



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 2 Certified Survey Map No. 14166.

## PREPARED FOR:

RDC DEVELOPMENT, LLC  
4605 DOVETAIL DRIVE  
MADISON, WI. 53704

## LINE TABLE:

| L# | BEARING       | LENGTH  |
|----|---------------|---------|
| L1 | S 89°19'43" W | 107.20' |
| L2 | N 89°01'12" E | 101.95' |
| L3 | S 86°24'27" E | 38.33'  |
| L4 | N 89°01'07" E | 111.79' |

## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1 1/4" REBAR
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)

## P I N N E Y

## S T R E E T

N 1/4 CORNER  
SEC. 9-7-10  
FOUND BRASS CAP  
N: 488840.98'  
E: 839265.15'  
SEE NOTE 15

### LOT 1

23,958 SQ. FT.  
OR 0.55 ACRES  
L O T 2

### LOT 2

136,599 SQ. FT.  
OR 3.14 ACRES

## NOTE:

SEE SHEET 2, 3 AND 4  
FOR EASEMENT DETAILS.

## CURVE TABLE:

| C# | RADIUS | CHORD BEARING | LENGTH | ARC LENGTH | DELTA     |
|----|--------|---------------|--------|------------|-----------|
| C1 | 25.00' | S 43°22'18" W | 34.95' | 38.71'     | 88°42'22" |

## C O T T A G E

## G R O V E R O A D

## C. T. H. "B B"

W 1/4 CORNER  
SEC. 9-7-10  
FOUND 3/4" REBAR  
N: 486097.62'  
E: 836668.75'

## NOTES:

1.) THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-730303A-MAD, SAID REPORT IS THE SOLE SOURCE OF EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS FOR THE SUBJECT PARCELS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN LOCATED, DELINEATED OR SHOWN.

NOTES CONTINUED ON SHEET 4

SCALE 1" = 100'



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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 1 of 8

BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NW 1/4 OF SECTION 9-7-10.  
LINE TO BEAR S 0°58'53" E

## SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW

17W-113



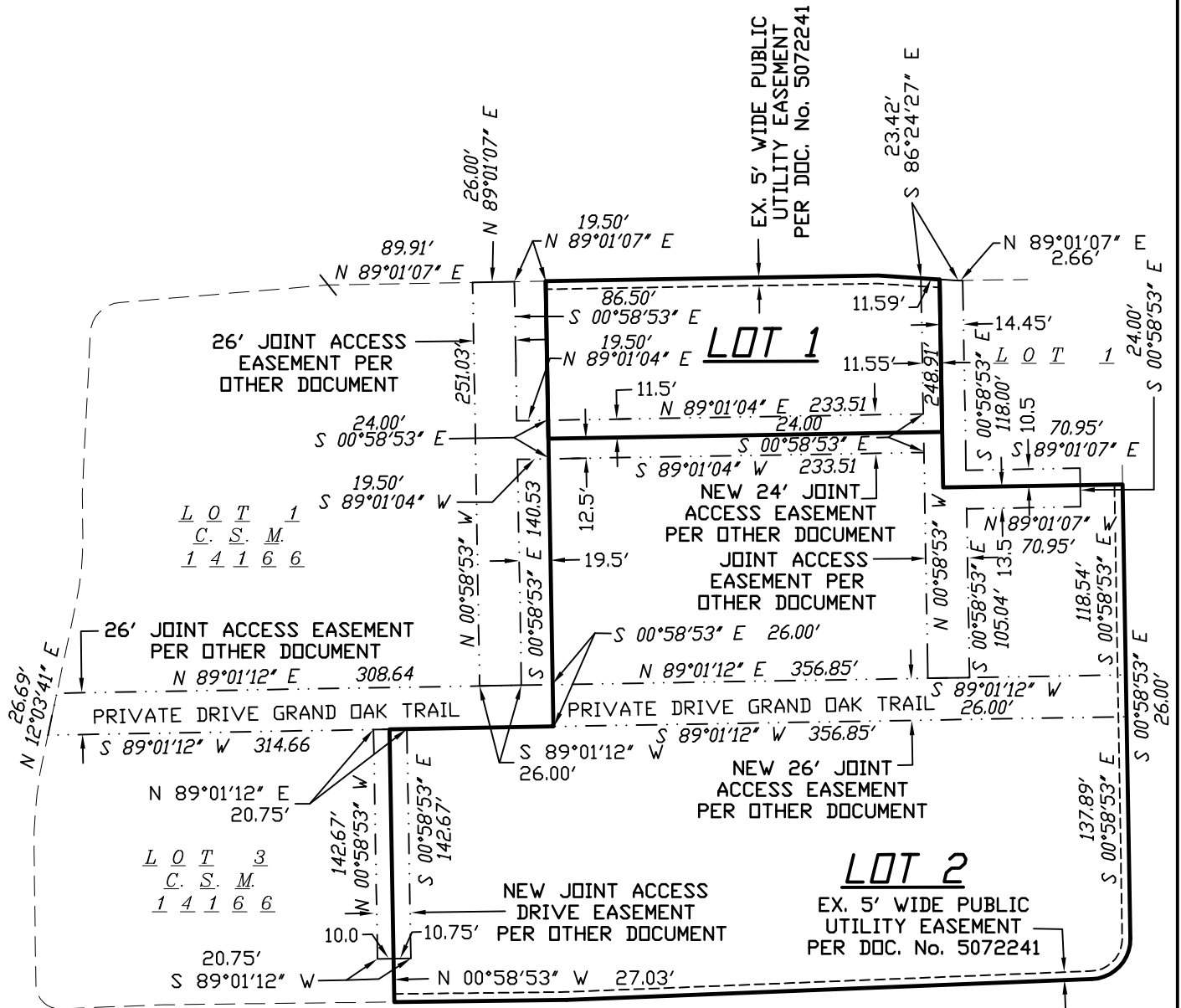
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## EASEMENT DETAIL



