

# CERTIFIED SURVEY MAP

Located in in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 36, T7N, R9E, in the City of Madison, Dane County, Wisconsin

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY THE WEST LINE OF THE SE  $\frac{1}{4}$  OF SECTION 36, T7N, R9E, BEARS N 00°30'01" E

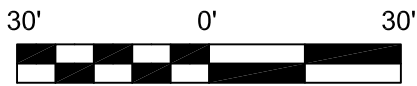


### LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
  - ⊙ IRON PIPE FOUND (1" 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.

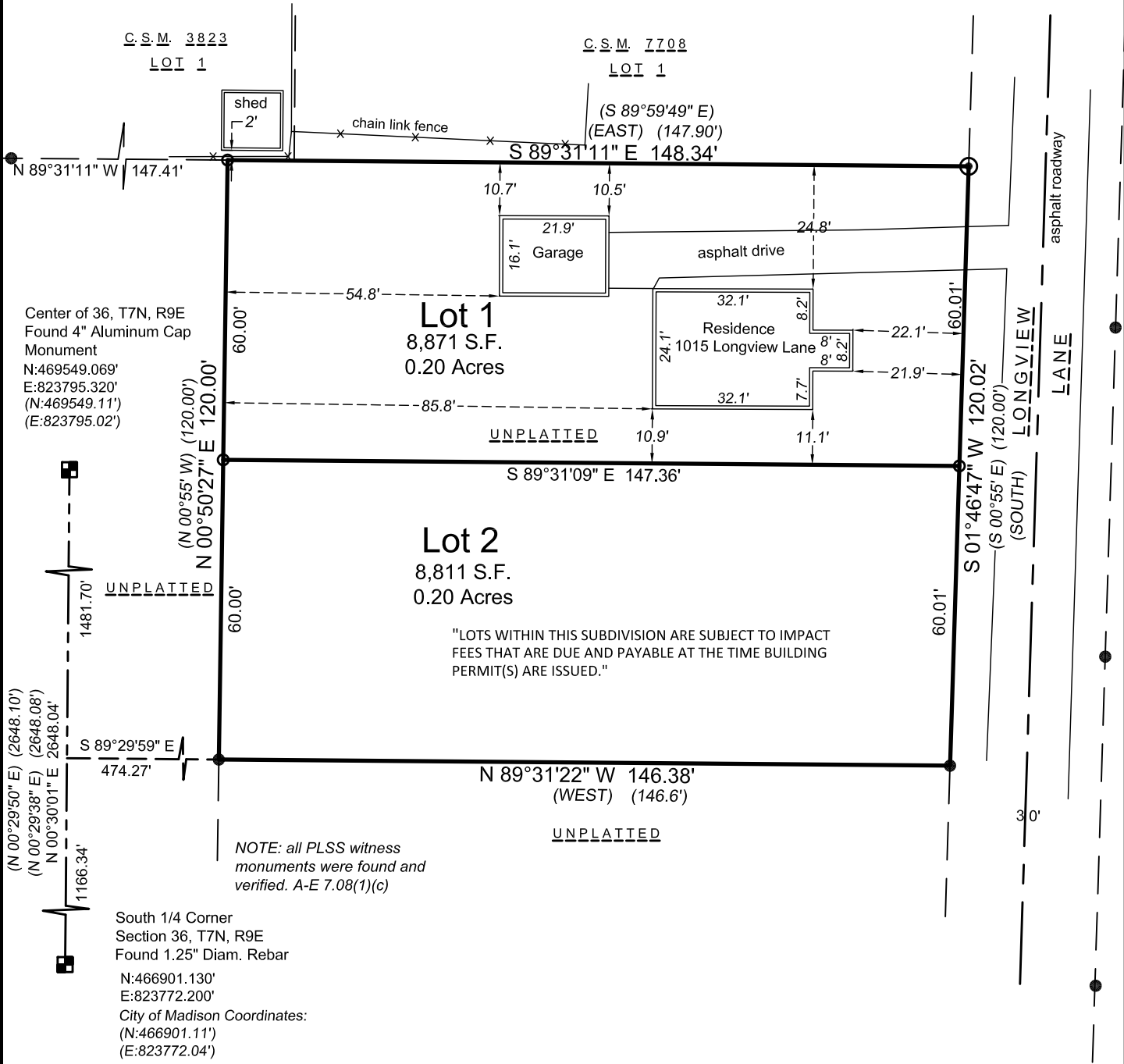
### Notes:

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



This Certified Survey Map Contains

17,682 S.F.  
0.41 Acres



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Kathrine Baird, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Measured Legal description:

A parcel of land located in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 36, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at South  $\frac{1}{4}$  Corner of said Section 36, thence N 00°30'01" E, along the North-South  $\frac{1}{4}$  Section line, 1166.34 feet; thence S 89°29'59" E, 474.27 feet to the Point of beginning of this description;

thence N 00°50'27" E, 120.00 feet to a point on the southerly platted boundary line of Lot 1 of C.S.M. No. 3823; thence S 89°31'11" E, along said southerly platted right-of-way line of Lot 1, C.S.M. No. 3823 and southerly platted boundary line of Lot 1, C.S.M. No. 7708, 148.34 feet to a point on the westerly right-of-way line of Longview Lane; thence S 01°46'47" W, along said westerly right-of-way line of Longview Lane, 120.02 feet; thence N 89°31'22" W, 146.38 feet to the point of beginning.

This description contains an area of 17,682 Square Feet or 0.41 Acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Paul A. Spetz, S 2525

NOTES:

1. No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
2. All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of five feet in width measured from the property line to the interior of each lot. 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 redivision 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.

The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_



# CERTIFIED SURVEY MAP

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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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_