



City of Madison

Proposed Certified Survey Map

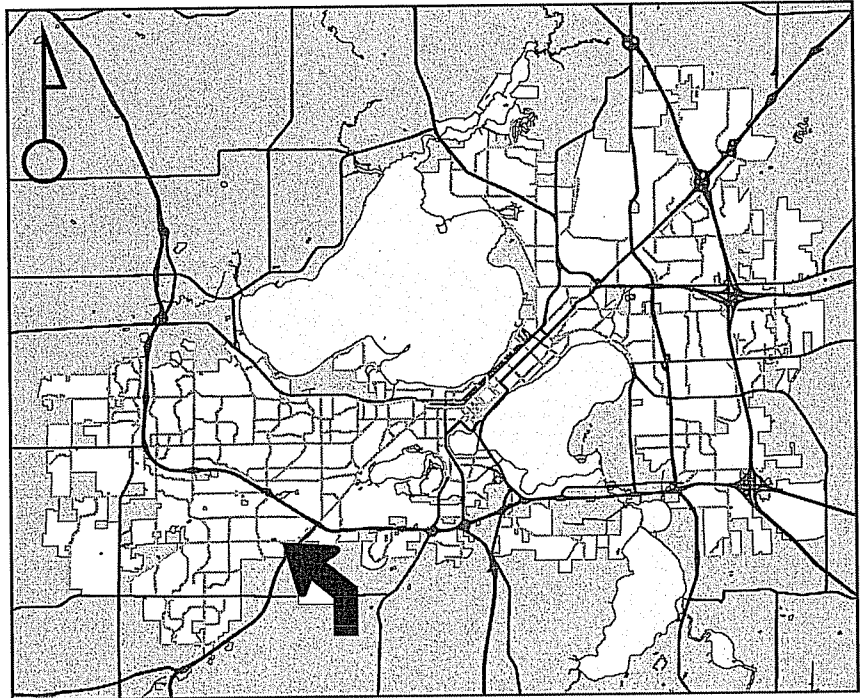
CSM Name
Najem CSM
 Location
5306 Raymond Road

Applicant
**Matthew Lund – Najem Family Trust/
 Steve Oftedahl – Jenkins Survey & Design**

