

# CERTIFIED SURVEY MAP No.

PART OF LOTS 6 AND 7, FARWELLS ADDITION TO THE VILLAGE OF MADISON, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FORTY FEET

**GRID NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
THE SOUTH LINE OF THE SW QUARTER BEARING S 89°28'47" E

**ATWOOD AVENUE**  
(66' R/W WIDTH)

BUILDING CORNER IS 0.2' EAST OF LOT LINE AND 1.8' SOUTHEAST OF R/W LINE

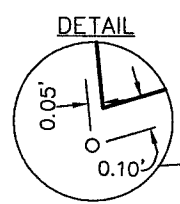
**FARWELLS**

EXISTING ONE STORY BUILDING

**ADDITION**

**NOTE:**  
1) SEE SHEET 2 FOR LEGEND AND NOTES.  
2) ADDRESS: 2087 ATWOOD AVE.  
3) NO ACCESS TO EASTWOOD DRIVE.

BUILDING CORNER IS 0.2' EAST OF LOT LINE



N01°29'14"E 369.87'

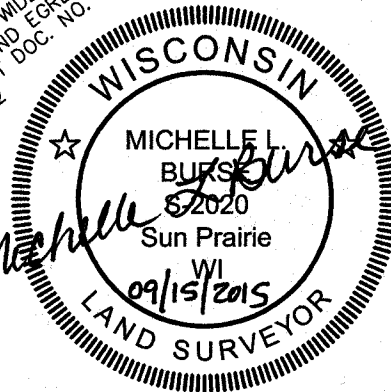
S73°26'49"W (Easterly) 38.00'

**EASTWOOD DRIVE**  
(72' PUBLIC R/W)

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHEAST QUARTER CORNER OF SECTION 06-07-10  
N: 488744.878 E: 831370.327  
(N: 488744.96 E: 831370.30)  
TRUE CORNER:  
N: 488774.95 E: 831371.18

FOUND MAG NAIL AT THE MEANDER CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 06-07-10  
N: 488803.529 E: 828837.634  
(N: 488803.56 E: 828837.85)  
TRUE CORNER:  
N: 488798.72 E: 828754.03

BETWEEN COMPUTED TRUE CORNERS  
S89°28'47" E 2617.26'



**SURVEYED FOR :**  
Krupp-Grove Family Limited Partnership  
2020 EASTWOOD DRIVE  
MADISON, WI

**SURVEYED BY :**  
**Burse**  
surveying & engineering inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

**LEGEND**

- 3/4" SOLID IRON ROD FOUND
- ⊙ IRON PIPE FOUND WITH CAP
- FOUND MAG NAIL
- SOLID IRON ROD WITH CAP FOUND
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

Date: 09-15-2015  
Plot View: CSM  
\\BSE1833\CSM\BSE1833CSM.dwg

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## 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. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3. Surveyor was provided Title Report Number NCS-736545-MAD, prepared by First American Title Insurance Company, dated September 8, 2015, this land is subject to: [Surveyor's notes are in brackets]

- Access Restriction along Eastwood Drive as created by Award of Damages, recorded April 15, 1973 in Vol. 428 of Records, page 233, as Document No. 1360330.

- Joint Driveway and Signage Agreement, recorded January 20, 1991 as Document No. 2241532.

## DESCRIPTION FURNISHED

Part of Lots Six (6) and Seven (7), Farwell's Addition to the Village of Madison, in the City of Madison, described as follows: Beginning at the Northeasterly corner of Lot 6; thence Westerly 40 feet along the Northerly line thereof; thence Southerly 164.9 feet; thence Easterly 38 feet to the East line of Lot 6 at a point that is 165 feet Southerly from the Northeasterly corner of Lot 6; thence Southerly along the East line of Lot 6 to the Northwesterly line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Northeasterly along the said line to the Southeasterly corner of Lot 7; thence Northerly along the Easterly line of Lot 7 to a point that is 120 feet Southerly from the Northeasterly corner thereof; thence Westerly to a point that is 44 feet Easterly and 120 feet Southerly from the point of beginning; thence Northerly 120 feet; thence Westerly 44 feet to the point of beginning.

