

CERTIFIED SURVEY MAP No. _____

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4321, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 1825718, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 00°01'25" E	40.00'
L2	N 00°01'25" E	40.00'
L3	S 78°44'01" E (S 78°45'25" E) (S 79°07'22" E)	25.65'

0 80 160 240

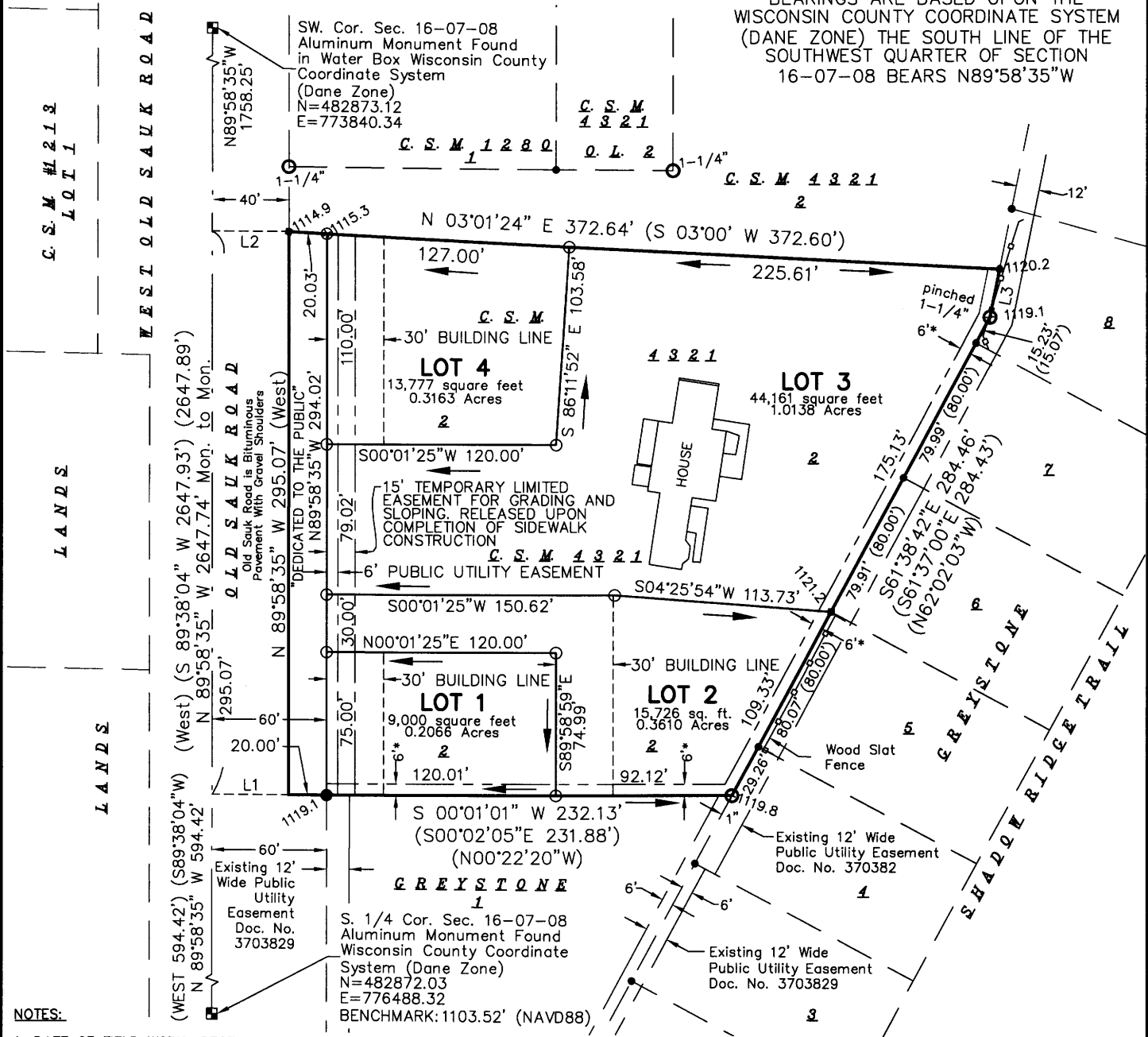


SCALE : ONE INCH = EIGHTY FEET



GRID NORTH

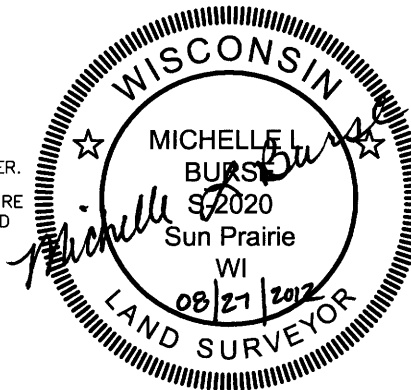
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16-07-08 BEARS N89°58'35"W



