



# CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 11831, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 236-238, AS DOCUMENT NUMBER 4204772, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
  - 3/4" SOLID IRON ROD FOUND
  - 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
  - SETBACK LINE
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

## NOTES:

1) Date of Survey: March 15, 2006

2) Surveyor has been provided a copy of Title Report Number 27070410, dated July 19, 2007, prepared by Preferred Title LLC. There are no easements referenced in said Title Report.

3) All Lots within this Certified Survey Map (CSM) are subject to non-exclusive public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easements shall be twelve (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 CSM. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

**NOTE:** In the event of a City of Madison Plan Commission and/or Common Council approved 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.

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 accordance with the Madison General Ordinances.

4) 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 (NAVD88 datum per City of Madison) and shall be maintained by the lot owner.

5) Lot 1 will be required to provide the R1-zoning required rear yard along the north or west property line dependent upon the orientation of the future residence as determined by the Zoning Administrator prior to issuance of building permits.

## SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that under the direction of Peterscott, LLC, owner of said land, I have surveyed, divided, mapped and dedicated that part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

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This parcel contains 32,731 square feet or 0.7514 acres. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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, dividing, mapping and dedicating the same.

Dated this 31<sup>st</sup> day of JULY, 2007.

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

## CITY OF MADISON APPROVAL

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

Mark A. Olinger, Secretary of Planning Commission.

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

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

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

Date: July 31, 2007

Plot View: Sht1

\BSE937\RevisedCSM-3\CSBSE937.DWG

SURVEYED BY :

Burse

surveying & engineering llc

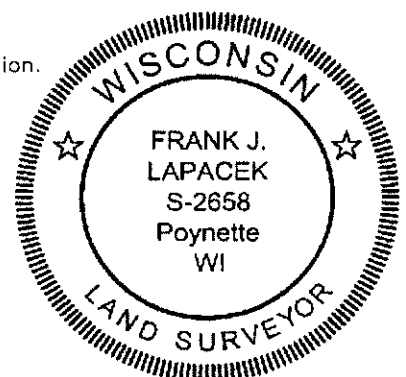
1400 E. Washington Ave., Suite 156

Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: burse@chons.net

www.bursesurveyengr.com



SHEET 2 OF 3

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## OWNER'S CERTIFICATE

Peterscott, 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 Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Peterscott, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison

IN WITNESS WHEREOF, the said Peterscott, LLC has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Peterscott, LLC

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin \_\_\_\_\_ My commission expires \_\_\_\_\_

## CONSENT OF MORTGAGEE

M&I Marshall & Ilsley Bank, a banking association duly organized and existing under and by virtue 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 Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said M&I Marshall & Ilsley Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
County of Dane ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

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

## 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 \_\_\_\_\_, 200\_\_.

Sharon Christensen, Deputy City Clerk  
City of Madison, Dane County, Wisconsin

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

Date: July 31, 2007  
Plot View: Sht1

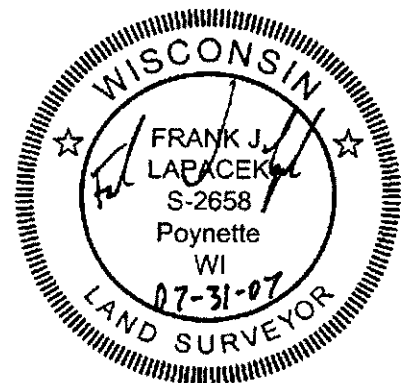
\\PROJECTS\\BSE937\\RevisedCSM-3\\CSBSE937.DWG

SURVEYED BY :

**Burse**

surveying & engineering

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.burse-surveying.com



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