

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

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14919, AS RECORDED IN VOLUME 105 OF CERTIFIED SURVEY MAPS, ON PAGES 37-41, AS DOCUMENT NUMBER 5440966, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 23-07-09  
 N=480284.38(480284.34)  
 E=815851.60(815851.38)

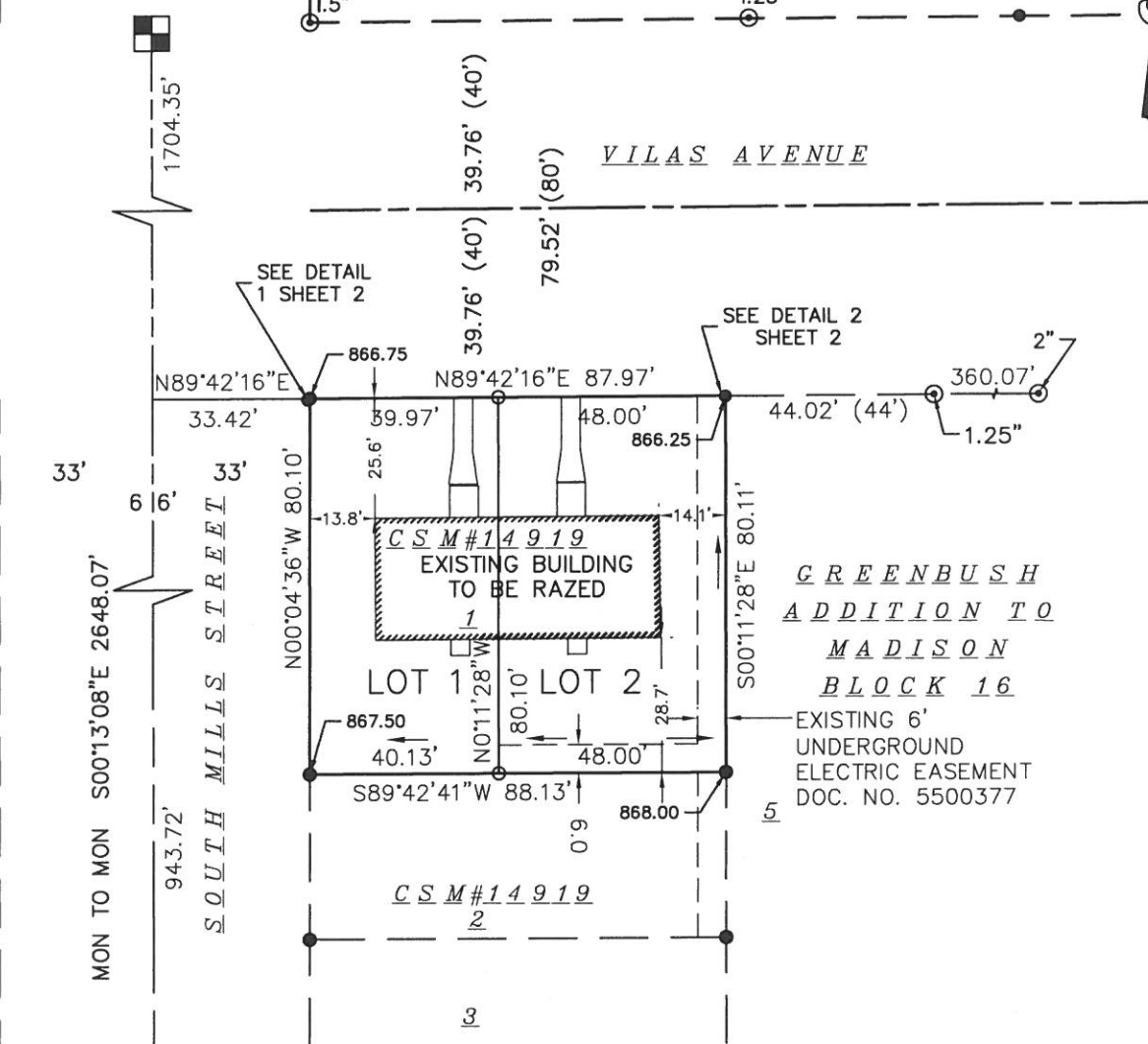
0 40 80 120

SCALE : ONE INCH = FORTY FEET

B L O C K 1 0

**GRID NORTH**

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



33'  
 6' 6"  
 33'  
 SOUTH MILLS STREET  
 943.72'  
 MON TO MON S00°13'08"E 2648.07'

FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 23-07-09  
 N=477636.33(477636.33)  
 E=815861.71(815861.48)

AREA TABLE

| Lot | SqFt  | Acres  |
|-----|-------|--------|
| 1   | 3,208 | 0.0736 |
| 2   | 3,845 | 0.0883 |

SURVEYED FOR :  
 1027 Vilas LLC

SURVEYED BY :  
**Burse**  
 surveying & engineering Inc.  
 2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com



NOTE: SEE SHEET 2 FOR LEGEND AND DETAILS.

