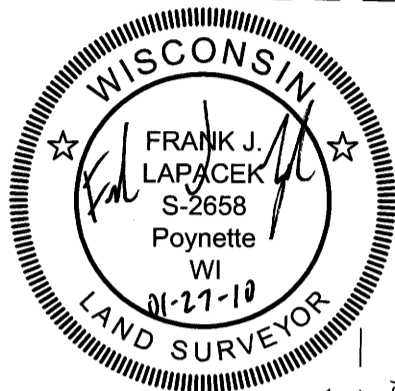
ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12716, AS RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS, ON PAGES 162-165, AS DOCUMENT NUMBER 4564934, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 40 80 120

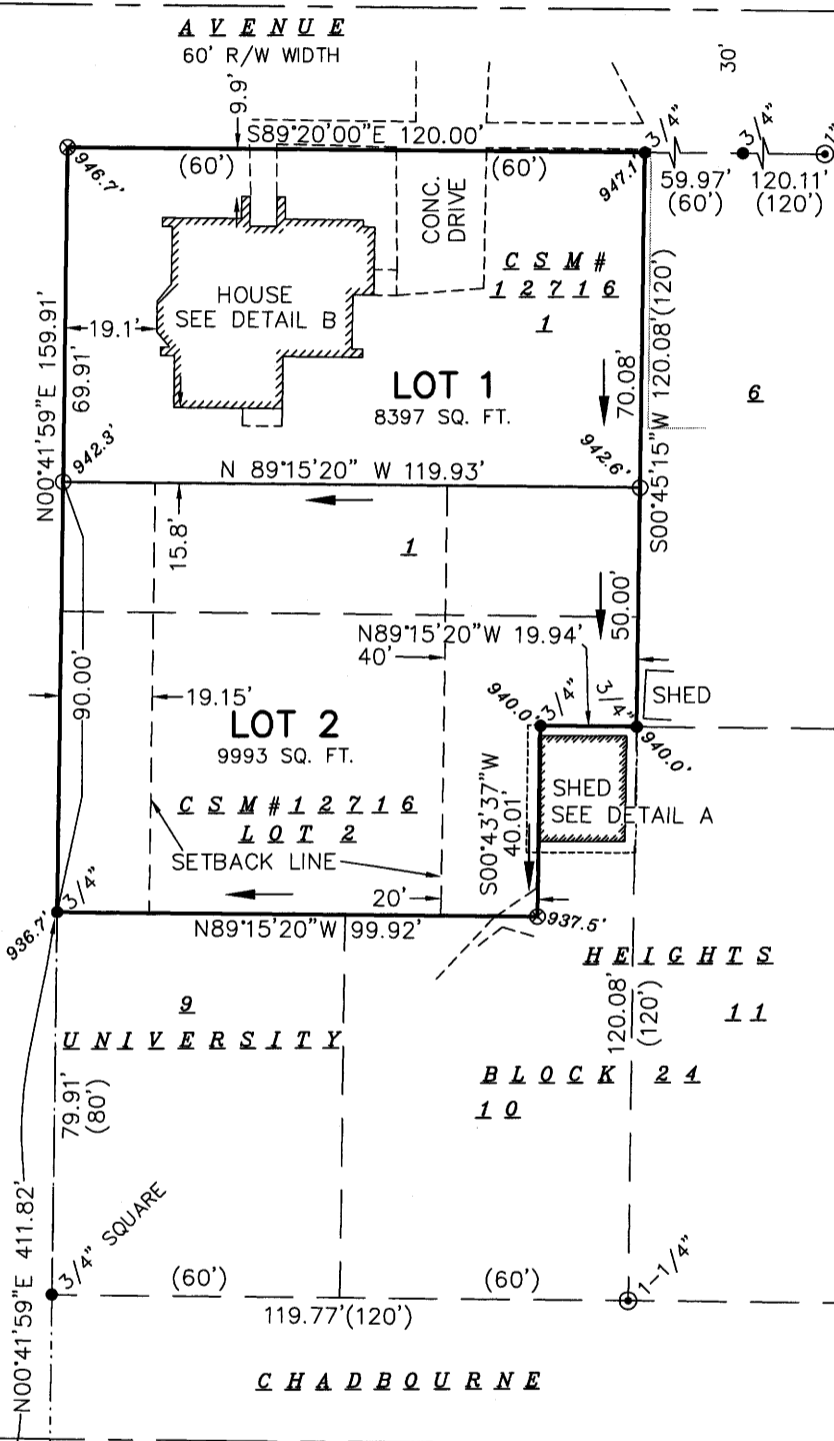


SCALE : ONE INCH = FORTY FEET

(E. N. A. S T E R L I N G A V E)  
V A N H I S E



GRID NORTH  
BEARINGS ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM DANE ZONE 83 1997



**NOTES:**

1. SEE SHEET 2 FOR DETAILS.
2. SEE SHEET 3 FOR NOTES AND LEGEND
3. The front yard set back (19.15') for Lot 2 of this CSM was derived per Sec. 28.08(1) (f) 1, MGO, as the average of the existing front yard setbacks of the houses located on the adjacent lots on each side of said Lot 2.
4. Any new construction on Lot 2 will be subject to the criteria and standards for alterations and new construction in the University Heights Historic District as set forth in the Landmarks Commission ordinance, Section 33.19 (12) of the Madison General Ordinances.
5. Any new construction on Lot 2 shall require the installation of a sanitary sewer lateral and a water service lateral from the sanitary sewer main and water service main respectively located within the adjacent street right of way.

SURVEYED FOR :  
Frederick Joseph and  
Sara Jane Osborne

SURVEYED BY :  
**Burse**  
surveying & engineering <sup>INC</sup>

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
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MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

