



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin

NOTES CONTINUED:

5.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A 60 YEAR TITLE REPORT FOR THE SUBJECT TRACT PROVIDED BY KNIGHT BARRY TITLE GROUP FILE No. 2259113. NO TITLE SEARCH WAS DONE FOR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

-Subject to Annexation, Jurisdiction and Service Agreement between the City of Madison and the Town of Middleton and other matters contained in the instrument recorded December 2, 1994 in Volume 28954 of Records, Page 26, as Document No. 2648319.

-Subject to ordinance regarding the annexation of lands from the Town of Middleton to the City of Madison and other matters contained in the instrument recorded December 12, 2018 as Document No. 5459448.

-Subject to easements, restrictions and other matters shown on Certified Survey Map No. 15568 recorded December 23, 2020 as Document No. 5677345.

-Subject to Declaration of Conditions, Covenants and Restrictions and other matters contained in the instrument recorded December 29, 2020 as Document No. 5678222.

-Subject to Declaration of Conditions, Covenants and Restrictions Pertaining to Stormwater Facilities and other matters contained in the instrument recorded August 3, 2021 as Document No. 5756921.

Subject to Cooperation Agreement and other matters contained in the instrument recorded August 3, 2021 as Document No. 5756922.

-Subject to Agreement Regarding Easements and Responsibility for Installation, Maintenance and Repair Costs and other matters contained in the instrument recorded May 12, 2023 as Document No. 5901028; modified by Partial Release recorded January 25, 2024 as Document No. 5944024; modified by Partial Release recorded January 25, 2024 as Document No. 5944030.

-Subject to Declaration of Protective Covenants and other matters contained in the instrument recorded May 26, 2023 as Document No. 5903526; amended by Correction Instrument recorded September 14, 2023 as Document No. 5924028.

-Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded May 26, 2023 as Document No. 5903527.

-Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded June 23, 2023 as Document No. 5908855.

Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded June 23, 2023 as Document No. 5908856.

-Subject to Declaration of Conditions, Covenants and Restrictions and other matters contained in the instrument recorded June 23, 2023 as Document No. 5908858.

-Subject to Declaration of Conditions and Covenants and other matters contained in the instrument recorded August 1, 2023 as Document No. 5916228.

SURVEYORS SEAL



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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being Lots 2 and 3, Westwind Plat, recorded in Vol. 61-086A, pages 497-501 as Document No. 5900067. Located in the NW 1/4 of the SE 1/4 of Section 20, T7N, R8E in the City of Madison, Dane County, Wisconsin. This entire parcel contains 23,208 sq. ft. or 0.53 acres.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

JAMES AND GAILANN NOLTNER JOINT REVOCABLE TRUST

JAMES NOLTNER

GAILANN NOLTNER

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named James and Gailann Noltner, to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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SURVEYORS SEAL

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CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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 _____, 20____

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

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

By: _____ Date: _____

Matthew Wachter, Secretary of the Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

