

# DANE COUNTY CERTIFIED SURVEY MAP

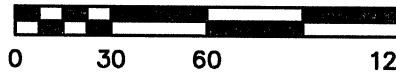
LOT 1, BLOCK 3, WESTVIEW HILLS, LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGEND

- △ FOUND P.K. NAIL IN PAVEMENT
- ⊙ FOUND 1 1/4" Ø IRON REBAR
- FOUND 3/4" Ø IRON REBAR
- SET 3/4" Ø X 24" REBAR, 1.50 LBS. PER LINEAL FOOT WEIGHT.
- (55') "RECORDED AS" INFORMATION
- 10' WIDE PUBLIC UTILITY EASMENT. AS PER WESTVIEW HILLS (NOTE 3)

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE 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.

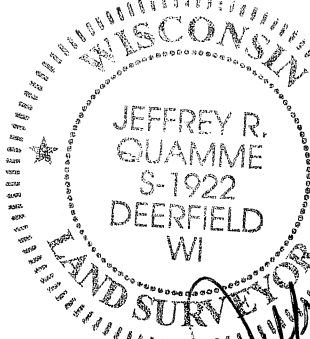
SCALE: 1" = 60'  
GRAPHIC SCALE FEET



SURVEY REQUESTED BY:  
NICK CORGIAT  
8533 PRAIRIE HILL ROAD - APT 1  
MADISON, WI 53719

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY PROJECTION

SURVEYED BY:  
VERBICHER ASSOCIATES  
999 FOURIER DRIVE  
SUITE 201  
MADISON, WI 53717



NORTH 1/4 CORNER SECTION 34, T7N, R8E, BRASS CAP MONUMENT WCCS DANE CO. COORDS  
N: 472331.70  
E: 781475.19

M & G CONDOMINIUM PLAT

LOT 2 CERT. SURVEY MAP NO. 11760

COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 DANE COUNTY ORDINANCES

C.T.H. "M" REFERENCE LINE

N45°47'09"E 35.18'  
Δ=89°25'20" R=25'  
L=39.02'  
(S45°25'34"W 35.20)  
(Δ=89°29'14")

WIDTH VARIES

NO VEHICULAR ACCESS TO C.T.H. "M"

S125°40'W 2641.24' OVERALL SEC. LINE

CENTER OF SECTION 34, T7N, R8E, ALUMINUM MON. OF RECORD WCCS DANE CO. COORDS  
N: 469691.28  
E: 781409.38

N1°25'40"E 1831.80'

N76°43'18"E 134.77'  
Δ=27°33'01" R=283'  
L=136.08'  
(N76°23'41.5"E 134.77)  
(Δ=27°32'59")

PRAIRIE HILL ROAD

N69°42'54"E 66.71'  
Δ=13°32'13" R=283'  
L=66.86'

N83°29'25"E 69.04'  
Δ=14°00'48" R=283'  
L=69.22'

N81°31'49"E 84.30'

N53°16'09"E 111.07'

N77°00'53"W 19.43'  
(Δ=80°43'50")  
(L=21.14')

S36°38'58"E 37.90'

S76°38'32"E 19.45'  
Δ=80°49'22" R=15'  
L=21.16'  
(N77°00'53"W 19.43)  
(Δ=80°43'50")  
(L=21.14')

S36°13'51"E 37.55'

S17°52'57"E 73.66'  
Δ=36°41'48" R=117'  
L=74.94'  
(N18°18'04"W 73.66)  
(Δ=36°41'48")

S02°27'57"W 60.91'  
(S00°02'50"W 60.55')  
(L=60.66')

S89°38'32"W 236.03'  
(S89°13'59"W 236.38')

S89°30'11"E 14.31'  
(S89°49'49"E 14.22')

N1°04'29"E 111.93'  
(N00°40'57"E 112.10')

N89°38'32"E 50.12'

N1°25'40"E 1831.80'

N76°43'18"E 134.77'

N69°42'54"E 66.71'

N83°29'25"E 69.04'

N81°31'49"E 84.30'

N53°16'09"E 111.07'

N77°00'53"W 19.43'

S36°38'58"E 37.90'

S76°38'32"E 19.45'

S36°13'51"E 37.55'

S17°52'57"E 73.66'

S02°27'57"W 60.91'

S89°38'32"W 236.03'

LOT 1 17,328 SQ. FT.

