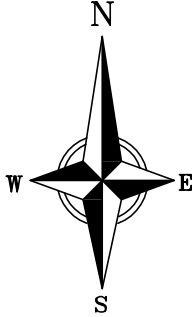
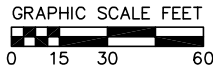


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.



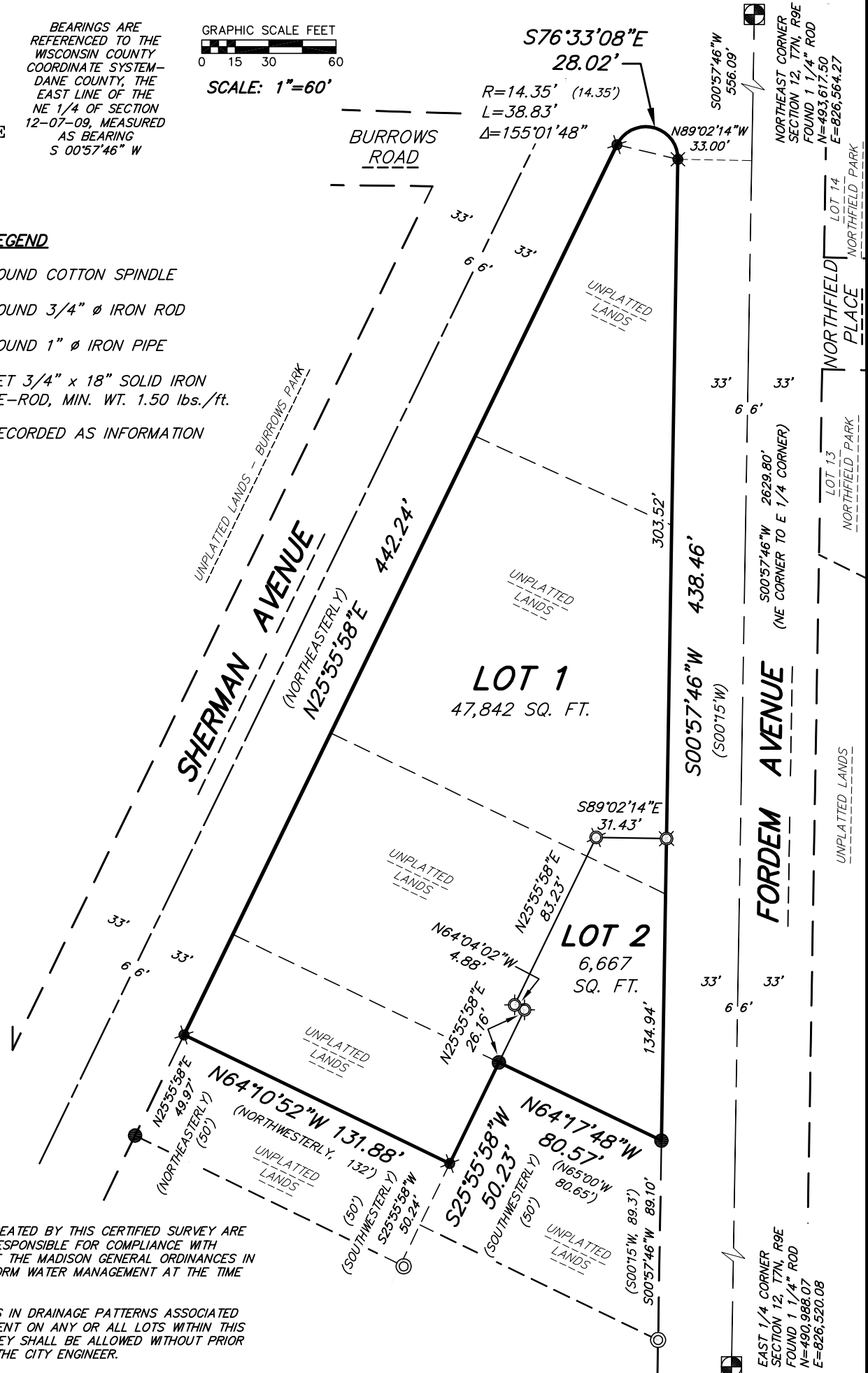
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 12-07-09, MEASURED AS BEARING S 00°57'46" W



SCALE: 1"=60'

### LEGEND

- FOUND COTTON SPINDLE
- FOUND 3/4"  $\phi$  IRON ROD
- FOUND 1"  $\phi$  IRON PIPE
- SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- RECORDED AS INFORMATION



### NOTES:

1) ALL LOTS CREATED BY THIS CERTIFIED SURVEY ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

2) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

21 Jul 2015 - 5:59 PM M:\Fish, John\150109\_Fish Sherman Ave Apartments\CADD\150109-CSM.dwg by: pknv

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999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 7/22/2015

