



# City of Madison

## Proposed Certified Survey Map

CSM Name  
Melone CSM

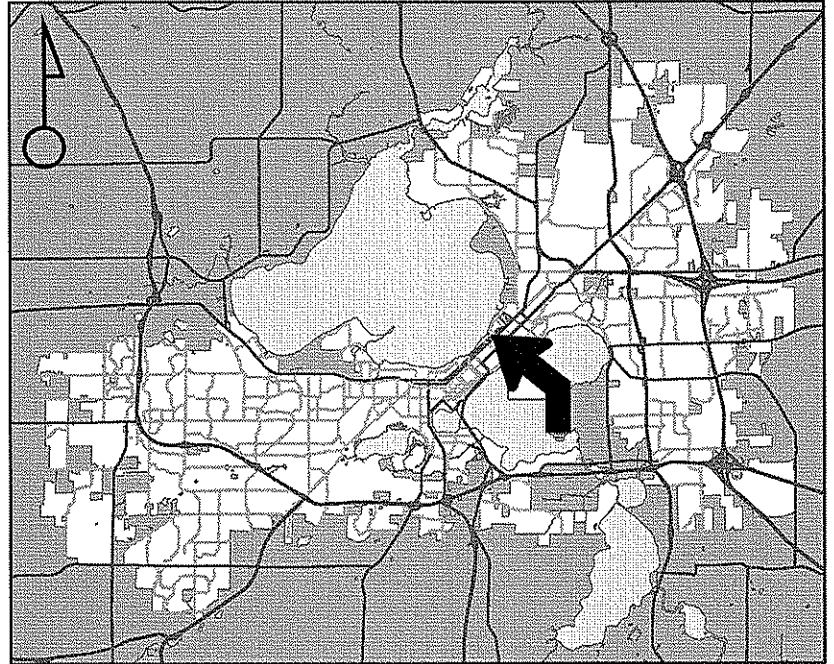
Location  
1022 Sherman Avenue

Applicant  
Peter Melone/  
Paul Spetz - Isthmus Surveying, LLC

Within City    Outside City

Proposed Use  
1 Residential Lot

Public Hearing Date  
Plan Commission  
20 July 2009



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 : 06 July 2009



City of Madison

1022 Sherman Avenue



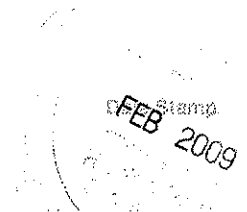
Date of Aerial Photography : April 2007



**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



**\*\* 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: Peter Melone    Representative, if any: Paul Spetz, Isthmus Surveying LLC  
 Street Address: 1022 Sherman Avenue    City/State: Madison    Zip: 53704  
 Telephone: (608) 692-2608    Fax: ( )    Email: pm07123@yahoo.com

Firm Preparing Survey: Isthmus Surveying LLC    Contact: Paul Spetz  
 Street Address: 2146 Oakridge Avenue    City/State: Madison, WI    Zip: 53704  
 Telephone: (608) 244-1090    Fax: (608) 301-9833    Email: isthmussurveying@sbcglobal.net

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

**3a. Project Information.**

Parcel Address: 1022-1024 Sherman Avenue    in the City or Town of: City of Madison  
 Tax Parcel Number(s): 0709-13201053    School District: Madison  
 Existing Zoning District(s): R2    Development Schedule: \_\_\_\_\_  
 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	1		0.20
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	1		0.20

Describe the use of the lots and outlots on the survey
EXISTING RESIDENTIAL

OVER →



**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.

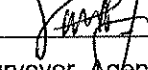
**For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been 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):** \$ 350.00 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. 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** Paul Spetz, Agent **Signature**   
**Date** February 12, 2009 **Interest In Property On This Date** Surveyor, Agent of Owner

<b>For Office Use Only</b>	<b>Date Rec'd:</b> _____	<b>PC Date</b> _____	<b>Alder District:</b> _____	<b>Amount Paid:</b> \$ _____
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# CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MEANDER CORNER SOUTH OF THE N 1/4 OF SECTION 13, T7N, R9E  
CITY OF MADISON BRASS CAP  
N: 487727.83  
E: 823876.83  
DANE COUNTY COORDINATE SYS.  
MEASURED GROUND COORD.