Together with and subject to a 16 foot right of way the center line of which is the East line of Lot 7.

Together with and subject to a 16 foot right of way the center line of which is 120 feet South of and parallel to the Northerly line of Lot 7 and extending Westerly 88 feet from the East line thereof.

Except lands awarded the City of Madison, Dane County, Wisconsin, as shown in Document 1360330, recorded April 15, 1973 in Vol. 428 of Records, page 233, Dane County Registry.

## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the below described lands under the direction of Krupp-Grove Family Limited Partnership, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

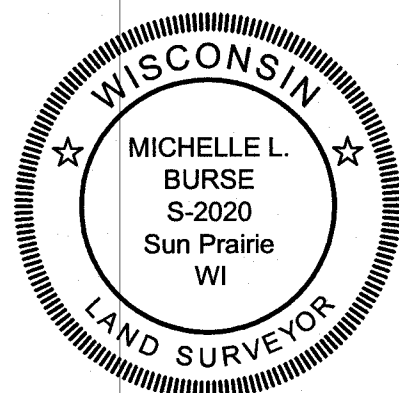
## DESCRIPTION:

PART OF LOTS 6 AND 7, FARWELLS ADDITION TO THE VILLAGE OF MADISON, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 6;  
THENCE NORTH 73 DEGREES 55 MINUTES 50 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ATWOOD AVENUE, 84.00 FEET; THENCE SOUTH 03 DEGREES 24 MINUTES 21 SECONDS EAST, 120.00 FEET;  
THENCE NORTH 73 DEGREES 09 MINUTES 02 SECONDS EAST, 85.49 FEET TO THE EAST LINE OF SAID LOT 7;  
THENCE SOUTH 02 DEGREES 06 MINUTES 15 SECONDS EAST ALONG SAID LOT LINE, 5.75 FEET TO THE NORTH RIGHT OF WAY LINE OF EASTWOOD DRIVE;  
THENCE SOUTH 53 DEGREES 51 MINUTES 45 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 143.73 FEET TO THE EAST LINE OF AFOREMENTIONED LOT 6;  
THENCE NORTH 05 DEGREES 03 MINUTES 54 SECONDS WEST ALONG SAID LOT LINE, 9.00 FEET;  
THENCE SOUTH 73 DEGREES 26 MINUTES 49 SECONDS WEST, 38.00 FEET;  
THENCE NORTH 05 DEGREES 46 MINUTES 07 SECONDS WEST, 164.96 FEET (RECORDED AS 164.90 FEET) TO THE POINT OF BEGINNING.  
THIS DESCRIPTION CONTAINS 14,959 SQUARE FEET OR 0.3434 ACRES.

Dated this 15<sup>TH</sup> day of SEPTEMBER, 2015

Signed: Michelle L. Burse  
Michelle L. Burse, R.L.S. No. 2020



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## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Natalie Erdman, Acting Secretary of Planning Commission.



## OWNER'S CERTIFICATE

Krupp-Grove Family Limited Partnership, a Wisconsin partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Krupp-Grove Family Limited Partnership, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and the Land Division Ordinance of the City of Madison to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Krupp-Grove Family Limited Partnership has caused these presents to be signed by Joseph D. Krupp, its \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Krupp-Grove Family Limited Partnership

By: \_\_\_\_\_  
Joseph D. Krupp, Partner

STATE OF Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, Joseph D. Krupp, partner of the above named partnership to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said partnership, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, Wisconsin

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

## CITY OF MADISON COMMON COUNCIL APPROVAL

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 \_\_\_\_\_, 2015, 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 \_\_\_\_\_, 2015.

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

Office of the Register of Deeds	
_____ County, Wisconsin	
Received for Record	
_____, 20__ at	
_____ o'clock __M as	
Document No. _____	
in _____	
_____	
_____	
_____	
Register of Deeds	