REV:

Drafted By: PKNU

Checked By: MSCH

### SURVEYED FOR:

Trout Properties, LLC  
314 Lakewood Blvd.  
Madison, WI 53704

Doc. No. \_\_\_\_\_

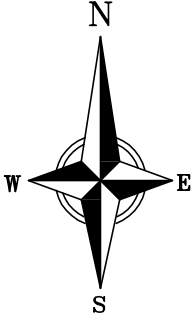
C.S.M. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

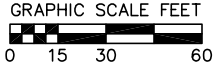
**SHEET**  
**1 OF 8**

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

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

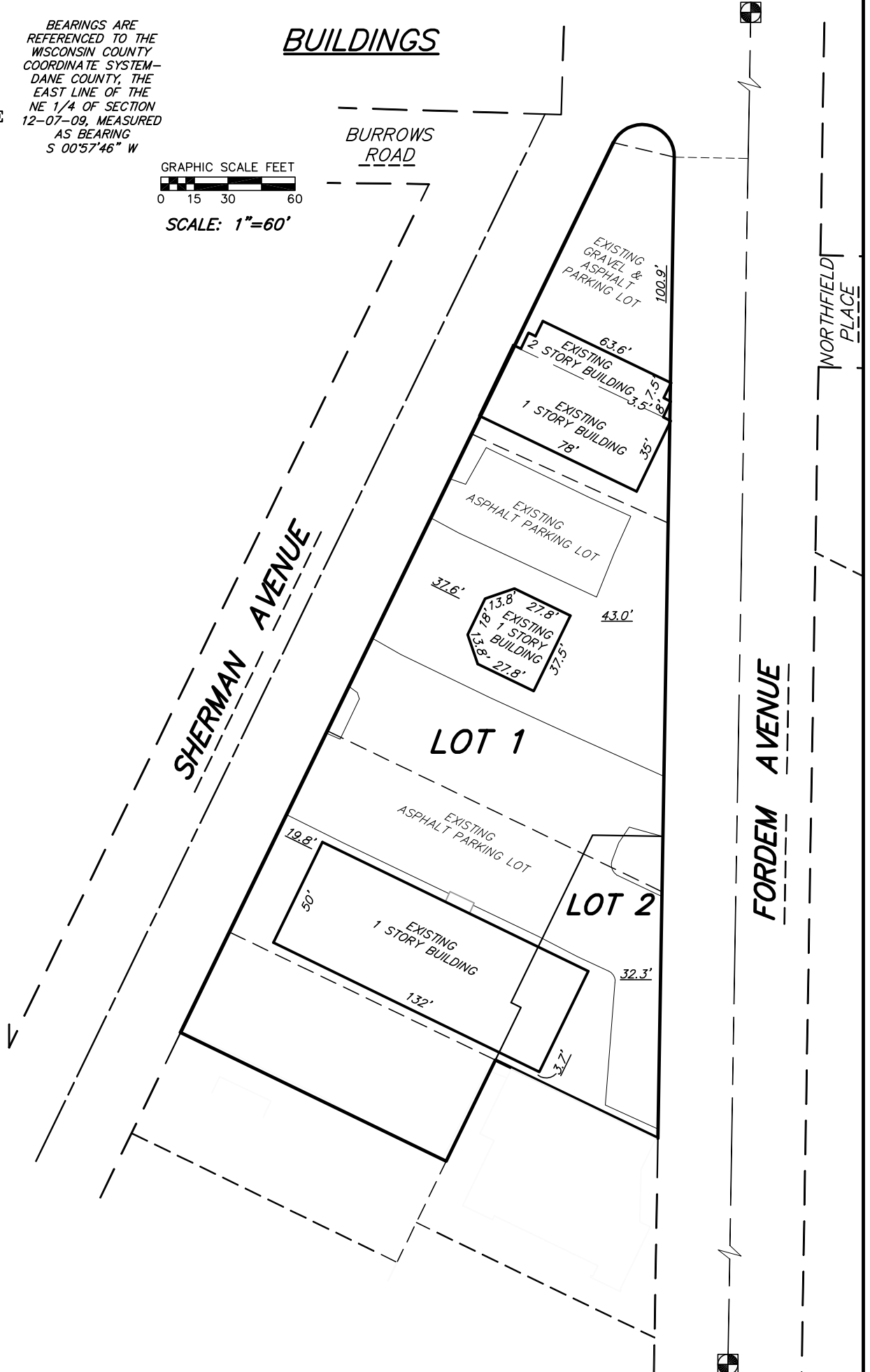


BEARINGS ARE  
REFERENCED TO THE  
WISCONSIN COUNTY  
COORDINATE SYSTEM—  
DANE COUNTY, THE  
EAST LINE OF THE  
NE 1/4 OF SECTION  
12-07-09, MEASURED  
AS BEARING  
S 00°57'46" W