NOTES:

1. DATE OF FIELD WORK: DECEMBER 6, 2010
2. SEE SHEET 2 FOR EXISTING BUILDING DETAIL
3. SEE SHEET 3 FOR SHARED EASEMENTS
4. SEE SHEET 4 FOR LEGEND AND ADDITIONAL NOTES
5. NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
6. THE BUILDING OF ANY PRINCIPAL OR ACCESSORY STRUCTURE (INCLUDING POOLS) SHALL NOT BE CONSTRUCTED OR LOCATED WITHIN THE 30-FOOT SETBACK.
7. THE BUILDING ENVELOPE FOR LOT 2 HAS 7,340 SQ. FT.
8. 6" SEE SHEET 3 FOR DRAINAGE EASEMENT DETAIL.

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: November 06, 2012
 Plot View: Sheet1
 \PROJECTS\BSE673\csm\CSMBSE673.DWG



Revised: 11/12/2012 mab

SURVEYED FOR :
 Donald L. & Blanche B. Emerick
 9624 Old Sauk Road
 Madison, WI 53562

SURVEYED BY :
Burse

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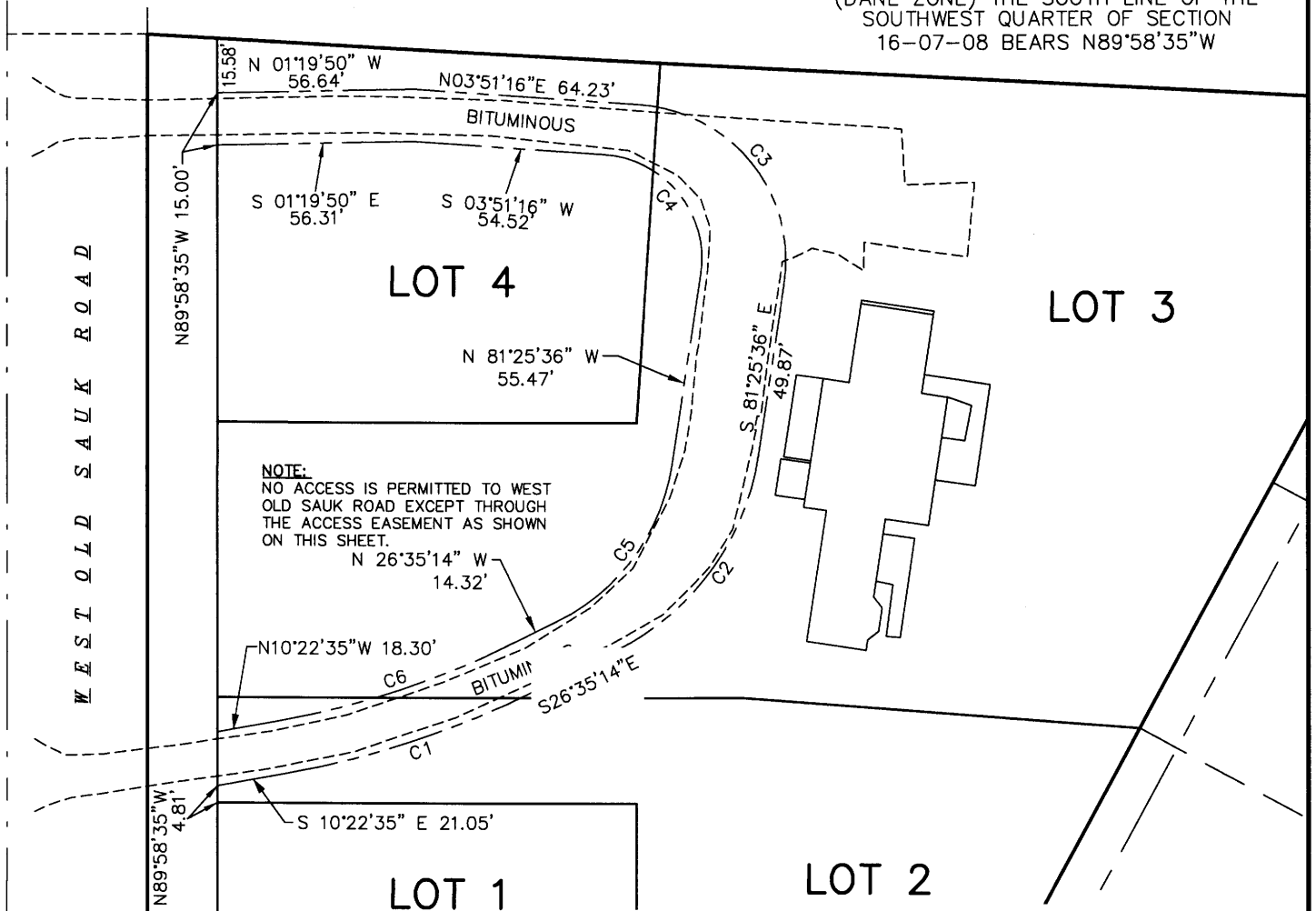