SURVEYORS SEAL

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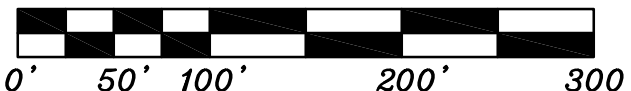
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## LINE TABLE:

| L#  | BEARING       | DIST.  |
|-----|---------------|--------|
| L1  | N 08°29'09" E | 43.66  |
| L2  | S 84°07'17" E | 57.06  |
| L3  | N 26°47'07" E | 137.68 |
| L4  | N 11°22'42" W | 120.94 |
| L5  | N 89°01'07" E | 27.63  |
| L6  | S 79°08'19" E | 18.37  |
| L7  | S 10°51'13" W | 20.00  |
| L8  | N 79°08'19" W | 17.95  |
| L9  | S 11°22'42" E | 104.16 |
| L10 | S 26°46'35" W | 147.35 |
| L11 | S 18°20'02" E | 25.69  |
| L12 | S 89°01'12" W | 20.95  |
| L13 | N 18°20'02" W | 17.13  |
| L14 | N 84°07'17" W | 38.36  |

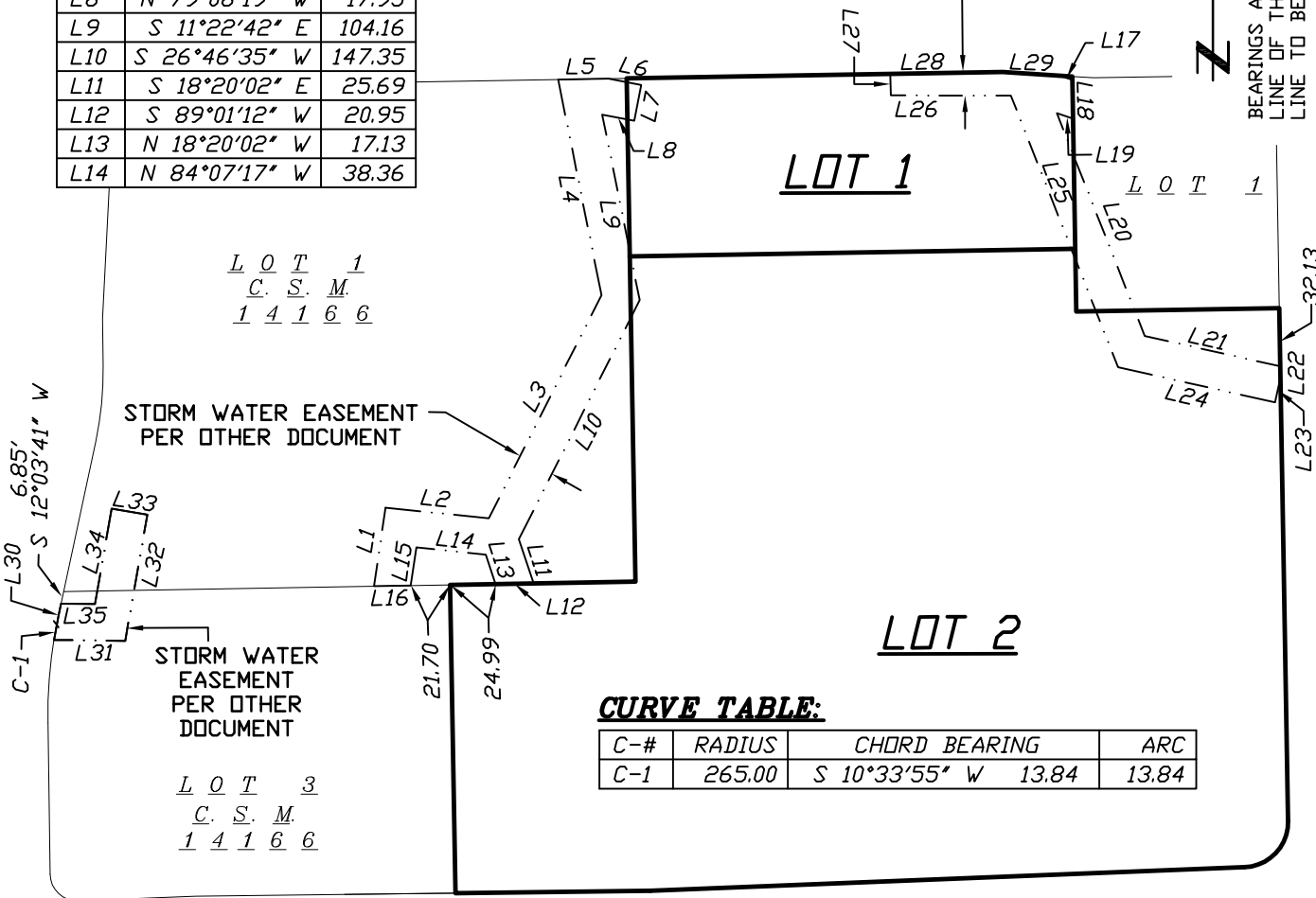
## EASEMENT DETAIL

SCALE 1" = 100'



STORM WATER EASEMENT  
PER OTHER DOCUMENT

BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NW 1/4 OF SECTION 9-7-10.  
LINE TO BEAR S 0°58'53" E



