



# City of Madison

# Proposed Certified Survey Map

CSM Name  
Emerick CSM

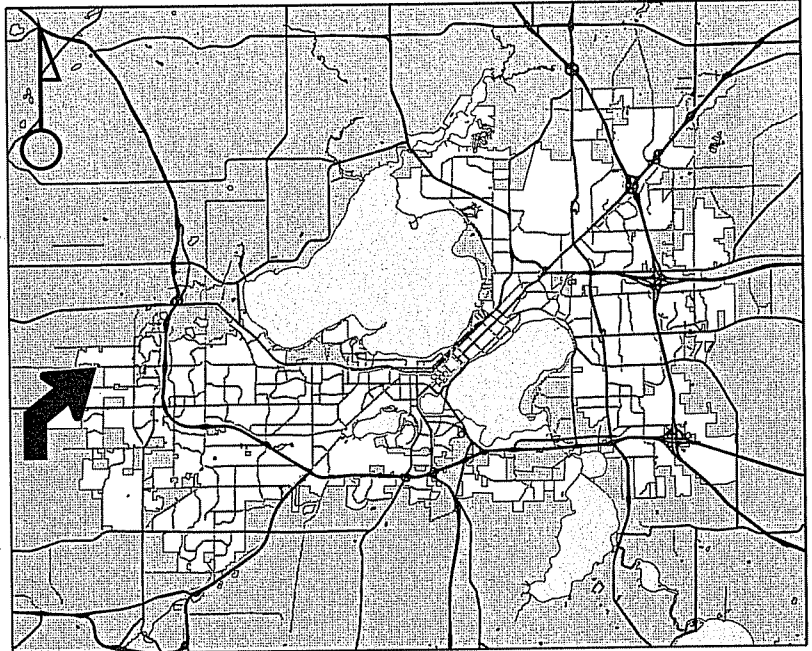
Location  
9624 Old Sauk Road

Applicant  
D.L. & Blanche B. Emerick/Michelle Burse-  
Burse Surveying & Engineering, Inc.

Within City    Outside City

Proposed Use  
Create 4 single-family lots,  
including 2 deep residential lots

Public Hearing Date  
Plan Commission  
15 October 2012



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 02 October 2012





# SUBDIVISION APPLICATION

## Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Clear Form

Date Stamp

**\*\* Please read both pages of the application completely and fill in all required fields\*\***

**This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)**

### 1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat    
 Final Subdivision Plat    
 Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

### 1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

### 2. Applicant Information.

Name of Property Owner: Blanche B. Emerick     Representative, if any: D. L. Emerick  
Street Address: 9624 Old Sauk Rd     City/State: Madison, WI     Zip: 53562  
Telephone: ( 217 ) 766-0821     Fax: (    )     Email: emerick@tds.net

Firm Preparing Survey: Burse Surveying and Engineering, Inc.     Contact: Michelle L. Burse  
Street Address: 1400 E Washington Avenue, Suite 158     City/State: Madison, WI     Zip: 53703  
Telephone: ( 608 ) 250-9263     Fax: ( 608 ) 250-9266     Email: mburse@bse-inc.net

Check only ONE – ALL Correspondence on this application should be sent to:  Property Owner      Survey Firm

### 3a. Project Information.

Parcel Address: 9624 Old Sauk Road     in the City or Town of: City of Madison  
Tax Parcel Number(s): 038-0708-163-9791-0     School District: Middleton/Cross Plains  
Existing Zoning District(s): R2S     Development Schedule: 2012  
Proposed Zoning District(s) (if any): \_\_\_\_\_ Provide a Legal Description of Site on Reverse Side

### 3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: \_\_\_\_\_ Date of Approval by Town: \_\_\_\_\_

In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation?  No      Yes     If YES, approximate timeframe: \_\_\_\_\_

### 4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	4		1.8839
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	4		1.8839

Describe the use of the lots and outlots on the survey
Residential homes

OVER →

12

**5. Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
  - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
  - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
  - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 800.00 Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Blanche B. Emerick Signature *Blanche B. Emerick*  
 Date 8/21/12 Interest In Property On This Date Owner

For Office Use Only	Date Rec'd:	PC Date	Alder District:	Amount Paid: \$
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## **Intent of Developer for 9624 Old Sauk Road**

I wish to subdivide my property, about two (2) acres in size, dedicating at the same time, a right of way, for use by the City of Madison, when it decides to enlarge Old Sauk.