SCALE : ONE INCH = FIFTY FEET



GRID NORTH

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16-07-08 BEARS N89°58'35"W



SHARED ACCESS EASEMENT DETAIL

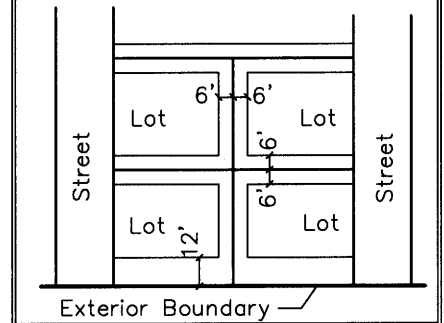
PER AND SUBJECT TO THE JOINT DRIVEWAY EASEMENT, TREE PRESERVATION PLAN RESTRICTION, PERIPHERAL AND INTERNAL DRAINAGE RESTRICTIONS AND ALLOCATION OF FUTURE OLD SAUK ROAD ASSESSMENTS COVENANT RECORDED CONCURRENT WITH THIS CERTIFIED SURVEY MAP, LOT 1 HAS THE RIGHT TO ACCESS THE "BITUMINOUS" DRIVEWAY BY CONSTRUCTION OF A RESIDENTIAL DRIVEWAY OVER THE SOUTHERN 120 FEET OF LOT 2.

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	RADIUS
C1	74.98	16°12'39"	N 18°28'54" W	74.73	265.00
C2	71.78	54°50'23"	N 54°00'25" W	69.08	75.00
C3	74.39	94°43'08"	S 51°12'50" W	66.21	45.00
C4	49.59	94°43'08"	N 51°12'50" E	44.14	30.00
C5	57.43	54°50'23"	N 54°00'25" W	55.26	60.00
C6	70.73	16°12'39"	S 18°28'54" E	70.50	250.00

TYPICAL DRAINAGE EASEMENTS:

Except where noted on Sheet 1 (see note 4 on sheet 4)



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9624 Old Sauk Road
Madison, WI 53562

SURVEYED BY :

Burse

surveying & engineering

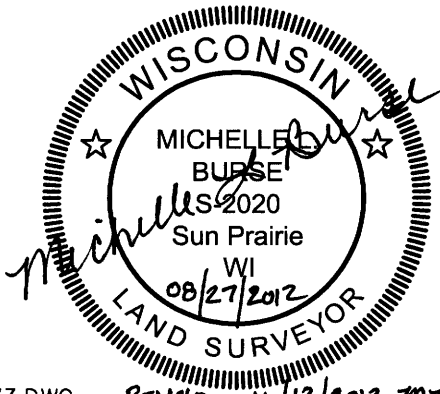
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MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: November 06, 2012

Plot View: Sheet3

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REVISED: 11/12/2012 MJB

CERTIFIED SURVEY MAP No. _____

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4321, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 1825718, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER (¼) OF THE SOUTHWEST QUARTER (¼) OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 3/4"x18" SOLID IRON ROD SET, WT. 1.50 lbs/ft
- +1115.2 SPOT ELEVATION
- 3/4" SOLID IRON ROD FOUND
- IRON PIPE FOUND (OUTSIDE DIAMETER DENOTED)
- () INDICATES RECORDED AS

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.

NOTES:

1. DATE OF FIELD WORK: December 6, 2010

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. PROPERTY SUBJECT TO FOLLOWING NOTES TAKEN FROM TITLE COMMITMENT NO.: 111090435, TITLE WORK PROVIDED TO SURVEYOR BY PREFERRED TITLE, DATED SEPTEMBER 16, 2011.

