



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 33 and part of the Southwest Quarter of the Southeast Quarter of Section 33, all in Township 08 North, Range 10 East, in the City of Madison, described as follows:

Commencing at the South Quarter corner of said Section 33; thence North 07 degrees 37 minutes 47 seconds West, 682.38 feet to the point of beginning, also being the easterly right-of-way line of State Trunk Highway 51; thence North 53 degrees 55 minutes 31 seconds West along said easterly right-of-way line, 74.60 feet to a point of non-tangential curvature; thence 216.68 feet along the arc of a curve to the left also being said easterly right-of-way line, through a central angle of 05 degrees 10 minutes 08 seconds, a radius of 2401.83 feet and a chord bearing North 14 degrees 50 minutes 31 seconds West, 216.61 feet; thence North 52 degrees 30 minutes 28 seconds East, 416.40 feet to a point of non-tangential curvature and to the west right-of-way line of Commercial Avenue; thence 140.38 feet along the arc of a curve to the right, also being said west right-of-way line, through a central angle of 09 degrees 36 minutes 15 seconds, a radius of 837.50 feet and a chord bearing South 14 degrees 54 minutes 35 seconds East, 140.22 feet; thence South 10 degrees 09 minutes 09 seconds East along said west right-of-way line, 283.57 feet to a point of curvature, also being a point on the north right-of-way line of Nakoosa Trail; thence 26.55 feet along the arc of a curve to the right, also being along said north right-of-way line for the next 4 courses, through a central angle of 89 degrees 28 minutes 09 seconds, a radius of 17.00 feet, and a chord bearing South 34 degrees 39 minutes 06 seconds West, 23.93 feet; (1) thence South 79 degrees 23 minutes 00 seconds West, 11.72 feet to a point of curvature; (2) thence 38.84 feet along the arc of a curve to the left, through a central angle of 10 degrees 26 minutes 56 seconds, a radius of 213.00 feet and a chord bearing South 74 degrees 09 minutes 45 seconds West, 38.79 feet; (3) thence South 68 degrees 56 minutes 13 seconds West, 87.53 feet; (4) thence South 79 degrees 46 minutes 29 seconds West, 159.07 feet to the point of beginning. This description contains 133,218 square feet or 3.0583 acres.

## SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Porchlight Inc., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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 19<sup>th</sup> day of APRIL, 2011.

Signed: Frank J. Lapacek  
Frank J. Lapacek, R.L.S. No. 2658

## NOTE:

All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the certified survey. 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 certified survey. 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.

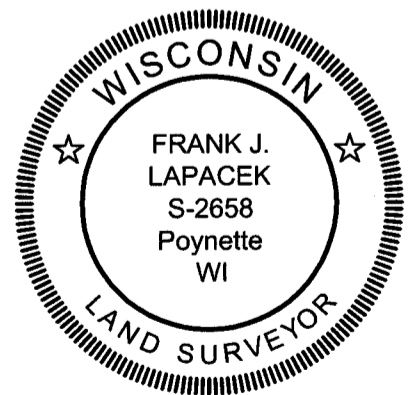
## LEGEND

- 3/4" SOLID IRON ROD FOUND UNLESS NOTED

851.4x EXISTING SPOT ELEVATION AT LOT CORNER


DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← 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 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 THE LOT OWNER.



SURVEYED BY :

**Burse**

surveying & engineering 

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

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

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: March 17, 2011

Plot View: Sht2

PROJECTS\BSE1347\CSM\CSBSE1347.DWG

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PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Porchlight Inc., a corporation created 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 land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Porchlight Inc. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Porchlight Inc. has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN )  
County of Dane )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ of Porchlight Inc., acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_

Notary Public, Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

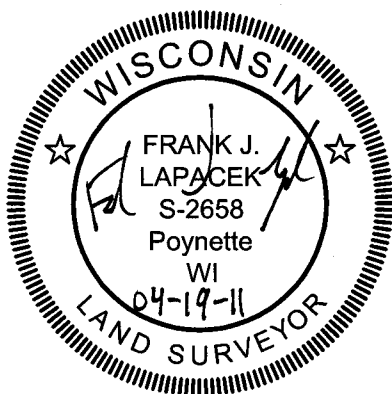
Authorized Representative

State of Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My commission expires/is permanent:

Notary Public



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: March 17, 2011  
Plot View: Sht3  
PROJECTS\BSE1347\CSM\CSBSE1347.DWG

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## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Secretary of Planning Commission.

## CITY OF MADISON COMMON COUNCIL APPROVAL

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 \_\_\_\_\_, 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 Clerk  
City of Madison, Dane County, Wisconsin

## NOTES:

1. Dates of field work: 02-11-10 to 02-15-10
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
4. Surveyor has been provided a copy of Title Report Number NCS-429388-MAD dated February 25, 2010 from First American Title Insurance Company. Title Report references the following: (Surveyor's notes are in parenthesis)
  - Restrictions as disclosed by Warranty Deed recorded February 2, 1979, in Volume 1035 of Records, Page 426, as Document No. 1609549. Affidavit to Warranty Deed recorded February 2, 1979, in Volume 1035 of Records, Page 430, as Document No. 1609550. (Includes Access Restriction as shown hereon)
  - Easement for Utility purposes recorded March 12, 1973, in Volume 421 of Records, Page 327, as Document No. 1357554. (Easement is shown hereon)
  - A resolution by the City of Madison, Wisconsin, for Plat Approval recorded June 10, 1991, in Volume 16063 of Records, page 65, as Document No. 2267778. (Resolution does not impact subject parcel)
  - Easement to the City of Madison for sanitary sewer facilities recorded September 16, 1991, in Volume 16716 of Records, page 7, as Document No. 2289186. (Easement is general in nature and cannot be depicted on this map)
  - Temporary Limited Easement recorded July 25, 1991, in Volume 16377 of Records, page 56, as Document No. 2278028. Re-recorded on August 29, 1991, in Volume 16612 of Records, page 23, as Document No. 2285861. (Easement is shown hereon)
  - License Agreement for placement of underground telecommunications systems recorded April 18, 2003, as Document No. 3693061. (license agreement is general in nature and cannot be depicted on this map)
  - Declaration Regarding Nakoosa Trail parcel recorded February 29, 2008, as Document No. 4403138. (Declaration is shown hereon)
  - Permanent Limited Easement Northeast Interceptor Lien Road/Relief recorded August 6, 2009, as Document No. 4582975. (Easement is shown hereon.)

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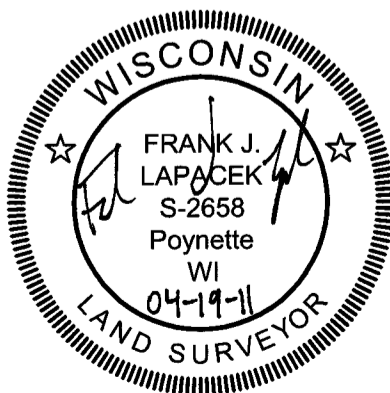
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Plot View: Sht4

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