The subdivided property will contain three (3) new lots, as well as its existing house, my home, on its own lot. Two (2) of the lots will be along Old Sauk, and two (2) others, with “flags,” will become deep lots. The “flags” of the deep lots are located side by side, roughly in the middle of the property, creating a wide visual corridor to the two (2) deeper lots.

The existing home for decades has used a septic system and a well located in the property, and oil for heating purposes. Developer proposes, as part of this project, to remove the septic system, abandon the well, and connect the home to the City of Madison’s water and sanitary sewer. Developer will also place laterals for such services to each of the other three lots being created in this subdivision.

Other utility services, such as gas, electric and cable, will provide hook-ups, for the three new lots, according to the private nature of such things. The existing home will require, as stated above, gas service. Arrangements with the respective providers of such services are presently in progress.

To reduce construction costs and to minimize disturbances to the land, Developer’s proposed subdivision has been designed to retain the existing bituminous horse-shoe shaped private drive, with an easement providing for its use and care, as between the owners of the lots of the subdivision. Refuse and recycling bins will thus be placed at the two ends of the drive, on the days when the City provides such services.

### **Scope of Work in the Public Right of Way**

This project thus requires three (3) extensions of public services, all of which Developer proposes to plan, in conjunction with the City of Madison, and to

construct, according to such standards and in conformity with such plans as the City of Madison may specify.

First, the Sanitary Sewer must be extended from Cricket Lane westward, to the east edge of 9624 and then across that property to its west edge.

Second, the Storm Water Sewer needs to be extended in much the same fashion and distance. Developer notes that there is no curbing along Old Sauk road, west of Cricket Lane, and that the only drain presently there is a large iron grate on top of some "box-like" connection to the Storm Water Sewer, which presumably is its present westward terminus. Noting that much of her property drains to the south and west, Developer proposes to install one and only one such similar drain, and terminate the Storm Water at the southwest corner of proposed Lot 1. Nonetheless, Developer will conform to whatever requirements the City of Madison chooses to impose upon her.

Third, Developer shall extend the City's public sidewalk across the front of her property.

### Concluding Intent

At the end of the project, the Developer intends to sell the three new lots, to pay the costs of the project, and to allow her to make such changes to her home as shall, from time to time, strike her as beneficial or comfortable.

