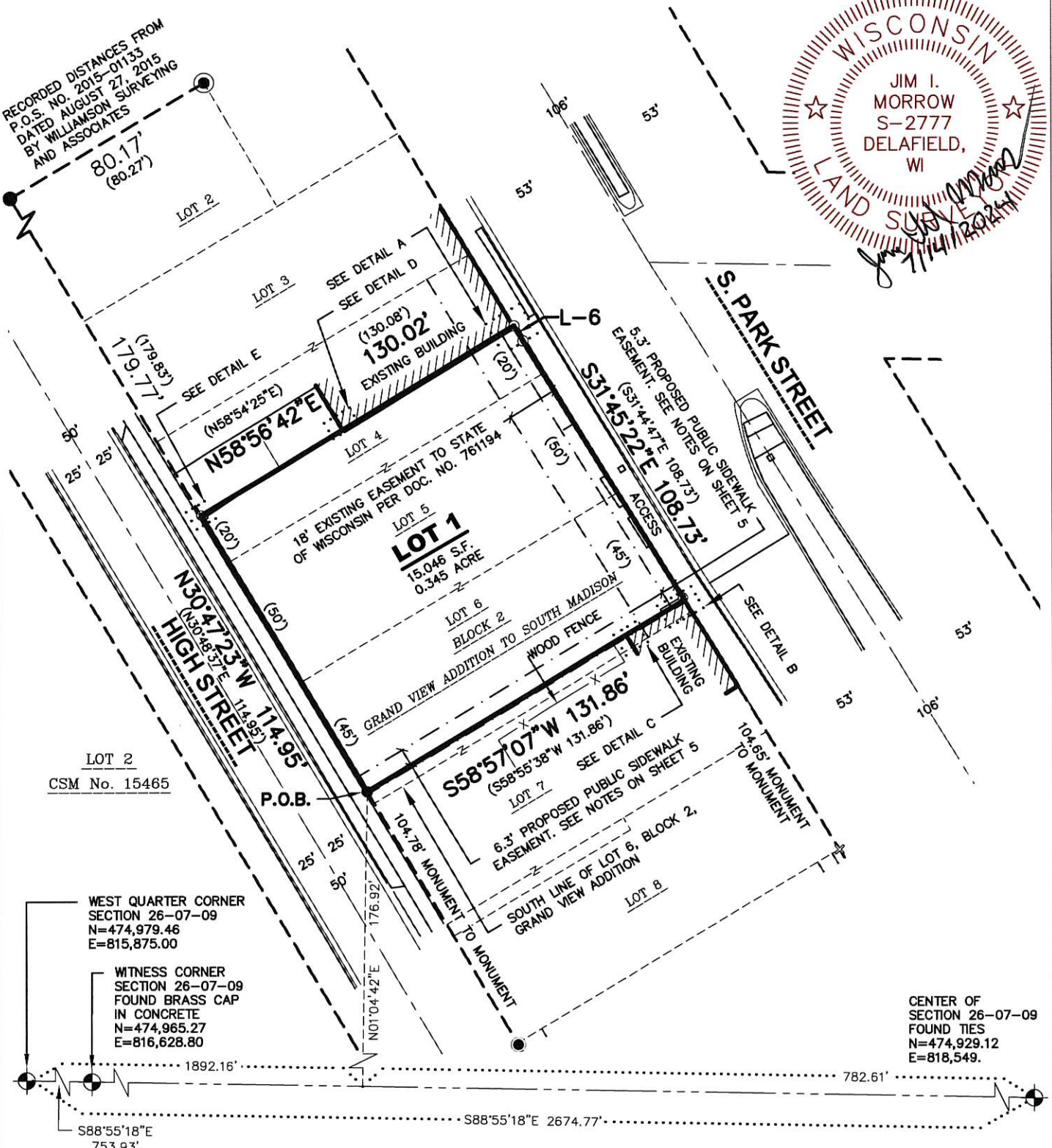


# PRELIMINARY

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 4 AND 6, ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

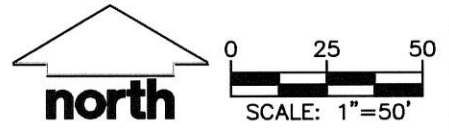


**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4"x18" REBAR SET (1.5 LBS/LF)
- CHISELED 'X' FOUND
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING

**NOTES**

1. FIELD WORK PERFORMED ON MARCH 24, 2024.
2. BEARINGS ARE REFERENCED TO THE CITY OF MADISON WCCS DANE ZONE, 1997 COORDINATES. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26-07-09, BEARS S88°55'18"E.
3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
4. THERE ARE NO BUILDINGS ON SITE.
5. ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



LINE TABLE		
LINE	BEARING	DISTANCE
L-6	S30°48'47"E	6.24'
	(S30°51'24"E)	(6.27')

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**MADISON REGIONAL OFFICE**  
507 W. VERONA AVENUE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

**SURVEYED FOR:**  
**SKETCHWORKS ARCHITECTURE**  
2501 PARMENTER ST., STE 300A  
MIDDLETON, WI 53562

**PROJECT NO:** 23-13499  
**FIELDBOOK/PG:** E-FILE  
**SHEET NO:** 1 OF 6

**SURVEYED BY:** ZHG  
**DRAWN BY:** JIM

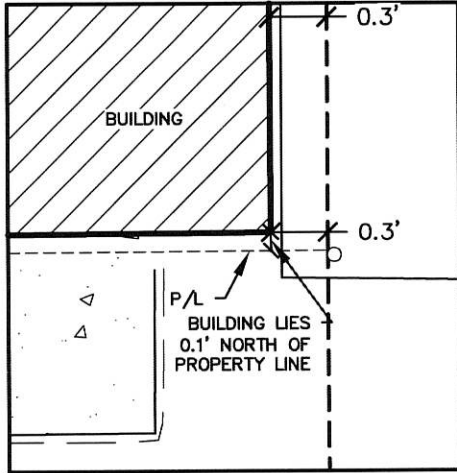
**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_



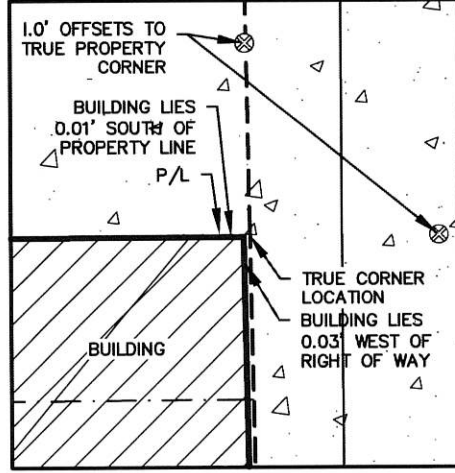
# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

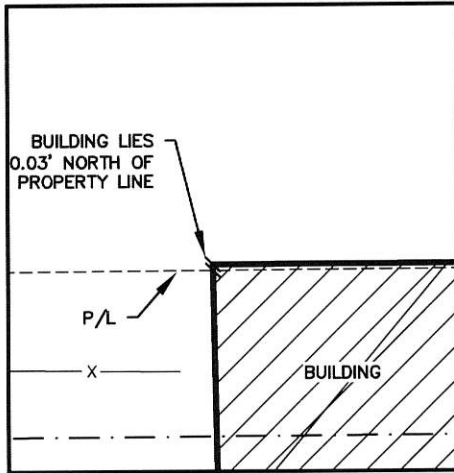
PART OF LOTS 4 AND 6, ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE  
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26,  
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