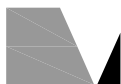
SCALE: 1"=60'

## BUILDINGS



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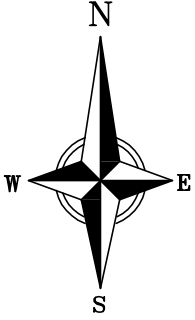
C.S.M. No. \_\_\_\_\_

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**SHEET  
2 OF 8**

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

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

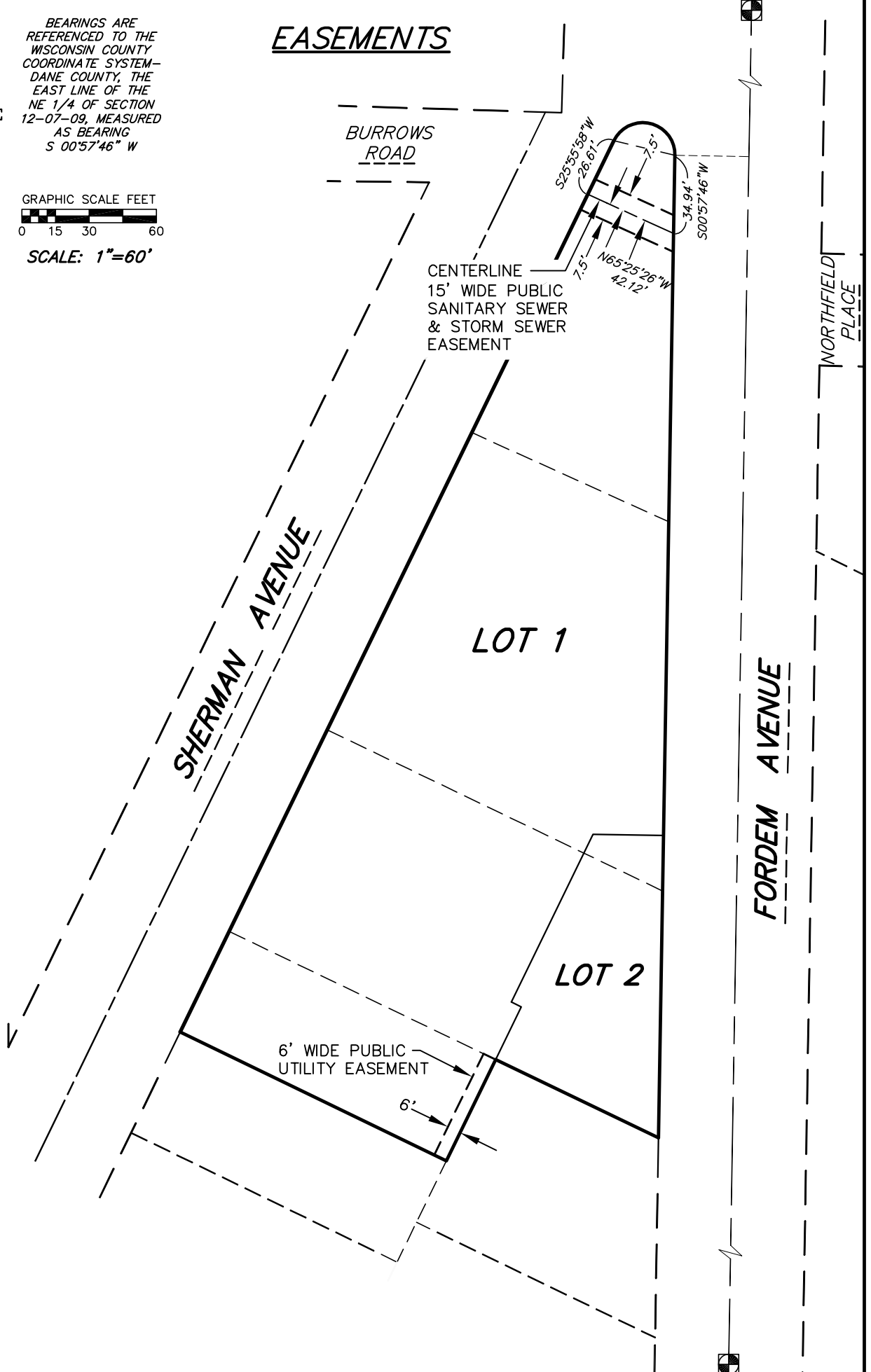


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 12-07-09, MEASURED AS BEARING S 00°57'46" W

GRAPHIC SCALE FEET  
0 15 30 60

SCALE: 1"=60'

