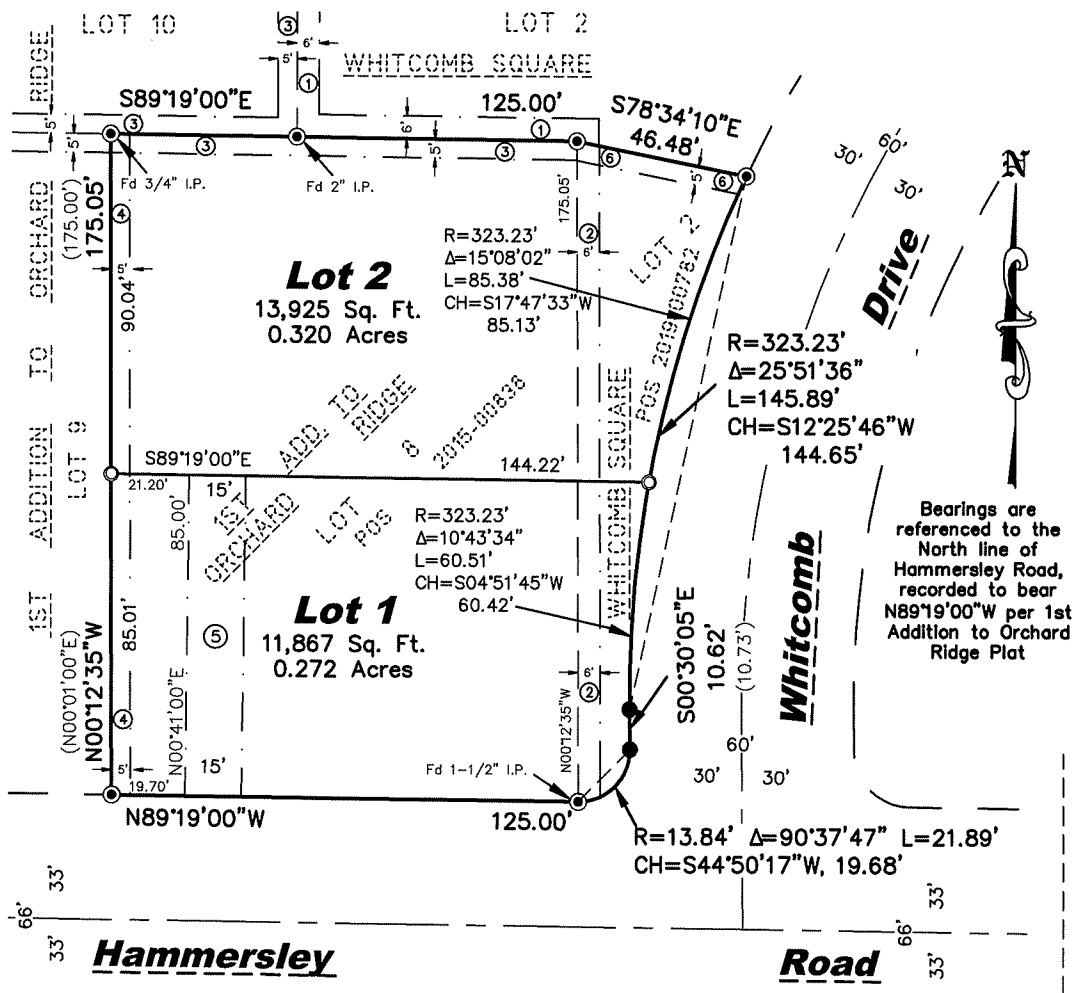


**DRAFT**

**DANE COUNTY  
CERTIFIED SURVEY MAP #**

Lot 8, 1st Addition to Orchard Ridge, and part of Lot 2, Whitcomb Square, being located in the SE 1/4 of the NE 1/4 of Section 31, T.7N., R.9E., City of Madison, Dane County, Wisconsin

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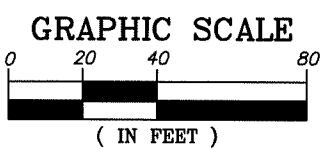


**LEGEND**

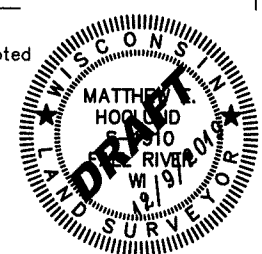
**Notes:**

1. The boundary of this map is a retracement survey of POS 2015-00838 on Lot 8 - 1st Addition to Orchard Ridge and POS 2019-00782 for that portion of Lot 2 of the Whitcomb Square plat.