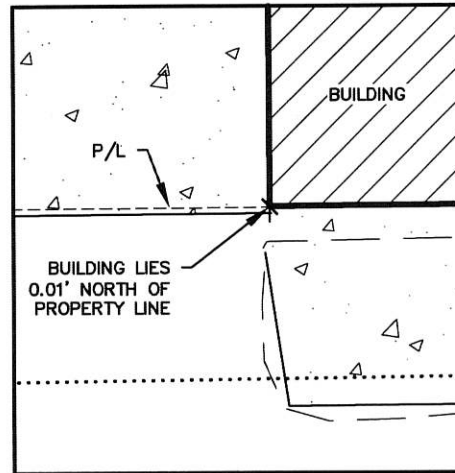
**DETAIL A**  
SCALE 1:1



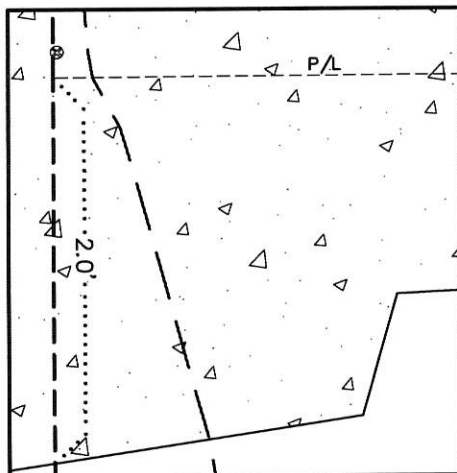
**DETAIL B**  
SCALE 1:1



**DETAIL C**  
SCALE 1:1



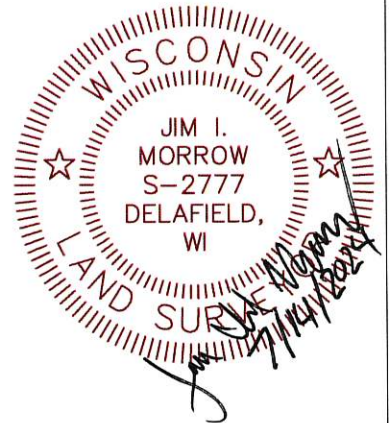
**DETAIL D**  
SCALE 1:1



**DETAIL E**  
SCALE 1:1



SCALE IN FEET



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**SURVEYED FOR:**  
**SKETCHWORKS  
ARCHITECTURE**  
2501 PARMENTER ST., STE 300A  
MIDDLETON, WI 53562

PROJECT NO: 23-13499  
FIELDBOOK/PG: E-FILE  
SHEET NO: 2 OF 6

SURVEYED BY: ZHG  
DRAWN BY: JIM

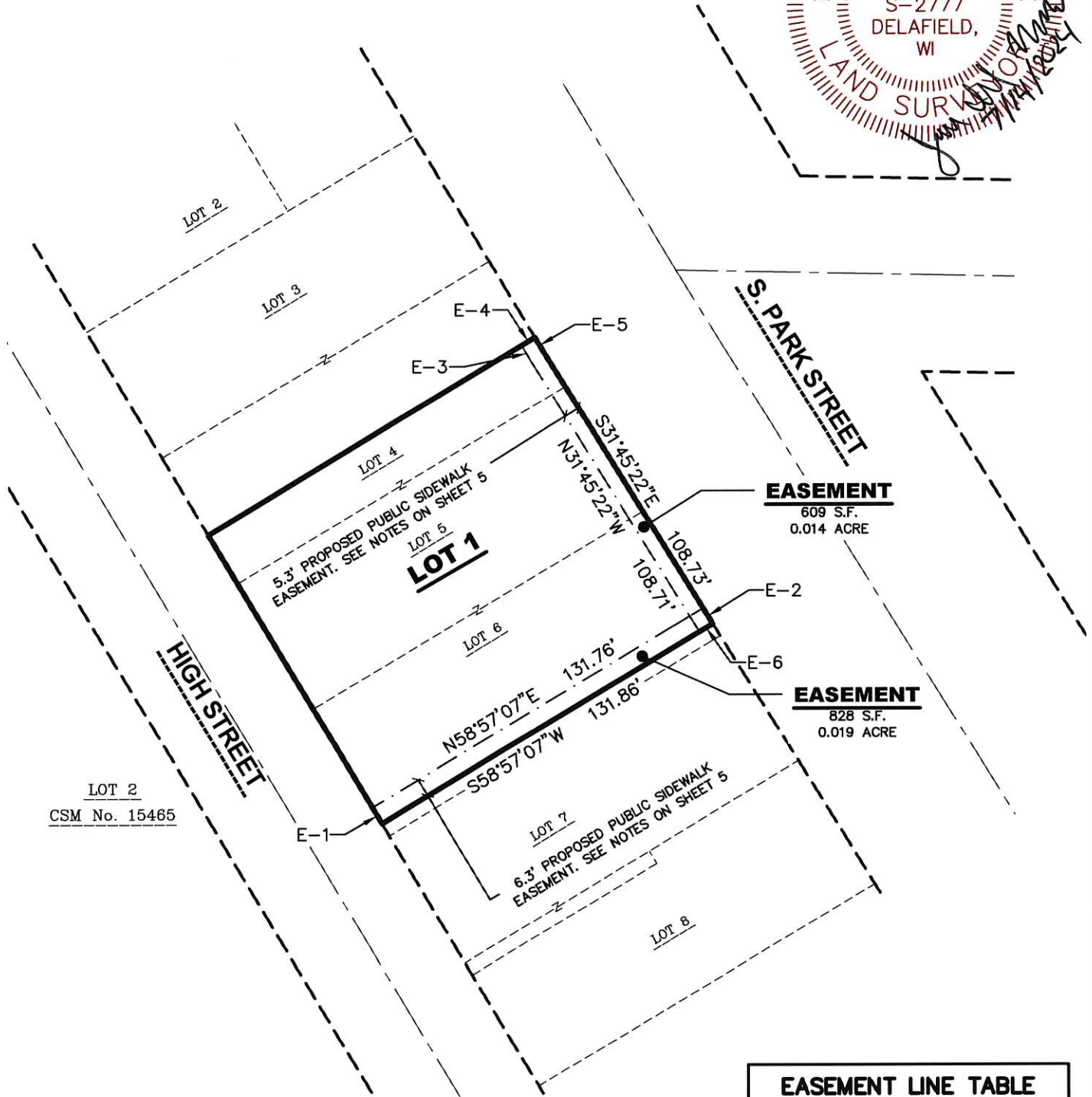
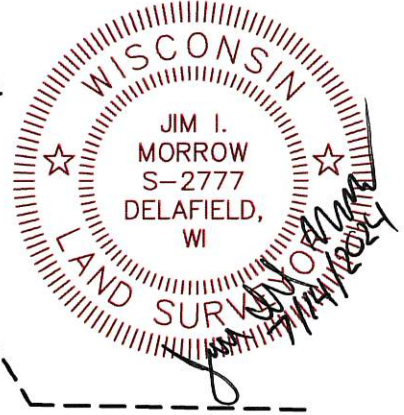
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 4 AND 6, ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE  
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26,  
TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

