

CERTIFIED SURVEY MAP

LOT 2 OF THE PLAT OF PARK RIDGE, RECORDED IN Vol. 51, Pg. 26 OF PLATS,
AS Doc. No. 1628327, IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36, T7N, R8E,
IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

P A R K E D G E
D R I V E



SCALE : ONE INCH = THIRTY FEET
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.



NORTHWEST 1/4 CORNER OF
SECTION 36, T7N, R8E,
CITY OF MADISON BRASS CAP
DANE COUNTY COORDINATE N: 472462.730
SYSTEM COORDINATES E: 789344.908

THIS CSM CONTAINS:
7,565 SQ. FT.
0.17 ACRES

LOT 1

GRID NORTH
BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM—DANE COUNTY, THE WEST
LINE OF THE NW 1/4 OF SECTION 36
T7N, R8E, BEARS N 01°01'44" E

N 01°01'44" E 2650.08'
401.45'

G A M M O N L A N E

S 88°58'16" E 40.31'

NO VEHICULAR ACCESS TO GAMMON LANE FOR THESE LOTS
N 01°02'42" E 90.00'

EXISTING 12' WIDE UTILITY AND LIMITED PUBLIC HIGHWAY EASEMENT

EXISTING 6' WIDE UTILITY EASEMENT

(112.17')
S 88°57'18" E 112.18'

LOT 1
4,029 SQ. FT.
6 NEW BERM COURT
S 88°43'40" E 86.00'

LOT 2
3,536 SQ. FT.
8 NEW BERM COURT

S 81°17'32" W 87.39'
(87.38')

PARK RIDGE

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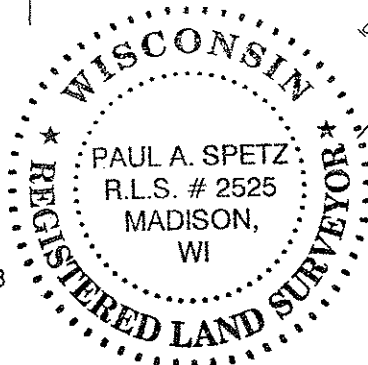
LEGEND

- 3/4" x 18" SOLID IRON ROD, WEIGHING 1.50 Lbs/Lin. ft.
- SOLID IRON ROD FOUND (SIZE NOTED)
- ⊕ 1" IRON PIPE FOUND (INSIDE DIAM.)
- ⊕ CHISELED CROSS SET
- () RECORDED AS

- 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.

WEST 1/4 CORNER OF
SECTION 36, T7N, R8E,
CITY OF MADISON BRASS CAP
DANE COUNTY COORDINATE N: 469813.080
SYSTEM COORDINATES E: 789297.320
ELEVATION=1011.03'
NAVD 88 DATUM

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



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	16.98'	25.00'	S 35°15'19" W	16.65'	38°54'20"
C2	39.80'	42.50'	S 27°52'28" W	38.36'	53°39'13"
C3	33.27'	42.50'	S 32°16'25" W	32.43'	44°51'19"
C4	6.53'	42.50'	S 05°26'48" W	6.52'	08°47'54"
C5	7.40'	42.50'	S 03°49'46" E	7.39'	09°58'46"

SURVEYED FOR:
ESFANDIAR AND JAHANDAR KHAZAI
7117 MATTHEW MILLS ROAD
ALEXANDRIA, VA 22101

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090

isthmussurveying@sbcglobal.net
www.isthmussurveying.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

