

# CERTIFIED SURVEY MAP

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 10769, RECORDED IN VOLUME 64 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, PAGE 108, AS DOCUMENT NUMBER 3726206, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. EXCLUDING THAT PART USED FOR SPRING CREEK CONDOMINIUM RECORDED IN DOCUMENTS No. 3920074 & 4058573 & 4183533, ALL IN THE SW ¼ OF THE SW ¼ OF SECTION 12, T6N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

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."*

WEST 1/4 CORNER OF SECTION 13, FOUND BRASS CAP MONUMENT  
 WCCS: DANE ZONE COORDINATES: N:458709.77 E:789141.34

SOUTHWEST 1/4 CORNER OF SECTION 13, FOUND BRASS CAP MONUMENT IN CONCRETE  
 WCCS: DANE ZONE COORDINATES: N:456071.81 E:789139.19

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE, NAD 83(1997).



**LEGEND**

- FOUND IRON PIPE
- FOUND 3/4" x 18" SOLID IRON ROD
- 3/4" x 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- FOUND CITY OF MADISON MONUMENT WITH BRASS CAP
- 95.0' LOT CORNER ELEVATION (NAVD '88) DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- DRAINAGE PER APPROVED PUD (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 (CONVERSION TO CSM 10769 SUBMITTAL DATUM (ROYAL OAK)=SUBTRACT 845.4')

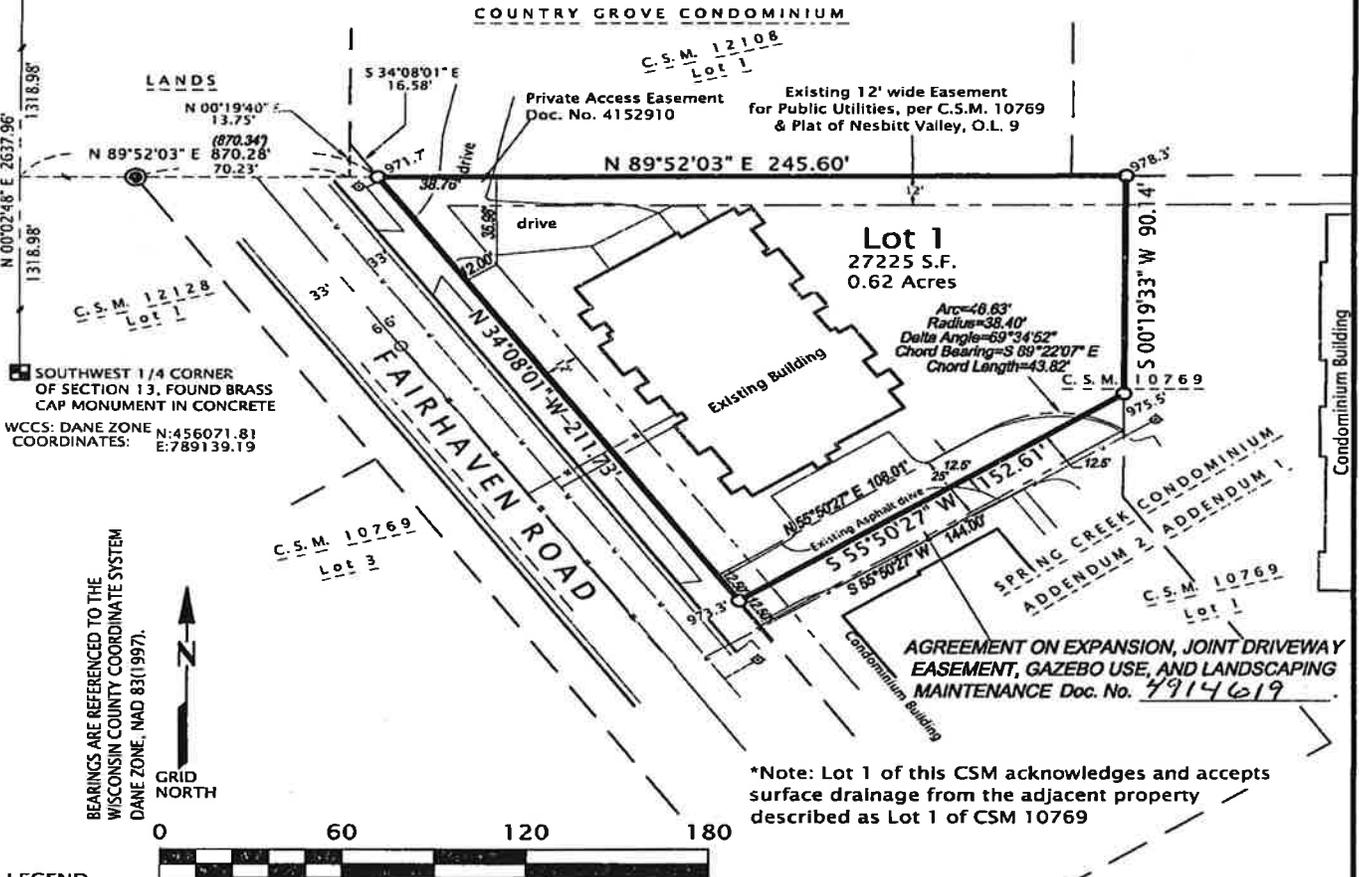
MAP NO. 13366  
 DOCUMENT NO. 4914618  
 VOLUME 86 PAGE 275

