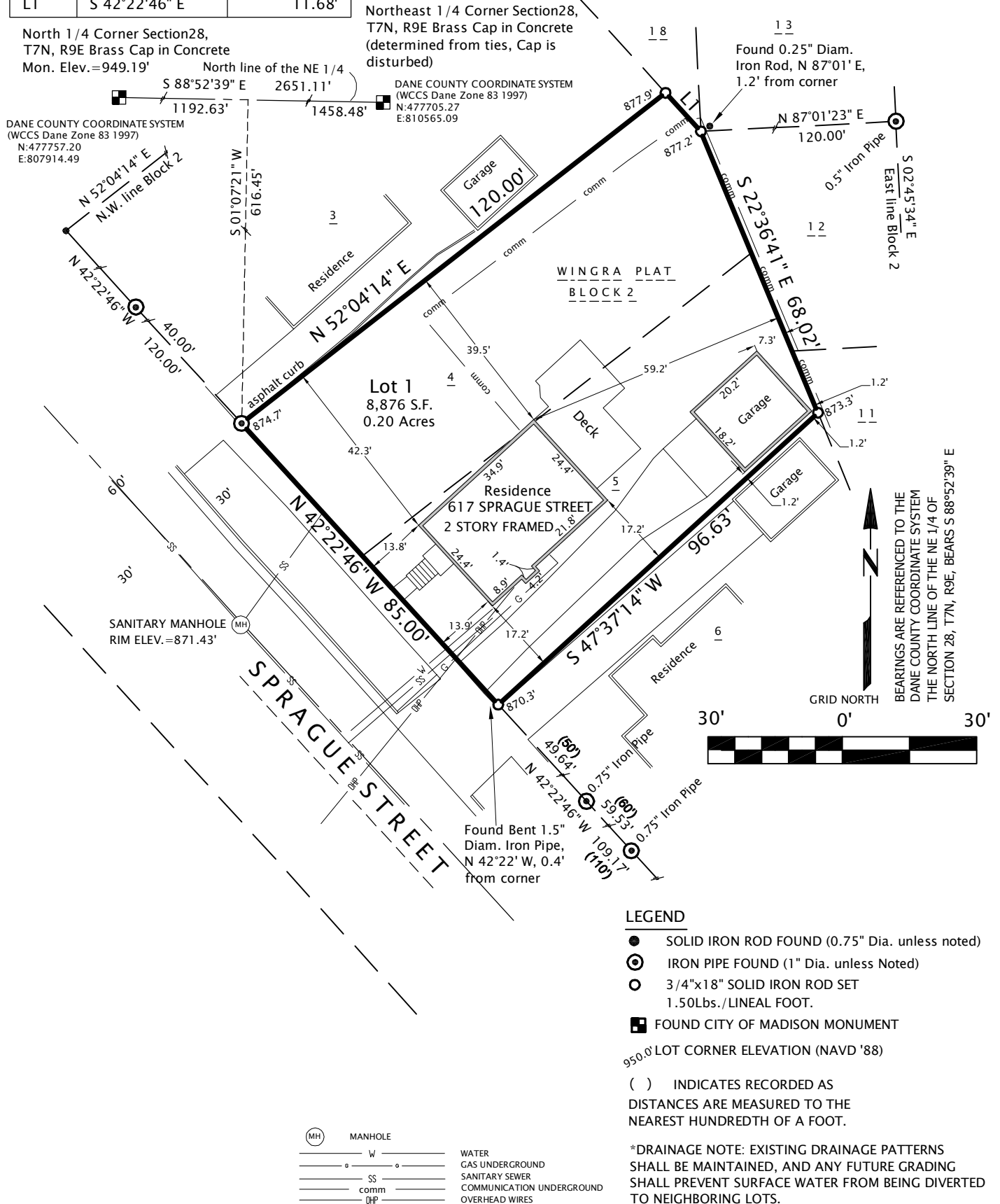


# CERTIFIED SURVEY MAP

Lots Four (4) and Five (5), Block Two (2), Wingra, in the NW 1/4 of the NE 1/4 of Section 28, T7N, R9E, in the City of Madison, Dane County, Wisconsin.

