

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING LOTS 466, 467, 468, 469, 470, 471 AND 472 AND VACATED RIVER BIRCH COURT, OF THE EIGHTH ADDITION TO BLACKHAWK SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEY FOR:
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NOTES

LOTS/BUILDINGS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.

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.

ALL LOTS WITHIN THIS CSM 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 CSM. 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 SIX (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) FEET 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.

IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND OR COMMON COUNCIL APPROVED REDIVISION 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.

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.

THE PUBLIC STORM SEWER EASEMENTS DEDICATED TO THE CITY OF MADISON ON THE FACE OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO THE FOLLOWING CONDITIONS:

- A) THE PROPERTY OWNER RESERVES THE RIGHT TO USE AND OCCUPY THE PUBLIC STORM SEWER EASEMENT AREAS IN A MANNER CONSISTENT WITH THE RIGHTS HEREIN CONVEYED, PROVIDED THAT SUCH USE AND OCCUPANCY SHALL NOT INTERFERE WITH OR DISTURB THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND/OR MODIFICATION OF THE PUBLIC STORM SEWER FACILITIES.
 - B) NO ABOVE-GROUND IMPROVEMENTS SHALL BE LOCATED IN THE PUBLIC STORM SEWER EASEMENT AREAS BY THE CITY OR THE PROPERTY OWNER, WITH THE EXCEPTION THAT GRATES, SEWER ACCESS STRUCTURE COVERS AND OTHER ACCESS POINTS TO THE PUBLIC STORM SEWER FACILITIES SHALL BE PERMITTED AT GRADE LEVEL, AND WITH THE EXCEPTION THAT PAVEMENT AND/OR CONCRETE FOR DRIVEWAY PURPOSES SHALL BE PERMITTED.
 - C) PLANTINGS AND LANDSCAPING WITHIN THE PUBLIC STORM SEWER EASEMENT AREAS SHALL NOT OBSTRUCT ROUTINE MAINTENANCE BY THE CITY. IN THE EVENT OF REPAIR OR RECONSTRUCTION, PLANTINGS AND LANDSCAPING MAY BE REMOVED BY THE CITY WITHOUT REPLACEMENT OR COMPENSATION TO THE PROPERTY OWNER.
 - D) THE PROPERTY OWNER SHALL NOT CHANGE THE GRADE OF THE PUBLIC STORM SEWER EASEMENT AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY'S ENGINEERING DIVISION.
- THE PUBLIC STORM SEWER EASEMENTS MAY NOT BE AMENDED, MODIFIED, TERMINATED OR RELEASED WITHOUT THE WRITTEN CONSENT OF ALL PARTIES HERETO, OR THEIR RESPECTIVE SUCCESSORS-IN-INTEREST.

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE PLAT OF BLACKHAWK SUBDIVISION RECORDED IN DOCUMENTS NUMBER 2676316 AND 2711619.

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS FOR THE PLAT OF SEVENTH ADDITION TO BLACKHAWK SUBDIVISION RECORDED IN DOCUMENTS NUMBER 3867638 AND 3867639

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND CONDITIONS FOR THE PLAT OF EIGHTH ADDITION TO BLACKHAWK SUBDIVISION RECORDED IN DOCUMENT NUMBER 4266849.

LANDS LYING WITHIN THIS CSM ARE SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS FOR THE PLAT OF EIGHTH ADDITION TO BLACKHAWK SUBDIVISION RECORDED IN DOCUMENTS NUMBER 4266850, 4281340 AND 4281341