*Blanche B. Emerick 8/22/12*  
Blanche B Emerick  
Developer



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

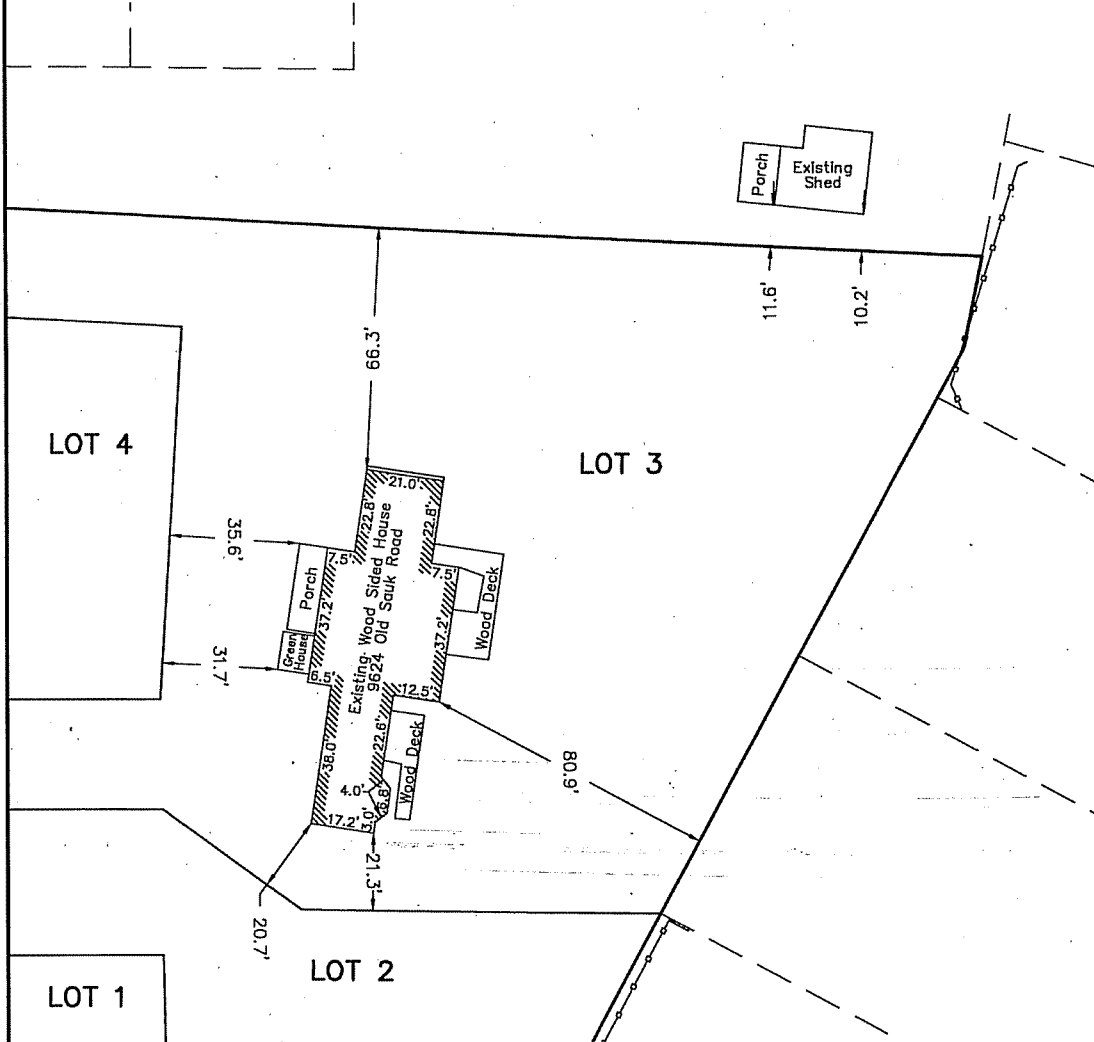
PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4321, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 1825718, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION 16, TOWNSHIP '07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FORTY FEET



## EXISTING BUILDING DETAIL



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

Date: August 27, 2012  
 Plot View: Sheet2  
 \PROJECTS\BSE673\csm\CSMBSE673.DWG



SURVEYED FOR :  
 Donald L. & Blanche B. Emerick  
 9624 Old Sauk Road  
 Madison, WI 53562

SURVEYED BY :

**Burse**  
 surveying & engineering <sup>INC</sup>  
 1400 E. Washington Ave, Suite 158  
 Madison, WI 53703 608.250.9263  
 Fax: 608.250.9266  
 email: Mburse@BSE-INC.net  
 www.bursesurveyengr.com

SHEET 2 OF 6



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4321, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 1825718, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION 16, TOWNSHIP 07' NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FIFTY FEET

