



**BIRRENKOTT  
SURVEYING, INC.**

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

Center  
Section 24-8-10  
Found Brass Cap  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 507,936.47  
X = 855,374.32  
(Y = 507,936.44  
X = 855,374.18)

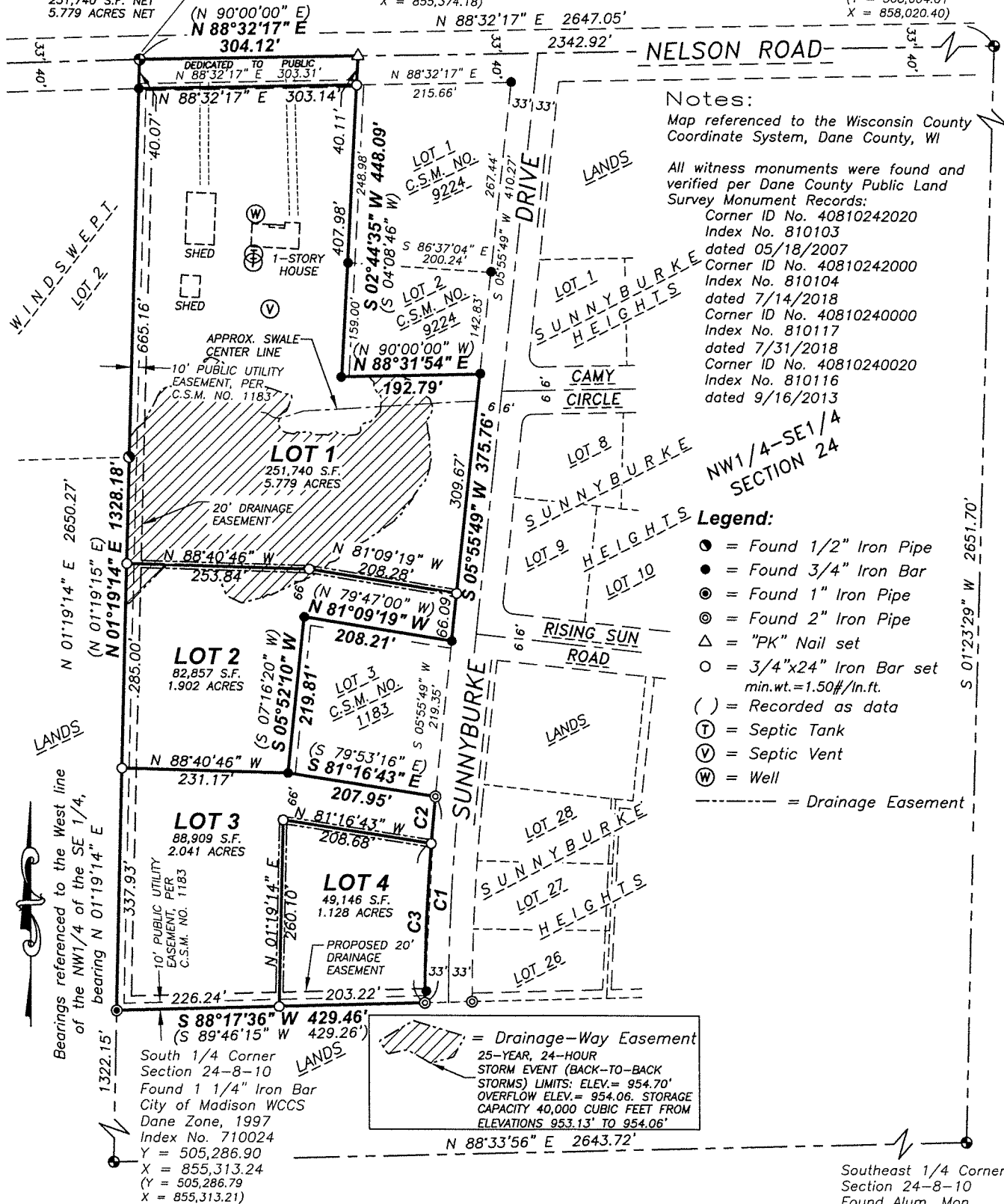
**CERTIFIED SURVEY MAP**

Lot 1, Certified Survey Map No. 1183, located in part of the  
Northwest 1/4 of the Southeast 1/4 of Section 24, T8N, R10E,  
Town of Burke, Dane County, Wisconsin

**Prepared For:**  
Peter & Chelsea Sachs  
3285 Nelson Road  
Sun Prairie, WI 53590

East 1/4 Corner  
Section 24-8-10  
Found Alum. Mon.  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 508,004.00  
X = 858,020.51  
(Y = 508,004.01  
X = 858,020.40)

263,885 S.F. GROSS  
6.057 ACRES GROSS  
251,740 S.F. NET  
5.779 ACRES NET



**Notes:**  
Map referenced to the Wisconsin County  
Coordinate System, Dane County, WI

All witness monuments were found and  
verified per Dane County Public Land  
Survey Monument Records:  
Corner ID No. 40810242020  
Index No. 810103  
dated 05/18/2007  
Corner ID No. 40810242000  
Index No. 810104  
dated 7/14/2018  
Corner ID No. 40810240000  
Index No. 810117  
dated 7/31/2018  
Corner ID No. 40810240020  
Index No. 810116  
dated 9/16/2013