12' WIDE EASEMENT FOR DRAINAGE PURPOSES, PER NOTE 9.

SEPTIC TANKS

LOT 1 BLOCK 3 WESTVIEW HILLS

EXISTING SEPTIC SYSTEM TO BE ABANDONED

42' BUILDING SETBACK LINE PER THE PLAT OF WESTVIEW HILLS

ASPHALT DRIVE

FRAME DUPLEX

PATIO

PATIO

EXISTING WELL

12' WIDE EASEMENT FOR DRAINAGE PURPOSES, PER NOTE 4.

LANDS

20' WIDE JOINT DRIVEWAY EASEMENT - SEE NOTE 11

VIEW

ROAD

ROAD

ROAD

ROAD

ROAD

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

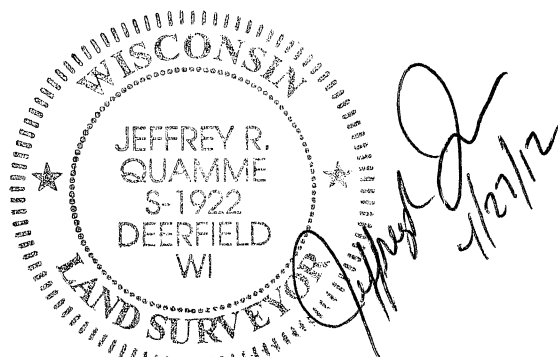
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

# DANE COUNTY CERTIFIED SURVEY MAP

LOT 1, BLOCK 3, WESTVIEW HILLS, LOCATED IN PART OF  
THE NW 1/4 OF THE NE 1/4 OF SECTION 34, T 7 N, R 8 E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

- 1) AS PER WESTVIEW HILLS – AT SUCH TIME AS ANY UNIT OF GOVERNMENT DETERMINES THE NECESSITY OF INSTALLING SEWER OR WATER IN THE STREETS OR OTHER AREAS COMPRISING THIS PLAT, THE LOT OWNERS WITHIN THIS PLAT HEREBY AGREE TO SAID INSTALLATION, INCLUDING THE CONNECTION OF PRINCIPAL BUILDINGS TO SUCH SEWER AND WATER. THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE PUBLIC BENEFIT ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY SUCH UNIT OF GOVERNMENT.
- 2) AS PER WESTVIEW HILLS – AT SUCH TIME AS PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE FROM THE CITY OF MADISON TO THE OWNER OF ANY LOT WITHIN THIS PLAT, SAID PUBLIC UTILITIES SHALL BE INSTALLED AND CONNECTION MADE THERETO AT THE OWNER'S EXPENSE, PURSUANT TO MADISON GENERAL ORDINANCES UPON REQUEST OF THE CITY. THIS RESTRICTION SHALL RUN WITH THE LAND, SHALL BE BINDING ON THE DEVELOPER AND ALL SUBSEQUENT LOT OWNERS, THEIRS HEIRS, SUCCESSORS AND ASSIGNS, SHALL CONSTITUTE A RESTRICTION FOR THE PUBLIC BENEFIT PURSUANT TO SEC. 236.293, WISC. STATUTES, AND SHALL BE SUBJECT TO ENFORCEMENT BY SPECIFIC PERFORMANCE BY THE CITY SHOULD THE DEVELOPER OR ANY SUBSEQUENT LOT OWNER REFUSE TO INSTALL AND CONNECT SAID PUBLIC UTILITIES UPON REQUEST BY THE CITY. NOTE: PUBLIC WATER AND SANITARY SEWER HAVE BEEN INSTALLED ADJACENT TO THIS CSM AS OF THE DATE OF THIS SURVEY.
- 3) PER PLAT OF WESTVIEW HILLS: NO UTILITY FACILITIES ARE TO BE PLACED SUCH THAT INSTALLATION WOULD DISTURB ANY PROPERTY CORNER, OR OBSTRUCT VISION ALONG ANY LOT LINE. UTILITY EASEMENTS AS HERIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 5) PER PLAT OF WESTVIEW HILLS: IN THE EVENT THE GOVERNING JURISDICTION DETERMINES THAT THE FULL 60 FEET OF RIGHT OF WAY ALONG C.T.H. "M" IS NEEDED FOR PUBLIC PURPOSES, THE THE ADDITIONAL 15 FEET SHALL BE DEDICATED AT NO COST TO THE PUBLIC INCLUDING DAMAGES TO THE PROPERTY.
- 4) PER PLAT OF WESTVIEW HILLS: ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT 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. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS AND PUBLIC STREETS.  
  