## CURVE TABLE:

| C-# | RADIUS | CHORD BEARING       | ARC   |
|-----|--------|---------------------|-------|
| C-1 | 265.00 | S 10°33'55" W 13.84 | 13.84 |

|     |               |        |
|-----|---------------|--------|
| L15 | S 08°29'09" W | 21.22  |
| L16 | S 89°01'12" W | 20.28  |
| L17 | S 71°15'58" E | 7.52   |
| L18 | S 00°58'52" E | 21.25  |
| L19 | N 71°14'50" W | 9.32   |
| L20 | S 21°30'51" E | 131.79 |
| L21 | S 77°18'36" E | 76.51  |
| L22 | S 00°58'53" E | 6.11   |
| L23 | S 12°40'37" W | 14.06  |
| L24 | N 77°18'36" W | 88.55  |
| L25 | N 21°30'51" W | 160.69 |
| L26 | N 89°57'32" W | 66.09  |
| L27 | N 01°24'33" W | 11.82  |
| L28 | N 89°01'07" E | 61.89  |
| L29 | S 86°24'27" E | 31.23  |

|     |               |       |
|-----|---------------|-------|
| L30 | S 12°03'41" W | 6.49  |
| L31 | S 89°15'48" E | 39.16 |
| L32 | N 10°00'15" E | 70.45 |
| L33 | N 79°59'45" W | 19.90 |
| L34 | S 10°00'15" W | 53.43 |
| L35 | N 89°15'48" W | 18.62 |

