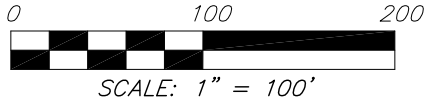


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF OUTLOT B, LINDEN HILL ADDITION TO FAIROAKS, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 335521, DANE COUNTY REGISTRY, ALSO PART OF UNPLATTED LANDS LOCATED IN THE NE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

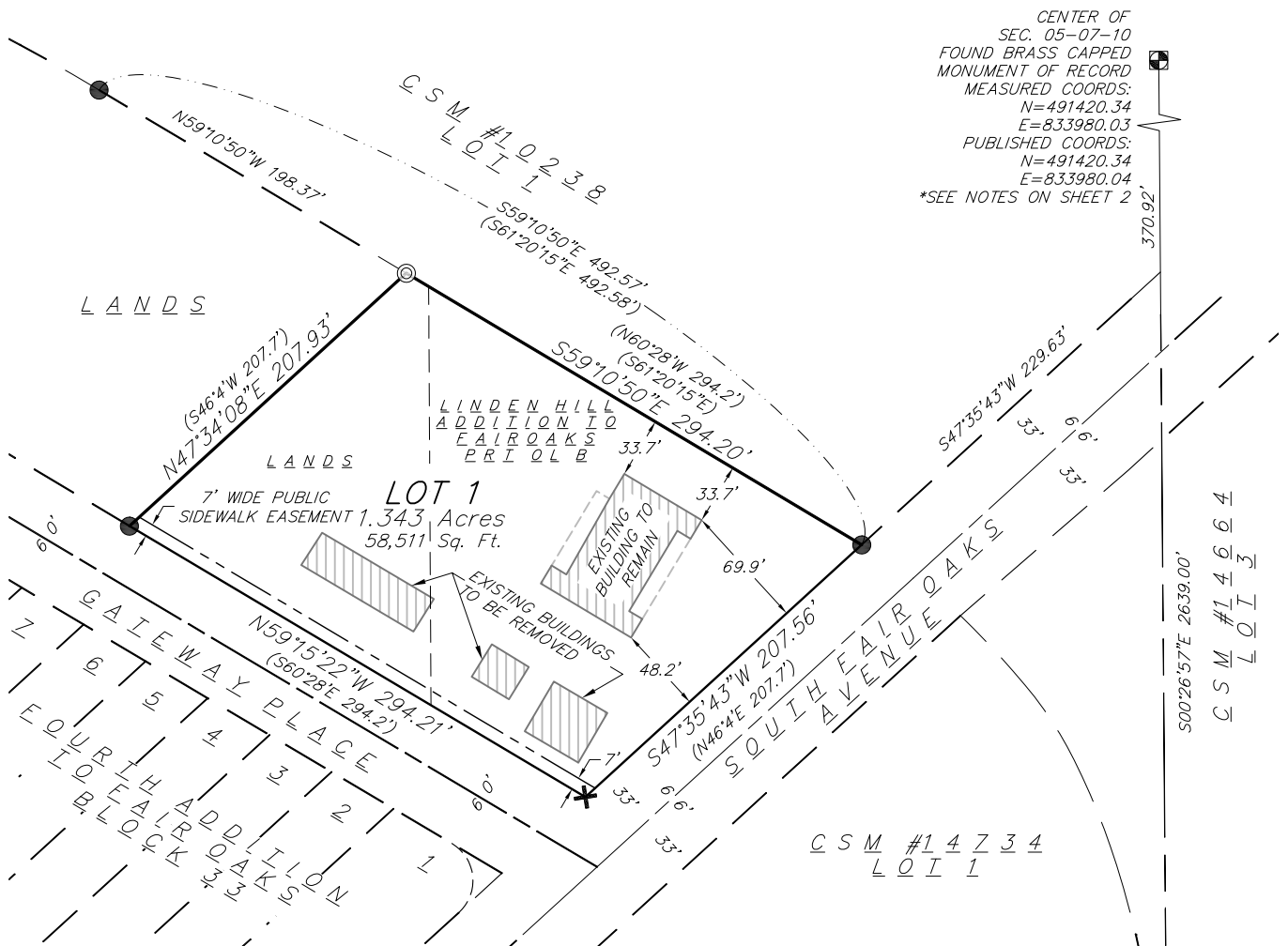


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 05-07-10 MEASURED AS BEARING S00°26'57"E



## SURVEY LEGEND

- ⊙ FOUND 1" ∅ IRON PIPE
- FOUND 3/4" ∅ SOLID IRON RE-ROD
- ✕ FOUND CHISELED "X"
- ( ) RECORDED AS INFORMATION



### NOTES:

- THERE IS NO SUBSTANTIAL, VISIBLE EVIDENCE OF THE SPUR TRACK ALONG THE NORTHEASTERLY PROPERTY LINE OF THIS CSM AS REFERENCED ON "THE MADISON DANE CO. WIS. STATION MAP LANDS, TRACKS & STRUCTURES, CHICAGO, MILWAUKEE & ST. PAUL RY. CO., PRAIRIE DU CHIEN DIVISION, MADISON LINE, STATION 489+00 TO STATION 536+00, DATED CORRECTED FROM FIELD SURVEY FEB. 3, 1921".
- SEE SHEET 4 FOR PUBLIC SIDEWALK EASEMENT NOTES.