- a) Easement to Wisconsin Power and Light Company recorded in Vol. 92 of Misc., page 175, as Doc. #517424
- b) Well agreement recorded in Vol. 70 of Records, page 244, as Doc. #1228656.
- c) Private Sewage System Maintenance Agreement recorded in Vol. 12837 of Records, page 37, as Doc. #2141049.

3. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

4. 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. 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 green ways 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. See typical detail on sheet 3.

NOTE: In the event of the 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.

5. Lands within the CSM boundary are subject to Attachment Ordinance recorded as Document No. 4248472.

6. Subject to Joint Driveway Easement, Tree Preservation Plan Restriction, Peripheral and Internal Drainage Restrictions and Allocation of future Old Sauk Road Assessments Covenant recorded as Doc. No. _____

LEGAL DESCRIPTION:

Part of Lot 2, Certified Survey Map (CSM) Number 4321, recorded in Volume 18 of Certified Survey Maps on, Pages 228-230, as Document Number 1825718, said CSM corrected in Volume 5545 of Records, Page 8, as Document Number 1827991, located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 16, Township 07 North, Range 08 East, City of Madison (formerly Town of Middleton), Dane County, Wisconsin, more fully described as follows: Commencing at the South 1/4 corner of said Section 16; thence North 89 degrees 58 minutes 35 seconds West along the South line of the Southwest 1/4 of said Section 16, 594.42 feet to the Southeast corner of said CSM 4321; thence North 00 degrees 01 minute 25 seconds East along the East line of said CSM 4321, 40.00 feet to the Southeast corner of Lot 2 of said CSM 4321, also being the point of beginning; thence North 89 degrees 58 minutes 35 seconds West along the South line of said Lot 2, 295.07 feet; thence North 03 degrees 01 minute 24 seconds East, 372.64 feet to the Northerly line of said Lot 2; thence South 78 degrees 44 minute 01 second East along said Northerly line, 25.65 feet; thence South 61 degrees 38 minutes 42 seconds East along said Northerly line, 284.46 feet to the Northeast corner of said Lot 2; thence South 00 degrees 01 minute 01 second East along the East line of said Lot 2, 232.13 feet to the Point of Beginning. This description contains 87,954 square feet or 2.0191 acres.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Donald L. Emerick and Blanche Bante Emerick, owners 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 27TH day of AUGUST, 2012.

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020

Revised this 12TH day of NOVEMBER, 2012.
MAB

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: November 06, 2012


Plot View: Sheet 4

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SURVEYED BY :

Burse

surveying & engineering 

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SHEET 4 OF 6

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

Blanche Bante Emerick and Donald L. Emerick, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Blanche Bante Emerick and Donald L. Emerick, do 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:

Common Council, City of Madison

WITNESS the hand and seal of said owners, this ____ day of _____, 201__.

Blanche Bante Emerick

Donald L. Emerick

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 20__,
Blanche Bante Emerick and Donald L. Emerick, to me known to be the persons
who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public, Wisconsin

CONSENT OF MORTGAGEE

BMO Harris Bank N.A., a banking association duly organized and existing under and by virtue of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said BMO Harris Bank N.A., has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this ____ day of _____, 201__.

Authorized Representative

State of Wisconsin)
)ss.
County of Dane)


Personally came before me this ____ day of _____, 201__, _____, 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.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering 

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: November 06, 2012

Plot View: Sheet5

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REVISED: 11/12/2012 MAB

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CITY OF MADISON APPROVAL

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

Dated this ____ day of _____, 20__.

Bradley J. Murphy, 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

CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

I, Dave Gawenda, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in this Certified Survey Map.

Dated this ____ day of _____, 20__.

Treasurer, City of Madison, Dane County, Wisconsin

SURVEYED BY :

Burse

surveying & engineering ^{LLC}

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Madison, WI 53703 608.250.9263
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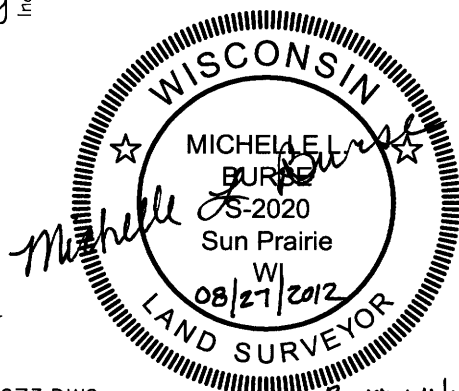
DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: November 06, 2012

Plot View: Sheet6

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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds

REVISED: 11/12/2012 MCB

SHEET 6 OF 6