**Owner/Subdivider:**  
5006 Hammersley LLC  
448 W. Washington  
Madison, WI 53703



- 1-1/4" Rebar Found
- ⊙ 1" Iron Pipe Found, unless noted
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data
- Boundary Line
- Lot Line
- Existing R/W Line
- Platted Lot Line
- - - Easement Line
- ① 6' Wide Utility Easement per Whitcomb Square Plat to Remain
- ② 6' Wide Utility Easement per Whitcomb Square Plat to be Released
- ③ 5' Wide Utility Easement per 1st Addition to Orchard Ridge Plat
- ④ 5' Wide Right-of-Way Grant to Wisconsin Bell, Inc. per Doc. 1935714 - see recorded Document for additional rights granted.
- ⑤ 15' Wide Sanitary Sewer Easement over Lot 1 for the benefit of Lot 2 granted hereon
- ⑥ 5' Wide Public Utility Easement Dedicated Hereon.



**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558  
608-838-7750 www.quamengineering.com

**DRAFT**

Drawn By: MEH  
Project # KR-08-19

**DANE COUNTY  
CERTIFIED SURVEY MAP #**

**Lot 8, 1st Addition to Orchard Ridge, and part of Lot 2, Whitcomb Square, being located in the SE 1/4 of the NE 1/4 of Section 31, T.7N., R.9E., City of Madison, Dane County, Wisconsin**

**SURVEYOR'S CERTIFICATE:**

I, Matthew E. Hogle, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being all of Lot 8 of the First Addition to Orchard Ridge, recorded in Volume 13 of Plats on Page 50 as Document No. 802006 and a part of Lot 2 of Whitcomb Square, recorded in Volume 33 of Plats on Page 34 as Document No. 1200492 in the City of Madison, Dane County, Wisconsin, being more particularly described as follows:

**BEGINNING** at the Southwest corner of said Lot 8;

thence, along the West line of said Lot 8, N00°12'35"W, 175.05 feet to the Northwest corner of said Lot 8;

thence, along the North line of said Lot 8, S89°19'00"E, 125.00 feet to the Northeast corner of said Lot 8;

thence S78°34'10"E, 46.48 feet to the Westerly right-of-way line of Whitcomb Drive, being the beginning of a non-tangent curve, being concave Southeasterly, having a radius of 323.23 and a chord which bears S12°25'46"W, 144.65 feet;

thence, along said right-of-way line, Southerly, 145.89 feet along the arc of said curve through a central angle of 25°51'36";

thence, continuing along said right-of-way line, S00°30'05"E, 10.62 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 13.84 feet and a chord which bears S44°50'17"W, 19.68 feet;

thence, continuing along said right-of-way line, Southwesterly, 21.89 feet along the arc of said curve through a central angle of 90°37'47" to the point of tangency thereof lying on the North right-of-way line of Hammersley Road;

thence, along said North right-of-way line, N89°19'00"W, 125.00 feet to the **POINT OF BEGINNING**, containing 25,792 square feet or 0.592 acres, more or less, and being subject to all matters of record and/or fact.

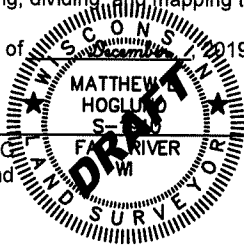
Said Lot contains 25,792 square feet or 0.592 acres, more or less.

**BEING SUBJECT TO** all other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Robert H. Keller, Member of 5006 Hammersley, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 9th day of December, 2019.

Quam Engineering, LLC  
By: Matthew E. Hogle  
P.L.S. S-1910



**CITY PLAN COMMISSION CERTIFICATE:**

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

By: \_\_\_\_\_ Date \_\_\_\_\_  
Secretary of the Plan Commission

**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 ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and 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 \_\_\_\_\_, 2019.

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

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

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Drawn By: MEH  
Project # KR-08-19

**DANE COUNTY  
CERTIFIED SURVEY MAP #**

**Lot 8, 1st Addition to Orchard Ridge, and part of Lot 2, Whitcomb Square, being located in the SE 1/4 of the NE 1/4 of Section 31, T.7N., R.9E., City of Madison, Dane County, Wisconsin**

**DRAFT**

**CORPORATE OWNERS CERTIFICATE:**

5006 Hammersley 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 partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. 5006 Hammersley LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 5006 Hammersley LLC has caused these presents to be signed by Robert H. Keller, Member, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, Robert H. Keller, 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 a Member of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

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