## SHARED ACCESS EASEMENT DETAIL

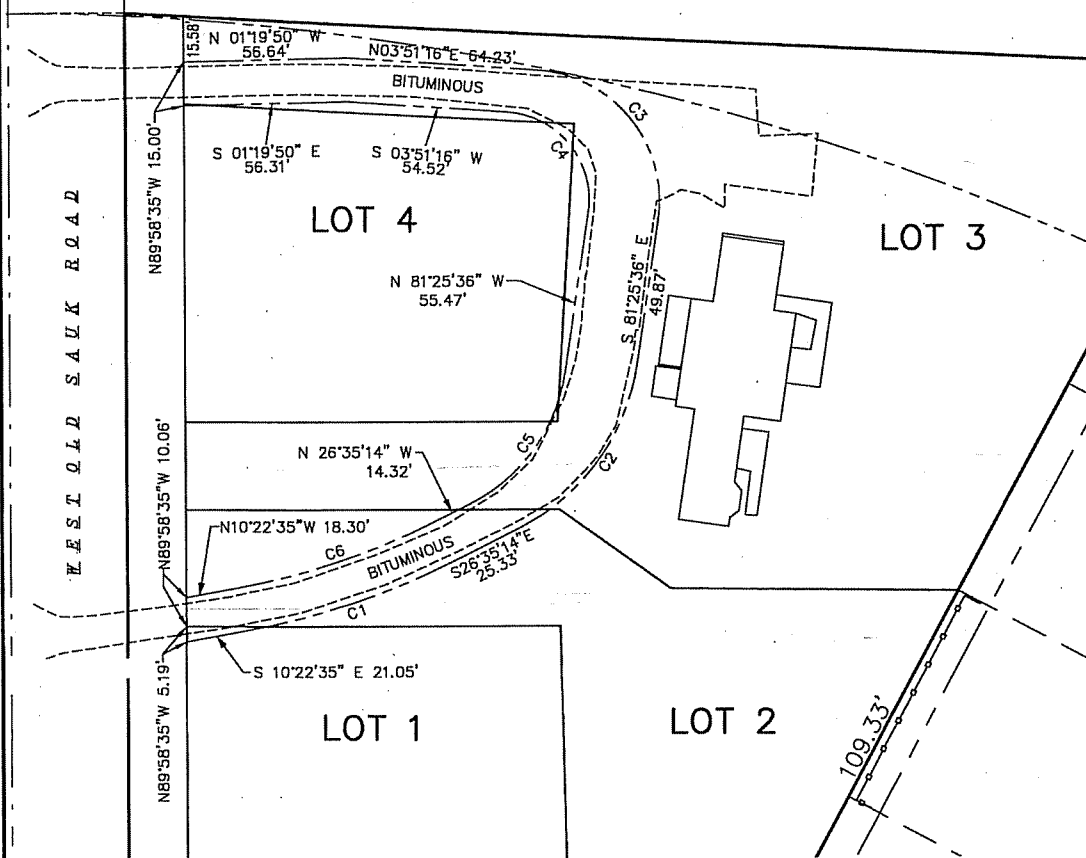


### GRID NORTH

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16-07-08 BEARS N89°58'35"W

### CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	RADIUS
C1	74.98	16°12'39"	N 18°28'54" W	74.73	265.00
C2	71.78	54°50'23"	N 54°00'25" W	69.08	75.00
C3	74.39	94°43'08"	S 51°12'50" W	66.21	45.00
C4	49.59	94°43'08"	N 51°12'50" E	44.14	30.00
C5	57.43	54°50'23"	N 54°00'25" W	55.26	60.00
C6	70.73	16°12'39"	S 18°28'54" E	70.50	250.00



SURVEYED FOR :

Donald L. & Blanche B. Emerick  
9624 Old Sauk Road  
Madison, WI 53562

SURVEYED BY :

**Burse**

surveying & engineering <sup>LLC</sup>

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: Mburse@BSE-INC.net  
www.bursesurveyengr.com

SHEET 3 OF 6

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: August 27, 2012

Plot View: Sheet3

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4321, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 1825718, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGEND

- 1-1/4" SOLID IRON ROD FOUND
  - 3/4"x18" SOLID IRON ROD SET, WT. 1.50 lbs/ft
  - +1115.2 SPOT ELEVATION
  - 3/4" SOLID IRON ROD FOUND
  - IRON PIPE FOUND (OUTSIDE DIAMETER DENOTED)
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← 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.