SANITARY MANHOLE  
RIM ELEVATION=853.66'

MEANDER CORNER, NORTH OF THE CENTER OF SECTION 18, T7N, R9E  
CITY OF MADISON BRASS CAP  
N: 485775.080  
E: 823854.270  
DANE COUNTY COORDINATE SYSTEM  
MEASURED GROUND COORDINATES

## LEGEND

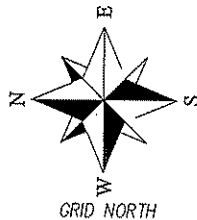
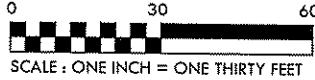
- 3/4" SOLID IRON ROD FOUND
- + FOUND CHISELED 'X'
- 3/4"x18" SOLID IRON ROD SET 1.13 LBS./LINEAL FOOT.

( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

- 1650 LOT CORNER ELEVATION
- DRAINAGE ARROWS (SEE Pg. 2)
- UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM THE EAST LINE OF THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, BEARS N 00°49'33" E

ELEVATIONS ARE BASED ON NAVD 88 DATUM, AS VERIFIED FROM CITY OF MADISON PLS CORNERS.



GRID NORTH

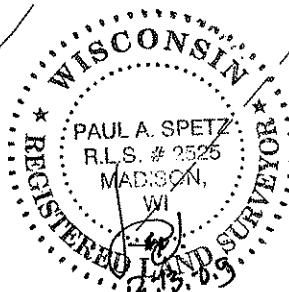
CONCRETE SEAWALL-ORDINARY HIGHWATER MARK (LINE) AS PER STATUTES CLAIM DEED Vol. 519, Pg. 295, Doc. No. 769705.

WOODEN FENCE IS 0.31' SOUTHERLY OF LINE

WOODEN FENCE IS 1.0'± SOUTHERLY OF LINE  
LANDS DESCRIBED IN WARRANTY DEED Doc. No. 3803215

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

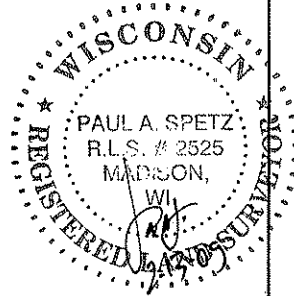
SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
2146 OAKRIDGE AVENUE  
MADISON, WI 53704  
(608) 244.1090  
www.isthmussurveying.com



# CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

1. BY GRAPHIC PLOTTING, THE BASE FLOOD ELEVATION SHOWN ON THIS MAP IS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP DANE COUNTY WISCONSIN, AND INCORPORATED AREAS, No. 55025C0409G, EFFECTIVE DATE JUNE 17, 2003, REVISED MAP JANUARY 2, 2009. THE BASE FLOOD ELEVATION FOR SPECIAL FLOOD ZONE 'AE'=853.00' NAVD 88 DATUM. ZONE 'AE', FLOOD AREAS ARE THOSE AREAS BELOW THIS GROUND ELEVATION AND WITHING THE 100-YEAR FLOODPLAIN. AREAS ON THIS SURVEY THAT ARE LABELED ZONE 'X', OTHER FLOOD AREAS, ARE DETERMINED TO BE INSIDE THE 500-YEAR FLOODPLAIN.
2. 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 said drainage swale 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 lot owner.
3. All lots within this survey are subject to a public 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.  
NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve re-division 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 subdivisions.
4. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
5. This parcel is subject to an agreement, restriction and covenant as to preventing certain commercial uses, as recorded May 11, 1909, in Doc. No. 295033.



## OWNER'S CERTIFICATE

I, Peter Melone, as owner, hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

By: \_\_\_\_\_  
Peter Melone

State of Wisconsin }  
County of Dane } ss

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2009, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: \_\_\_\_\_  
Mark A. Olinger, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_ o'clock \_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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

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

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

SURVEYED FOR:  
PETER MELONE  
1022 SHERMAN AVENUE, #2  
MADISON, WI 53703

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
2146 OAKRIDGE AVENUE  
MADISON, WI 53704  
(608) 244.1090  
www.isthmussurveying.com

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SHEET 2 OF 4

# CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## CONSENT OF MORTGAGEE

Monona State Bank, a banking association 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 dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Monona State Bank, has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

By: \_\_\_\_\_

State of Wisconsin )  
                          )ss  
County of Dane     )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2009, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

Dane County Credit Union, a Credit Union 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 dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Dane County Credit Union, has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

By: \_\_\_\_\_

State of Wisconsin )  
                          )ss  
County of Dane     ) \_\_\_\_\_  
Notary Public, State of Wisconsin

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2009, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

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 resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for Public use.