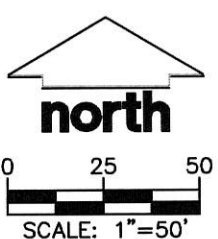
### PROPOSED PUBLIC SIDEWALK EASEMENTS



**EASEMENT**  
609 S.F.  
0.014 ACRE

**EASEMENT**  
828 S.F.  
0.019 ACRE

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N30°47'23"W	6.30'
E-2	S31°45'22"E	6.30'
E-3	N30°48'47"W	6.26'
E-4	N58°56'42"E	5.30'
E-5	S30°48'47"E	6.24'
E-6	S58°57'07"W	5.30'



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P. 608.848.5060

**SURVEYED FOR:**  
**SKETCHWORKS  
ARCHITECTURE**  
2501 PARMENTER ST., STE 300A  
MIDDLETON, WI 53562

**PROJECT NO:** 23-13499  
**FIELDBOOK/PG:** E-FILE  
**SHEET NO:** 3 OF 6

**SURVEYED BY:** ZHG  
**DRAWN BY:** JIM

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_



# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 4 AND 6, AND ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### LEGAL DESCRIPTION

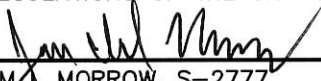
PART OF LOTS 4 AND 6, AND ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S88°55'18"E 1892.16 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N01°04'42" E 176.92 FEET TO A POINT ON THE NORTH LINE OF HIGH STREET, SAID POINT ALSO THE POINT OF BEGINNING; THENCE N30°47'23"W ALONG SAID NORTH LINE OF HIGH STREET A DISTANCE OF 114.95 FEET; THENCE N58°56'42"E 130.02 FEET TO A POINT ON THE SOUTH LINE OF SOUTH PARK STREET; THENCE ALONG SAID SOUTH LINE OF SOUTH PARK STREET FOR THE FOLLOWING TWO COURSES: S30°48'47"E 6.24 FEET, AND S31°45'22"E 108.73 FEET; THENCE S58°57'07"W 131.86 FEET TO THE POINT OF BEGINNING.

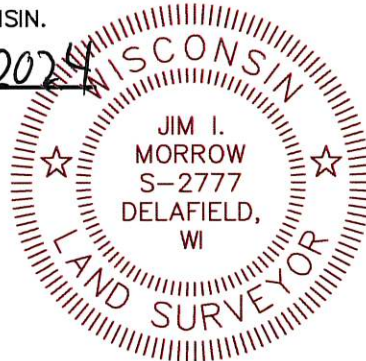
SAID PARCEL CONTAINS 15,046 SQUARE FEET OR 0.345 ACRES OF LAND.