## NOTES:

1. DATE OF FIELD WORK: December 6, 2010
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. PROPERTY SUBJECT TO FOLLOWING NOTES TAKEN FROM TITLE COMMITMENT NO.: 111090435, TITLE WORK PROVIDED TO SURVEYOR BY PREFERRED TITLE, DATED SEPTEMBER 16, 2011.
  - a) Easement to Wisconsin Power and Light Company recorded in Vol. 92 of Misc., page 175, as Doc. #517424
  - b) Well agreement recorded in Vol. 70 of Records, page 244, as Doc. #1228656.
  - c) Private Sewage System Maintenance Agreement recorded in Vol. 12837 of Records, page 37, as Doc. #2141049.
3. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

## LEGAL DESCRIPTION:

Part of Lot 2, Certified Survey Map (CSM) Number 4321, recorded in Volume 18 of Certified Survey Maps on, Pages 228-230, as Document Number 1825718, said CSM corrected in Volume 5545 of Records, Page 8, as Document Number 1827991, located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 16, Township 07 North, Range 08 East, City of Madison (formerly Town of Middleton), Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 16; thence North 89 degrees 58 minutes 35 seconds West along the South line of the Southwest 1/4 of said Section 16, 594.42 feet to the Southeast corner of said CSM 4321; thence North 00 degrees 01 minute 25 seconds East along the East line of said CSM 4321, 40.00 feet to the Southeast corner of Lot 2 of said CSM 4321, also being the point of beginning; thence North 89 degrees 58 minutes 35 seconds West along the South line of said Lot 2, 295.07 feet; thence North 03 degrees 01 minute 24 seconds East, 372.64 feet to the Northerly line of said Lot 2; thence South 78 degrees 44 minute 01 second East along said Northerly line, 25.65 feet; thence South 61 degrees 38 minutes 42 seconds East along said Northerly line, 284.46 feet to the Northeast corner of said Lot 2; thence South 00 degrees 01 minute 01 second East along the East line of said Lot 2, 232.13 feet to the Point of Beginning. This description contains 87,954 square feet or 2.0191 acres.

## SURVEYOR'S CERTIFICATE:

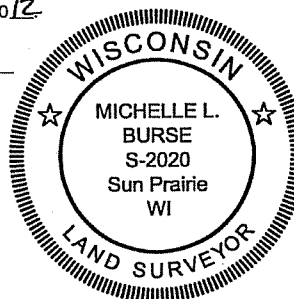
I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Donald L. Emerick and Blanche B. Emerick, owners of said land. I further certify that the map on sheet one (1) is a correct representation 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.

Dated this 27<sup>TH</sup> day of AUGUST, 2012

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

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

Date: August 27, 2012  
Plot View: Sheet4  
PROJECTS\BSE673\csm\CSEMBSE673.DWG



SURVEYED BY :

Burse  
Surveying & engineering Inc.

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Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
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SHEET 4 OF 6

CERTIFIED SURVEY MAP No. \_\_\_\_\_

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OWNER'S CERTIFICATE

Blanche B. Emerick, as owner, does hereby certify that she caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Blanche B. Emerick, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

Common Council, City of Madison

WITNESS the hand and seal of said owners, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Blanche B. Emerick

STATE OF WISCONSIN )
County of Dane ) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, Blanche B. Emerick, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

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

Notary Public, Wisconsin

CONSENT OF MORTGAGEE

M&I Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said M&I Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Authorized Representative

State of Wisconsin )
County of Dane ) ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public:

My commission expires/is permanent: \_\_\_\_\_

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: August 27, 2012

Plot View: Sheet 5

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SURVEYED BY :

Burse surveying & engineering LLC

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SHEET 5 OF 6

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## CITY OF MADISON APPROVAL

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

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

\_\_\_\_\_  
Steven R. Cover, Secretary of Planning Commission

## 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 \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_.

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

## CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN )  
COUNTY OF DANE )S.S.

I, \_\_\_\_\_, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the land included in this Certified Survey Map.

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

\_\_\_\_\_  
Treasurer, City of Madison, Dane County, Wisconsin

SURVEYED BY :

**Burse**

surveying & engineering <sup>INC.</sup>

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MAP NO. \_\_\_\_\_

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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: August 27, 2012

Plot View: Sheet6

PROJECTS\BSE673\csm\CMBSE673.DWG



Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_\_ o'clock \_\_\_M as

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

in \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Register of Deeds

SHEET 6 OF 6