

LEGEND

- FOUND 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 WT= 1.50 LB/LF

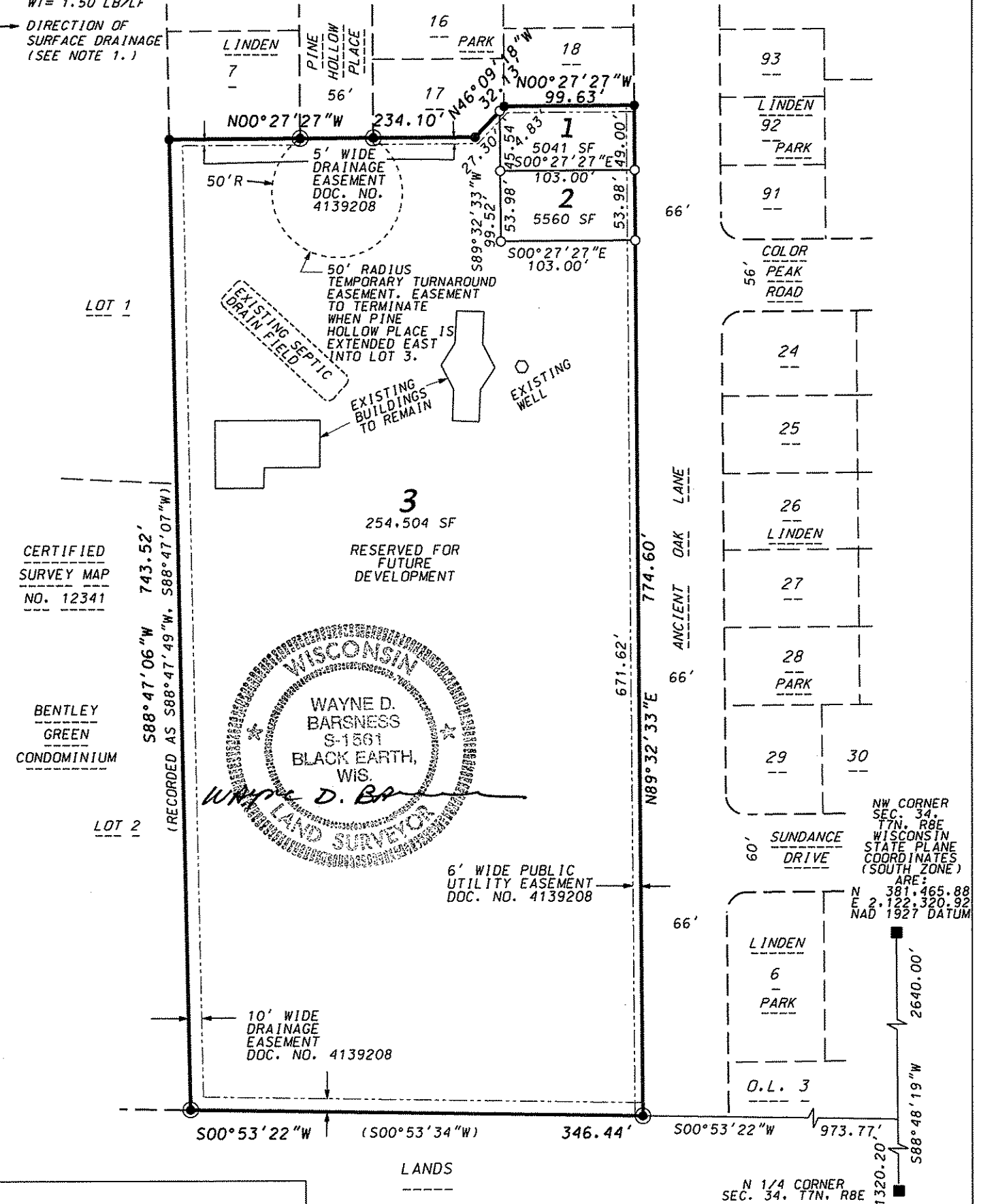
→ DIRECTION OF SURFACE DRAINAGE (SEE NOTE 1.)

