

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

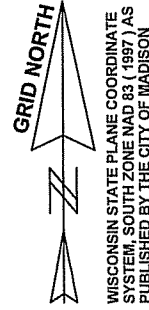
BEING PART OF LOT 1, BLOCK 1, WOODWARD GROVE, LOCATED IN THE NE 1/4 OF SECTION 35, T8N, R9E, ALONG WITH PART OF GOVERNMENT LOT 3, LOCATED IN THE NW 1/4 OF SECTION 35, T8N, R9E, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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

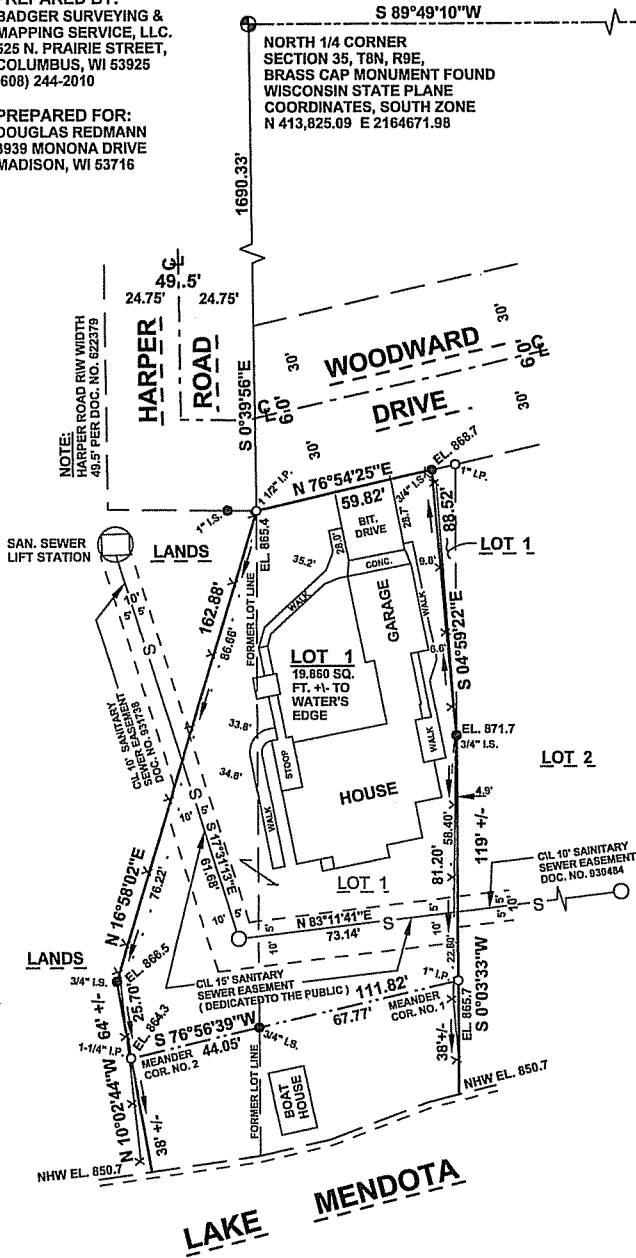
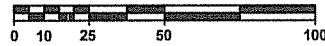
PREPARED FOR:
DOUGLAS REDMANN
3939 MONONA DRIVE
MADISON, WI 53716

S 89°49'10"W
2653.94'
NORTH 1/4 CORNER
SECTION 35, T8N, R9E,
BRASS CAP MONUMENT FOUND
WISCONSIN STATE PLANE
COORDINATES, SOUTH ZONE
N 413,825.09 E 2164671.98

NE CORNER SECTION 35, T8N, R9E
BRASS CAP MONUMENT FOUND



SCALE: 1" = 50'

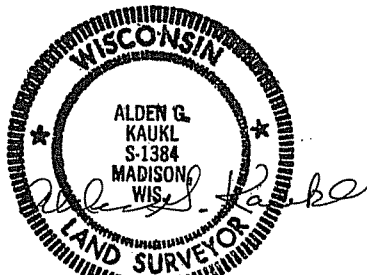


LEGEND:

