

# CERTIFIED SURVEY MAP

## WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53597

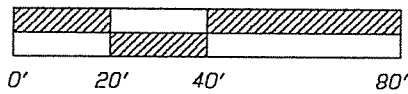
NW 1/4, NE 1/4, SECTION 34, T 7 N, R 8 E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

N 1/4 CORNER  
SECTION 34-7-8  
STATE PLANE COORDINATES  
N 381, 520.92  
E 2, 124, 959.93

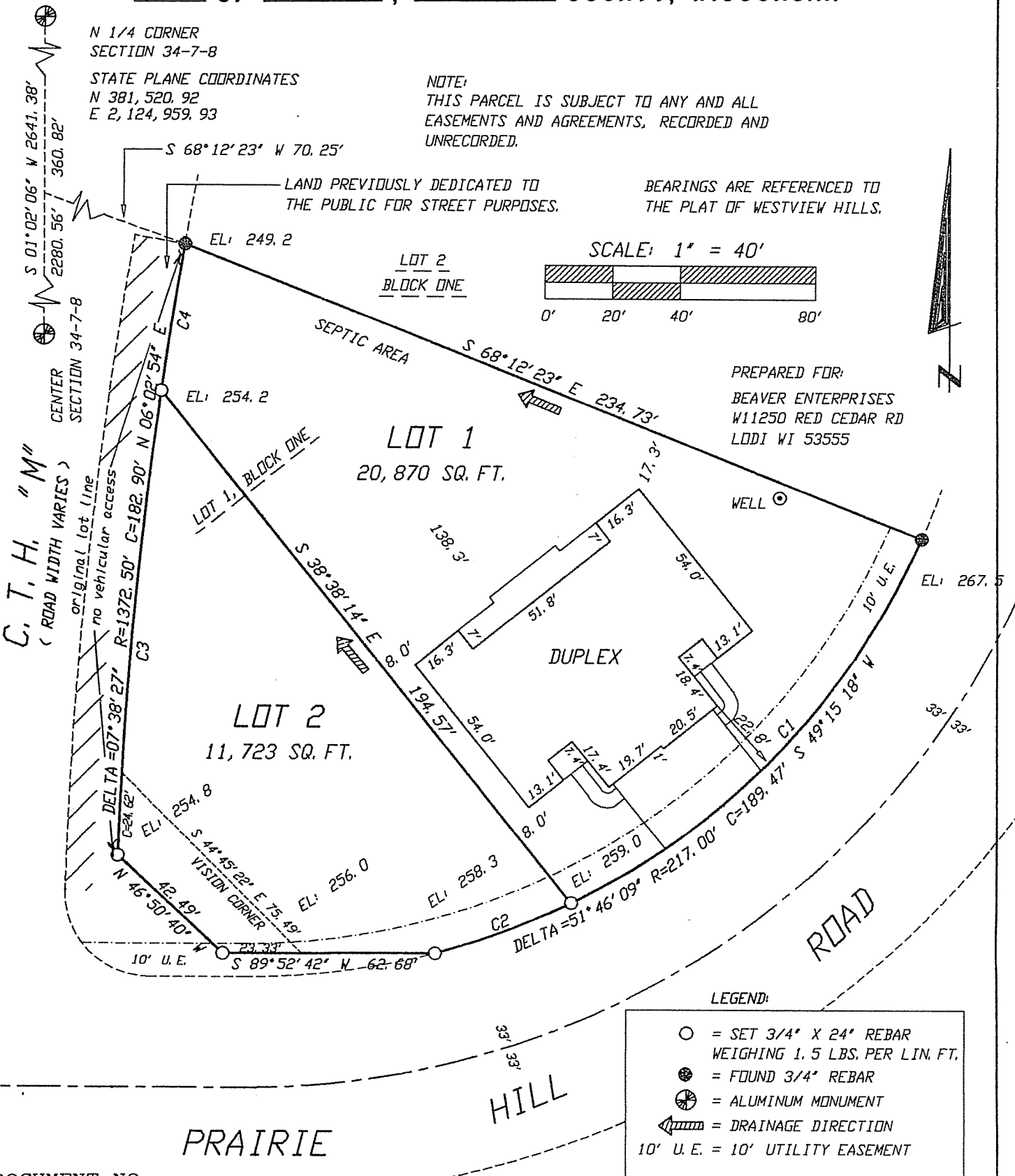
NOTE:  
THIS PARCEL IS SUBJECT TO ANY AND ALL  
EASEMENTS AND AGREEMENTS, RECORDED AND  
UNRECORDED.