SURVEYED FOR:  
 CORNERSTONE DEVELOPMENT II  
 c/o TOM ELLEFSON  
 1018 GAMMON LANE, STE 1  
 MADISON, WI 53726

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



\*Note: Lot 1 of this CSM acknowledges and accepts surface drainage from the adjacent property described as Lot 1 of CSM 10769



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I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Thomas J. Ellefson, of CORNERSTONE DEVELOPMENT II LLC, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

LOT 1, CERTIFIED SURVEY MAP NO. 10769, RECORDED IN VOLUME 64 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, PAGE 108, AS DOCUMENT NUMBER 3726206, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. EXCLUDING THAT PART USED FOR SPRING CREEK CONDOMINIUM RECORDED IN DOCUMENTS NO 3920074 & 4058573 & 4183533.

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane County (1991):

Commencing at the West ¼ Corner of said Section 12, thence S 00°02'48" W, along the West line of the NW ¼ of the SW ¼ of Said Section 12, 1318.98 feet; thence N 89°52'03" E, along the north line of the SW ¼ of the SW ¼ of said Section 12, 870.28 feet and the point of beginning of this Description: thence N 89°52'03" E, along the northerly platted boundary line of said Certified Survey Map No. 10769, 245.60 feet; thence S 00°19'33" W, 90.14 feet; thence S 55°50'27" W, 152.61 feet; thence N 34°08'01" W, along the Southerly platted boundary line of said Lot 1, Certified Survey Map No. 10769, said line also being the Northerly platted right-of-way line of Fairhaven Road, 211.73 feet to the point of beginning. This Survey description contains 27,225 square feet, or 0.62 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 12th day of September, 2012.

  
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. Lot 1 of this CSM acknowledges and accepts surface drainage from the adjacent property described as Lot 1 of CSM 10769.

4. Lands in this Certified Survey Map are subject to the following Recorded instruments: Doc. No. 3817835, 3817836, 3403802, 3397969, 3494937, 3613810, 3613811, 3920075, 4058574 AND 4183534.

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."

~~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 \_\_\_\_\_, 2012, 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 \_\_\_\_\_, 2012.~~

~~Maribeth Witzel Behl, City Clerk~~

MAP NO. 13366  
DOCUMENT NO. 4914618  
VOLUME 86 PAGE 276

City of Madison, Dane County Wisconsin

SURVEYED FOR:  
CORNERSTONE DEVELOPMENT II  
c/o TOM ELLEFSON  
1018 GAMMON LANE, STE 1  
MADISON, WI 53726

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
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## OWNERS CERTIFICATE:

I, Thomas J. Ellefson, authorized representing for CORNERSTONE DEVELOPMENT II, LLC, 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 13th day of September, 2012.

By:

Thomas J. Ellefson  
Thomas J. Ellefson, authorized representative

State of Wisconsin )  
County of Dane )ss

Personally came before me this 13th day of September, 2012, the above named Thomas J. Ellefson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: May 10, 2015

Sara Van Natta  
Notary Public, State of Wisconsin



## CONSENT OF MORTGAGEE CERTIFICATE:

Anchor Bank FSB, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said Anchor Bank FSB, has caused these presents to be signed below,

signed: Kyle Osterholz dated: 9/13/12

signed: \_\_\_\_\_ dated: \_\_\_\_\_

State of Wisconsin )  
County of Dane )

Personally came before me this 13th day of September, 2012, the above named Kyle Osterholz, and \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: May 10, 2015 Signed: Sara Van Natta  
Notary Public, State of Wisconsin



## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: Steven R. Cover For 9/20/12  
Steven R. Cover, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this 20th day of SEPT, 2012, at 4:01 o'clock P. m. and recorded in Volume 86 of Certified Survey Maps on pages 275-277.

Kristi Chlebowski Deputy  
Kristi Chlebowski, Dane County Register of Deeds  
received 09-20-2012 @  
9:28 a.m.



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VOLUME 86 PAGE 277

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