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

\_\_\_\_\_  
Clerk of the City of Madison, Dane County Wisconsin

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

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

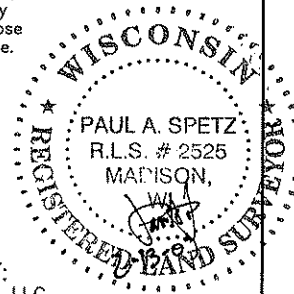
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED FOR:  
PETER MELONE  
1024 SHERMAN AVENUE  
MADISON, WI 53703

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
2146 OAKRIDGE AVENUE  
MADISON, WI 53704  
(608) 244.1090  
www.isthmussurveying.com

C:\PROJECTS\080709-MELONE\CSM\080709-MELONE\_CSM.DWG

SHEET 3 OF 4



# CERTIFIED SURVEY MAP

PART OF LOT 1 AND 2 OF WILLOW PARK SUBDIVISION, AND PART OF LOT 3, BLOCK 165, OF THE PRITCHETTES ORIGINAL PLAT, IN THE FRACTIONAL NW 1/4 OF SECTION 13, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify that under the direction of Peter Melone, owner of said land, I have surveyed, divided, mapped and dedicated the following described parcel of land:

RECORD LEGAL DESCRIPTION: Doc. No. 4032042

Part of Lots One (1) and Two (2), Willow Park Subdivision and part of Lot Three (3), Block One Hundred Sixty-five (165), Madison, according to the recorded Plat thereof, in the City of Madison, Dane County, Wisconsin.

Beginning at a point on the Westerly line of Sherman Avenue, 24.1 feet North 14 degrees 47 minutes East of South corner of Lot 1, Willow Park or East corner of Lot 3, Block 165 of Original Plat, City of Madison; thence at right angles to said Avenue North 75 degrees 13 minutes West, 41.35 feet to a point on line between said Lots 1 and 3; thence North 54 degrees 32 minutes West, 130.2 feet; thence North 45 degrees West to Lake Mendota; thence Northeasterly along said Lake to a point on said lake shore North 45 degrees West of a point, 5.36 feet North 45 degrees East of line dividing Lots 1 and 3 and 159.1 feet North 66 degrees 10 minutes West of the Northeast corner of Lot 1; thence along said line above described to the point, 159.1 feet North 66 degrees 10 minutes West of the Northeast corner of Lot 1; thence South 66 degrees 10 minutes East 159.1 feet to the Northeast corner of Lot 1, Willow Park, on Sherman Avenue; thence South 14 degrees 47 minutes West 48.5 feet along Sherman Avenue to Point of beginning.

Except lands conveyed by Quit Claim Deed recorded September 2, 1948 in Volume 519 of Deeds, Page 295, as Document No. 769705.

## DESCRIPTION AS MEASURED:

A parcel of land being part of Lot 1 and Lot 2, Willow Park Subdivision, recorded in Volume 1, Page 27, as Document Number 205507, and part of Lot 3, Block 165 of Pritchette Plat of Madison (Original Plat), recorded in Volume A, page 3, all in Section 13, T7N, R9E, in the City of Madison, Dane County, Wisconsin more particularly described as follows:

