

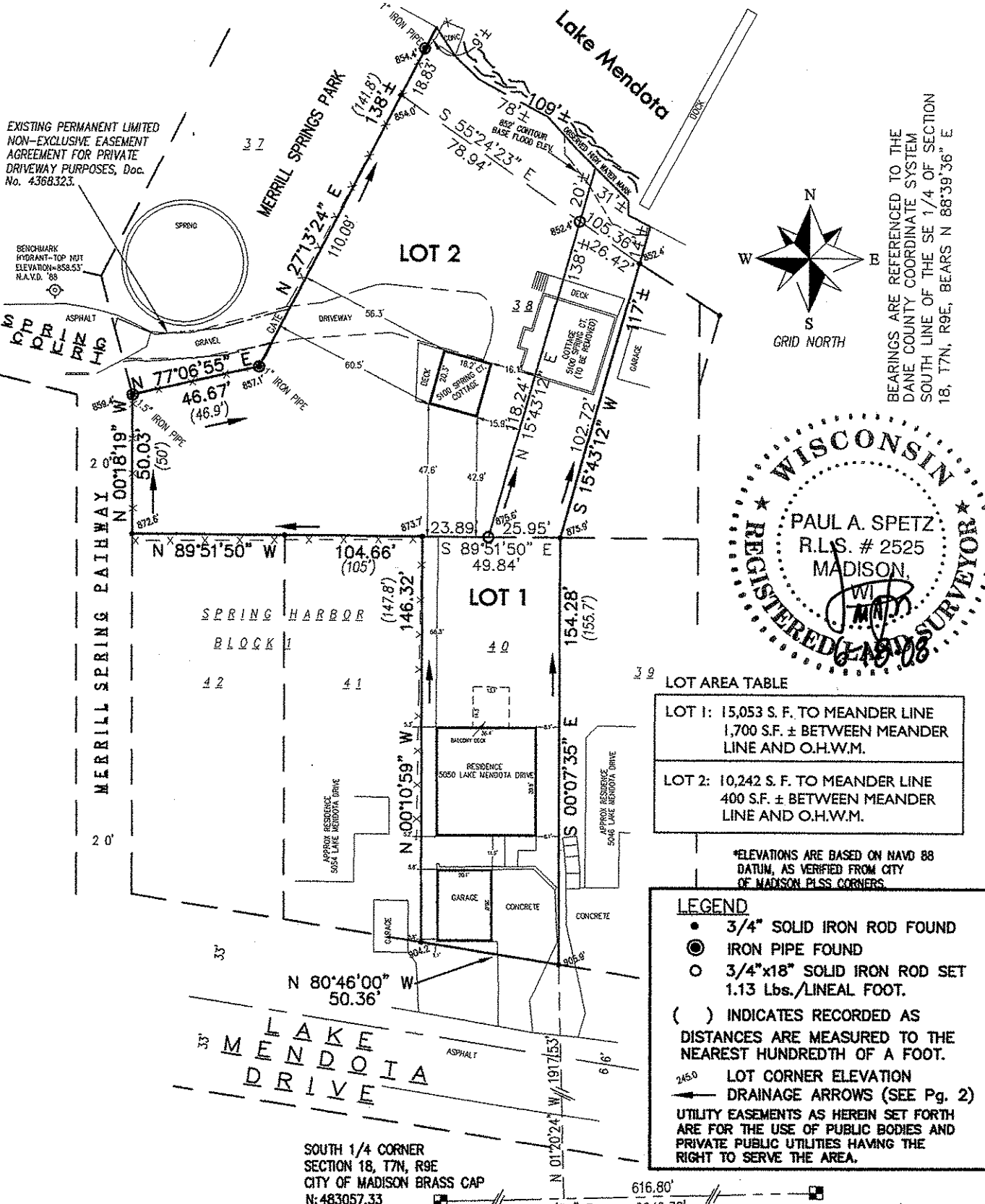
# CERTIFIED SURVEY MAP

LOT 40 AND PART OF LOT 38, BLOCK ONE, SPRING HARBOR SUBDIVISION,  
RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF  
SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 50 100 150



