

# Plat of Survey

Legal Description of Record: Document No. 5075697

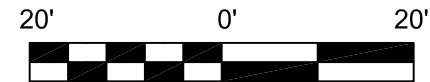
Lot Thirty-five (35), Addition to Willow Park, in the City of Madison, Dane County, Wisconsin

Parcel Area to meander line

10,516 S.F.  
0.24 Acres

Parcel Area b/n meander line and O.H.W.M.

1,212 S.F.±  
0.03 Acres



BEARINGS ARE REFERENCED TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHERMAN AVENUE, ASSUMED TO BEAR S 38°38'24" W

### LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1 3/8" 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 siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.

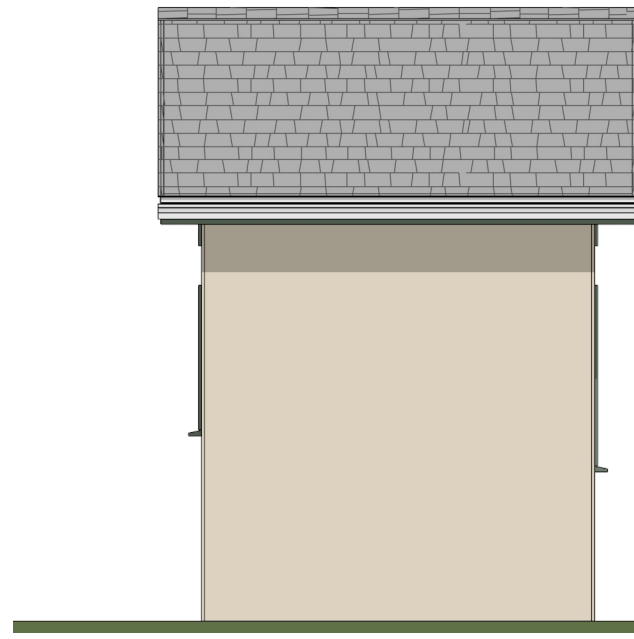
### SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Professional land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

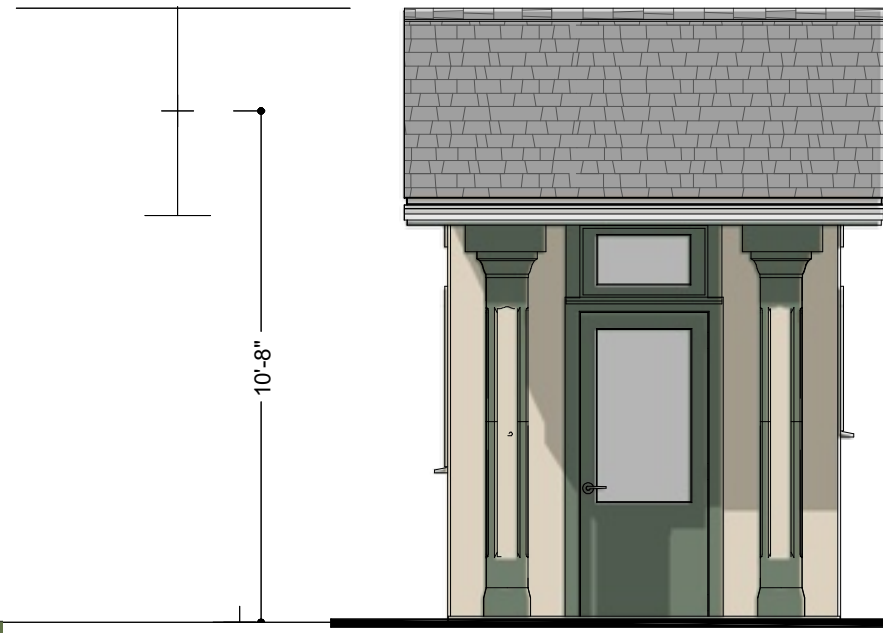
Dated this 4th Day of March, 2024: Paul A. Spetz, S 2525

PREPARED FOR:  
DAVE GRACE  
1240 SHERMAN AVENUE  
MADISON, WI 53703  
PREPARED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
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Neighbors View at Sauna - 1/2 in = 1 ft