Line Table

LINE	BEARING	DISTANCE
L1	S 42°22'46" E	11.68'



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED FOR:  
MATTHEW MITRO AND MICHELE BROGUNIER  
617 SPRAGUE STREET  
MADISON, WI 53711

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

# CERTIFIED SURVEY MAP

Lots Four (4) and Five (5), Block Two (2), Wingra, in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, T7N, R9E, in the City of Madison, Dane County, Wisconsin.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of MATTHEW G. MITRO AND MICHELE E. BROGUNIER, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description:

Lots Four (4) and Five (5), Block Two (2), Wingra, in the City of Madison, Dane County, Wisconsin.

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet):

A Parcel of land located in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North  $\frac{1}{4}$  Corner of Section 28, T7N, R9E, thence S 88°52'39" E, along the North line of said NE  $\frac{1}{4}$ , 1192.63 feet; thence S 01°07'21" W, along a random line, 616.45 feet to a point being the Westerly most corner of Lot Four (4), Block Two (2), Wingra Plat, said point being the Point of Beginning of this description.

thence N 52°04'14" E, along the northerly platted boundary line of said Lot Four (4), Block Two (2), 120.00 feet;  
thence S 42°22'46" E, along easterly platted boundary line of said Lot Four (4), Block Two (2), 11.68;  
thence S 22°36'41" E, along the easterly platted boundary lines of said Lots Four (4) and Five (5), Block Two (2), 68.02 feet;  
thence S 47°37'14" W, along the southerly platted boundary line of said Lot Five (5), Block Two (2), 96.63 feet;  
thence N 42°22'46" W, along the westerly platted boundary line of said Lot Four (4) and Five (5), Block Two (2), 85.00 feet, to the point of beginning.

This description contains 8,876 square feet, or 0.20 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Paul A. Spetz, S 2525

1. Existing drainage along individual property lines must be maintained such that no new surface water shall be diverted onto neighboring lots. Elevations given are for property corners at ground level and shall be maintained by lot owner.

2. 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.

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

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

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEYED FOR:**

MATTHEW MITRO AND MICHELE BROGUNIER  
617 SPRAGUE STREET  
MADISON, WI 53711

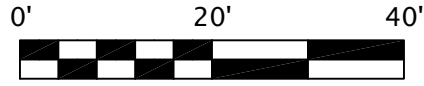
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# Topographic Survey

Lots Four (4) and Five (5), Block Two (2), Wingra, in the City of Madison, Dane County, Wisconsin.



## LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET  
1.50lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

## Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. Dane County Title Commitment No. B-13053766 was provided for this survey.