CERTIFIED SURVEY MAP
OUTLOT 4, LINDEN PARK, LOCATED IN THE
NW 1/4 OF THE NW 1/4 OF SECTION 34,
T7N, R8E, CITY OF MADISON, DANE
COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 34, T7N, R8E, NAD 27 COORDINATE SYSTEM. GRID BEARING N88°48'19"E

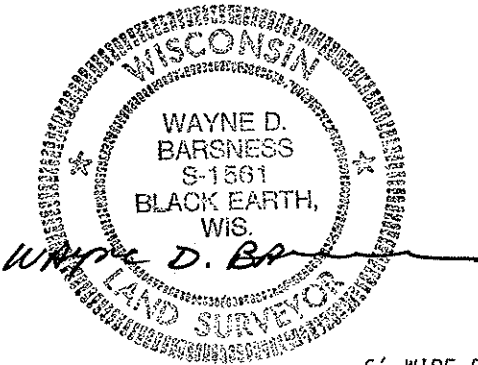
0 100
 Scale 1" = 100'



CERTIFIED
 SURVEY MAP
 NO. 12341

BENTLEY
 GREEN
 CONDOMINIUM

LOT 2



6' WIDE PUBLIC
 UTILITY EASEMENT
 DOC. NO. 4139208

10' WIDE
 DRAINAGE
 EASEMENT
 DOC. NO. 4139208

LANDS

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE 12-07-2009
 F.N. 09-07-111
 CSM NO. _____
 DOC. NO. _____
 VOL _____ PAGE _____

CERTIFIED SURVEY MAP

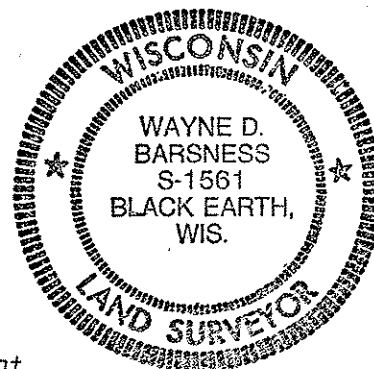
SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below. I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows: Outlot 4, Linden Park, recorded in Volume 58-095B of Plats on Pages 488-493 as Document Number 4139208, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said section 34; thence S88°48'19"W, 1320.20 feet; thence S00°53'22"W, 973.77 feet to the northeast corner of said Outlot 4 and the point of beginning; thence continuing S00°53'22"W along the east line of said Outlot 4, 346.44 feet to the southeast corner of said Outlot 4; thence S88°47'06"W along the south line of said Outlot 4, 743.52 feet to the southwest corner of said Outlot 4; thence N00°27'27"W along the west line of said Outlot 4, 234.10 feet; thence N46°09'18"W along said west line, 32.13 feet; thence N00°27'27"W along said west line, 99.63 feet to the northwest corner of said Outlot 4; thence N89°32'33"E along the north line of said Outlot 4, 774.60 feet to the point of beginning. Containing 265.105 square feet.

Dated this 7TH day of DECEMBER, 2009

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.

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.
3. 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).
4. 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; Amended by Document No. 4180132; Amended by Document No. 4192102; Amended by Document No. 4439804 and Restatement and Amendment of Declaration Document No. 4478968.
 - B. Declaration of Conditions and Covenants recorded as Document No. 4150972, Document No. 4176509 and Document No. 4176510.

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CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

Brandon J. Ripp, as Owner, does hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I 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 _____, 2010

Brandon J. Ripp

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2010. Said Owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map.

We also 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 owners this _____ day of _____, 2010.

In presence of:
Land Contract Vendor: Eugene J. Ripp and Marcia A. Ripp Living Trust dated October 1, 2002.

Eugene J. Ripp, Trustee

Marcia A. Ripp, Trustee

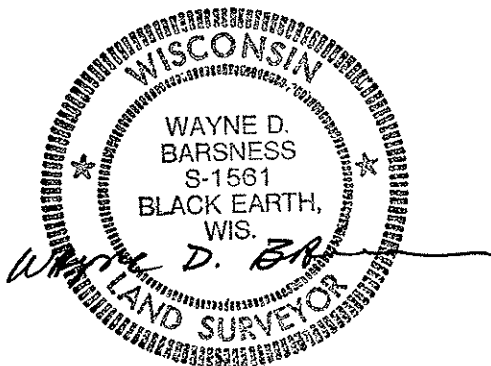
Land Contract Vendee:

Brandon J. Ripp

State of Wisconsin)
County of Dane) SS.

Personally came before me this _____ day of _____, 2010, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____
Notary Public, Dane County, Wisconsin



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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 this _____ day of _____, 2010, and that said enactment 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 _____, 2010.

Maribeth Witzel-Behl, 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 .

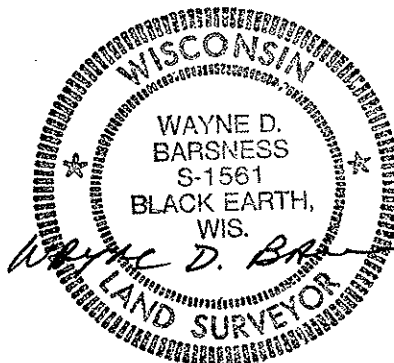
Dated this _____ day of _____, 2010.

Mark A. Olinger, Secretary, Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____,
2010, at _____ o'clock _____.M. and recorded in Volume _____ of
Certified Survey Maps on Pages _____ as Document
Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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