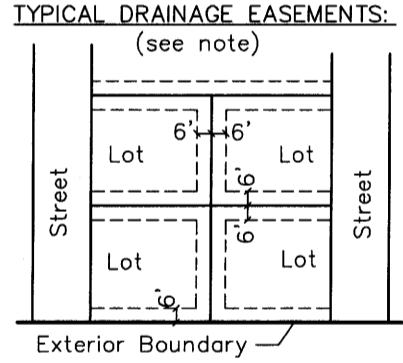
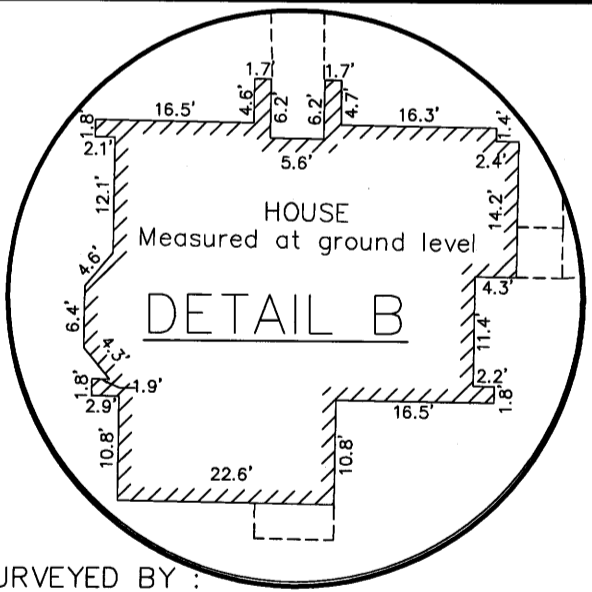
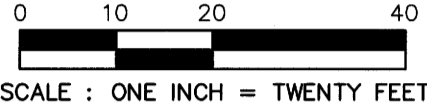
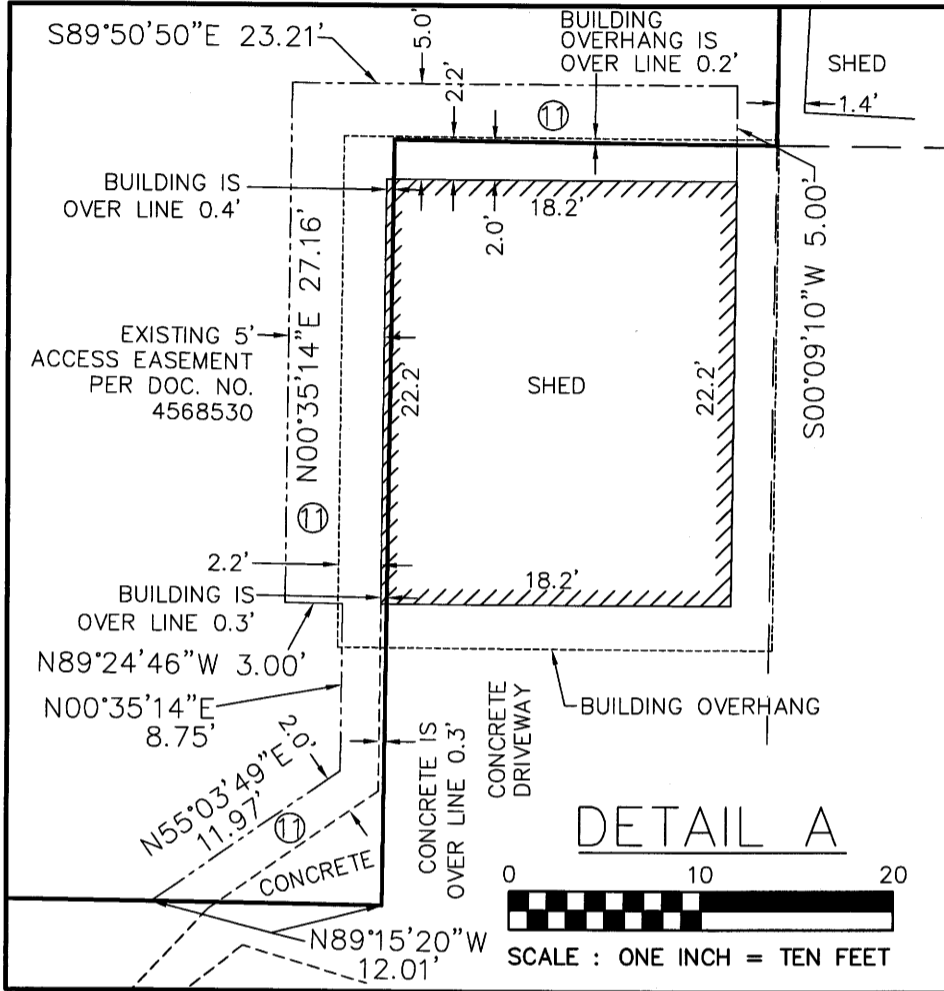
FOUND BRASS CAP MONUMENT  
AT THE WEST QUARTER CORNER  
OF SECTION 22-07-09  
W.C.C.S. Dane Zone  
N: 480359.680  
E: 810578.890

FOUND BRASS CAP  
MONUMENT AT THE CENTER  
OF SECTION 22-07-09  
W.C.C.S. Dane Zone  
N: 480324.720  
E: 813216.590

Date: January 27, 2010  
Plot View: Sht1

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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**CITY OF MADISON COMMON COUNCIL APPROVAL**

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 \_\_\_\_\_, 200\_\_\_\_, 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 Clerk  
City of Madison, Dane County, Wisconsin

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark A. Olinger, Secretary of Planning Commission.