## EASEMENTS



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Drafted By: PKNU  
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C.S.M. No. \_\_\_\_\_

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**SHEET  
3 OF 8**

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

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

## Public Storm Sewer Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

## Public Sanitary Sewer Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

## Public Utility Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

21 Jul 2015 - 6:02p M:\Fish, John\150109\_Fish Sherman Ave Apartments\CADD\150109-CSM.dwg by: pkrnu

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Phone: (608) 824-0532 Fax: (608) 824-0530

DATE: 7/22/2015

REV:

Drafted By: PKNU

Checked By: PKNU

### SURVEYED FOR:

Trout Properties, LLC  
314 Lakewood Blvd.  
Madison, WI 53704

Doc. No. \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**4 OF 8**

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

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of John W. Fish, Jr., owner of said land, I have surveyed, divided and mapped this Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as unplatted lands being part of Government Lot 1, located in the Fractional North 1/2 of the Northeast 1/4 of Section 12, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Northeast Corner of said Section 12; thence S 00°57'46" W, 556.09 feet along the east line of the Northeast 1/4 of said Section 12; thence N 89°02'14" W, 33.00 feet to the intersection with the west right-of-way of Fordem Avenue and the Point of Beginning; thence S 00°57'46" W, 438.46 feet along said west right-of-way; thence N 64°17'48" W, 80.57 feet; thence S 25°55'58" W, 50.23 feet; thence N 64°10'52" W, 131.88 feet to the intersection with the easterly right-of-way of Sherman Avenue; thence N 25°55'58" E, 442.24 feet along said easterly right-of-way to a point of curvature; thence Northeasterly 38.83 feet along the arc of a curve to the right, having a radius of 14.35 feet and a chord bearing S 76°33'08" E, 28.02 feet to the point of tangency thereof and the Point of Beginning.

Said parcel contains 54,509 square feet or 1.25 acres, more or less.

Vierbicher Associates, Inc.  
By: Paul R. Knudson

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Paul R. Knudson, P.L.S. No. 1556

21 Jul 2015 - 6:03p M:\Fish, John\150109\_Fish Sherman Ave Apartments\CADD\150109-CSM.dwg by: pkrnu

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Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 7/22/2015  
REV:  
Drafted By: PKNV  
Checked By: PKNV

SURVEYED FOR:

Trout Properties, LLC  
314 Lakewood Blvd.  
Madison, WI 53704

Doc. No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
5 OF 8**

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

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this Certified Survey to be surveyed, divided, mapped, and dedicated as represented hereon. I also certify that this Certified Survey is required by s.236.34 of the State Statutes to be submitted to the City of Madison for approval or objection:

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

In presence of:

\_\_\_\_\_  
John W. Fish, Jr.

STATE OF WISCONSIN    )  
                                  ) SS  
DANE COUNTY            )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
the above named John W. Fish, Jr. to me known to be the same person who executed the  
foregoing instrument and acknowledged the same.

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

My Commission Expires/is Permanent: \_\_\_\_\_

21 Jul 2015 - 6:04p M:\Fish, John\150109\_Fish Sherman Ave Apartments\CADD\150109-CSM.dwg by: pknru

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Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 7/22/2015  
REV:  
Drafted By: PKNRU  
Checked By: PKNRU

### SURVEYED FOR:

Trout Properties, LLC  
314 Lakewood Blvd.  
Madison, WI 53704

Doc. No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
6 OF 8**

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

**PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.**

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE:

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

In the presence of:

Signed: \_\_\_\_\_

State of Wisconsin    )  
                                  ) SS  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_ of the above named corporation and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

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

M:\Fish, John\150109\_Fish Sherman Ave Apartments\CADD\150109-CSM.dwg  
21 Jul 2015 - 6:04p by: pknv

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Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 7/22/2015  
REV:  
Drafted By: PKNV  
Checked By: PKNV

SURVEYED FOR:  
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Madison, WI 53704

Doc. No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_  
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**SHEET  
7 OF 8**

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

PART OF GOVERNMENT LOT 1, BEING LOCATED IN THE FRACTIONAL NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

## MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Natalie Erdman, Secretary  
City of Madison Plan Commission

## 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 \_\_\_\_\_, 201\_\_; that said enactment 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 \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison  
Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, at  
\_\_\_\_ o'clock \_\_\_\_m., and recorded in Volume \_\_\_\_\_ of Certified Surveys on  
Pages \_\_\_\_\_. as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

21 Jul 2015 - 6:05p M:\Fish, John\150109\_Fish Sherman Ave Apartments\CADD\150109-CSM.dwg by: pknru

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Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 7/22/2015

REV:

Drafted By: PKNRU

Checked By: PKNRU

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C.S.M. No. \_\_\_\_\_

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8 OF 8**