

MODIFICATIONS:

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Prepared By: JK 12/11/23

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:

1 OF 1

PROJECT NO: 22-12040

EXISTING CONDITIONS MAP

LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

LEGEND

- | | |
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| <ul style="list-style-type: none"> ● GOVERNMENT CORNER ● 1" IRON PIPE FOUND ● 3/4" REBAR FOUND ● CHISELED "X" SET ● 3/4" x 24" REBAR SET (1.50 LBS/LF) ● MAIL BOX ● SIGN ● SANITARY MANHOLE ● HYDRANT ● WATER VALVE ● CURB STOP/SERVICE VALVE ● STORM MANHOLE ● CURB INLET ● SQUARE CASTED INLET ● GAS REGULATOR/METER ● GAS VALVE ● AIR CONDITION UNIT ● POWER POLE W/GUY ● VAULT ● TELEPHONE PEDESTAL ● DECIDUOUS TREE ● CONIFEROUS TREE | <ul style="list-style-type: none"> --- PARCEL BOUNDARY --- SECTION LINE --- RIGHT-OF-WAY LINE --- CENTERLINE --- PLATTED LOT LINE --- EASEMENT LINE --- FENCE LINE --- STONE WALL --- GUARD OR SAFETY RAIL --- CONCRETE CURB & GUTTER --- SANITARY SEWER --- WATER LINE --- STORM SEWER --- NATURAL GAS --- OVERHEAD LINE --- BUILDING --- BITUMINOUS PAVEMENT --- CONCRETE PAVEMENT --- END OF FLAGGED UTILITIES () DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY |
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NOTES

- FIELD WORK PERFORMED BY ON NOVEMBER 14, 22, AND 29, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-09, RECORDED AS N88°48'41"W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A 1-1/4" REBAR MARKING THE EAST QUARTER CORNER OF SECTION 26, T07N, R09E, ELEVATION = 851.34'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES. LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 20234602991, 20234603032, AND 20234603096, WITH A CLEAR DATE OF NOVEMBER 16, 2023.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
CITY OF MADISON ENGINEERING
MADISON GAS AND ELECTRIC COMPANY (ELECTRIC AND GAS)
CHARTER COMMUNICATIONS
MADISON METROPOLITAN SEWERAGE DISTRICT
A&T DISTRIBUTION
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
- FOUND ALL TIES OF RECORD FOR THE SECTION CORNERS.
- THE BOUNDARY ON THIS MAP SUPERCEDES THE PREVIOUS MAP.