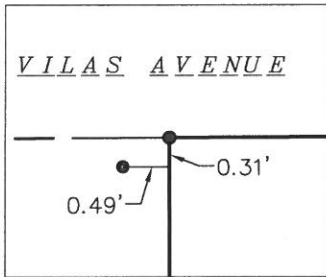
MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: November 18, 2019  
 Plot View: CSM

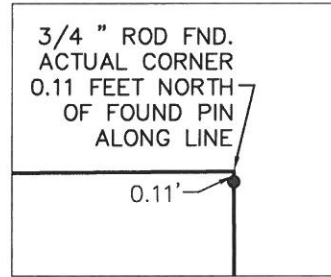
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DETAIL 1

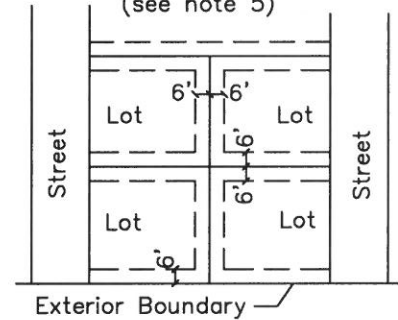


DETAIL 2

## LEGEND

- 3/4" SOLID IRON ROD FOUND
  - ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
  - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
  - INDICATES DIRECTION OF WATER FLOW (SEE NOTE 5)
- 868.25 SPOT ELEVATION TO THE NEAREST 0.25' PER CITY
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

## TYPICAL DRAINAGE EASEMENTS: (see note 5)



## NOTES

- 1) Dates of fieldwork: May 14 & 16, and August 28, 2018
- 2) Surveyor was provided a copy of title commitment number F-35495 and prepared by Fidelity National Title Company, dated 05/29/2018. No easements of record listed in said report.
- 3) Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 4) Each lot created by this CSM shall be required to submit drainage plans prior to release of building permits to confirm that drainage has been considered in the layout and design of the new homes.
- 5) A. 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.  
B. All lots within this certified survey 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 certified survey. 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 certified survey. 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 easements for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

SURVEYED BY :

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SHEET 2 OF 5

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

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### 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 \_\_\_\_\_, 201\_\_, 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 \_\_\_\_\_, 201\_\_.

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

### CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Natalie Erdman, Secretary of Plan Commission.

### OWNER'S CERTIFICATE

1027 Vilas LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

1027 Vilas LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 1027 Vilas LLC has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

1027 Vilas LLC

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN)  
  )ss  
County of Dane                    )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

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

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CORPORATE MORTGAGEE CERTIFICATE:

Monona 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 dedication of the land described on this C.S.M., and does hereby consent to the above certificate of 1027 Vilas, LLC, owner.

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

\_\_\_\_\_  
Authorized representative

State of Wisconsin )  
                                  )ss.  
County of Dane     )

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: \_\_\_\_\_

SURVEYED BY :

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surveying & engineering <sup>INC</sup>

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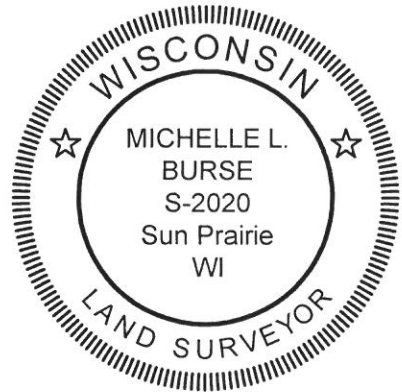
### SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14919, AS RECORDED IN VOLUME 105 OF CERTIFIED SURVEY MAPS, ON PAGES 37-41, AS DOCUMENT NUMBER 5440966, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, under the direction of 1027 Vilas LLC, owner 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 18 day of NOVEMBER, 2019.

Signed: Michelle L. Burse

Michelle L. Burse, P.L.S. No. 2020



### CORPORATE MORTGAGEE CERTIFICATE:

Middleton Community 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 dedication of the land described on this C.S.M., and does hereby consent to the above certificate of 1027 Vilas, LLC, owner.

IN WITNESS WHEREOF, the said Middleton Community Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Authorized representative

State of Wisconsin )  
                                  )ss.  
County of Dane     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

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

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Office of the Register of Deeds

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

Received for Record

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

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

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

in \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Register of Deeds