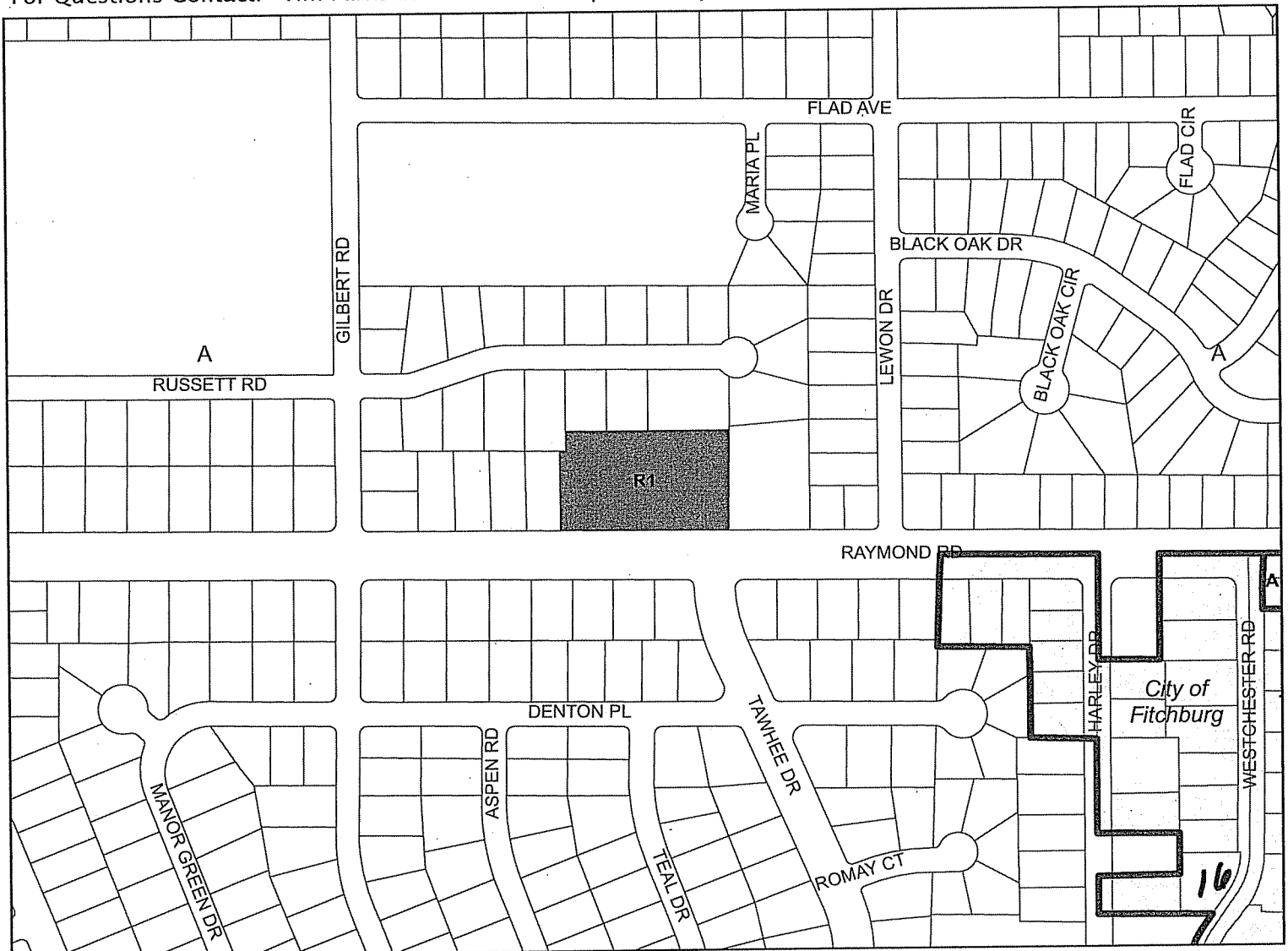
Within City Outside City

Proposed Use
2 Residential Lots

Public Hearing Date
 Plan Commission
01 October 2007



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 August 2007





SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Dane County

**** Please read both pages of the application completely and fill in all required fields****
This application form may also be completed online at www.cityofmadison.com/planning/plan.html

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: Najem Family Trust Representative, if any: Matthew Lund
 Street Address: 5513 Raymond Road City/State: Madison Zip: 53711
 Telephone: (608) 347-2801 Fax: (608) 827-8301 Email: mlund@collateral.com

Firm Preparing Survey: Jenkins Survey & Design Contact: Steve Oftedahl or Dave Sampson
 Street Address: 161 Horizon Drive Suite 101 City/State: Verona Zip: 53593
 Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: steve.oftedahl@jsdinc.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 5306 Raymond Road in the City or Town of: Madison
 Tax Parcel Number(s): 070931411296 School District: Madison
 Existing Zoning District(s): R1 Development Schedule: _____
 Proposed Zoning District(s) (if any): R1 Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2		2.25
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey
1) Existing home 2) New home site

5. **Required Submittals.** Your application is required to include the following (check all that apply):

Surveys (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.

For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.


For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

Completed application and required Fee (from Section 1b on front): \$ 500 Make all checks payable to "City Treasurer."

Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Matthew Lund

Signature 

Date 8-2-07

Interest In Property On This Date Accepted offer to purchase

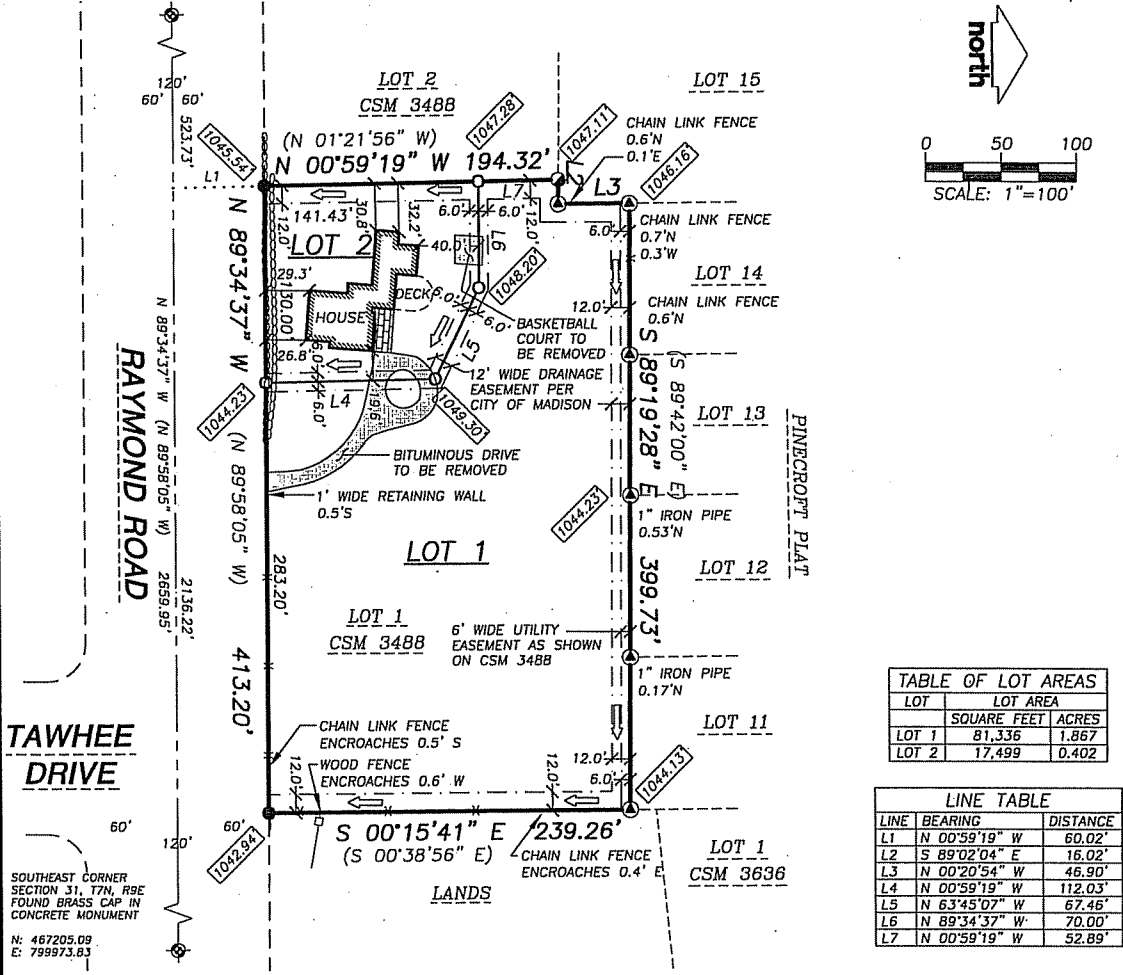
For Office Use Only	Date Rec'd: _____	PC Date: _____	Alder. District: _____	Amount Paid: \$ _____
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CERTIFIED SURVEY MAP NO. _____

