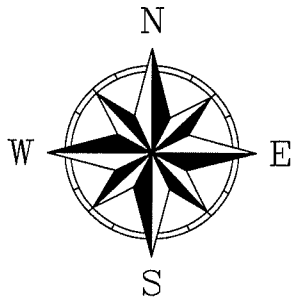


# CERTIFIED SURVEY MAP No.

PART OF LOT 6, MORGAN PLAT, AS RECORDED IN VOLUME 58-037A OF PLATS, ON PAGES 198-200, AS DOCUMENT NUMBER 3813097, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = SIXTY FEET

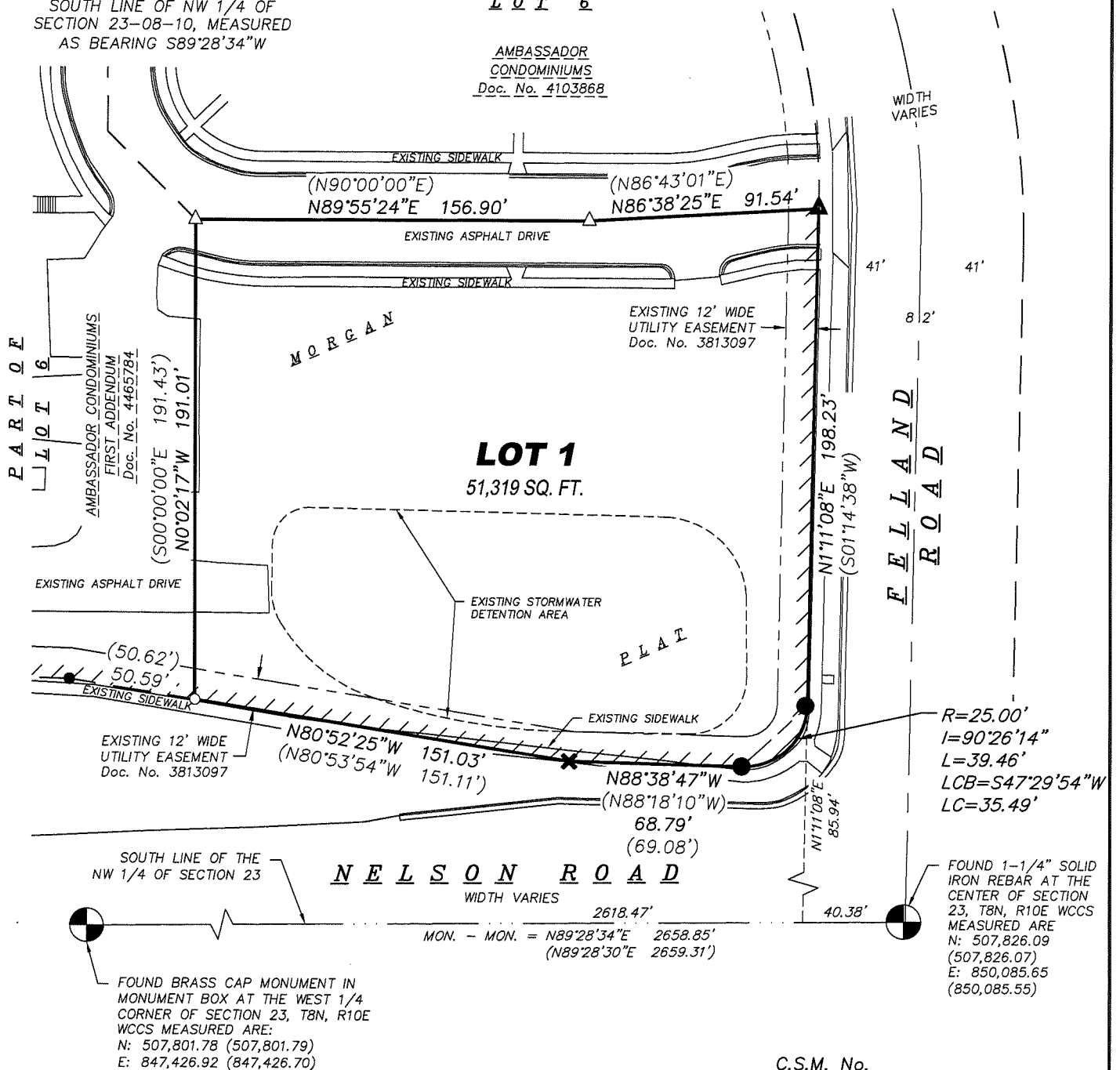
TOTAL PLATTED AREA = 51,319 SQ. FT.  
(1.1781 ACRES)

