DANE COUNTY CERTIFIED SURVEY MAP NO. BEING A DIVISION OF LOTS 23, 24 AND 25, WATSON'S MIDDLE ADDITION LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 2, T6N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN NORTH 1/4 CORNER BRASS CAP MON. FOUND WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE NORTHWEST CORNER SOUTHWEST CORNER SECTION 35, T7N, R9E BRASS CAP MON. FOUND SECTION 2, T6N, R9E, 3/4" IRON STAKE FOUND N 376,441.8624 E. 2,130,351.4555 N 89°41'58"W 2498.36' N 89°27'10"W 377.77 2120.59 193.26 **CURVE DATA** LONG CHORD CURVE **RADIUS** LANGLE BEARING DIST NO. 1 ~ 3 NORTH 230.00 43°04'52" 15°11'16" S 10°29'07"E S 03°27'41"E 168.89 60.79 230.001 S 0°03'50"W 27°53'36" S 18°04'45"E 110.87 230.00 GRID PLANE CO ONE NAD 8 COTY OF 1 22 PY. 610° EASEMENT (276.71) 30. 30" 276.74 21 09°11'44" SCALE: 1" =100' 30.2 DRIVE BIT. ACCESS <u>2</u>3 119.4 155.57") LEGEND: 1 <u>LO</u>T 1-1/4" IRON STAKE FOUND 68,143 SQ. FT 0 BUIL 12 89.0 6868 3/4" IRON STAKE FOUND X 24" IRON PIPE SET, Q N 06°52'01 1.13 LBS. \ FT. Ö, FORMER LOT LINE CSM 03'30"W STORM SEWER WAINLET -- ST---271.52 DIRECTION OF SURFACE DRAINAGE (SEE NOTE ON PAGE 4 OF 4) 2 BRUVE 5,5 REC'D. AS) L 20' PRIVATE SANITARY SEWER DOC. NO. 1909835 DOC. NO. 1908835 DOC. NO. 3896484 325 ACCESS ' EASEMENT LOT 2 PREPARED BY: BADGER SURVEYING & 67,613 SQ. FT. UTILITY 8 MAPPING SERVICE LLC 3602 ATWOOD AVENUE, SUITE 2 ACCESS MADISON, WI 53714 (608) 244-2010 88 BIT PREPARED FOR: KINGSLEY WAY, LLC 7447 UNIVERSITY AVENUE MIDDLETON, WI 53562 26 ALDEN G. KAUKL S-1384 MADISON MADISON SURV (608) 576-3257 NOTES: 1) DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOC. NO. 39177622. 2) 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 DEFENTION AT THE TIME THEY DEVELOP. DOCUMENT NO. JN 8G - 77CS VOLUME ___ __ PAGE CERTIFIED SURVEY MAP NO. PAGE 1 OF 4 PAGES

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

1, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR, 1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LOTS 23, 24 AND 25, WATSON'S MIDDLE ADDITION LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 2, T6N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 2, T1ENCE N 89°27'10"W, ALONG THE NORTH LINE OF SAID SECTION 2, 2,120.59 FEET; THENCE S 0°03'50"W, 748.97 FEET TO THE NW CORNER OF SAID LOT 23 AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE S 78°57'41"E, ALONG THE NE LINE OF SAID LOT 23, 276.74 FEET TO THE NE CORNER THEREOF; THENCE S 11°03'19"E, ALONG THE WESTERLY LINE OF KINGSLEY WAY, 190.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE ON THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S 10°29'07"E, 168.89 FEET TO THE SE CORNER OF SAID LOT 25; THENCE S 58°01'55"W, ALONG THE THE SOUTHERLY LINE OF SAID LOT 25, 373.00 FEET TO THE SW CORNER THEREOF; THENCE N 02°05'26"E, ALONG THE WESTERLY LINE OF SAID LOT 25 AND 24, 324.75 FEET; THENCE N 06°52'01"E, ALONG THE WESTERLY LINE OF SAID LOT 23, 125.31 FEET TO THE NW CORNER OF SAID LOT 23 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: JULY 7, 2008



Clf. 2- Kaufel
ALDEN G. KAUKL
WISCONSIN LAND SURVEYOR, 1384

CORPORATE OWNER'S CERTICATE:

KINGSLEY WAY, LLC, A LIMITED LIABILITY COMPANY 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 LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY IS REQUIRED BY SECTIONS 236.10 AND 236.12, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

KINGSLEY WAY, LLC A LIMITED LIABILITY COMPANY

STATE OF WISCONSIN) SS COUNTY OF DANE)

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Y COMMISSION EXPIRES:		NOTAR	Y PUBLIC, COUNTY, WISCONSIN		
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CERTIFIED SURVEY MAP N	Ю	***************************************	PAGE	2 OF 4 PAGES	

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

CONSENT OF CORPORATE MORTGAGEE:
M&I MARSHALL & ILSLEY BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, MORTGAGEE OF THE FOREGOING DESCRIBED LANDS, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP AND HEREBY CONSENTS TO THE FOREGOING OWNER'S CERTIFICATE.
IN WITNESS WHEREOF, M&I MARSHALL & ILSLEY BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S OFFICER LISTED BELOW AT MADISON, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS DAY OF, 200
M & I MARSHALL & ILSLEY BANK
\cdot
STEVE SOSNOWSKI, VICE PRESIDENT
STATE OF WISCONSIN) SS COUNTY OF DANE!
PERSONALLY CAME BEFORE THIS DAY OF ,200 , THE ABOVE OFFICER OF M&I MARSHALL & ILSLEY BANK, TO ME KOWN TO THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER OF M&I MARSHALL & ILSLEY BANK, BY ITS AUTHORITY.
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES:
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PAGE 3 OF 4 PAGES

CERTIFIED SURVEY MAP NO.

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

DRAINAGE NOTES:

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- a) 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 MANITAINED BY THE LOT OWNER.
- b) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PUROSES WHICH SHALL BE A MINIMUM OF 6-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12-FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

NOTE: IN THE EVENT 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.

	MADISON COMMON COUNCIL CERTIFICAT RESOLVED THAT THIS CERTIFIED SURVE BY ENACTMENT NUMBER, F OF, 20, AND THAT LANDS DEDICATED AND RIGHTS CONVEYE USE. DATED THIS DAY OF	Y MAP LOCATED IN FILE ID NUMBER SAID ENACTMENT I ED BY SAID CERTIF	, ADOPTED C FURTHER PROVIDED FOR TO ED SURVEY MAP TO THE CO MARIBETH WITZEL-BEH	IN THE DAY HE ACCEPTANCE OF THOSE ITY OF MADISON FOR PUBLIC
	CITY OF MADISON PLAN COMMISSION CEI		MADISON PLAN COMMISSIO	N.
	BY: MARK A. OLINGER SECRETARY, CITY OF MADISON PLAN	COMMISSION	DATE:	
	REGISTER OF DEEDS CERTIFICATE RECEIVED FOR RECORDING THIS			
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