LOT 1, CERTIFIED SURVEY MAP NO. 3488, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, 17N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SOUTH 1/4 CORNER
SECTION 31, 17N, R9E
FOUND BRASS CAP IN
CONCRETE MONUMENT

N: 467224.73
E: 797313.93



LOT	LOT AREA	
	SQUARE FEET	ACRES
LOT 1	81,336	1.867
LOT 2	17,499	0.402

LINE	BEARING	DISTANCE
L1	N 00°59'19" W	60.02'
L2	S 89°02'04" E	16.02'
L3	N 00°20'54" W	46.90'
L4	N 00°59'19" W	112.03'
L5	N 89°42'00" E	67.45'
L6	N 89°34'37" W	70.00'
L7	N 00°59'19" W	52.89'

LEGEND

- SECTION CORNER MONUMENT
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4"x24" REBAR SET, WT 1.13 LB/FT
- BUILDINGS
- PROPERTY LINE
- PLATTED LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- WOOD FENCE
- STONE RETAINING WALL
- PAVEMENT EDGE
- BITUMINOUS PAVEMENT
- BRICK PAVEMENT
- ELEVATION AT LOT CORNER
- RECORDED INFORMATION

NOTES

1. FIELD WORK PERFORMED BY JENKINS SURVEY & DESIGN, INC. THE WEEK OF JULY 2, 2007.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK IS A BRASS CAP & CONCRETE MONUMENT AT SOUTH 1/4 CORNER OF SECTION 31, 17N, R9E, PUBLISHED ELEVATION = 1046.68'.
4. PER CITY OF MADISON: "ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS."
5. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

PREPARED BY: JSD Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: MATTHEW LUND 5513 RAYMOND ROAD MADISON, WI 53711	PROJECT NO: 07-2842 FILE NO: B-108 FIELDBOOK/PG: 199/15-21 SHEET NO: 1 OF 2	SURVEYED BY: WLK DRAWN BY: SD CHECKED BY: JK APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

LOT 1, CERTIFIED SURVEY MAP NO. 3488, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 3488, RECORDED IN VOLUME 14 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 46 THROUGH 48 AS DOCUMENT NO. 1667297, BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, STEVEN L. OFTEDAHL, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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.

STEVEN L. OFTEDAHL, S-2594 DATE
PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE

I, MATTHEW E. LUND, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MATTHEW E. LUND

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2007, THE ABOVE NAMED MATTHEW E. LUND, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION THIS _____ DAY OF _____, 2007.

MARK A. OLINGER DATE
SECRETARY, CITY OF MADISON PLAN COMMISSION

CERTIFICATE OF CITY TREASURER

BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MADISON, I HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

CITY OF MADISON TREASURER DATE

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE NUMBER _____, ENACTED ON THIS _____ DAY OF _____, 2007, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2007.

CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20__ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY: JSD Jenkins Survey & Design, Inc. 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: MATTHEW LUND 5513 RAYMOND ROAD MADISON, WI 53711	PROJECT NO: 07-2842 FILE NO: B-108 FIELDBOOK/PG: 199/15-21 SHEET NO: 2 OF 2	SURVEYED BY: WLK DRAWN BY: SO CHECKED BY: JK APPROVED BY: DMJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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16