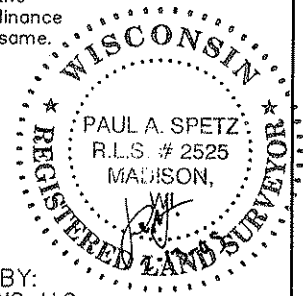
Beginning at a point on the westerly right-of-way line of Sherman Avenue, said point being on the easterly platted boundary line of Lot 1, of Willow Park Subdivision, and lying N 14°47'00" E, 24.10 feet from the southeasterly most corner of said Lot 1 and northeasterly most corner of said Lot 3; thence N 75°05'37" W, 41.57 feet to a found iron stake; thence N 54°29'01" W, 129.33 feet to a found solid iron rod; thence N 63°01'36" W, 59.94 feet to a chiseled 'X' on a concrete sea wall which is the ordinary highwater mark line of Lake Mendota, said seawall being on or near the City Dock line as established by the City of Madison Ordinance No. 14.17, in 1905; thence N 24°51'40" E, along said sea wall and ordinary highwater mark line, 24.80 feet to a chiseled 'X'; thence S 66°14'37" E, 60.12 feet to a solid iron rod; thence continue S 66°14'37" E, 159.34 feet to a point which is 0.7' northwest of a found 1/2" solid iron rod; thence S 14°47'00" W, 48.72 feet to the point of beginning; Said parcel contains 0.20 acres or 8,738 Square Feet. Along with all riparian rights appurtenant thereto.

This parcel is subject to a driveway easement agreement in Vol. 65, miscellaneous, Page 203, as Document Number 443488, and all easements and agreements recorded or not.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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, re-dividing, mapping and dedicating the same.

Dated this 13<sup>th</sup> day of February, 2009.

Signed: [Signature]  
Paul A. Spetz, R.L.S. S-2525



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

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

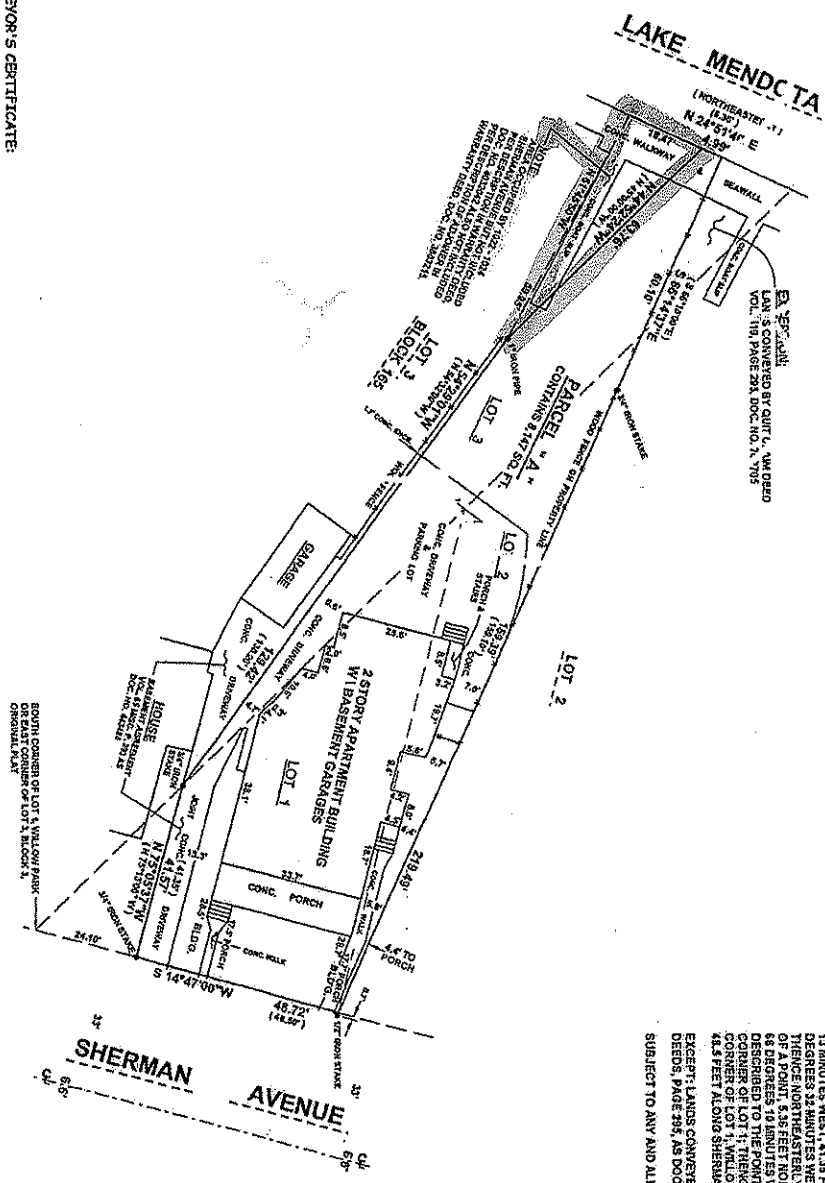
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED FOR:  
PETER MELONE  
1024 SHERMAN AVENUE  
MADISON, WI 53703