SURVEYORS SEAL

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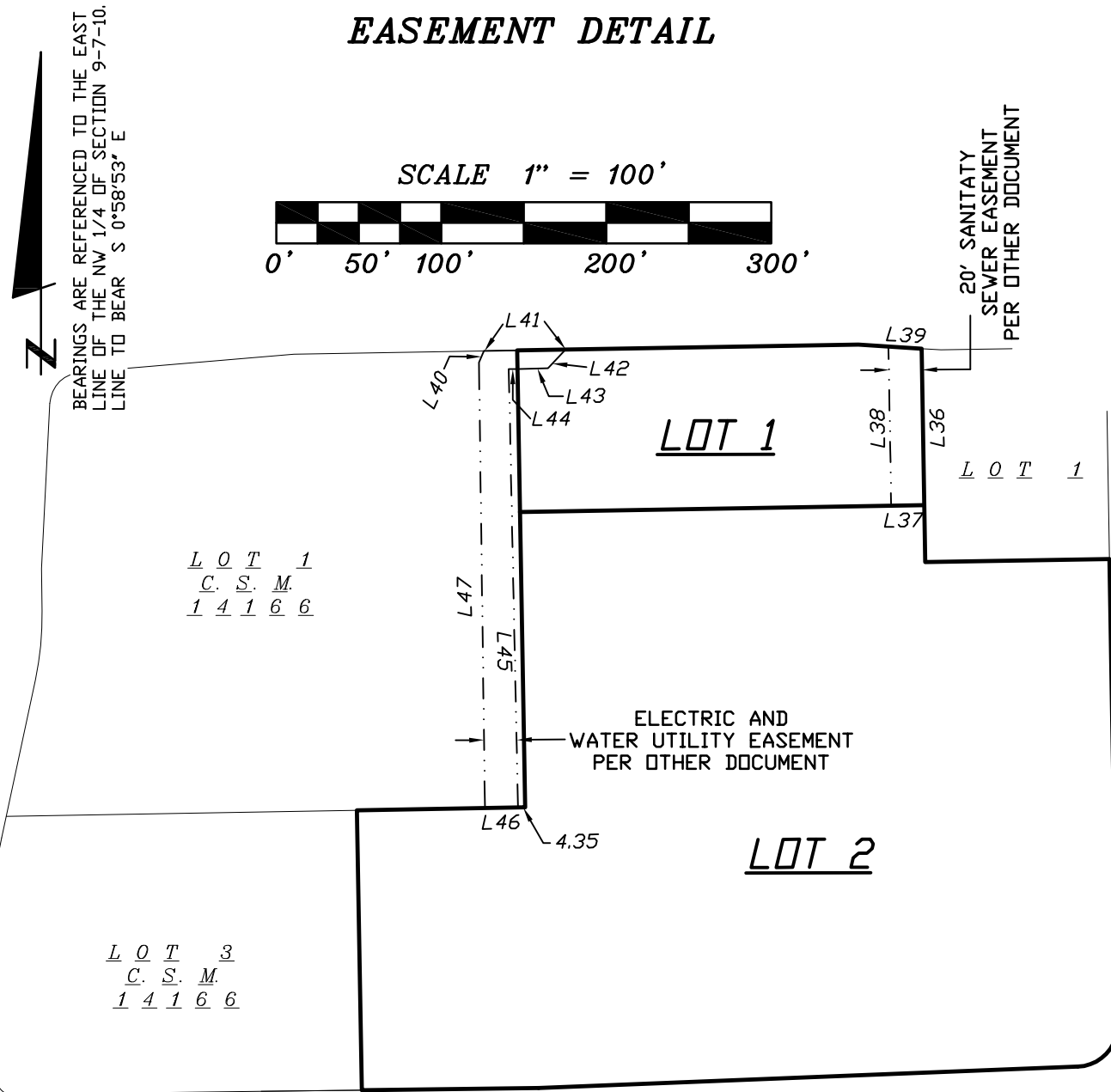
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## EASEMENT DETAIL