NOTES:  
SEE SHEET 2 OF 5 FOR  
NOTES AND LEGEND.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF NW 1/4 OF SECTION 23-08-10, MEASURED AS BEARING S89°28'34"W

PART OF  
LOT 6

AMBASSADOR  
CONDOMINIUMS  
Doc. No. 4103868



C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
Jim Hess  
437 S. Yellowstone Drive  
Suite 201  
Madison, WI 53719

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
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www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

FN: 117.0162.30  
DATE: 02-01-17

REVISIONS:

SHEET  
1 OF 5

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

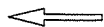
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## LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- ✕ CHISELED CROSS FOUND
- ▲ SURVEY MARKER NAIL FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- △ SURVEY MARKER NAIL SET
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

102.0 LOT CORNER ELEVATION



DRAINAGE ARROWS. 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.



NO VEHICULAR ACCESS ALLOWED (PER THE MORGAN PLAT)

## NOTES:

SEE SHEET 1 OF 5 FOR MAP INFORMATION

## NOTES:

- 1) All lots within this CSM are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the CSM. 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 CSM. 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. 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.
- 2) 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 detention at the time they develop.
- 3) This Certified Survey Map is subject to all of the provisions contained in Madison General Ordinances Section 16.23(7)(d)1, adopted by Ord. 12-00014, January 24, 2012, without exception or variance.

C.S.M. No. \_\_\_\_\_

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Vol. \_\_\_\_\_ Page \_\_\_\_\_

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Engineers and Planners

FN: 117.0162.30  
DATE: 02-01-17

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SHEET  
2 OF 5

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

PART OF LOT 6, MORGAN PLAT, AS RECORDED IN VOLUME 58-037A OF PLATS, ON PAGES 198-200, AS DOCUMENT NUMBER 3813097, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

rayVEN IT Solutions, LLC, a New Jersey limited liability company, as owner(s), we hereby certify that we 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 S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

rayVEN IT Solutions, LLC

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

State of Wisconsin )  
   )ss.  
 County of Dane        )

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

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public, State of Wisconsin

**CONSENT OF MORTGAGEE**

\_\_\_\_\_, 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 \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

rayVEN IT Solutions, LLC,

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

State of Wisconsin )  
   )ss.  
 County of Dane        )

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

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public, State of Wisconsin

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

<b>SURVEYED FOR:</b> Jim Hess 437 S. Yellowstone Drive Suite 201 Madison, WI 53719	<b>SURVEYED BY:</b> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	<b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners	FN: 117.0162.30 DATE: 02-01-17 REVISIONS: _____ _____ _____	<b>SHEET</b> <b>3 OF 5</b>
V:\Projects\2017\117.0162.30\CADD\CSM_SOUTH_2017-02-01.dwg				

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

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## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID 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 \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

## CITY OF MADISON APPROVAL

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Natalie Erdman, Secretary Plan Commission

C.S.M. No. \_\_\_\_\_

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

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## LEGAL DESCRIPTION

Part of Lot 6, MORGAN PLAT, as recorded in Volume 58-037A of Plats, on pages 198-200, as Document Number 3813097, Dane County Registry also located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 23; thence North 89 degrees 28 minutes 34 seconds East along the South line of the Northwest quarter of said Section 23, 2618.47 feet; thence North 01 degree 11 minutes 08 seconds East, 85.94 feet to a point of curvature and the point of beginning; thence along the arc of a curve to the right through a central angle of 90 degrees 26 minutes 14 seconds, a radius of 25.00 feet, an arc length of 39.46 feet and a chord bearing South 47 degree 29 minutes 54 seconds West, 35.49 feet; thence North 88 degrees 38 minutes 47 seconds West along the Northerly right-of-way line of Nelson Road, 68.79 feet; thence continuing along said Northerly right-of-way North 88 degrees 52 minutes 25 seconds West, 151.03 feet; thence North 00 degrees 02 minutes 17 seconds West 191.01 feet; thence North 89 degrees 55 minutes 24 seconds East, 156.90 feet; thence North 86 degrees 38 minutes 25 seconds East, 91.54 feet to the Westerly right-of-way line of Felland Road; thence along said Westerly right-of-way line South 01 degree 11 minutes 08 seconds West, 198.23 feet to the point of beginning. This description contains approximately 51,319 square feet or 1.1781 acres.

## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the City of Madison Subdivision Ordinance and Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

Signed: \_\_\_\_\_

Adam R. Gross, P.L.S. S-3017

Date: \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

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