**Legend:**

- = Found 1/2" Iron Pipe
- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⊙ = Found 2" Iron Pipe
- △ = "PK" Nail set
- = 3/4"x24" Iron Bar set  
min.wt.=1.50#/in.ft.
- ( ) = Recorded as data
- ⊕ = Septic Tank
- ⊕ = Septic Vent
- ⊕ = Well
- - - = Drainage Easement

Bearings referenced to the West line  
of the NW1/4 of the SE 1/4,  
bearing N 01°19'14" E

South 1/4 Corner  
Section 24-8-10  
Found 1 1/4" Iron Bar  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 505,286.90  
X = 855,313.24  
(Y = 505,286.79  
X = 855,313.21)

▨ = Drainage-Way Easement  
25-YEAR, 24-HOUR  
STORM EVENT (BACK-TO-BACK  
STORMS) LIMITS: ELEV.= 954.70'  
OVERFLOW ELEV.= 954.06. STORAGE  
CAPACITY 40,000 CUBIC FEET FROM  
ELEVATIONS 953.13' TO 954.06'

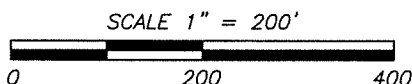
Southeast 1/4 Corner  
Section 24-8-10  
Found Alum. Mon.  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 505,353.08  
X = 857,956.12  
(Y = 505,352.98  
X = 857,955.96)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	288.71'	2866.00'	5°46'18"	N 03°00'52" E	288.59'	S 05°54'01" W	S 00°07'43" W
				(S 04°27' W)	(288.34')		
C2	66.12'	2866.00'	1°19'19"	S 05°14'22" W	66.12'	S 05°54'01" W	S 04°34'42" W
C3	222.58'	2866.00'	4°26'59"	S 02°21'13" W	222.53'	S 04°34'42" W	S 00°07'43" W

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

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

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





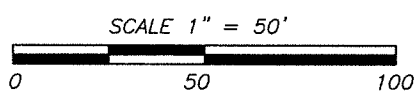
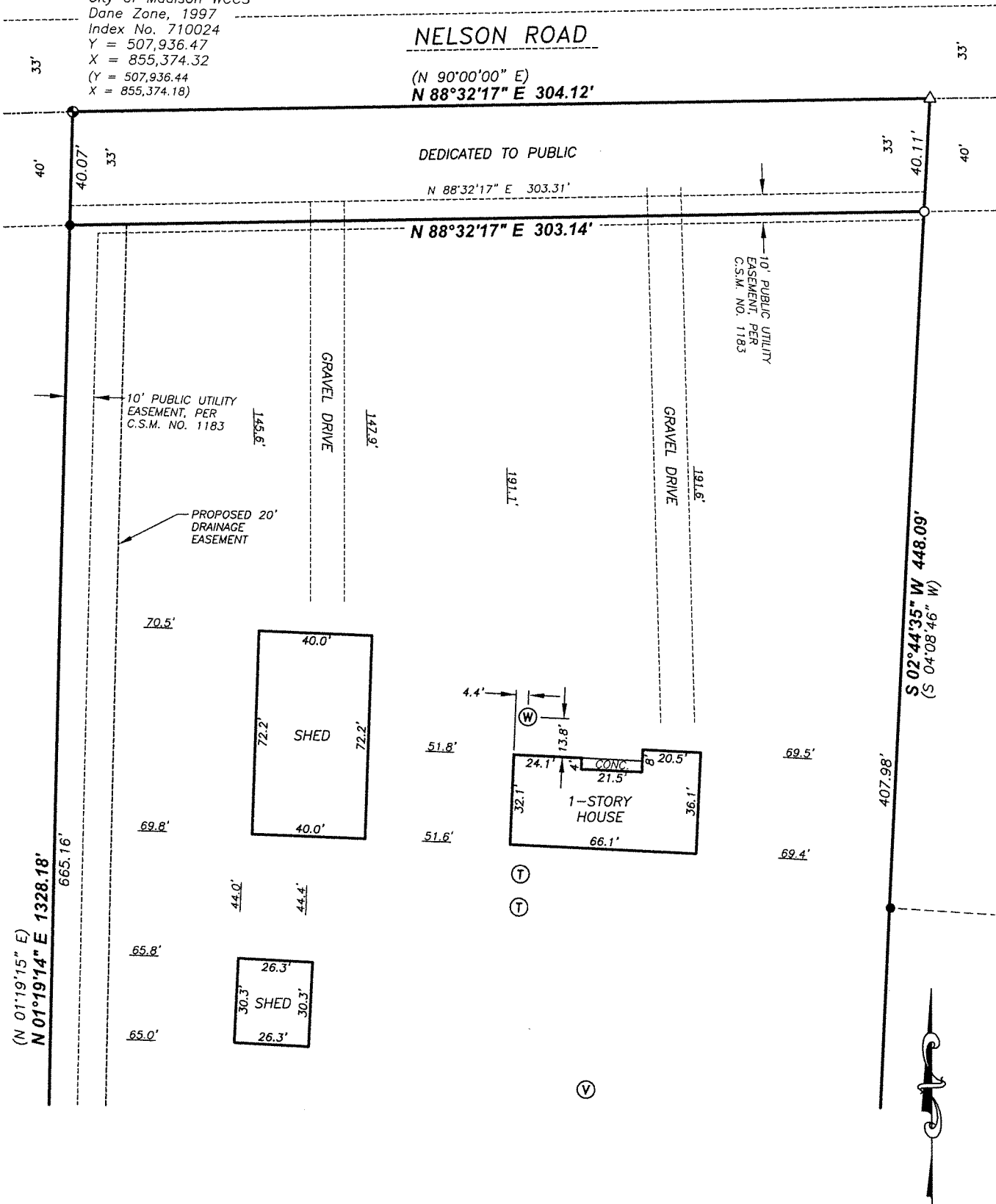
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Northwest 1/4 of the Southeast 1/4 of Section 24, T8N, R10E,  
Town of Burke, Dane County, Wisconsin

