



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 25, T7N, R8E, City of Madison, Dane County, Wisconsin. Including all of Lots 2, 3 and 4, C.S.M. No. 1578.

SCALE 1" = 100'



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 25-7-8. LINE TO BEAR N 89°37'48" E

PREPARED FOR:

QUAM ENGINEERING
4604 SIGGELKOW ROAD
SUITE A
MCFARLAND, WI 53558

10' BUILDING SIDE
SETBACK PER DOC.
NO.'S 1258523
AND 1373566

MEANDER CORNER
FOUND BRASS CAP
N: 475,159.31'
E: 792,062.71'

FENCE 4.8' SOUTHEAST
OF LINE
(S 37°03'40" W 212.19')
N 37°24'43" E 212.07'

FENCE 0.6' NORTHWEST
OF LINE
6' WIDE UTILITY
EASEMENT PER PARK
TOWNE PLAT

C 1/4 CORNER
NO MONUMENT
N: 475,129.32'
E: 792,061.97'

(S 12°12'04" W)
N 12°34'01" E
91.45' (91.52')

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 1-1/4" PIPE
- ⊙ = FOUND 1" REBAR
- ⊕ = FOUND SECTION CORNER MONUMENT
- (##) = RECORDED AS
- ⊘ = INDICATES "NO ACCESS" PER CSM 1578

CURVE TABLE

C#	RADIUS	CHORD BEARING	DISTANCE	ARC LENGTH	DELTA	TAN. BEARING IN	TAN. BEARING OUT
C1	5854.58'	N 74°17'16" W	403.85'	403.93'	03°57'11"	N 72°18'41" W	N 76°15'52" W
C1		(N 75°18'41" W)					
C2	248.72'	S 65°22'54" E	206.21'	212.63'	48°58'52"		S 89°52'20" E
C2		(S 65°47'21" E)			(48°58'54")		

NOTES:

- 1.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 2.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 3.) SEE SHEET 2 FOR ALL OTHER NOTES.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL





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NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND 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 SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ARROWS INDICATE THE DIRECTION OF DRAINAGE AT INDIVIDUAL PROPERTY LINES AND ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL, WHICH SHALL BE MAINTAINED BY THE LOT OWNER.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 6.) 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 7.) THIS C.S.M. IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBERS 125823, 1373566, 1431338, AND IS SUBJECT TO A DEED RESTRICTION PER DOCUMENT NUMBER 1431338.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, Section 25, T7N, R8E, City of Madison, Dane County, Wisconsin, also being all of Lots 2, 3 and 4, C.S.M. No. 1578, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25; thence along the south line of said NE 1/4, S 89°37'48" W, 1330.00; thence S 01°03'26" W, 41.13 feet to the east line of said C.S.M. No. 1578 and the point of beginning;

thence continuing S 01°03'26" W along said west line, 215.90 feet to the south line of said C.S.M. No. 1578; thence along said south line and the arc of a curve concaved southwesterly having a radius of 5854.58 feet and a long chord bearing N 74°17'16" W, a distance of 403.85 feet to the west line of said Lot 2; thence along said west line, N 12°34'01" E, 91.45 feet; thence continuing along said west line, N 37°24'43" E, 212.07 feet to the north line of said C.S.M. No. 1578; thence along said north line, S 40°53'27" E, 86.38 feet; thence continuing along said north line and the arc of a curve concaved northeasterly having a radius of 248.72 feet and a long chord bearing S 65°22'54" E, a distance of 206.21 feet to the point of beginning. This parcel contains 81,202 square feet or 1.86 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner

SURVEYORS SEAL



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CONSENT OF MORTGAGEE:

Wells Fargo Bank, National Association, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Wells Fargo Bank, National Association, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

Wells Fargo Bank, National Association

Authorized Signature & Title

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 20____, _____ its _____ of the above named Wells Fargo Bank, National Association, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

OWNERS' CERTIFICATE:

District Council of Madison, Inc., Society of St. Vincent de Paul, a non-profit corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

District Council of Madison, Inc., Society of St. Vincent de Paul, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Common Council, City of Madison

IN WITNESS WHEREOF the said District Council of Madison, Inc., Society of St. Vincent de Paul has caused these present to be signed by Edward A. Emmenegger this _____ day of _____, 20____.

District Council of Madison, Inc., Society of St. Vincent de Paul

Edward A. Emmenegger, President

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 20____ the above named Edward A. Emmenegger, District Council of Madison, Inc., Society of St. Vincent de Paul acting in said capacity and known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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CONSENT OF MORTGAGEE:

BMO Harris Bank, N.A., mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank, N.A., has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

BMO Harris Bank, N.A.

Authorized Signature & Title

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 20____, _____ its _____ of the above named BMO Harris Bank, N.A., to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

OWNERS' CERTIFICATE:

Sheila K. Rusch Enterprises, Inc., a corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

Sheila K. Rusch Enterprises, Inc., does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Common Council, City of Madison

IN WITNESS WHEREOF the said Sheila K. Rusch Enterprises, Inc., has caused these present to be signed by _____ this _____ day of _____, 20____.

Sheila K. Rusch Enterprises, Inc.

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 20____ the above named _____, Sheila K. Rusch Enterprises, Inc., acting in said capacity and known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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CITY OF MADISON COMMON COUNCIL:

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 _____, 20____, 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 of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

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