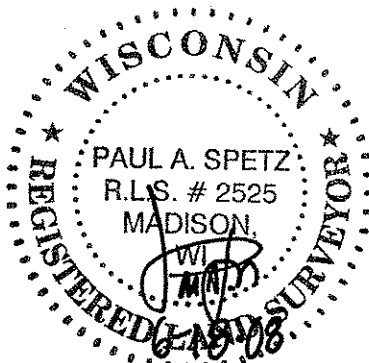
SCALE : ONE INCH = ONE FIFTY FEET



EXISTING PERMANENT LIMITED  
NON-EXCLUSIVE EASEMENT  
AGREEMENT FOR PRIVATE  
DRIVEWAY PURPOSES, Doc.  
No. 4368323.

BENCHMARK  
IRON PIPES - TOP NUT  
ELEVATION = 858.53'  
N.A.V.D. '88

BEARINGS ARE REFERENCED TO THE  
DANE COUNTY COORDINATE SYSTEM  
SOUTH LINE OF THE SE 1/4 OF SECTION  
18, T7N, R9E, BEARS N 88°39'36" E



**LOT AREA TABLE**

LOT 1: 15,053 S. F. TO MEANDER LINE 1,700 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.
LOT 2: 10,242 S. F. TO MEANDER LINE 400 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.

\*ELEVATIONS ARE BASED ON NAVD 88  
DATUM, AS VERIFIED FROM CITY  
OF MADISON PLSS CORNERS

- LEGEND**
- 3/4" SOLID IRON ROD FOUND
  - ⊙ IRON PIPE FOUND
  - 3/4"x18" SOLID IRON ROD SET  
1.13 Lbs./LINEAL FOOT.
  - ( ) INDICATES RECORDED AS
  - DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT.
  - 245.0 LOT CORNER ELEVATION
  - DRAINAGE ARROWS (SEE Pg. 2)
  - UTILITY EASEMENTS AS HEREIN SET FORTH  
ARE FOR THE USE OF PUBLIC BODIES AND  
PRIVATE PUBLIC UTILITIES HAVING THE  
RIGHT TO SERVE THE AREA.

SOUTH 1/4 CORNER  
SECTION 18, T7N, R9E  
CITY OF MADISON BRASS CAP  
N: 483057.33  
E: 797293.26

SOUTHEAST 1/4 CORNER  
SECTION 18, T7N, R9E  
CITY OF MADISON BRASS CAP  
N: 483119.29  
E: 799941.86

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEYED FOR:**  
BILL AND WENDY MARGETIS  
5050 LAKE MENDOTA DRIVE  
MADISON, WI 53705

**SURVEYED BY:**  
ISTHMUS SURVEYING, LLC  
2146 OAKRIDGE AVENUE  
MADISON, WI 53704  
(608) 244.1090  
www.isthmussurveying.com

DANE COUNTY COORDINATE  
SYSTEM MEASURED COORD.

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1. NOTES: APPROXIMATE WATER LEVEL OF LAKE MENDOTA AT THE DATE OF THIS SURVEY IS 851.8'. THE ORDINARY HIGH WATER MARK, INDICATED AS THE "OBSERVED" HIGHWATER MARK ON THIS SURVEY, IS DETERMINED AS PER 28.03(2).

THE BASE FLOOD ELEVATION SHOWN ON THIS MAP IS DETERMINED FROM FEMA FLOOD INSURANCE RATE DANE COUNTY WISCONSIN, AND INCORPORATED AREAS, MAP No. 55025C0404F, EFFECTIVE DATE JUNE 17, 2003. THE BASE FLOOD ELEVATION FOR SPECIAL FLOOD ZONE 'AE'=852.00' NGVD 29 DATUM, OR 852.16' NAVD 88 DATUM FOR THIS PROJECT. ZONE 'AE', SPECIAL FLOOD HAZARD ARE THOSE AREAS BELOW THIS ELEVATION. AREAS ON THIS SURVEY ABOVE THIS ELEVATION ARE IN ZONE 'X', OTHER AREAS, WHICH ARE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