Center  
Section 24-8-10  
Found Brass Cap  
City of Madison WCCS  
Dane Zone, 1997  
Index No. 710024  
Y = 507,936.47  
X = 855,374.32  
(Y = 507,936.44  
X = 855,374.18)





# CERTIFIED SURVEY MAP

## Birrenkott Surveying, Inc.

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

### Surveyor's 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 the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

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

### Description:

Part of Lot 1, Certified Survey Map No. 1183, located in part of the Northwest 1/4 of the Southeast 1/4, Section 24, T8N, R10E, Town of Burke, Dane County, Wisconsin more fully described as follows; Commencing at the East 1/4 corner of Section 24, thence S88°32'17"W, 2,647.05 feet along the centerline of Nelson Road; thence S01°19'14"W, 447.46 feet to the point of beginning; thence N88°31'54"E (recorded as S90°00'00"E), 485.79 feet; thence S05°55'49"W, 375.76 feet; thence N81°09'19"W (recorded as N79°47'00"W) along the North line of Lot 3, Certified Survey Map No. 1183, 208.21 feet; thence S05°52'10"W (recorded as S07°16'20"W) along the West line of Lot 3, Certified Survey Map No. 1183, 219.81 feet; thence S81°16'43"E, (recorded as S79°653'16"E) along the South line of Lot 3, Certified Survey Map No. 1183, 207.95 feet; thence along a curve to the right with a long chord bearing and distance of S03°00'52"W, 288.59 feet (recorded as S04°27'W, 288.34 feet); thence S88°17'36"W along the South line of Lot 1, Certified Survey Map No. 1183, 429.46 feet (recorded as S89°46'15"W, 429.26 feet); thence N01°19'14"E along the West line of the Northwest 1/4 of the Southeast 1/4 of Section 24, 880.68 feet to the point of beginning. Containing 351,369 square feet, or 8.0663 acres.

### Owners Certificate:

As owners, Peter Sachs and Chelsea Sachs hereby certify that they have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. They also certify that this Certified Survey Map is required to be submitted to the Town of Burke and the City of Madison as approving authorities. They also certify that this Certified Survey Map is required by S.75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

\_\_\_\_\_  
Peter Sachs  
Owner

\_\_\_\_\_  
Chelsea Sachs  
Owner

### State of Wisconsin)

**Dane County** ) ss Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above-named Peter Sachs and Chelsea Sachs, known to me to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed name

### Notes:

1. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Subject to the Certified Survey Map No. 1183 recorded on 6/25/1973 as Document No. 369267.
3. Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
4. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
5. Wetlands, if present, have not been delineated.
6. This survey is subject to any and all easements and agreements both recorded and unrecorded.
7. Refer to building site information contained in the Dane County Soil Survey.
8. This survey shows select above-ground improvements. No guarantee is made for below-ground structures.
9. Structures, fill and grading are prohibited in the drainage-way and drainage easements
10. Lot suitability for septic and well is the responsibility of each individual lot owner.



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### Town of Burke Approval Certificate

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Burke, Dane County.

\_\_\_\_\_  
Brenda Ayers, Administrator/Clerk/Treasurer  
Town of Burke

Dated \_\_\_\_\_

### City of Madison Plan Commission Certificate:

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

\_\_\_\_\_  
Matt Wachter  
Secretary of the Plan Commission

Dated \_\_\_\_\_

### Madison Common Council Certificate:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020

\_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

Approved for recording per Dane County Zoning and Land Regulation Committee

action of \_\_\_\_\_, 2020 by \_\_\_\_\_  
Daniel Everson, Authorized Agent

### Surveyed For:

Peter & Chelsea Sachs  
3285 Nelson Road  
Sun Prairie, WI 53590

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020

Surveyed: T.A.S.  
Drawn: B.S.S.  
Checked: D.V.B.  
Approved: D.V.B.  
Field book: 272/49-50  
Tape/File: J:\Carlson\2018\

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

Maps of County on Pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

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