Sauna Elevation - 1/2 in = 1 ft



Garage Elevation at Driveway 1/2 in = 1 ft



Lake View at Sauna - 1/2 in = 1 ft



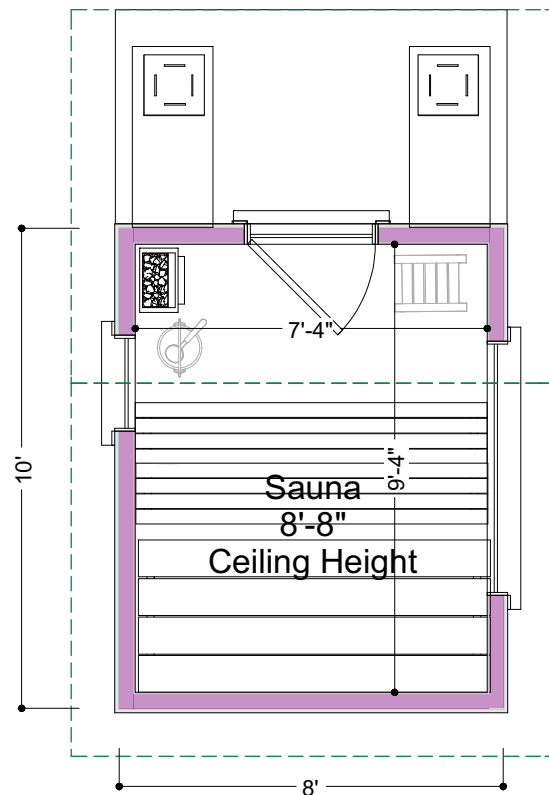
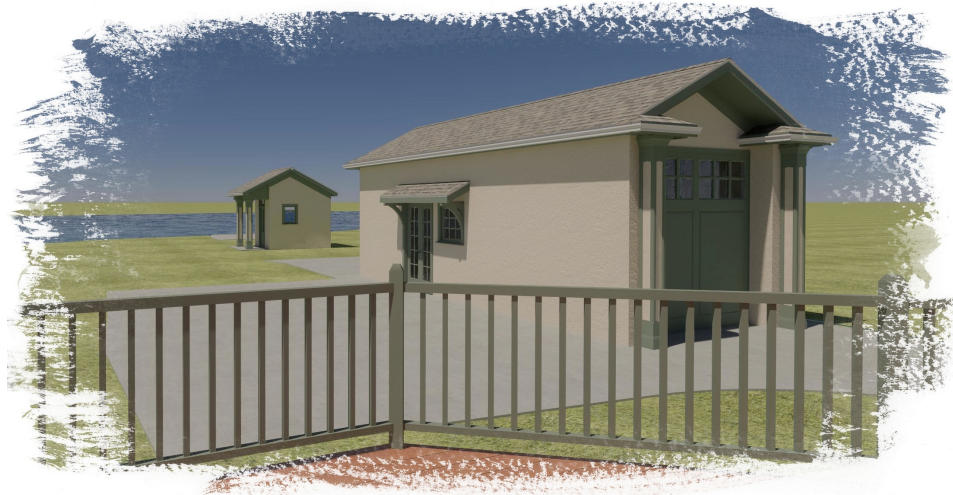
Garage Elevation at Lake 1/4 in = 1 ft

