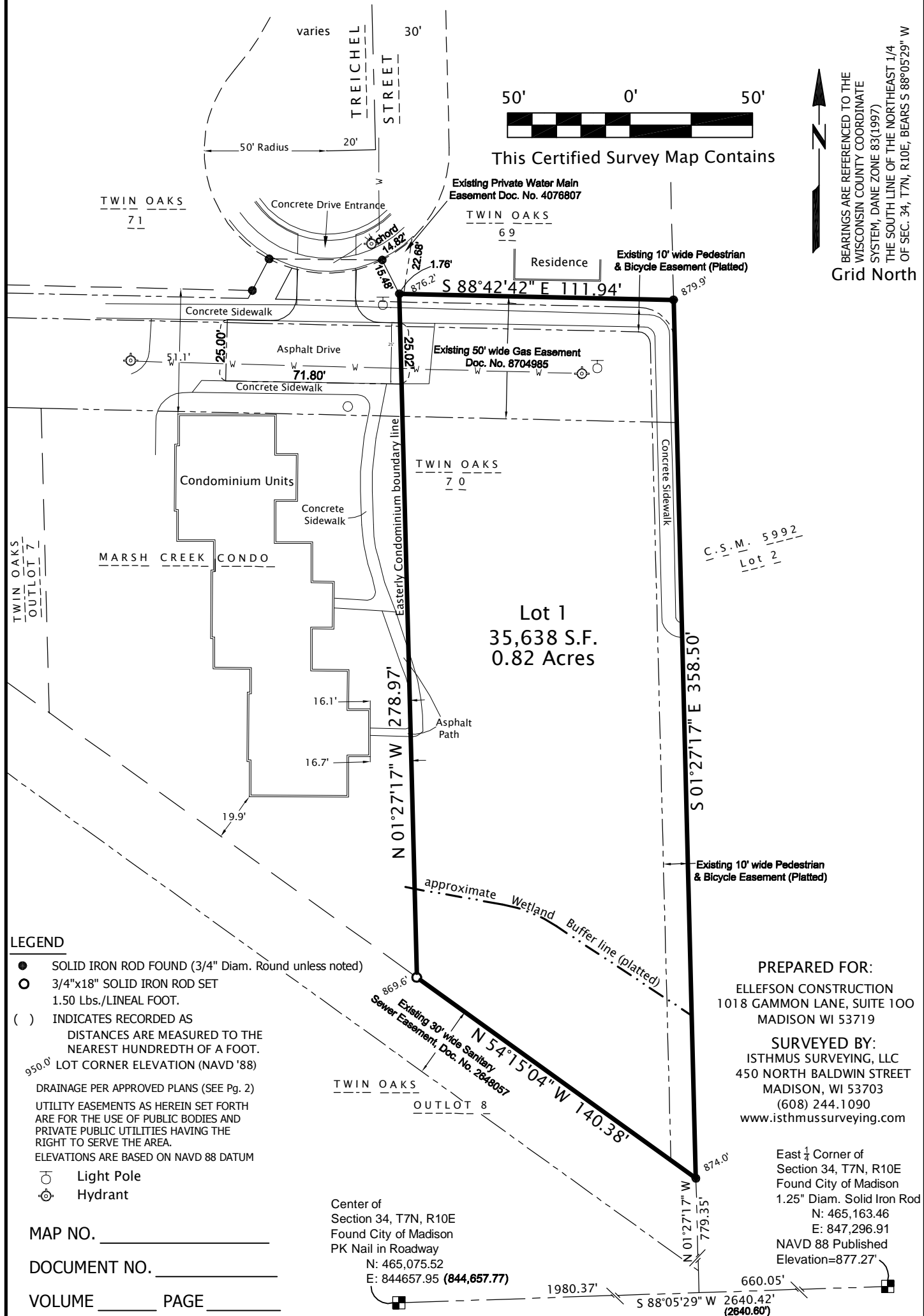


# CERTIFIED SURVEY MAP

THE EAST 111.94 FEET OF LOT SEVENTY (70), TWIN OAKS, RECORDED IN VOLUME 58-039A OF PLATS DANE COUNTY RECORDS ON PAGES 209-211, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34, T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



This Certified Survey Map Contains

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE 83(1997) THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 34, T7N, R10E, BEARS S 88°05'29" W  
Grid North

**LEGEND**

- SOLID IRON ROD FOUND (3/4" Diam. Round unless noted)
- 3/4"x18" SOLID IRON ROD SET  
1.50 Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- 950.0' LOT CORNER ELEVATION (NAVD '88)
- DRAINAGE PER APPROVED PLANS (SEE Pg. 2)
- UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM
- Light Pole
- ⊙ Hydrant