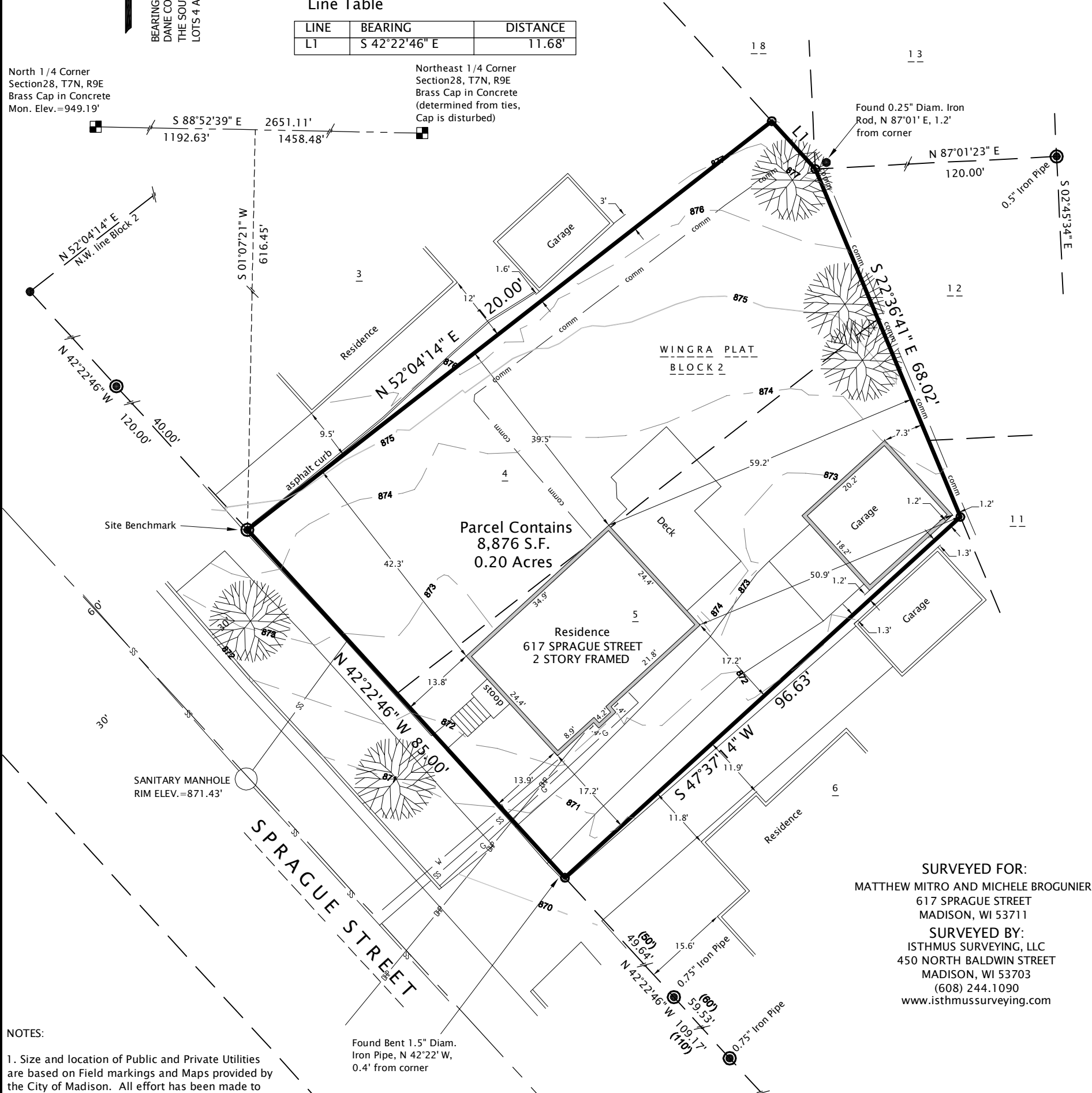
## Line Table

LINE	BEARING	DISTANCE
L1	S 42°22'46" E	11.68'

BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM THE SOUTHWESTERLY PLATTED LINE OF LOTS 4 AND 5, BLOCK 2, BEARS S 42°22'46" E

North 1/4 Corner  
Section 28, T7N, R9E  
Brass Cap in Concrete  
Mon. Elev.=949.19'

Northeast 1/4 Corner  
Section 28, T7N, R9E  
Brass Cap in Concrete  
(determined from ties,  
Cap is disturbed)



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## NOTES:

1. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.

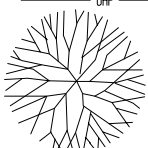
2. Project Benchmark is the North 1/4 Corner of Section 28, T7N, R9E, City of Madison PLSS monument, USGS NAVD 88 Datum, Monument Published Elevation=949.19'; Site Benchmark is Iron Pipe marking the the Westerly most Lot corner of Surveyed Parcel, Elevation=874.70'

## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.

Dated this 22nd Day of February, 2013: Paul A. Spetz, S 2525

- T TELECOMMUNICATIONS ACCESS BOX
- MH MANHOLE
- W — WATER
- G — GAS UNDERGROUND
- SS — SANITARY SEWER
- comm — AT&T UNDERGROUND
- OHP — OVERHEAD WIRES



TREE-DECIDUOUS (Diameter Breast Height)