Denise Breyne & Dave Grace  
1240 Sherman Ave.  
Madison WI 53703

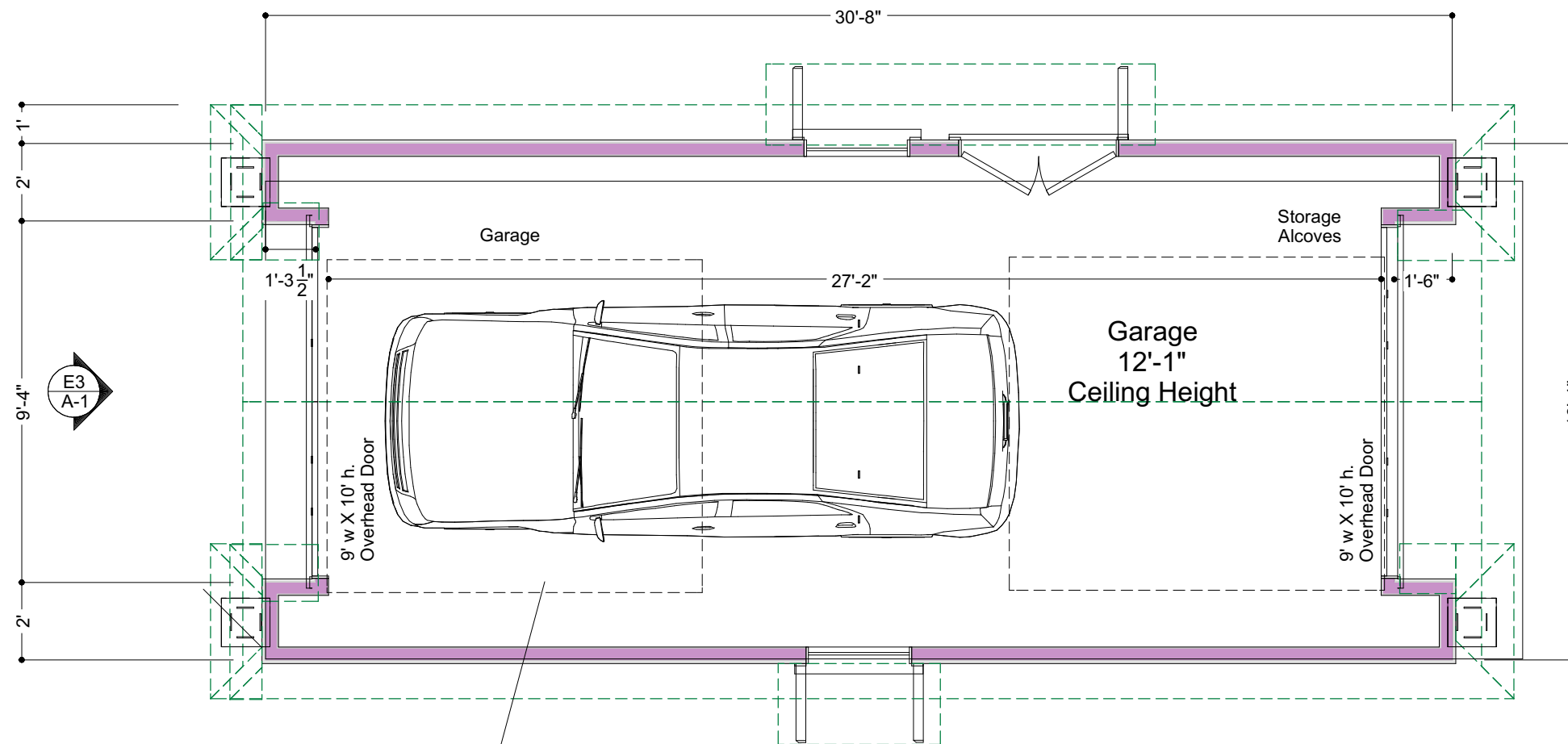
Sheet Title:  
General Plot and  
Project

A-1

Date:  
1/20/2025



1st Story - Working Plan View  
Scale: 1/2" = 1'-0"



