

575 Zor Shrine Place  
Contract 9088  
MUNIS 13846  
Developer: Saturday Zor Shrine, LLC



**Summary of Improvements:**

- 10-foot multi-use path along south lot line of Lots 1-3 and along west lot line of Lot 2. Developer to grade and construct path through gravel base. City will pave paths as part of future public path project.
- Upgrade existing off-site public sanitary sewer on West Towne Way to provide sanitary sewer capacity necessary to serve the proposed development. Must be coordinated by the developer with adjacent owner as the section of sanitary sewer to upgrade is located in an easement on private property.
- Relocate the existing public sanitary sewer and storm sewer that is located in easement through the 575 Zor Shrine property to allow for the proposed development. Existing easements to be released and new easements dedicated for the relocated sewers.

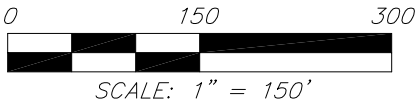
**Summary of Improvements (cont.):**

- Construct private water main. To be inspected by Water Utility to allow for conversion to public water main in the future if proposed E-W road is constructed in the future with redevelopment to the East.
- Private sanitary, storm, and water service laterals.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed. Construct new drive entrances.
- Protect existing public street terrace trees.

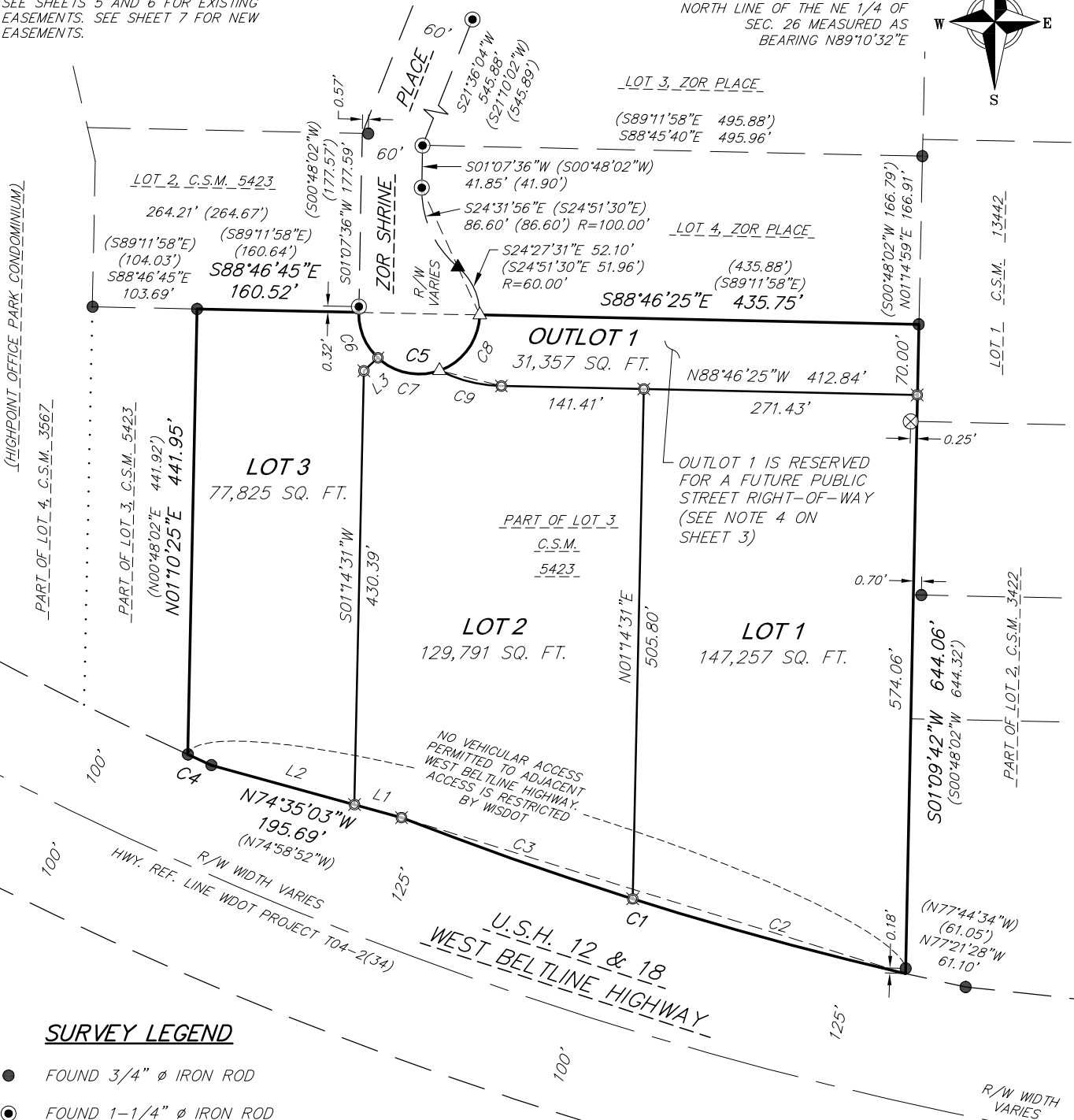
CERTIFIED SURVEY MAP No.

PART OF LOT 3, CERTIFIED SURVEY MAP No. 5423, RECORDED IN VOL. 24 OF CERTIFIED SURVEY MAPS, ON PGS. 364-365, AS DOC. No. 2058110, DANE COUNTY REGISTRY AND LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 26, T 07 N, R 08 E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE: SEE SHEET 2 FOR THE CURVE TABLE AND LINE TABLE. SEE SHEET 3 FOR THE SECTION TIE DETAIL AND NOTES. SEE SHEET 4 FOR EXISTING SITE DETAILS. SEE SHEETS 5 AND 6 FOR EXISTING EASEMENTS. SEE SHEET 7 FOR NEW EASEMENTS.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE NORTH LINE OF THE NE 1/4 OF SEC. 26 MEASURED AS BEARING N89°10'32"E



SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ⦿ FOUND 1-1/4" Ø IRON ROD
- ⊗ FOUND 2" Ø IRON PIPE
- ▲ FOUND P.K. NAIL
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- △ SET P.K. NAIL IN DRILL HOLE IN CONCRETE SIDEWALK
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

vierbicher  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 200147  
DATE: 05/19/2021  
REV: 04/11/2022  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Saturday Zor Shrine,  
LLC  
3546 Dakota Ave. S.  
St. Louis Park, MN

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
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SHEET  
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