### SURVEYOR'S CERTIFICATE

I, JIM I. MORROW, PROFESSIONAL LAND SURVEYOR S-2777, DO HEREBY CERTIFY THAT BY DIRECTION OF SKETCHWORKS ARCHITECTURE, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

  
\_\_\_\_\_  
JIM I. MORROW, S-2777  
PROFESSIONAL LAND SURVEYOR

7/14/2024  
\_\_\_\_\_  
DATE



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VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:  
**SKETCHWORKS  
ARCHITECTURE**  
2501 PARMENTER ST., STE 300A  
MIDDLETON, WI 53562

PROJECT NO: 23-13499  
FIELDBOOK/PG: E-FILE  
SHEET NO: 4 OF 6

SURVEYED BY: ZHG  
DRAWN BY: JIM

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 4 AND 6, AND ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 07 NORTH, RANGE EIGHT 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### PUBLIC SIDEWALK EASEMENTS:

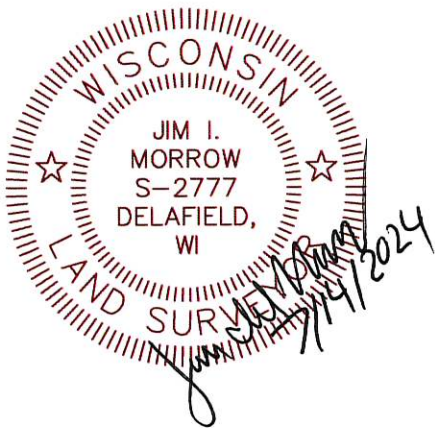
**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS AND WITHIN THE EASEMENT AREA IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK. 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 AND BIKE PATH 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.



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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>SKETCHWORKS ARCHITECTURE</b> 2501 PARMENTER ST., STE. 300A MIDDLETON, WI 53562	PROJECT NO: <u>23-13499</u>	SURVEYED BY: <u>ZHG</u>	VOL. _____ PAGE _____
		FIELDBOOK/PG: <u>E-FILE</u>	DRAWN BY: <u>JIM</u>	DOC. NO. _____
		SHEET NO: <u>5 OF 6</u>	C.S.M. NO. _____	



# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 4 AND 6, AND ALL OF LOT 5, BLOCK 2, GRAND VIEW ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26 AND IN THE NORTHWEST TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### CORPORATE OWNER'S CERTIFICATE

ECONOMIC DEVELOPMENT DIVISION, CITY OF MADISON, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MUNICIPAL CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

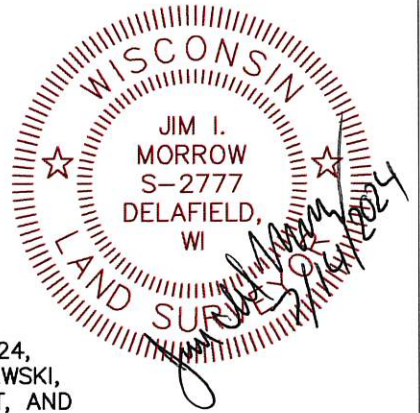
ECONOMIC DEVELOPMENT DIVISION  
CITY OF MADISON

BY: \_\_\_\_\_  
MATTHEW MIKOLAJEWSKI, DIRECTOR

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED MATTHEW MIKOLAJEWSKI,  
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_



### CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MATTHEW WACHTER, SECRETARY,  
CITY OF MADISON PLAN COMMISSION

\_\_\_\_\_  
DATE

### CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_ ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CLERK  
CITY OF MADISON

<b>OFFICE OF THE REGISTER OF DEEDS</b>	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20__ AT _____ O'CLOCK ____ M	
AS DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED	
SURVEY MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

<b>SURVEYED BY:</b>  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	<b>SURVEYED FOR:</b> <b>SKETCHWORKS ARCHITECTURE</b> 2501 PARMENTER ST., STE 300A MIDDLETON, WI 53562	PROJECT NO: <u>23-13499</u> FB/PG: <u>E-FILE</u> SHEET NO: <u>6 OF 6</u>	SURVEYED BY: <u>ZHG</u> DRAWN BY: <u>JIM</u>
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