

CERTIFIED SURVEY MAP

Located in:

Lots Sixty-nine (69), First Addition to Burke Heights, as recorded in Volume 13, of Dane County Plats, on page 36, as Document Number 795830, in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T8N, R10E, in the City of Madison, Dane County, Wisconsin

LEGEND

- ⊙ IRON PIPE FOUND (1.25" Outside Diam. unless Noted)
 - 3/4"x18" SOLID IRON ROD SET
1.50Lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

Notes:

- Building dimensions and associated offset distances were measured along the outside of the stone siding.

Center of Section 34,
T8N, R10E
Found Brass capped
Monument
N:497146.814' (497146.900')
E:844698.167' (844697.990')

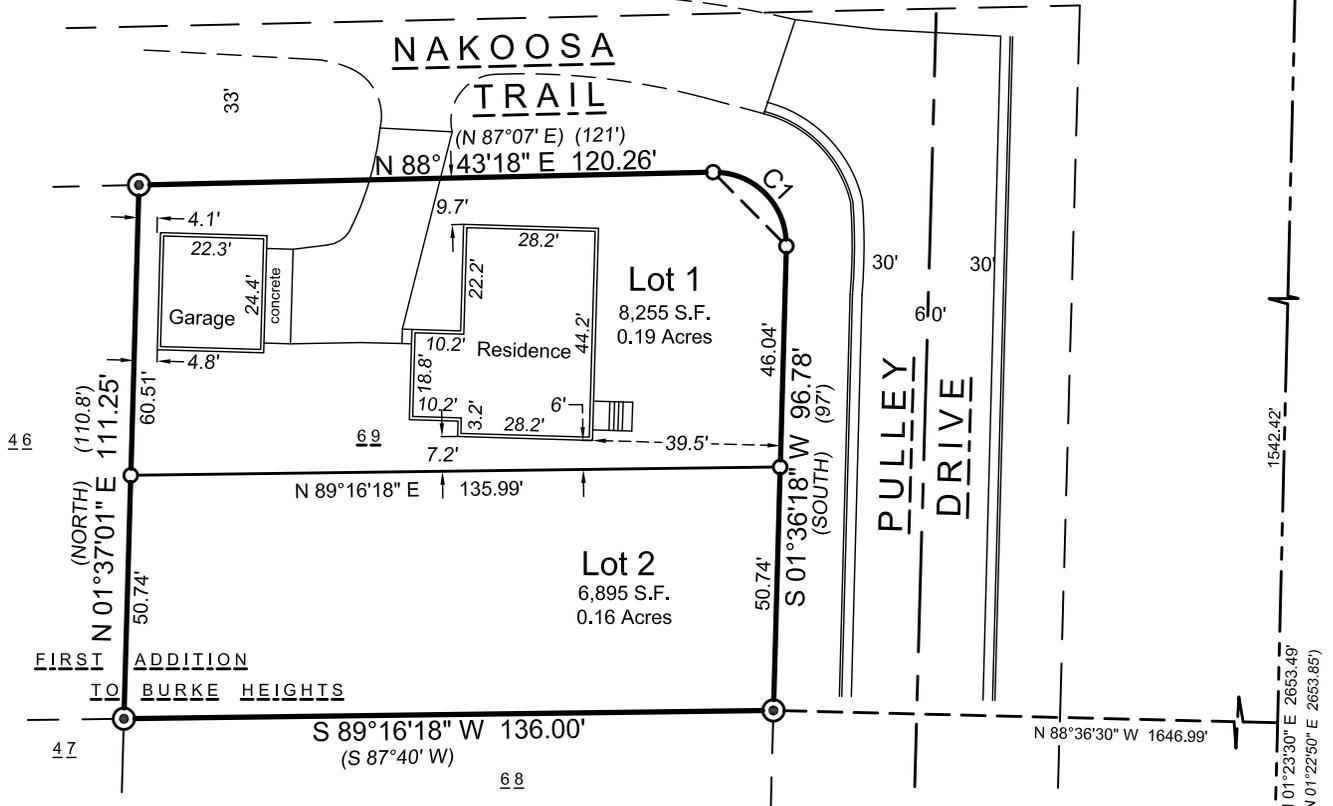
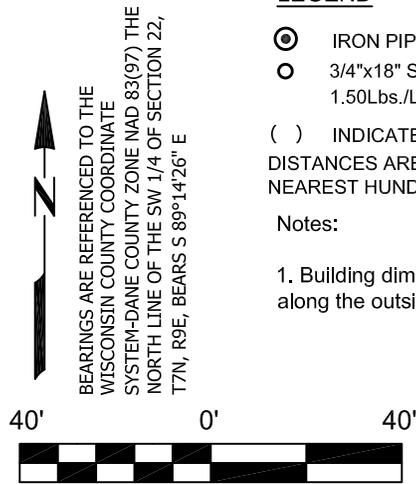
NOTE: all PLSS witness
monuments were found
and verified. A-E
7.08(1)(c)

This C.S.M. Contains

15,150 S.F.
0.35 Acres

Curve 1

Arc Length=24.32'
Radius=15.00'
Delta Angle=92°53'00"
Chord=S 44°50'12" E 21.74'



All lots within said plat/certified survey shall be 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 plat/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 plat/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 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 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 subdivision

South $\frac{1}{4}$ Corner of Section 34,
T8N, R10E
Found 1.25" Solid Iron Rod
N:494494.100' (494493.82')
E:844633.725' (844634.05')

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PREPARED FOR:
THE WERTH COMPANY LLC
1210 TROY DRIVE
MADISON, WI 53704

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

SHEET 1 OF 3

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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 _____, 2026, and that said resolution 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 _____, 2026.

Lydia McComas, Clerk of the 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.

Signed: _____
Matthew Wachter, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2026, at _____ o'clock
_____ . m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages
, as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____