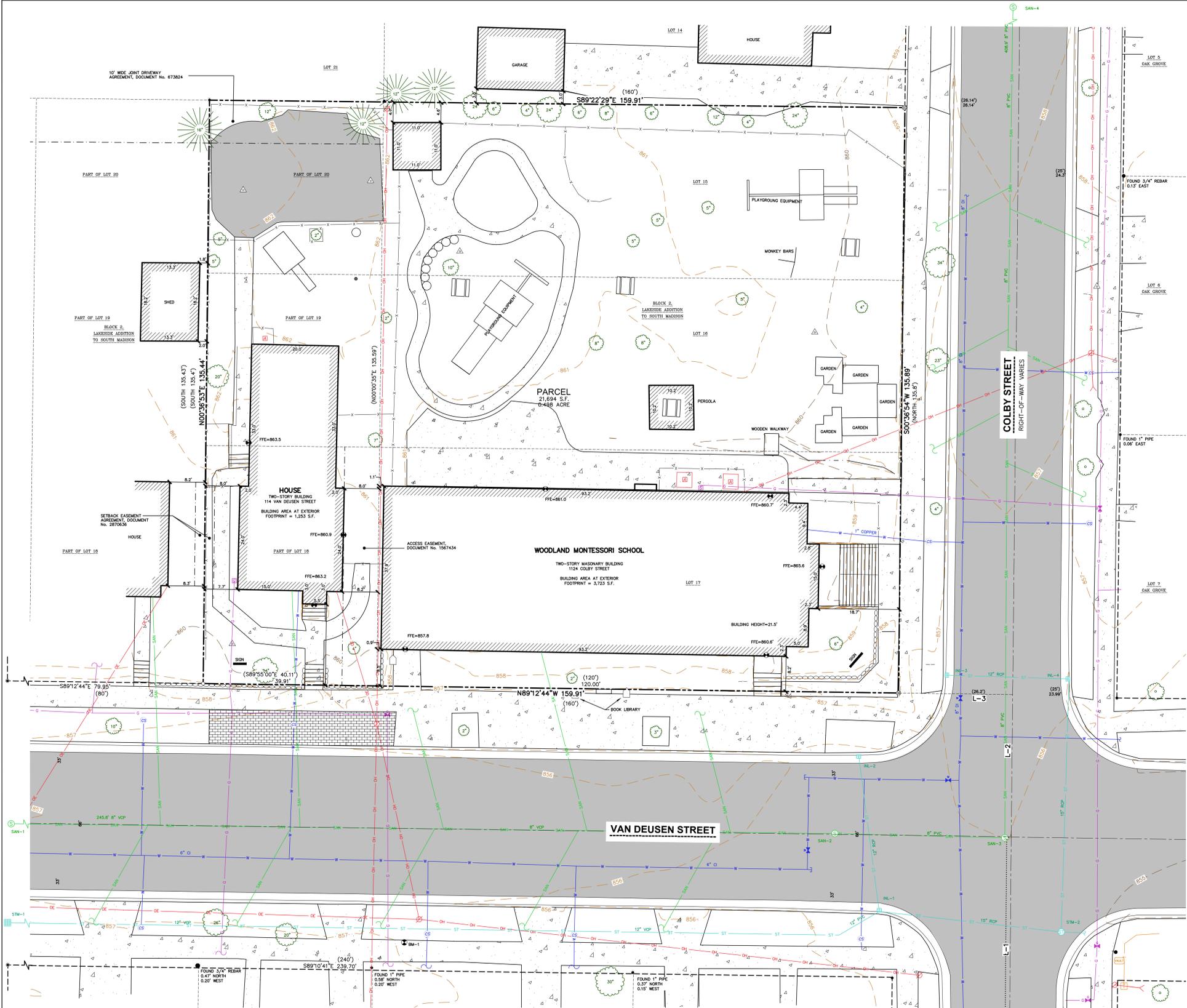
LEGAL DESCRIPTION

PARCEL ONE:
THE EAST 40 FEET OF LOTS EIGHTEEN (18), NINETEEN (19), AND TWENTY (20), BLOCK TWO (2), LAKESIDE ADDITION TO SOUTH MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
TAX PARCEL No.: 251/0709-261-0815-5
ADDRESS: 114 VAN DEUSEN STREET, MADISON, WI

PARCEL TWO:
LOTS 15, 16, AND 17, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TAX PARCEL No.: 251/0709-261-0816-3
ADDRESS: 1124 COLBY STREET, MADISON, WI



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N00°29'47"E	506.93'
L-2	N00°32'04"E	33.08'
L-3	N89°12'44"W	26.22'

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	857.26	W 849.86	8"	VCP
		E 849.81	8"	VCP
		W 848.54	8"	VCP
		E 846.96	8"	PVC
SAN-3	856.02	W 846.76	8"	PVC
		N 846.72	8"	PVC
		S 844.86	8"	PVC
		N 844.84	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	856.90	N 852.48	12"	VCP
		W 853.68	12"	VCP
		NW 852.80	12"	RCP
		NE 852.80	12"	VCP
INL-1	855.42	*SW -	12"	PVC
		N 850.57	12"	RCP
		SE 850.32	15"	RCP
STM-2	855.29	NW 849.84	15"	RCP
		N 850.19	15"	RCP
		E 849.59	18"	RCP

*UNABLE TO GET INVERT ELEVATION DUE TO OFFSET FROM MANHOLE.