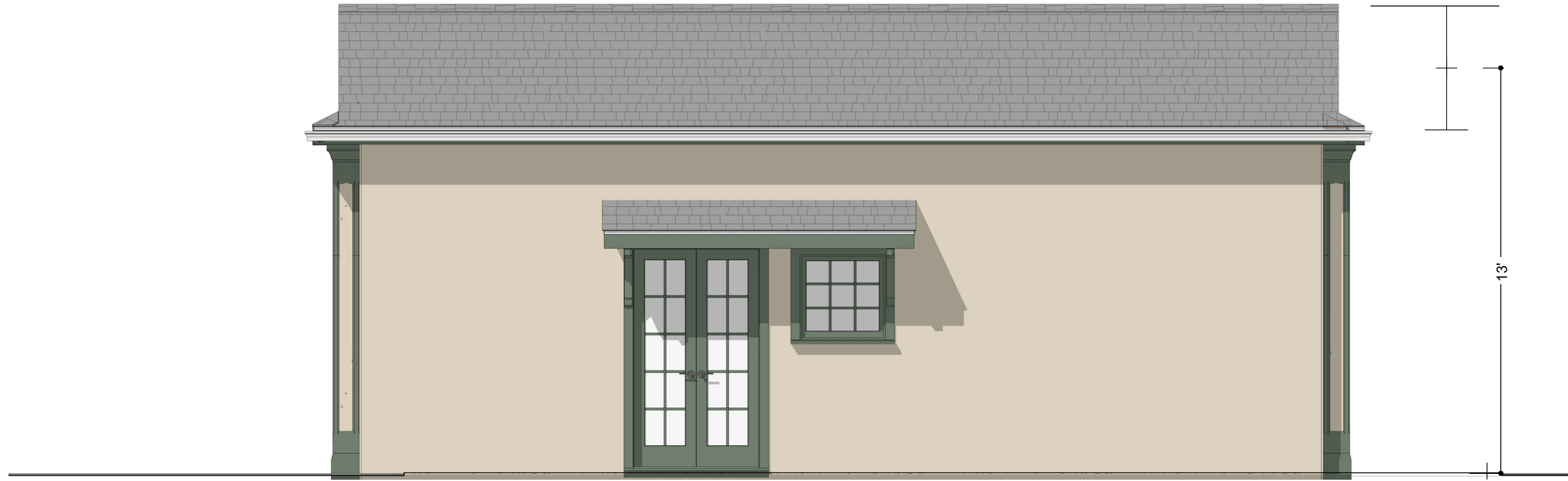
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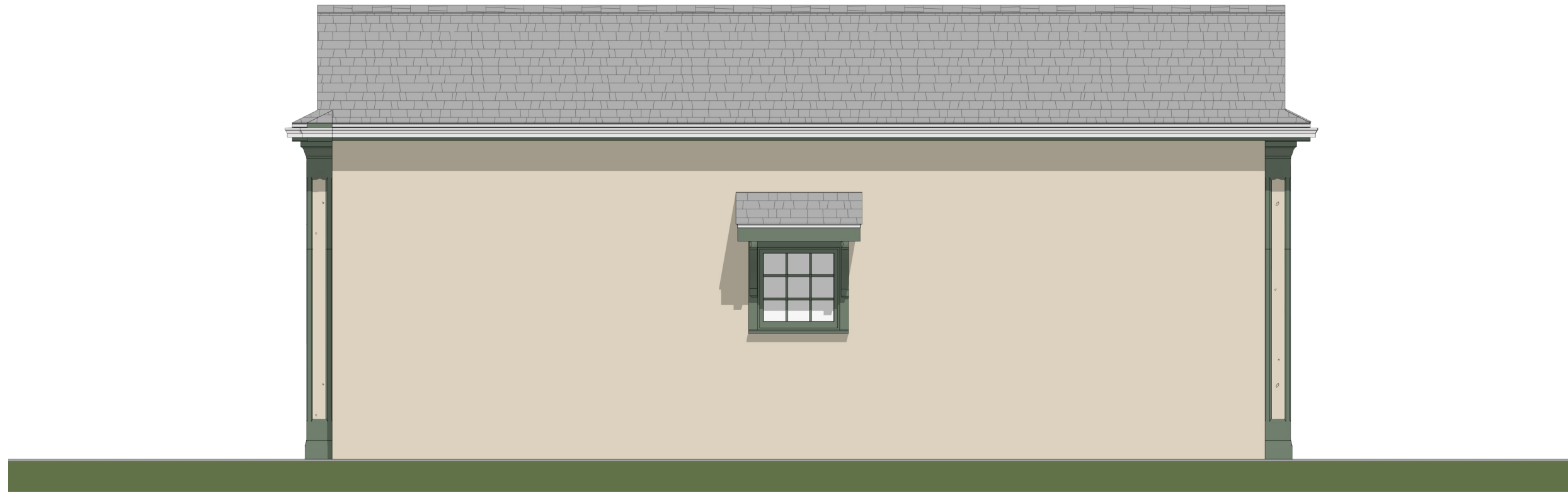
Sheet Title:  
General Plot and  
Project

A-2

Date:  
1/20/2025



Side Entry at Garage - 1/2 in = 1 ft



Neighbors View at Garage - 1/2 in = 1 ft

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