

# CERTIFIED SURVEY MAP

LOT 60, THE MEADOWLANDS, LOCATED IN THE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 1, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.  
P.O. BOX 237  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
608-837-1081 (fax)

0 30 60  
SCALE: 1" = 30'

## Curve Data

Curve	Radius	Arc	Delta	Length	Bearing
Lot 1	200.00'	19.75'	5°39'22"	17.74'	S86°24'15"W
Lot 2	200.00'	69.67'	19°57'09"	69.32'	S73°35'59.5"W

## NOTES

All lot lines within this survey, except that portion of the common lot line between Lots 1 and 2 located within the building, are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets.

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

This Certified Survey Map subject to the following documents:  
3181291, 3161689, 3161690, 3238157, 3176079, 3481381,  
3933783, 3945148, 3928853, 3969923, 3965762, 4004639,  
4004640, 4192101.

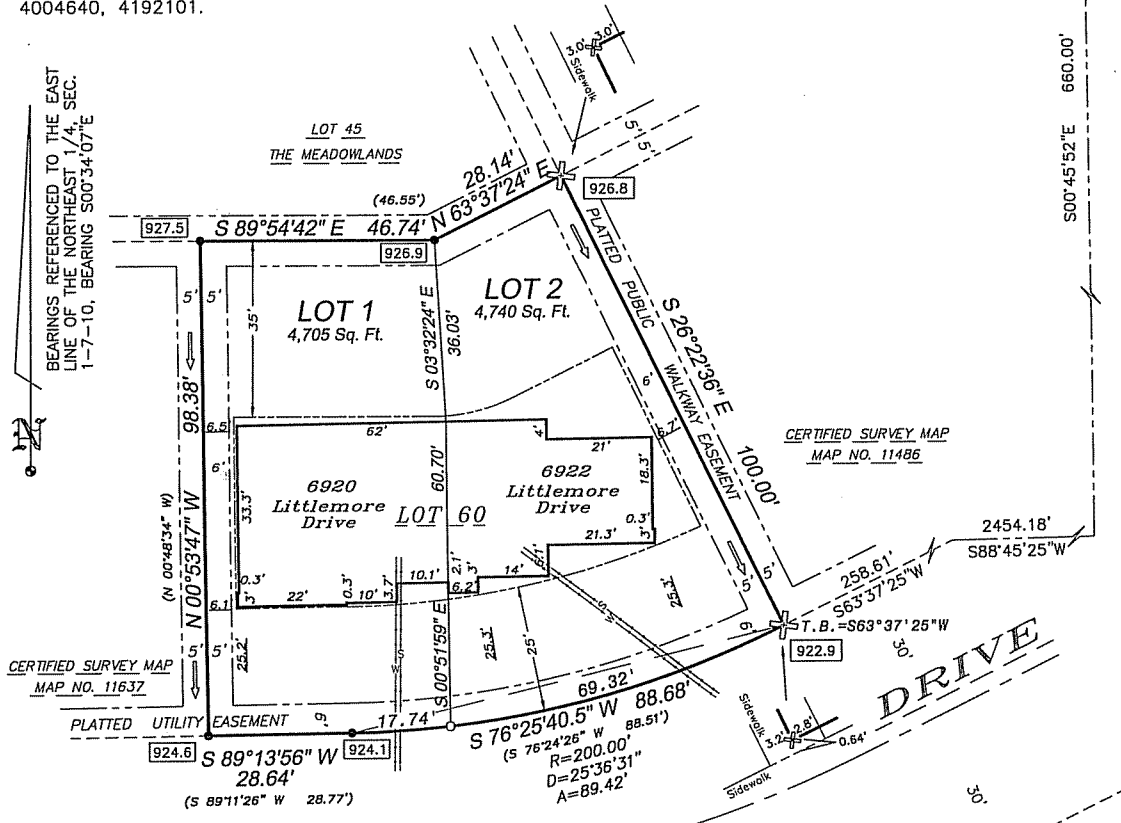
NORTHEAST CORNER  
SECTION 1, T7N, R10E  
FOUND CONCRETE MONUMENT  
WITH BRASS CAP

BEARING AND DISTANCE  
BETWEEN NORTHEAST CORNER  
AND EAST 1/4 CORNER OF  
SECTION 1, TAKEN FROM  
PLAT OF THE MEADOWLANDS.  
EAST 1/4 CORNER  
COORDINATES SHOWN

EAST 1/4 CORNER  
SECTION 1, T7N, R10E  
FOUND ALUMINUM MONUMENT

NAD 27 N 401,687.62  
E 2,201,134.45

Wisconsin State Plane  
Coordinates (South Zone)



CERTIFIED SURVEY MAP  
MAP NO. 11637

CERTIFIED SURVEY MAP  
MAP NO. 11486

## LITTLEMORE

## LEGEND

- = 3/4" Iron bar found (except as noted)
- = 3/4"x24" Iron Rod set  
wt. = 1.50#/in.ft.

xxx.xx = Elevation of property corner, feet  
(NAVD 88 datum)

+ = Chiseled 'x' found

x.x = Distance from building corner  
to lot line

- = Building Setback Line
- - - - - = Sanitary Sewer Lateral
- - - - - = Water Lateral

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 maintained by the lot owner.

SHEET 1 OF 2

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

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

OFFICE MAP NO. 050905

# CERTIFIED SURVEY MAP

DATED: JUNE 15, 2006



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## Surveyors Certificate

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V Birrenkott, Registered Land Surveyor No. S-1531

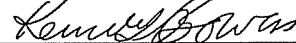
## Description:

Lot 60, The Meadowlands, located in the Northeast 1/4 of the Southwest 1/4 of Section 1, T7N, R10E, City of Madison, Dane County, Wisconsin.

## Owner's Certificate:


As owner, Bowers Construction Inc. hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison Plan Commission as a required approving authority.

## Bowers Construction Inc.

  
Kenneth G. Bowers, President

## State of Wisconsin )

Dane County ) ss Personally came before me this 15 day of June, 2006, the above-named Kenneth G. Bowers, to me known to be the person who executed the foregoing instrument and acknowledged the same.

  
Notary Public, Dane County, Wisconsin.

My Commission Expires 11-29-09

Paula Herman

## Consent of Mortgagee Certificate:

McFarland State Bank, 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 certificate of Bowers Construction Inc., owner.

James E. Walker, Exec. Vice President  
McFarland State Bank  
Dated \_\_\_\_\_

## State of Wisconsin )

Dane County ) ss Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, the above-named James E. Walker, Exec. Vice President, McFarland State Bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin. My Commission Expires \_\_\_\_\_

## City of Madison Plan Commission Certificate:

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

Mark Olinger, Secretary, City of Madison Plan Commission  
Dated \_\_\_\_\_

## Notes:

"Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes."

"Wetlands if present have not been delineated."

"This survey is subject to any and all easements and agreements both recorded and unrecorded."

Surveyed: M.K.  
Drawn: M.A.P.  
Checked:  
Approved: D.V.B.  
Tape/File:

## Surveyed For :

Bowers Construction  
505 Cottage Grove Rd.  
Madison, Wis. 53704  
608-221-2272  
Sheet 2 of 2

Office Map No.: 060382

## Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2006,

at \_\_\_\_\_ o'clock \_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of

Dane County on Pages \_\_\_\_\_.

Jane C. Licht, Register of Deeds

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_.