BEARINGS ARE REFERENCED TO  
THE PLAT OF WESTVIEW HILLS.

SCALE: 1" = 40'



PREPARED FOR:  
BEAVER ENTERPRISES  
W11250 RED CEDAR RD  
LODI WI 53555



**LEGEND:**

- = SET 3/4" X 24" REBAR WEIGHING 1.5 LBS. PER LIN. FT.
- = FOUND 3/4" REBAR
- ⊗ = ALUMINUM MONUMENT
- ↔ = DRAINAGE DIRECTION
- 10' U.E. = 10' UTILITY EASEMENT

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

CERTIFIED SURVEY MAP  
NO. \_\_\_\_\_

VOLUME \_\_\_\_\_

PAGES \_\_\_\_\_ & \_\_\_\_\_

**CURVE DATA TABLE**

CURVE	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	40° 25' 05"	217.00	149.92	S 43° 34' 46" W
C2	11° 21' 04"	217.00	42.92	S 69° 27' 49" W
C3	05° 47' 28"	1372.50	138.67	N 05° 07' 25" E
C4	01° 50' 59"	1372.50	44.31	N 08° 56' 36" E

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CITY OF MADISON, DANE COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Ronald E. Williamson, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison and by the direction of the owners listed below I have surveyed, divided and mapped a portion of the NW 1/4 of the NE 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin being part of Lot 1, Block 1, Westview Hills more particularly described as follows:

Commencing at the North 1/4 corner of said Section 34; thence S 1° 02'06" W, 360.82 feet; thence S 68°12'23" W, 70.25 feet to the point of beginning.

Thence continue S 68°12'23" E, 234.73 feet; thence along the arc of a curve concaved northwesterly having a radius of 217.00 feet and a long chord bearing S 49°15'18" W, a distance of 189.47 feet; thence S 89°52'42" W, 62.68 feet; thence N 46°50'40" W, 42.49 feet; thence along the arc of a curve concaved easterly having a radius of 1372.50 feet and a long chord bearing N 6°02'54" E, a distance of 182.90 feet to the point of beginning.

Williamson Surveying Co. Inc.  
by Ronald E. Williamson

Date \_\_\_\_\_

\_\_\_\_\_  
Ronald E. Williamson S-1264  
President

## OWNERS' CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the City of Madison Planning Commission for approval.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Eugene J. Ripp, of the Eugene J.  
and Marcia A. Ripp Living Trust

\_\_\_\_\_  
Marcia A. Ripp, of the Eugene J.  
and Marcia A. Ripp Living Trust.

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STATE OF WISCONSIN)  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005 the above named Eugene J. Ripp and Marcia A. Ripp of the Eugene J. and Marcia A. Ripp Living Trust to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

Seal

My commission expires \_\_\_\_\_

MORTGAGEE CERTIFICATE

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin mortgagee of the described land, does hereby consent to the surveying, dividing 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 State Bank of Cross Plains, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Wisconsin and its corporate seal to hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

STATE BANK OF CROSS PLAINS

\_\_\_\_\_

STATE OF WISCONSIN)  
DANE COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005 \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation 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 he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

Seal

My commission expires \_\_\_\_\_

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## NOTES:

- 1.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
- 2.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE 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. FOR THE 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 SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDED THE ANTICIPATED FLOW OF WATER.
- 3.) ARROWS INDICATE THE DIRECTION OF 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.

Approved for recording per Secretary, Madison Planning Commission  
action of \_\_\_\_\_.

\_\_\_\_\_  
Mark Olinger, Secretary, City of  
Madison, Planning Commission

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2005 at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Dane County  
Certified Surveys on pages \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_.

DOCUMENT NO. \_\_\_\_\_ Jane Licht  
Register of Deeds

CERTIFIED SURVEY MAP NO. \_\_\_\_\_