

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 11390, LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND:

- ⊙ IRON STAKE FOUND, SIZE & TYPE AS NOTED
- 3/4" SOLID ROUND IRON STAKE FOUND

PREPARED FOR:

MIKE WINCKLER
4522 TURQUOISE LANE
MADISON, WI 53714
(608) 843-2196

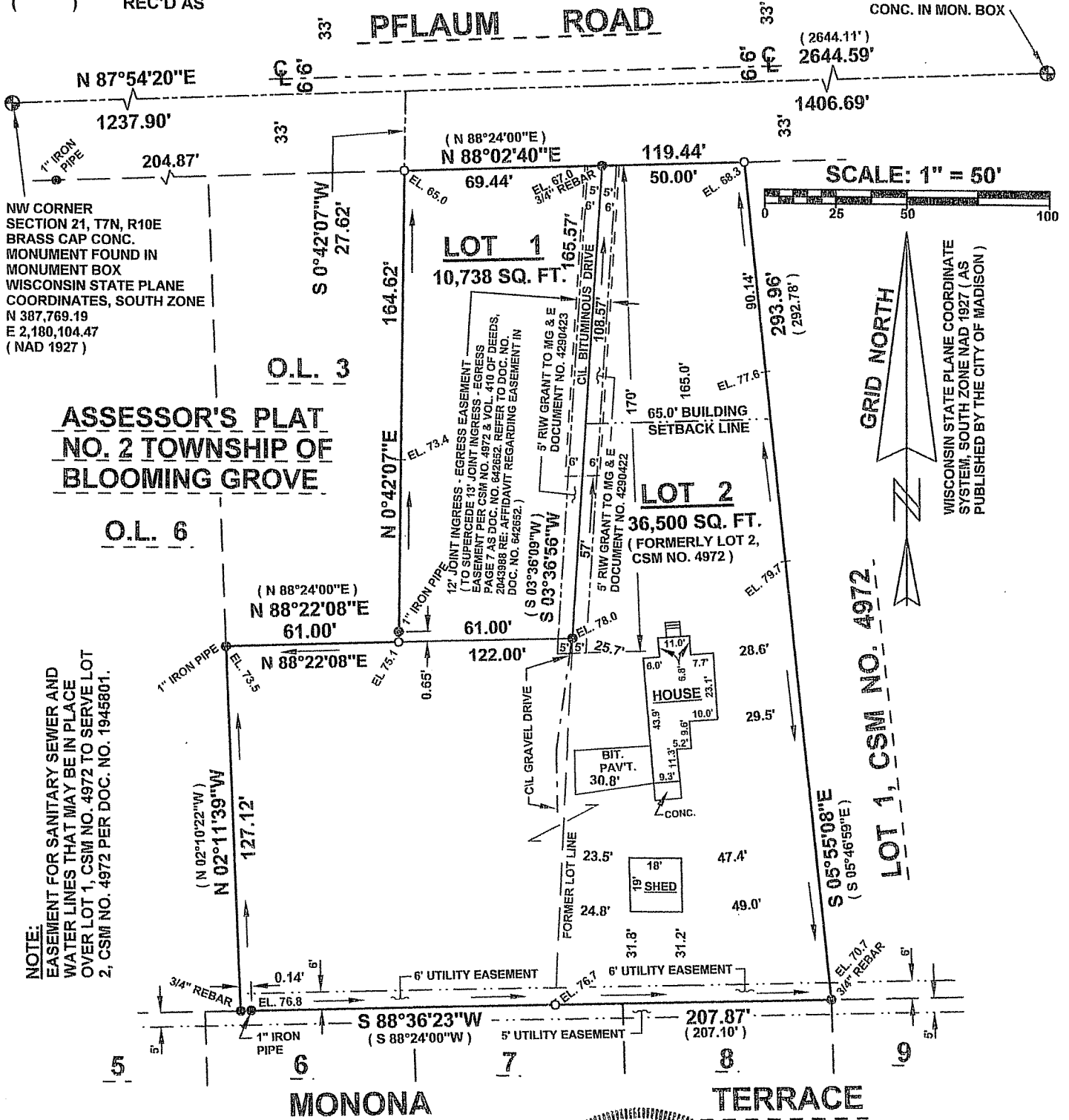
PREPARED BY:

BADGER SURVEYING & MAPPING SERVICE, LLC.
525 WEST PRAIRIE STREET
COLUMBUS, WI 53925
(608) 244-2010

→ DRAINAGE ARROWS

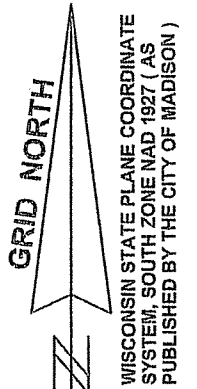
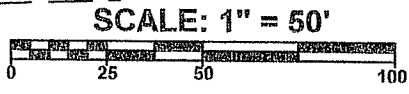
() REC'D AS

NORTH 1/4 CORNER SECTION 21, T7N, R10E FOUND 1-1/4" REBAR IN CONC. IN MON. BOX



NW CORNER SECTION 21, T7N, R10E BRASS CAP CONC. MONUMENT FOUND IN MONUMENT BOX WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE N 387,769.19 E 2,180,104.47 (NAD 1927)

ASSESSOR'S PLAT NO. 2 TOWNSHIP OF BLOOMING GROVE



WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1927 (AS PUBLISHED BY THE CITY OF MADISON)

NOTE: EASEMENT FOR SANITARY SEWER AND WATER LINES THAT MAY BE IN PLACE OVER LOT 1, CSM NO. 4972 TO SERVE LOT 2, CSM NO. 4972 PER DOC. NO. 1945801.