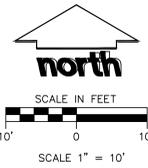
STORM SEWER INLETS

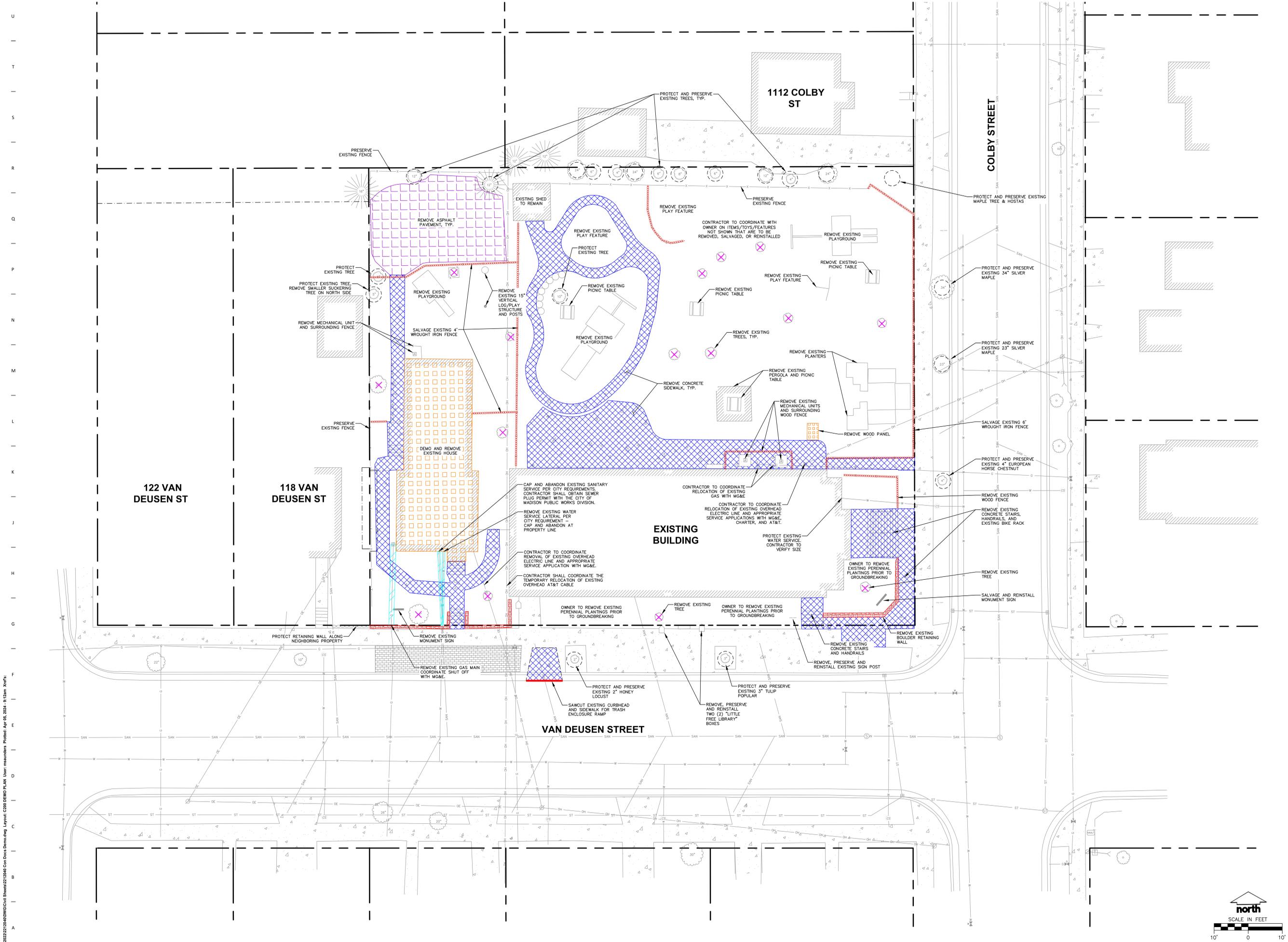
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-2	855.63	S 852.63	12"	RCP
INL-3	856.28	E 852.43	12"	RCP
INL-4	855.96	W 852.05	12"	RCP
		S 852.01	15"	RCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	856.97	CUT CROSS IN SIDEWALK, SOUTH SIDE OF VAN DEUSEN STREET
BM-2	856.98	BURY BOLT ON HYDRANT, SOUTHEAST QUADRANT OF VAN DEUSEN AND COLBY STREETS

*JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.





PRELIMINARY. NOT FOR CONSTRUCTION.

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