- IRON STAKE FOUND, SIZE AS NOTED
- IRON PIPE FOUND, SIZE AS NOTED
- X—X— FENCE
- EL. 866.7 PROP. COR. EL. @ GRND. LEVEL CITY OF MADISON DATUM
- DRAINAGE ARROW (SEE NOTES PAGE 3 OF 3)
- NHW NORMAL HIGH WATER
- () REC'D. AS
- SANITARY SEWER MANHOLE

NOTES:

- 1) 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.
- 2) SEE PAGE 3 OF 3 FOR DRAINAGE NOTES.



5/12/2011

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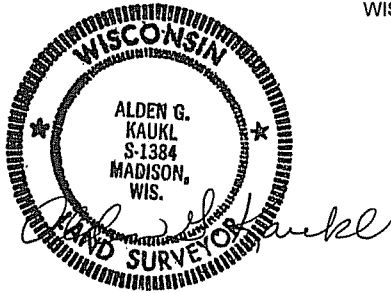
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR, S-1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 1, BLOCK 1, WOODWARD GROVE, LOCATED IN THE NE 1/4 OF SECTION 35, T8N, R9E, ALONG WITH A PART OF GOVERNMENT LOT 3, LOCATED IN THE NW 1/4 OF SECTION 35, T8N, R9E, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 35; THENCE S 89°49'10"E, ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 35, 2653.94 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE S 0°39'56"E, 1690.33 FEET TO THE NW CORNER OF LOT 1, BLOCK 1, WOODWARD GROVE AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE N 76°54'25"E, ALONG THE SOUTHERLY RIW LINE OF WOODWARD DRIVE, 59.82 FEET; THENCE S 04°59'22"E, 88.52 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE S 0°03'33"W, 81.20 FEET TO MEANDER CORNER NO. 1; THENCE S 76°56'39"W, ALONG THE MEANDER LINE, 111.82 FEET TO MEANDER CORNER NO. 2; THENCE N 10°02'44"W, 25.70 FEET; THENCE N16°58'02"E, 162.88 FEET TO THE NW CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THIS LOT INCLUDES ALL THE LANDS BETWEEN THE MEANDER LINE AND THE NORMAL HIGH WATER LINE OF LAKE MENDOTA LYING BETWEEN THE EASTERLY AND WESTERLY LINES OF LOT 1 EXTENDED TO THE NORMAL HIGH WATER LINE OF LAKE MENDOTA AS SHOWN. 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.

DATE: MAY 12, 2011

Alden G. Kaukl
ALDEN G. KAUKL,
WISCONSIN LAND SURVEYOR, S-1384



OWNER'S CERTIFICATE OF DEDICATION:

DOUGLAS H. REDMANN, AS OWNER, DOES HEREBY CERTIFY THAT HE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. HE ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTIONS 236.10 AND 236.12 TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

DOUGLAS H. REDMANN, OWNER

STATE OF WISCONSIN) SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED OWNER TO ME KNOWN TO THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

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 CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS 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 EASEMENTS SHALL BE 12-FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED 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 SIX (6) 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 TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE CERTIFIED 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.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A REVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

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 _____, 20____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BT SAID CERTIFIED SURVEY TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20____.

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 CITY OF MADISON PLAN COMMISSION.

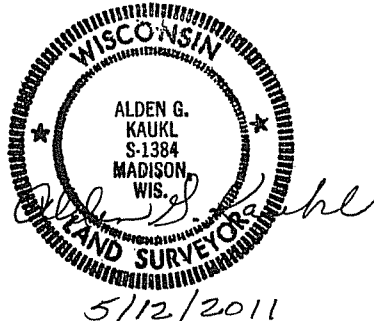
BY: _____
STEVEN R. COVER,
SECRETARY PLAN COMMISSION

DATE: _____

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____, 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



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