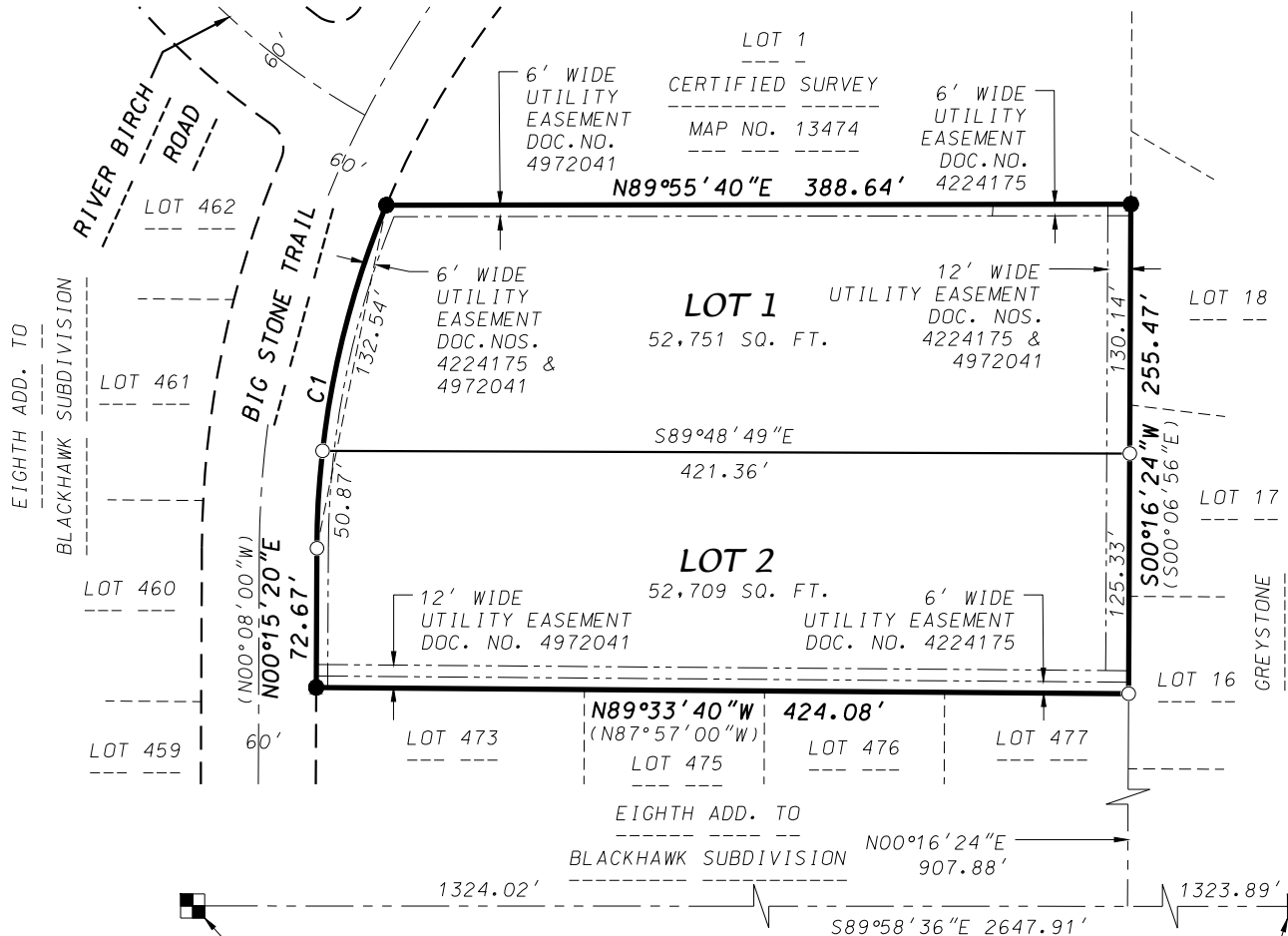


CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 13474, LOCATED IN THE SW1/4 OF THE SW1/4,
SECTION 16, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



FOUND BROKEN ALUMINUM MONUMENT
SOUTHWEST CORNER
SECTION 16, T7N, R8E
N: 482873.27
E: 773840.41

PER CITY OF MADISON
N: 482873.12
E: 773840.34

POSITION DETERMINED FROM TIES. UNABLE TO ACCESS MONUMENT BOX
SOUTH 1/4 CORNER
SECTION 16, T7N, R8E
N: 482872.19
E: 776488.32

PER CITY OF MADISON
N: 482872.03
E: 776488.32

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	2	470.00	182.70	183.87	N11°27'47"E	22°24'54"	OUT-N22°40'14"E
	1	470.00	132.54	132.98	N14°33'54"E	16°12'40"	
	2	470.00	50.87	50.89	N03°21'27"E	06°12'14"	

LEGEND

○ PLACED 3/4" X 18" REBAR
WT=1.5LBS/FT

● FOUND 3/4" REBAR

() RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE NAD83(2007)
THE SOUTH LINE OF THE
SW1/4 OF SECTION 16,
T7N, R8E BEARS
S89°58'36"E

0 100
Scale 1" = 100'

SHEET 1 OF 4

DATE: January 24, 2022

F.N.: 21-07-127

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 13474, LOCATED IN THE SW1/4 OF THE SW1/4,
SECTION 16, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 2, Certified Survey Map No. 13474, recorded in Volume 87 of Certified Survey Maps on pages 317-319 as Document Number 4972041 in the Dane County Register of Deeds Office, located in the SW1/4 of SW1/4 of Section 16, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 105,460 square feet (2.421 acres).

Dated this 24th day of January, 2022.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of 6 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 plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. 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.

The intra-block drainage easements shall be graded with the construction of each principle 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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All Lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to Storm Water Management at the time they develop.
4. The Lots of this Certified Survey Map are subject to the following recorded instruments:
 - Declaration of Protective Covenants recorded as Doc. No. 2711619.
 - Declaration of Conditions and Covenants recorded as Doc. No. 3867639.
 - Declaration of Protective Covenants recorded as Doc. No. 4232451.
 - Declaration of Conditions and Covenants recorded as Doc. Nos. 4281340 and 4281341.
 - Declaration of Conditions and Covenants recorded as Doc. No. 4922214.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5136426.
 - Easements, Conditions, Restrictions and all other matters as set forth in Resolution recorded as Doc. No. 4943306, regarding the Vacation/Discontinuance of River Birch Court.
 - Utility Easements recorded as Doc. No. 4224175, partially released by Doc. Nos.-----



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: January 24, 2022

F.N.: 21-07-127

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 13474, LOCATED IN THE SW1/4 OF THE SW1/4,
SECTION 16, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

815 Big Stone LLC a Wisconsin 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 limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said 815 Big Stone LLC has caused these presents to be signed this _____ day of _____, 2022.

815 Big Stone LLC

By: _____
Aris G. Gialamas, Manager

State of Wisconsin)
)SS.
County of Dane)

Personally, came before me this _____ day of _____, 2022, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____,
Notary Public, Dane County, Wisconsin



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CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 13474, LOCATED IN THE SW1/4 OF THE SW1/4,
SECTION 16, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2022 and that 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 _____, 2022.

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____
Matt Wachter, Secretary of the Plan Commission

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2022 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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