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
2146 OAKRIDGE AVENUE  
MADISON, WI 53704  
(608) 244.1090  
www.isthmussurveying.com



2007 PLAT OF SURVEY



**LEGAL DESCRIPTION: PARCEL "A"**  
 PART OF LOTS ONE (1) AND TWO (2) WILLOW PARK SUBDIVISION AND PART OF LOT THREE (3),  
 RECORD 168, VOLUME 18, PLAT 1, WILLOW PARK, DANE COUNTY, WISCONSIN,  
 IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.  
 BEGINNING AT A POINT ON THE WESTERLY LINE OF SHERMAN AVENUE, 24.4 FEET NORTH 14 DEGREES  
 47 MINUTES EAST OF SOUTH CORNER OF LOT 1, WILLOW PARK OR EAST CORNER OF LOT 1, BLOCK 168  
 OF ORIGINAL PLAT, CITY OF MADISON, THENCE ALONG RIGHT ANGLES TO SHERMAN AVENUE, 18.2 FEET  
 10 DEGREES 34 MINUTES WEST 190.2 FEET; THENCE NORTH 45 DEGREES WEST TO LAKE MENDOTA;  
 THENCE NORTHEASTERLY ALONG SAND AND LAKE TO A POINT ON SAND LAKE SHORE NORTH 45 DEGREES WEST  
 OF A POINT, 5.35 FEET NORTH 45 DEGREES EAST OF LINE DIVIDING LOTS 1 AND 2 AND 18.31 FEET NORTH  
 68 DEGREES 10 MINUTES WEST OF THE NORTHEAST CORNER OF LOT 1; THENCE ALONG SAND LAKE ABOVE  
 DESCRIBED TO THE POINT 153.1 FEET NORTH 68 DEGREES 10 MINUTES WEST OF THE NORTHEAST  
 CORNER OF LOT 1, WILLOW PARK, ON SHERMAN AVENUE; THENCE SOUTH 14 DEGREES 47 MINUTES WEST  
 44.5 FEET ALONG SHERMAN AVENUE TO THE POINT OF BEGINNING.  
 EXCEPT LOTS CONVERTED BY QUIT CLAIM DEED RECORDED SEPTEMBER 2, 1948 IN VOLUME 319 OF  
 DEEDS, PAGE 295, AS DOCUMENT NO. 789705.  
 SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

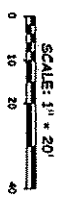
**SURVEYOR'S CERTIFICATE:**  
 I, Aiden G. Kukul, Wisconsin Land Surveyor, S-1384, do hereby  
 certify that I have surveyed the property shown on this plat in accordance  
 with the descriptions and instructions furnished by the persons who  
 caused this survey to be made and that this plat is a correct and accurate  
 representation of said survey.  
 Date: December 4, 2007

*Aiden G. Kukul*  
 Aiden G. Kukul  
 Wisconsin Land Surveyor, S-1384



**CAUTION!!!**  
 CONTRACTOR'S NOTICE  
 1-800-242-8511  
 BEFORE ANY CONSTRUCTION

PREPARED FOR:  
 BETTER BIRTH ONE  
 1622 SHERMAN AVENUE  
 MADISON, WI 53703  
 (608) 443-4053



**LEGEND:**  
 • IRON STAKE FOUND (SIZE &  
 TYPE AS NOTED)  
 ( ) RECD. AS

**BADGER SURVEYING AND MAPPING SERVICE, LLC.**  
 1622 SHERMAN AVENUE, SUITE 100, MADISON, WI 53703  
 (608) 443-4053  
 FAX: (608) 443-4053  
 www.badgersurveying.com

DATE: 11-2-07  
 DRAWN BY: M. S. GERHARDT  
 CHECKED BY: KJK  
 PROJECT NO.: 79-164PS

**PLAT OF SURVEY**

2008-01-28-1