02 Jul 2018 - 9:16a M:\Stone House Development\160298\_134 S Fair Oaks, Madison\CADD\160298\_CSM.dwg by: mmcar

**vierbicher**  
planners | engineers | advisors



FN: 160298  
DATE: 07/02/2018  
REV:  
Drafted By: MMAR  
Checked By: PKNU

**SURVEYED FOR:**  
134 FAIR OAKS, LLC  
attn: Rich Arnesen  
1010 E WASHINGTON AVE.  
SUITE 101  
MADISON, WI 53703

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

**SHEET**  
**1 OF 4**

Phone: (800) 261-3898

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

PART OF OUTLOT B, LINDEN HILL ADDITION TO FAIROAKS, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 335521, DANE COUNTY REGISTRY, ALSO PART OF UNPLATTED LANDS LOCATED IN THE NE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

1. I found a brass capped monument and ties representing the Center of Section 05, T07N, R10E as established on tie sheet by Carl M. Sandsnes, dated February 16, 2004, and depicted on tie sheet condition report prepared by Mark T. Krizan on January 25, 2018, and on file at the Dane County Surveyor's Office, and that the points as referenced on said tie sheet are still intact.
2. I found a brass capped monument and ties representing the South <sup>1</sup>/<sub>4</sub> Corner of Section 05, T07N, R10E as established on tie sheet by Carl M. Sandsnes, dated January 12, 2007, and depicted on tie sheet condition report prepared by Mark T. Krizan on January 25, 2018, and on file at the Dane County Surveyor's Office, and that the points as referenced on said tie sheet are still intact.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

**SURVEYOR'S CERTIFICATE**

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of 134 Fair Oaks, LLC, Owner, 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 Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael S. Marty

Date: 07/02/2018

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. No. S-2452



**LEGAL DESCRIPTION**

Part of Outlot B, Linden Hill Addition to Fair Oaks, as recorded in Volume 4 of Plats, on Page 11A, as Document Number 335521, Dane County Registry, also part of unplatted lands located in the NE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Center of said Section 05; thence S00°26'57"E along the East line of said Southwest <sup>1</sup>/<sub>4</sub>, 370.92 feet to a point of intersection with the northwesterly right-of-way line of South Fair Oaks Avenue; thence S47°35'43"W along said northwesterly right-of-way line, 229.63 feet to the point of beginning; thence continuing S47°35'43"W along said northwesterly right-of-way line, 207.56 feet to a point of intersection with the northeasterly right-of-way line of Gateway Place; thence N59°15'22"W along said northeasterly right-of-way line, 294.21 feet; thence N47°34'08"E, 207.93 feet; thence S59°10'50"E, 294.20 feet to the point of beginning.

Containing 58,511 square feet or 1.343 acres, more or less.

02 Jul 2018 - 9:17a M:\Stone House Development\160298\_134 \$ Fair Oaks, Madison\CADD\160298\_CSM.dwg by: mmair

 planners   engineers   advisors Phone: (800) 261-3898		FN: 160298	SURVEYED FOR:	C.S.M. No. _____	<b>SHEET 2 OF 4</b>
		DATE: 07/02/2018	134 FAIR OAKS, LLC	Doc. No. _____	
REV:	attn: Rich Arnesen	Vol. _____ Page _____			
Drafted By: MMAR	1010 E WASHINGTON AVE. SUITE 101 MADISON, WI 53703				
Checked By: PKNU					

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

PART OF OUTLOT B, LINDEN HILL ADDITION TO FAIROAKS, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 335521, DANE COUNTY REGISTRY, ALSO PART OF UNPLATTED LANDS LOCATED IN THE NE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**OWNER'S CERTIFICATE OF DEDICATION**

134 Fair Oaks, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. 134 Fair Oaks, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_ day of \_\_\_\_\_, 2018.

134 Fair Oaks, LLC

By: Stone House Development, its Manager

By: \_\_\_\_\_  
 Stone House Development  
 Richard B. Arnesen, President

STATE OF WISCONSIN    )  
   )ss  
 DANE COUNTY            )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Richard B. Arnesen, President of Stone House Development, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
 Notary Public, Dane County, Wisconsin

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

**MADISON COMMON COUNCIL CERTIFICATE:**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_; that said enactment 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\_\_\_\_.

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

**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

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

Signed: \_\_\_\_\_  
 Natalie Erdman, Secretary  
 City of Madison Plan Commission

02 Jul 2018 - 9:17a M:\Stone House Development\160298\_134 \$ Fair Oaks, Madison\CADD\60298\_CSM.dwg By: mmr

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

PART OF OUTLOT B, LINDEN HILL ADDITION TO FAIROAKS, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 11A, AS DOCUMENT NUMBER 335521, DANE COUNTY REGISTRY, ALSO PART OF UNPLATTED LANDS LOCATED IN THE NE<sup>1</sup>/<sub>4</sub>-SW<sup>1</sup>/<sub>4</sub> OF SECTION 05, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Permanent Limited Easement for Public Sidewalk:

*Creation of Easement Rights:* A permanent easement over, across and within the Easement Area (7' Wide Public Sidewalk Easement as shown on Sheet 1) is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

*Property Restoration:* City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

*Limitations on Use of Easement Area:* The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

*Binding Effect:* This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.



*Release of Rights to Easements Created by Plat:* Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at o'clock \_\_\_\_\_.m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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

02 Jul 2018 - 9:17a M:\Stone House Development\160298\_134 \$ Fair Oaks, Madison\CADD\160298\_CSM.dwg by: mmarr

 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 160298	SURVEYED FOR:	C.S.M. No. _____	<p><b>SHEET</b></p> <p><b>4 OF 4</b></p>
		DATE: 07/02/2018	134 FAIR OAKS, LLC	Doc. No. _____	
		REV:	attn: Rich Arnesen	Vol. _____ Page _____	
		Drafted By: MMAR	1010 E WASHINGTON AVE.		
		Checked By: PKNU	SUITE 101		
			MADISON, WI 53703		