NOTE:

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 DETENTION AT THE TIME THEY DEVELOP.

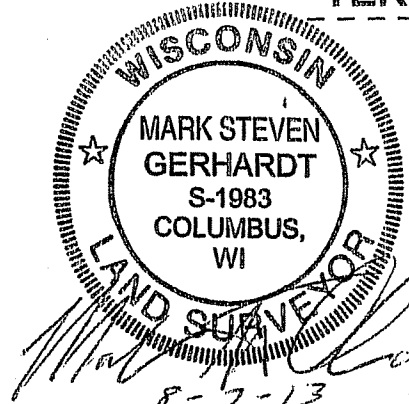
NOTE:

SEE PAGE 3 OF 3 PAGES FOR DRAINAGE NOTES.

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____



JN. 5G - 7ACS

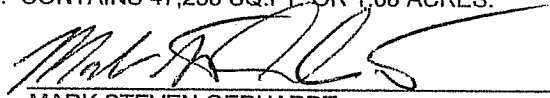
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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, MARK STEVEN GERHARDT, WISCONSIN LAND SURVEYOR, S-1983 DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 11390 LOCATED IN THE NW 1/4 OF OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 21; THENCE N 87°54'20"E, ALONG THE NORTH LINE OF SAID SECTION 21, 1237.90 FEET; THENCE S 02°42'07"W, 27.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF OF PFLAUM ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE N 88° 02'40"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 119.44 FEET TO THE NE CORNER OF SAID LOT 2; THENCE S 05°55'08"E, ALONG THE EAST LINE OF SAID LOT 2, 293.96 FEET TO THE SE CORNER OF SAID LOT 2; THENCE S 88°36'23"W, ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, 207.87 FEET TO THE SW CORNER OF SAID LOT 1; THENCE N 02°11'39"W, ALONG A WEST LINE OF SAID LOT 1 AND THE EAST LINE OF OUTLOT 6, ASSESSOR'S PLAT NO. 2 TOWNSHIP OF BLOOMING GROVE, 127.12 FEET; THENCE N 88°22'08"E, ALONG A NORTH LINE OF SAID LOT 1, 61.00 FEET; THENCE N 0°42'07"E, ALONG A WEST LINE OF SAID LOT 1, 164.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF PFLAUM ROAD AND THE POINT OF BEGINNING. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME. CONTAINS 47,238 SQ.FT. OR 1.08 ACRES.

DATE: AUGUST 7, 2013


MARK STEVEN GERHARDT,
WISCONSIN LAND SURVEYOR, S-1983

OWNER'S CERTIFICATE:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

WITNES THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2013.

MIKE WINCKLER, OWNER

LESLIE WALSH, OWNER

DENNIS FREY, OWNER

LETICIA MASARIK, OWNER

STATE OF WISCONSIN) SS
COUNTY OF DANE

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

ANCHORBANK, A FEDERAL STOCK SAVINGS ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, MORTGAGEE OF THE FOREGOING DESCRIBED LANDS, HEREBY CONSENTS TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP AND CONSENTS TO THE FOREGOING OWNER'S CERTIFICATE.

ANCHORBANK, fsb

WILLIAM BORCHERS
VICE PRESIDENT

STATE OF WISCONSIN) SS
COUNTY OF DANE

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED ASSOCIATION, TO ME KNOWN TO BE THE PERON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

CONSENT OF CORPORATE MORTGAGEE:

MONONA STATE BANK, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE FOREGOING DESCRIBED LANDS, HEREBY CONSENTS TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP AND CONSENTS TO THE FOREGOING OWNER'S CERTIFICATE.

MONONA STATE BANK

MARCIA J.D. HOWE,
SENIOR VICE PRESIDENT

STATE OF WISCONSIN) SS
COUNTY OF DANE

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED OFFICER OF THE MONONA STATE BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

DRAINAGE NOTES:

- a) 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.
- b) 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 GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

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 _____, 2013, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHT CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE, IF ANY.

DATED THIS _____ DAY OF _____, 2013.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

APPROVED FOR RECORDING PER THE SECRETARY OF THE MADISON PLAN COMMISSION.

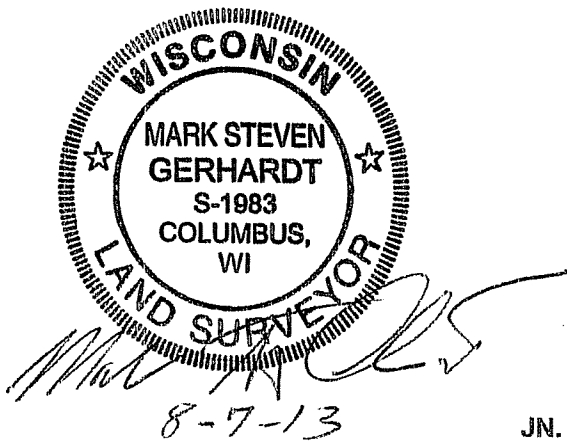
BY: _____
STEVE R. COVER,
SECRETARY, CITY OF MADISON PLAN COMMISSION

DATE: _____

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2013, AT _____ O'CLOCK ____ M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____, _____, AND _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____