### LINE TABLE:

| L#  | BEARING       | DIST.  |
|-----|---------------|--------|
| L36 | S 00°58'52" E | 94.94  |
| L37 | S 89°01'04" W | 20.00  |
| L38 | N 00°58'52" W | 96.54  |
| L39 | S 86°24'27" E | 20.06  |
| L40 | N 23°41'08" E | 7.59   |
| L41 | N 89°01'07" E | 49.49  |
| L42 | S 43°47'13" W | 15.54  |
| L43 | S 88°06'27" W | 18.36  |
| L44 | N 89°57'11" W | 5.36   |
| L45 | S 01°11'49" E | 265.80 |
| L46 | S 89°01'12" W | 20.00  |
| L47 | N 00°46'09" W | 270.14 |

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## NOTES:

- 3.) C.S.M. SUBJECT TO RESTRICTION RECORDED DECEMBER 21, 2011, AS DOC. NO. 4825681.
- 4.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074764.
- 5.) LOTS WITHIN THIS CSM ARE SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074765.
- 6.) LOTS WITHIN THIS CSM ARE SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074767.
- 7.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025C429G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
- 8.) C.S.M. SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 6, 2014, AS DOCUMENT No. 5102600.
- 9.) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 10.) PER MGD 16.23(9)(d)2.0: ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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 THIS 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 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 SHARD WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALL SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NO 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION. (AM BY ORD. 13,639,-623-04: ORD-08-00094, 8-23-08)
- 11.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP."
- 12.) SUBSOIL INFORMATION INDICATES THAT THE BASEMENT OF STRUCTURES ON ALL THE LOTS WITHIN THIS PLAT ARE TO BE AT ELEVATION 851 OR HIGHER OR THAT A STRUCTURAL PLAN OF THE STRUCTURE'S FOUNDATION SHALL BE SUBMITTED TO THE DIRECTOR OF THE BUILDING INSPECTION DIVISION FOR APPROVAL WITH THE APPLICATION FOR A BUILDING PERMIT AS REQUIRED INFORMATION.
- 13.) LANDS WITH THIS CSM APPEAR TO BE SUBJECT TO ENVIRONMENTAL NOTICE RECORDED MAY 20, 2014, AS DOCUMENT No. 5071103.
- 14.) THIS CSM IS SUBJECT TO AN OUTSTANDING WATER MAIN SPECIAL ASSESSMENT (2017).
- 15.) VERIFIED ALL SECTION TIES WERE IN PER LATEST TIE SHEET FOR THE NORTH 1/4 CORNER AND CENTER OF SECTION 30, T7N, R8E.

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## **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 2 Certified Survey Map No. 14166, more particularly described as follows:

Lot 2, Certified Survey Map No. 14166, recorded in the Dane County Register of Deeds Office in Volume 96 of Certified Survey Maps, Pages 13 through 21, as Document No. 5214047. Located in the City of Madison, Dane County, Wisconsin.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748  
Professional Land Surveyor

## **OWNERS' CERTIFICATE:**

RDC Development, LLC, a limited liability company duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. RDC Development, LLC, does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Carl Ruedebusch  
Manager  
RDC Development, LLC

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, Carl Ruedebusch, manager of RDC Development, LLC, and known by me to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**

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Dane County, Wisconsin, being all of Lot 2 Certified Survey Map No. 14166.

## **CONSENT OF MORTGAGEE:**

City of Madison, a Wisconsin municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said City of Madison, has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Wisconsin and its corporate seal hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

*City of Madison*

\_\_\_\_\_  
*Paul R. Soglin*  
*Mayor*

\_\_\_\_\_  
*Maribeth Witzel-Behl*  
*Clerk*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_ day of \_\_\_\_\_,  
20\_\_, Paul R. Soglin, it's mayor, City of Madison, and known to  
be the person who executed the foregoing instrument and to  
me known to be such officer of said corporation, and  
acknowledge that they executed the foregoing instrument as  
such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_ County, Wisconsin.

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

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_ day of \_\_\_\_\_,  
20\_\_, Maribeth Witzel-Behl, it's clerk, City of Madison, and  
known to be the person who executed the foregoing instrument  
and to me known to be such officer of said corporation, and  
acknowledge that they executed the foregoing instrument as  
such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_ County, Wisconsin.

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

**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  
Clerk

## **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission  
action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Natalie Erdman  
Secretary 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. \_\_\_\_\_

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