1. The lots of this Certified Survey Map are subject to the following recorded instruments:
 - a. Mortgage recorded March 17, 1989, Doc. No. 2131485.
 - b. Declaration of Conditions, covenants, for Plat of Park Ridge, recorded August 3, 1979, Doc. No. 1633678.
 - c. Declaration of Conditions, covenants, for Lots 1-3, 7, 12-14 of Park Ridge, recorded August 3, 1979, Doc. No. 1633680.
 - d. General Development Plan for Park Ridge recorded January 10, 1980, Doc. No. 1655479.
 - e. Specific Implementation Plan for Park Ridge recorded January 10, 1980, Doc. No. 1655280, and altered as follows: July 9, 1982, Doc. No. 1745286; Dec. 22, 1982 in Doc. No. 1762462; and Sept. 20, 1986 in Doc. No. 2163035.
 - f. Declaration of Conditions, covenants, Restrictions and Easements for Park Ridge, Lots 1-24 and Outlots 1-3, recorded January 18, 1980, in Doc. No. 1655281.
 - g. By laws of Park Ridge Property Owners Association recorded January 18, 1980, in Doc. No. 1655282.
 - h. Right-of-Way Grant for Gas Main to Madison Gas and Electric Company recorded December 28, 1979, in Volume 1509 of Records, Page 7, as Document No. 1653250.
 - i. Covenants, Conditions, Restrictions, Options and Easements contained in the Declaration of Condominium recorded April 9, 2008, as Document No. 4417590.
Said declaration provides for private charges or assessments.
Plat of Condominium filed April 9, 2008, in Volume 6-097A of Condominium Plats, Page 1, as Document No. 4417591.
2. 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.
3. 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.
4. 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.



SURVEYED FOR:

CYRUS KHAZAI
7117 MATTHEW MILLS ROAD
ALEXANDRIA, VA 22101

SURVEYED BY:

ISTHMUS SURVEYING, LLC
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OWNER'S CERTIFICATE

We, Esfandiar and Jahandar Khazai, 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: _____
Esfandiar Khazai Jahandar Khazai

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

CONSENT OF MORTGAGEE

Anchor Savings and Loan Association, 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 Anchor Savings and Loan Association, has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

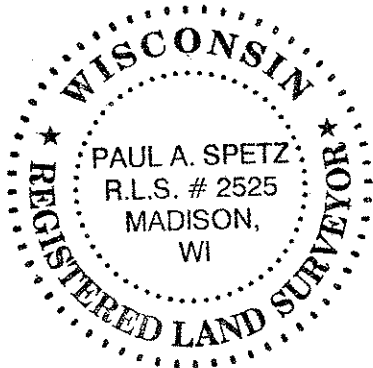
on this _____ day of _____, 2008.

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



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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 Esfandiar and Jahandar Khazai, owners of said land, I have surveyed, divided, mapped and dedicated the following described parcel of land:

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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 _____ day of _____, 2008.

Signed: _____
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

DANE COUNTY REGISTER OF DEEDS

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

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VOLUME _____ PAGE _____

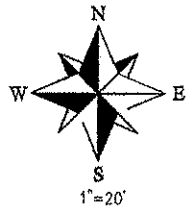
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KHAZAI NEW BERM SITE PLAN

LOTS 2 AND 5 OF THE PLAT OF PARK RIDGE, RECORDED IN Vol. 51, Pg. 26 OF PLATS,
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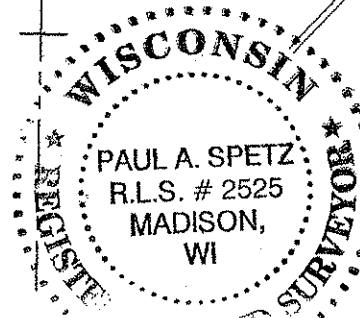
GAMMON LANE

NO VEHICULAR ACCESS TO GAMMON LANE

EXISTING 12' WIDE UTILITY AND LIMITED PUBLIC-HIGHWAY EASEMENT

EXISTING 6' WIDE UTILITY EASEMENT

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ELEVATION=1011.03'
NAVD 88 DATUM



- - - - - SANITARY SEWER
- W - W - W - WATER
- E - E - E - ELECTRIC
- T - T - T - TELECOMMUNICATIONS
- G - G - G - GAS

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	16.99'	25.00'	N 33°09'10" W	16.66'	38°55'51"
C2	39.80'	42.50'	S 25°47'04" E	38.36'	53°39'13"
C3	29.85'	42.50'	S 32°29'14" E	29.24'	40°14'52"
C4	9.94'	42.50'	S 05°39'38" E	9.92'	13°24'20"
C5	5.57'	42.50'	S 04°55'05" W	5.57'	07°30'54"
C6	7.40'	42.50'	N 03°49'46" W	7.39'	09°58'46"
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