2. The lots of this Certified Survey Map are subject to the following recorded instruments:

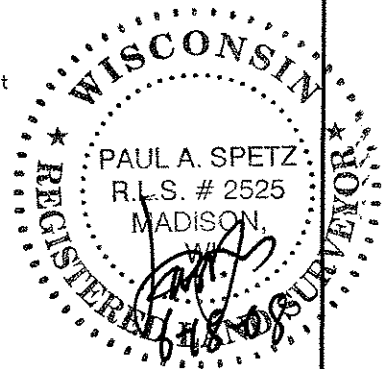
- a. Mortgage recorded September 2, 1998, Doc. No. 3014301.
- b. Mortgage recorded July 16, 2006, Doc. No. 4211747.
- c. Mortgage recorded June 14, 1999, Doc. No. 3123359.
- d. Mortgage recorded January 24, 2002, Doc. No. 343585.

3. 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 said drainage swale 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 lot owner.

4. All lots within this survey are subject to a public easement 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 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 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 subdivisions.

5. 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.



### OWNER'S CERTIFICATE

Mary K. Margetis, and Bill N. Margetis, as owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_  
Mary K. Margetis Bill N. Margetis

State of Wisconsin }  
County of Dane } ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2008, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED FOR:  
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5050 LAKE MENDOTA DRIVE  
MADISON, WI 53705

SURVEYED BY:  
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## CONSENT OF MORTGAGEE

M&I Marshall & Ilsley Bank, 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, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc., has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

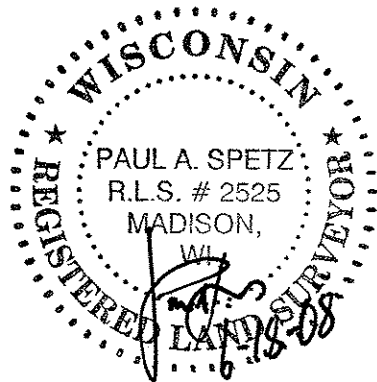
By: \_\_\_\_\_

State of Wisconsin )

County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2008, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin



## CONSENT OF MORTGAGEE

Countrywide Home Loans, Inc., 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, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Countrywide Home Loans, Inc., has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

Countrywide Home Loans, Inc.

By: \_\_\_\_\_

State of Wisconsin )  
  )ss.

County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2008, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

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## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify that under the direction of Bill N. Margetis, and Mary K. Margetis, owners of said land, I have surveyed, divided, mapped and dedicated the following described parcel of land:

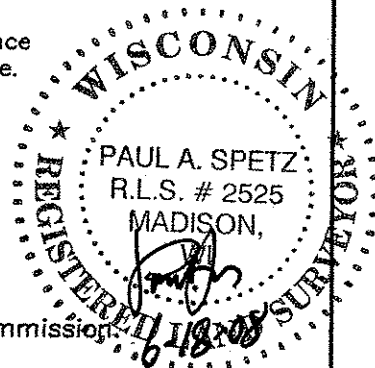
Lot 40, Block 1, Spring Harbor, in the City of Madison, Dane County, Wisconsin.

Part of Lot 38, Block 1, Spring Harbor, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at Northeast corner of Lot 40; thence Northeasterly along Westerly line of parcel of Lot 38 sold to W.C. Malone to the water's edge of Lake Mendota being at a point 16 1/2 feet Westerly from Northeast corner of said Lot 38; thence Westerly along water's edge 35 feet; thence in a straight line Southwesterly to Northwest corner of Lot 40; thence East along North line of said Lot 40 to point of beginning, all according to the recorded plat of Block 1, Spring Harbor, Dane County, Wisconsin. Part of Lot 38 lying Westerly of a straight line drawn from Northeast corner of Lot 41 to Lake Mendota at a point 51-1/2 feet Westerly from Northeast corner of Lot 38 all in Block 1, Spring Harbor according to the recorded plat thereof.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed 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, re-dividing, mapping and dedicating the same.

Dated this 18th day of June, 2008.

Signed: [Signature]  
Paul A. Spetz, R.L.S. S-2525



## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: \_\_\_\_\_  
Mark A. Olinger, 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 Resolution Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_ day of \_\_\_\_\_, 2008, and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for Public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_ day of \_\_\_\_\_, 2008, at \_\_\_\_ o'clock \_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

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

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

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

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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