

# CERTIFIED SURVEY MAP

LOT 55, LINDEN PARK, LOCATED IN THE NW1/4  
OF THE NW1/4 OF SECTION 34, T7N, R8E, CITY  
OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH  
BEARINGS ARE BASED UPON  
THE NORTH LINE OF THE NW1/4  
OF SEC. 34, T7N, R8E, NAD27  
COORDINATE SYSTEM  
GRID BEARING N88°48'19"E  
(AS SHOWN ON THE LINDEN  
PARK PLAT)

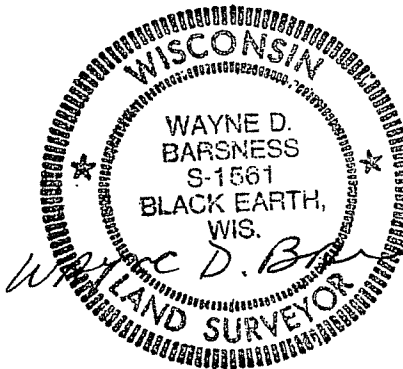
0 60  
Scale 1" = 60'

## LEGEND

- FOUND CITY OF MADISON  
CONCRETE MONUMENT  
W/BRASS CAP
- ⊙ FOUND 1-1/4" SOLID  
ROUND IRON STAKE
- FOUND 3/4" SOLID  
ROUND IRON STAKE
- PLACED 3/4" X 18"  
SOLID ROUND IRON STAKE  
WEIGHING 1.50 LB/LF

253.6 LOT CORNER ELEVATION

PUBLIC UTILITY EASEMENT  
(6' WIDE UNLESS OTHERWISE  
DIMENSIONED). UTILITY  
EASEMENTS AS HEREIN SET  
FORTH ARE FOR THE USE OF  
PUBLIC BODIES AND PRIVATE  
PUBLIC UTILITIES HAVING THE  
RIGHT TO SERVE THE AREA.



NW CORNER  
SEC. 34, T7N R8E  
WISCONSIN STATE  
PLANE CO-ORDINATES  
(SOUTH ZONE) ARE:

N 381,465.88 N 1/4 CORNER  
E 2,122,320.92 SEC. 34  
NAD 1927 DATUM T7N R8E  
S88°48'19"W 2640.00'

1640.35'

LINDEN PARK

SILKWOOD TRAIL

N89°32'33"E 108.87'

59.00'

49.87'

189.00'

94.50'

189.00'

94.50'

59.00'

63.00'

122.00'

59.00'

94.50'

500°27'27"E

94.50'

59.00'

589°32'33"W

103.11'

HOLLYBUSH LANE

LINDEN PARK

## CURVE DATA

CURVE NO.	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	15.00	21.46	23.91	S44°47'02.5"W	091°20'49"	
3-4	320.00	36.83	36.85	S04°11'19.5"W	006°35'55"	4-S07°29'17"W
4-5	15.00	19.69	21.48	S48°30'55"W	082°03'16"	

DATE 07-11-2006

F.N. 06-07-120

CSM NO.

DOC. NO.

VOL PAGE

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.1089

SHEET 1 OF 4

# CERTIFIED SURVEY MAP

## LEGAL DESCRIPTION

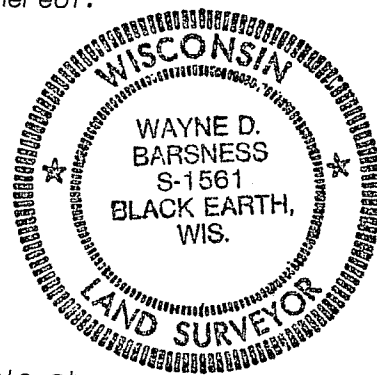
Lot 55, Linden Park, recorded in Volume 58-095B of Plats on Pages 488-493 as Document No. 4139208, located in the NW 1/4 of the NW 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, do hereby certify: that this map is in full compliance with the provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison. That I have made such survey, land division and map under the direction of the Owner listed hereon, and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

Dated this 11<sup>TH</sup> day of JULY, 2006.

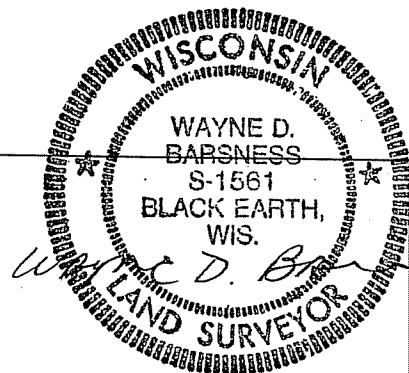
Wayne D. Barsness  
Wayne D. Barsness Registered Land Surveyor, S-1561



## NOTES

1. —→ 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.
2. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of five (5) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the survey. 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 five (5) 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 ten (10) 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 impede the anticipated flow of water.
3. 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.
4. Subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (as shown on Linden Park plat).
5. This Certified Survey Map is subject to the following recorded instruments:
  - A. Declaration of Protective Covenants, Conditions and Restrictions recorded as Document No. 4140102; amended by Document No. 4158823.
  - B. Declaration of Conditions, Covenants and Restrictions recorded as Document No. 4150972.
  - C. Declaration of Conditions and Covenants recorded as Document No. 4151413.

# CERTIFIED SURVEY MAP



## OWNER'S CERTIFICATE

MB Investments of Wisconsin, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, Owner, does hereby certify that said limited liability company caused the lands described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey.

IN WITNESS WHEREOF, said MB Investments of Wisconsin, LLC, has caused these presents to be signed by its officer(s) of said limited liability company at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

MB Investments of Wisconsin, LLC

STATE OF WISCONSIN )  
COUNTY OF DANE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, the above named officer(s) of MB Investments of Wisconsin, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## MORTGAGEE CERTIFICATE

AnchorBank, fsb, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this certified survey map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this certified survey map.

In witness whereof, said AnchorBank, fsb, has caused these presents to be signed by its corporate officer(s) listed below on this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

AnchorBank, fsb,

STATE OF WISCONSIN )  
COUNTY OF DANE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

# CERTIFIED SURVEY MAP

## MADISON COMMON COUNCIL CERTIFICATE

"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 \_\_\_\_\_, 2006, 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 \_\_\_\_\_, 2006.

\_\_\_\_\_, City Clerk,  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mark A. Olinger, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2006, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_, Document Number \_\_\_\_\_.

\_\_\_\_\_  
Jane Licht, Dane County Register of Deeds

