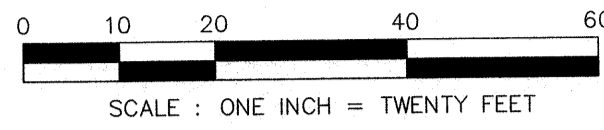




# BOUNDARY AND TOPOGRAPHIC SURVEY

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 7246, AS RECORDED IN VOLUME 37 OF CERTIFIED SURVEY MAPS, ON PAGES 26-29, AS DOCUMENT NUMBER 2525359, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH  
BEARINGS ARE BASED UPON THE WISCONSIN COORDINATE SYSTEM (DANE ZONE)

LEGEND			
●	3/4" SOLID IRON ROD FOUND	AC	AIR CONDITIONER
⊙	1" IRON PIPE FOUND UNLESS NOTED	TV	TV PEDESTAL
⊙	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.	EP	ELECTRIC PEDESTAL
×	856.6' SPOT ELEVATION	UP	UTILITY POLE
—OH—	OVERHEAD UTILITY WIRE	LP	LIGHT POLE
—G—	BURIED GAS LINE	GL	GROUND LIGHT
—WM—	WATER MAIN	TP	TELEPHONE PEDESTAL
—SAN—	SANITARY SEWER	FH	FIRE HYDRANT
—ST—	STORM SEWER	S	SIGN
—UT—	BURIED TELEPHONE	GW	GUY WIRE
—UE—	BURIED ELECTRIC	MB	MAILBOX
—UTV—	BURIED CABLE ACCESS TELEVISION LINE	B	BOLLARD
—FO—	BURIED FIBER OPTIC	SI	STORM SEWER INLET
⊙	WATER VALVE	EM	ELECTRIC MANHOLE
⊙	GAS VALVE	TM	TELEPHONE MANHOLE
⊙	GAS METER	SM	STORM SEWER MANHOLE
⊙	DECIDUOUS TREE (DBH IN INCHES)	RCB	ROUND CATCH BASIN
⊙	CONIFEROUS TREE (DBH IN INCHES)	SS	STORM SEWER STRUCTURE
→	DRAINAGE ARROW AS SHOWN ON CSM#7246	SSM	SANITARY SEWER MANHOLE
		BIT	BITUMINOUS PAVEMENT
		CNC	CONCRETE PAVEMENT
		( )	INDICATES RECORDED AS

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

**NOTES:**

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 12-18-2020 and 01-04-2021
- 4) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. There was 6" of snow cover on site at the time of survey. No visible buildings.
- 5) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 6) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 7) Total parcel area = 27,047 square feet
- 8) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network.
- 9) Site Address: 4429 Westport Road, City of Madison, WI.
- 10) NOTE PER CSM 7246. Gravity Sanitary Sewer service is not available to Lot 1. The closest sanitary sewer Manhole appears to be 290' southeast at intersection of Green Ave. and Westport Road.
- 11) NOTE PER CSM 7246. 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.

**DESCRIPTION FURNISHED:** - Warranty Deed Doc. No. 5564228

Lot 1, Certified Survey Map 7246, recorded in Vol. 37 of Certified Survey Maps, page 26, as #2525359, in the City of Madison, Dane County, Wisconsin; modified by Affidavit recorded in Vol. 25789 of Records, page 20, as #2551822, EXCEPT that part conveyed in Warranty Deed recorded as #5539394.

**SURVEYOR'S CERTIFICATE:**

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

Dated this 20 day of JANUARY, 2021.

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

Revised this 4 day of JUNE, 2021.



SURVEYED FOR :  
AMY MIETZEL

SURVEYED BY :

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