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.
- 5) THE OWNERS AND OCCUPANTS OF EXISTING AND FUTURE RESIDENCES ON LOTS CONTAINED ON THIS CERTIFIED SURVEY MAP ACKNOWLEDGE THE PRESENCE OF HIGH LEVELS OF NOISE AND VIBRATION RESULTING FROM THE ADJACENT COUNTY TRUNK HIGHWAY AND SHALL HOLD HARMLESS DANE COUNTY AND THE CITY OF MADISON FROM ANY IMPACTS ON THE USE, ENJOYMENT OR VALUE OF THESE PROPERTIES RESULTING FROM EXISTING OR FUTURE HIGHWAY TRAFFIC VOLUMES.
- 6) THIS CSM IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR WESTVIEW HILLS SUBDIVISION AS PER DOCUMENT NO. 2846303.
- 7) THIS CSM IS SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS AS PER DOCUMENT NO. 2858969. DOCUMENT SETS OUT RIGHTS OF THE CITY OF MADISON TO ASSESS FOR SEWER, WATER AND STREET IMPROVEMENTS.
- 8) THIS CSM IS SUBJECT TO DELARATION OF CONDITIONS AND COVENANTS AS PER DOCUMENT NO. 3357866. DOCUMENT SETS OUT RIGHTS OF THE CITY OF MADISON TO ASSESS FOR STREET TREES AND STREET LIGHT IMPROVEMENTS.
- 9) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC DRAINAGE EASEMENT FOR DRAINAGE PURPOSES AS SHOWN ON THE FACE OF THIS SURVEY. NO BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES AND DRIVEWAYS MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 10) THE EXISTING WELL AND SEPTIC SYSTEM SHOWN WITHIN THIS C.S.M. SHALL BE ABANDONED AND DWELLINGS ON BOTH LOTS SHALL CONNECT TO CITY OF MADISON SEWER AND WATER UTILITIES.
- 11) JOINT DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2. SAID EASEMENT SHALL BE SUBJECT TO SEPARATE DOCUMENT – DECLARATION OF JOINT DRIVEWAY EASEMENT. SAID DOCUMENT SHALL SET OUT ALL RESTRICTIONS, RIGHTS AND RESPONSIBILITIES FOR THOSE BENEFITING FROM SAID EASEMENT.



DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**DANE COUNTY CERTIFIED SURVEY MAP**

**LOT 1, BLOCK 3, WESTVIEW HILLS, LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.**

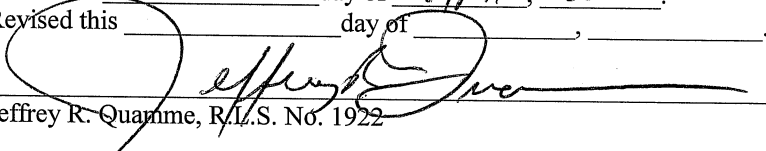
**SURVEYOR'S CERTIFICATE**

I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Nick Corgiat, owner of said land, I have surveyed, divided and mapped the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lot One (1), Block Three (3), Westview Hills recorded in Volume 57-071A of Plats, pp. 280-281 as Document No. 2846302, Dane County Register of Deeds, located in part of the NW 1/4 of the NE 1/4 of Section 34, T7N, R8E, in the City of Madison, Dane County, Wisconsin.

Containing 33,305 sq. ft., more or less.

Vierbicher Associates, Inc.  
By Jeffrey R. Quamme

Dated this 27<sup>th</sup> day of April, 2012.  
Revised this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

  
Jeffrey R. Quamme, R/L.S. No. 1922

**OWNER'S CERTIFICATE**

As owner, I hereby certify that I caused to the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

- Plan Commission, City of Madison
- Common Council, City of Madison

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In presence of:

\_\_\_\_\_  
Nicholas M. Corgiat, Owner

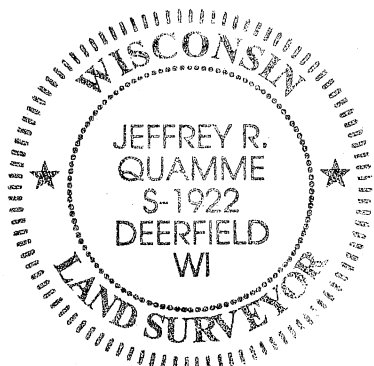
STATE OF WISCONSIN )  
DANE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Nicholas M. Corgiat, owner, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, \_\_\_\_\_, Wisconsin

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



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**CONSENT OF CORPORATE MORTGAGEE**

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Nicholas M. Corgiat, owner.

IN WITNESS WHEREOF, \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State Bank of Cross Plains

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

STATE OF WISCONSIN) ss  
DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin My commission expires \_\_\_\_\_

**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 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\_\_.

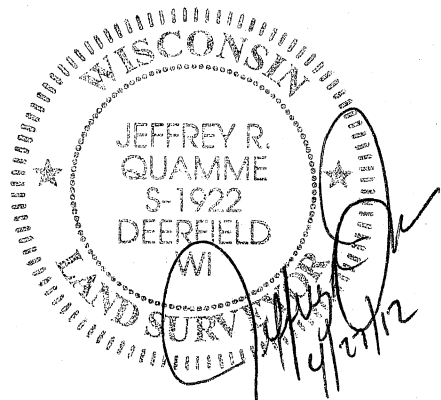
\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

**CITY 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: \_\_\_\_\_



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

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**REGISTER OF DEEDS CERTIFICATE**

RECEIVED FOR RECORDING THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ O'CLOCK

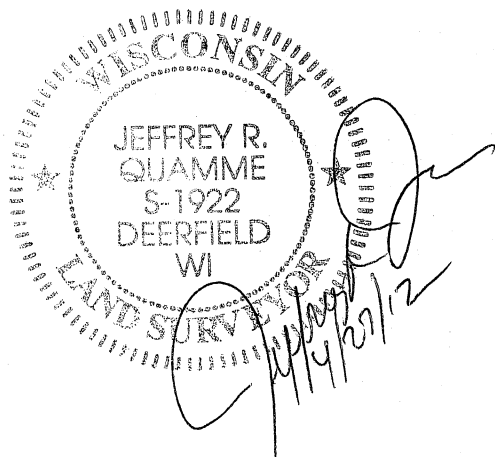
\_\_\_\_.M. AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS OF DANE COUNTY ON

PAGE(s) \_\_\_\_\_

DOCUMENT NUMBER \_\_\_\_\_

CERTIFIED SURVEY NUMBER \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN



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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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