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MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: January 27, 2010  
Plot View: Sht2  
\\PROJECTS\BSE1272\2010 CSM\dwg\BSE1272-10.DWG

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12716, AS RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS, ON PAGES 162-165, AS DOCUMENT NUMBER 4564934, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- SET 3/4"x18" SOLID IRON ROD WT. 1.50 lbs/ft
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- ⊗ MAG NAIL FOUND
- ( ) INDICATES RECORDED AS
- 947.1' SPOT ELEVATION AT LOT CORNER

← ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

## NOTES:

- 1) Dates of field work: 02-19-09 and 01-22-10.
- 2) Total parcel area = 18,390 square feet
- 3) All lots within this certified survey 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 and that the easements shall be 6-feet in width on the perimeter of the certified survey. 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. No obstructions to drainage including landscaping are permitted without the prior written approval of the City Engineer.
- 4) 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 subdivision.
- 5) Elevations are based upon NAVD88. The top of Brass Cap Monument at the Center of Section 22-07-09 has an elevation of 877.47' per Carl M. Sandsnes tie sheet dated Feb. 16, 2004.
- 6) Surveyor has been provided a copy of Title Report Number 2024739 dated January 7, 2010 from First American Title Insurance Company.(numbers in parenthesis represent the items in Part "A" of said Title Report) Encroachment Easement recorded July 3, 2009 as Document No. 4568530. (See detail A on sheet 2) Consent to Certified Survey Map and Encroachment Agreement recorded July 3, 2009 as Document No. 4568531. Affidavit recorded July 16, 2009 as Document No. 4573618. Declaration of Conditions, Covenants and Restrictions recorded October 9, 2009 as Document No. 4602036.

## LEGAL DESCRIPTION:

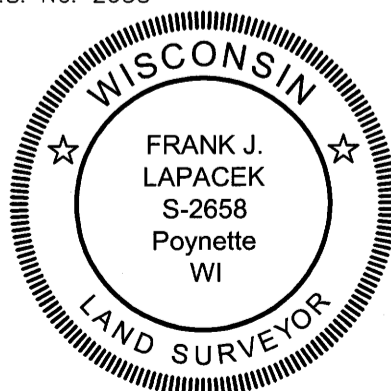
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## SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of Frederick Joseph Osborne and Sara Jane Osborne Revocable Trust dated December 3, 2004, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and the division of that land, 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 27<sup>th</sup> day of JANUARY, 2010.

Signed: Frank J. Lapacek  
Frank J. Lapacek, R.L.S. No. 2658



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: January 27, 2010

Plot View: Sht3

\\PROJECTS\BSE1272\2010 CSM\dwg\BSE1272-10.DWG

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### OWNER'S CERTIFICATE

Frederick Joseph Osborne and Sara Jane Osborne Revocable Trust dated December 3, 2004, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Frederick Joseph Osborne

\_\_\_\_\_  
Sara Jane Osborne

State of \_\_\_\_\_)  
  )ss.  
County of \_\_\_\_\_)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Frederick Joseph Osborne and Sara Jane Osborne, trustees of the Frederick Joseph Osborne and Sara Jane Osborne Revocable Trust dated December 3, 2004, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

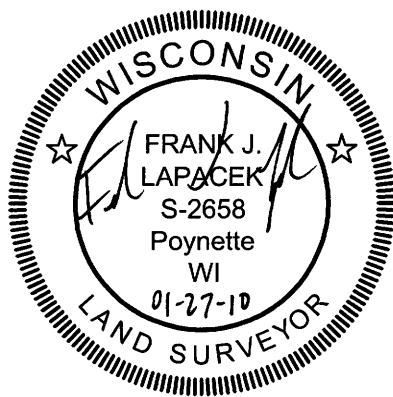
My commission expires/is permanent: \_\_\_\_\_

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Office of the Register of Deeds  
\_\_\_\_\_ County, Wisconsin  
Received for Record  
\_\_\_\_\_, 20\_\_ at  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_ PAGES \_\_\_\_\_

Date: January 27, 2010  
Plot View: Sht4  
\\PROJECTS\BSE1272\2010 CSM\dwg\BSE1272-10.DWG