

# BIRRENKOTT SURVEYING, INC.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

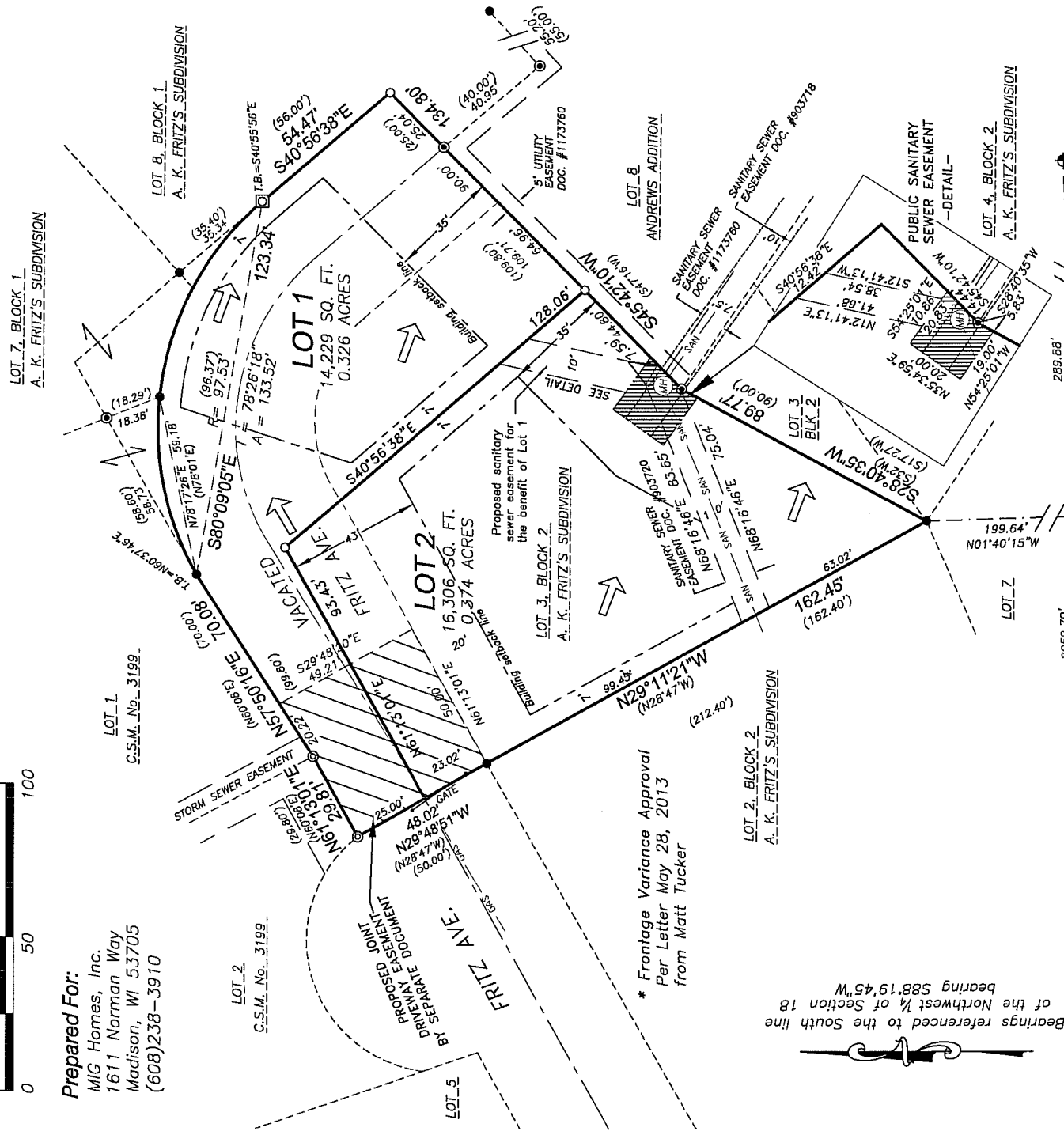
# CERTIFIED SURVEY MAP

PART OF LOT 3, BLOCK 2, AND PART OF VACATED FRITZ AVENUE, IN A.K. FRITZ'S SUBDIVISION OF BLOCK 14 MENDOTA BEACH SUBDIVISION, LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, 17N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



### Prepared For:

MIG Homes, Inc.  
1611 Norman Way  
Madison, WI 53705  
(608)238-3910



\* Frontage Variance Approval  
Per Letter May 28, 2013  
from Matt Tucker

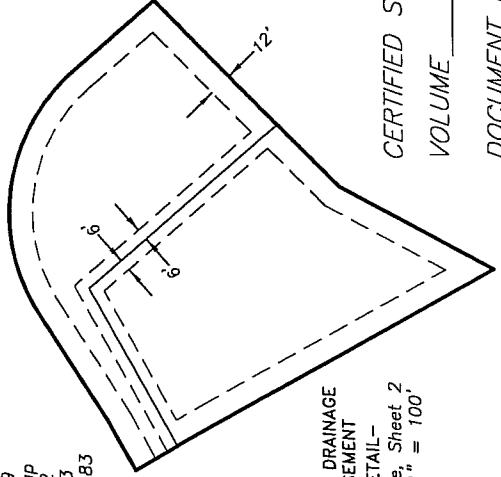
Bearings referenced to the South line of the Northwest 1/4 of Section 18

### Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Bar
- ⊗ = Found 1" Iron Pipe
- ⊠ = Found Concrete Monument
- = Set 1"x24" Iron Pipe min. wght. 1.13 lbs./ft.
- = Direction of Flow
- ( ) = Recorded as data
- GAS — = Gas Line
- SAN — = 6" Sanitary Sewer Line
- - - = Building Setback Line
- ▨ = Public Sewer Easement
- ▨ = Public Drainage Easement -DETAIL-

West 1/4 Corner  
Section 18-7-9  
Found Brass Cap  
N 394.937.952  
E 2,106.766.733  
SPCS WIS NAD 83

Center of  
Section 18-7-9  
Found Brass Cap  
N 395,006.455  
E 2,109,135.31  
SPCS WIS NAD 83



See Note, Sheet 2  
Scale: 1" = 100'



# CERTIFIED SURVEY MAP

DATED: July 11, 2013

PART OF LOT 3, BLOCK 2, AND PART OF VACATED FRITZ AVENUE, IN A.K. FRITZ'S SUBDIVISION OF BLOCK 14 MENDOTA BEACH SUBDIVISION, LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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Surveying, Inc.**

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**City of Madison Plan Commission Certificate:**  
Approved for recording per the Secretary of the city of Madison Plan Commission.

Steven R. Cover, Secretary \_\_\_\_\_ Dated \_\_\_\_\_  
City of Madison Plan Commission

**City of 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 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 \_\_\_\_\_, 2013  
\_\_\_\_\_ Maribeth L. Witzel-Behl, Clerk  
City of Madison

**Mortgagee's Certificate:**

Starion Financial, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of the owners.

Starion Financial \_\_\_\_\_ Approved Authority \_\_\_\_\_  
\_\_\_\_\_ My Commission Expires \_\_\_\_\_

**State of Wisconsin)**

**Dane County SS)** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

**Notes:**

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

At the time these lots develop, stormwater infiltration/ detention shall be required, limiting downstream discharge to the current (undeveloped) rate and volume.

All lots within this plat 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 plat. 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 plat. 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.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Each lot shall be served by a separate and independent sanitary sewer lateral. No changes in drainage patterns associated with development on any or all lots within this csm shall be allowed WITHOUT prior approval of the city engineer.

Each lot shall have a separate water service lateral connected to a public water main.

Easements and rights incidental thereto in connection with the continued use and right of entrance, maintenance, construction and repair of municipal or utility facilities as may exist underground or over ground in or on that portion of the subject premises which were formerly a part of Fritz Road now vacated (discontinued).

Order Discontinuing Part of Fritz Avenue recorded January 20, 1955 in Volume 276 of Misc., page 241as Document No. 888233.



# CERTIFIED SURVEY MAP

DATED: July 11, 2013

PART OF LOT 3, BLOCK 2, AND PART OF VACATED FRITZ AVENUE, IN A.K. FRITZ'S SUBDIVISION OF BLOCK 14 MENDOTA BEACH SUBDIVISION, LOCATED IN GOVERNMENT LOT 2 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## Birrenkott Surveying, Inc.

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

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Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

### Description:

Part of Lot 3, Block 2, and part of vacated Fritz Avenue, in A.K. Fritz's Subdivision of Block 14, Mendota Beach Subdivision, located in Government Lot 2 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 Corner of said Section 18, thence N88°19'45"E, 2059.70 feet along the South line of the Southwest 1/4 of the Northwest 1/4 and said Government Lot 2; thence N01°40'15"W, 199.64 feet to the South corner of said Lot 3 and the point of beginning; thence N29°11'21"W, 162.45 feet (recorded as N28°47'W, 162.40 feet) along the Southwesterly line of said Lot 3, Block 2; thence N29°48'51"W, 48.02 feet (recorded as N28°47'W, 50.00 feet) along the Northeasterly right of way line of Fritz Avenue; thence N61°13'01"E, 29.81 feet (recorded as N60°08'E, 29.80 feet) along the Southeasterly line of Lot 2, Certified Survey Map No. 3199; thence N57°50'16"E, 70.08 feet (recorded as N60°08'E, 70.00 feet) along the Southeasterly line of Lot 1, Certified Survey Map No. 3199; thence along the Southerly line of Lot 7, Block 1, A.K. Fritz's Subdivision and the Southwesterly line of Lot 8, Block 1, A.K. Fritz's Subdivision along a curve to the right with radius of 97.53 feet (recorded as 96.37 feet) and a chord bearing and distance of S80°09'05"E, 123.34 feet; thence S40°56'38"E, 54.47 feet (recorded as 56.00 feet) along the Southwesterly line of said Lot 8, Block 1; thence S45°42'10"W (recorded as S47°16'W), 134.80 feet along the Northwesterly line of Lot 8, Andrews Addition; thence S28°40'35"W, 89.77 feet (recorded as S17°27'W and S32°W, 90.00 feet) to the point of beginning; Containing 30,535 square feet or 0.700 acres.

### Owners Certificate:

As owners, we hereby certifies that it he caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

Igor Milovets,  
MIG Homes Inc., president

### State of Wisconsin)

**Dane County SS** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires \_\_\_\_\_

### Surveyed For:

MIG Homes, Inc.  
1611 Norman Way  
Madison, WI 53705  
(608)238-3910

Surveyed: T.A.S..  
Drawn: T.R.K.  
Checked: M.A.P.  
Approved: D.V.B.  
Field book 336/20-22  
Tape/File: J:\2012\

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2013

at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey

Maps of County on Pages \_\_\_\_\_.

Kristi Chlebowski, Register of Deeds

Sheet 3 of 3

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_

Office Map No.: 120403