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

Center of Section 34, T7N, R10E  
Found City of Madison  
PK Nail in Roadway  
N: 465,075.52  
E: 844657.95 (844,657.77)

**PREPARED FOR:**  
ELLEFSON CONSTRUCTION  
1018 GAMMON LANE, SUITE 100  
MADISON WI 53719

**SURVEYED BY:**  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

East 1/4 Corner of Section 34, T7N, R10E  
Found City of Madison  
1.25" Diam. Solid Iron Rod  
N: 465,163.46  
E: 847,296.91  
NAVD 88 Published Elevation=877.27'

# CERTIFIED SURVEY MAP

THE EAST 111.94 FEET OF LOT SEVENTY (70), TWIN OAKS, RECORDED IN VOLUME 58-039A OF PLATS  
DANE COUNTY RECORDS ON PAGES 209-211, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34,  
T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Thomas J. Ellefson of Marsh Creek Development LLC, owners of said land, I have surveyed, divided, and mapped the following parcel of land:

**Legal Description:**

THE EAST 111.94 FEET OF LOT SEVENTY (70), TWIN OAKS, RECORDED IN VOLUME 58-039A OF PLATS  
DANE COUNTY RECORDS ON PAGES 209-211, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34,  
T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

**Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet) :**

A parcel of land being the Easterly 111.94 feet of Lot Seventy (70), Twin Oaks Subdivision, as Recorded in Volume 58-039A of Plats, Dane County Records, on pages 209-211, all in the SE 1/4 of the NE 1/4 of Section 34, T7N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 34, T7N, R10E, said point being marked by a City of Madison 1.25" Diameter Solid Iron Rod monument thence S 88°05'29" W, along the South line of said NE 1/4 of Section 34, 660.05 feet;

thence N 01°27'17" W, 779.35 feet to a point being the Southeasterly most platted boundary corner of said Lot Seventy (70);

thence N 54°15'04" W, along the southerly platted boundary line of said Lot Seventy (70), 140.38 feet;

thence N 01°27'17" W, along the easterly platted boundary line of Marsh Creek Condominium, 278.97 feet;

thence S 88°42'42" E, along the Northerly platted boundary line of said Lot Seventy (70), 111.94 feet;

thence S 01°27'17" E, along the Easterly platted boundary line of said Lot Seventy (70), 358.50 feet to the point of beginning.

This description contains 35,638 Square Feet, or 0.82 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 \_\_\_\_\_, 2014.

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

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale 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 lot owner.

2. All lots within this survey are subject to a public easement 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve 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 subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT AND APPROVED DRAINAGE AND STORM WATER MANAGEMENT PLAN PREVIOUSLY SUBMITTED.

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. Lands in this Certified Survey Map are subject to the following Recorded instruments which cannot be depicted graphically: Doc. No. 3867619, 3886018, 4120730, 4239095, and 4332410.

5. This Certified Survey Map complies with MGO Section 16.23(7)(d)1, adopted by Ord.-12-00014, January 24, 2012:

*"For lands subject to a condominium plat, a lot or lots may be created from a lot in said plat provided that no part of a lot or lots to be created shall be part of a condominium and shall be capable of being served by City water and sewer. Service from a private water or sewer system shall not be permitted. The lot or lots created may share cross access, parking, and stormwater management facilities if such sharing was required by any zoning approval for the property and if adequate easements and/or agreements are provided, subject to the approval of the City Engineer, City Traffic Engineer, and Planning Director."*

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

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# CERTIFIED SURVEY MAP

THE EAST 111.94 FEET OF LOT SEVENTY (70), TWIN OAKS, RECORDED IN VOLUME 58-039A OF PLATS  
DANE COUNTY RECORDS ON PAGES 209-211, LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34,  
T7N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNERS CERTIFICATE:

We, Marsh Creek Development LLC and Thomas J. Ellefson as authorized representative, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_,  
Thomas J. Ellefson  
Authorized Representative  
Marsh Creek Development LLC

State of Wisconsin )  
  )ss  
County of Dane)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named Thomas J. Ellefson, authorized representative of Marsh Creek Development LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

## 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 \_\_\_\_\_, 2014, 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
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: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at  
o'clock \_\_\_\_ . m. and recorded in recorded in Volume \_\_\_\_\_ of Certified Survey Maps on  
pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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

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

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