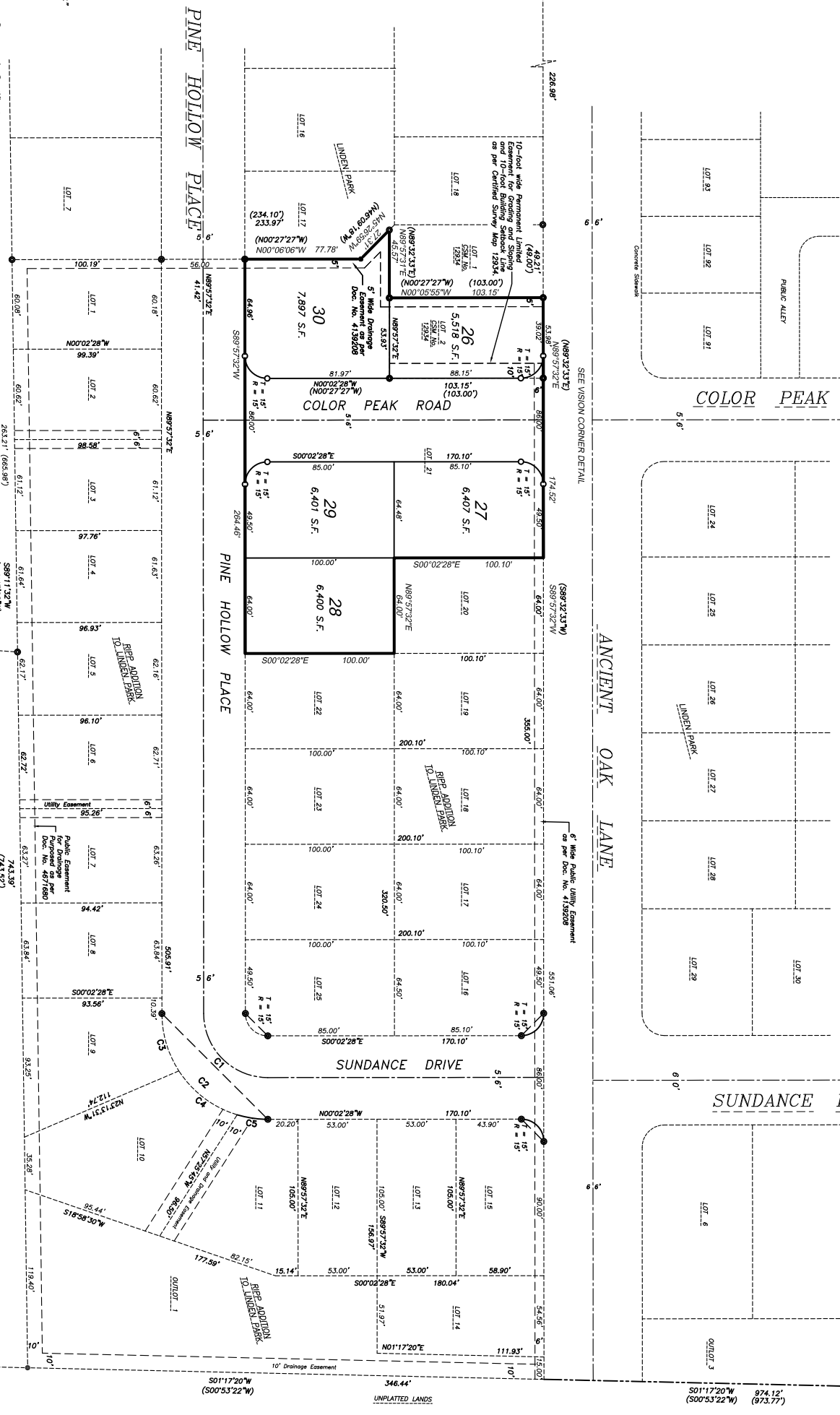


Bearings referenced to the Dane County Coordinate System and the North line of Northwest 1/4 Section 34, T7N, R8E, bearing N89°11'42\"/>

- LEGEND:**
- = Found 1-1/4" O.D. Iron Pipe
 - = Found 3/4" Rebar
 - = Found 1-1/4" Rebar
 - = 1-1/4" O.D. x 30" Iron Rebar Set.
- Weight = 4,303 Lbs/Ft
 ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.88 LBS./LIN.FT.

PRELIMINARY FIRST ADDITION TO THE RIPP ADDITION TO THE LINDEN PARK

Lot 3, Certified Survey Map No. 12934, located in the Northwest 1/4 of the Northwest 1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin



Northwest Corner Monument
 Station 34-7-4
 58911-42W
 1319.85'
 (1319.85')
 2638.79'
 (2640.00')
 1300.84'
 (1300.84')

Northwest Corner Monument
 Station 34-7-4
 58911-42W
 1319.85'
 (1319.85')
 2638.79'
 (2640.00')
 1300.84'
 (1300.84')

Notes:

1. The proposed number of lots is 5.
2. Gross area in this preliminary plat = 44,026 square feet or 1,017 acres.
3. This survey is subject to any and all agreements and easements of record and those that may not be recorded.
4. All lots within this subdivision to be served by public sewer and water.
5. Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
6. The lands within this subdivision shall be served by underground utilities.
7. The lands within this subdivision are located in "ZONE X" UNDESIGNED AREAS determined to be subject to the National Flood Insurance Program, as published by the Federal Emergency Management Agency.
8. Per Note 6 of CSM 12934 as Doc. No. 4671690, this plat shall address the drainage and storm water management requirements for said Lot 1.
9. Per Note 7 of CSM 12934 as Doc. No. 4671690, subsection information indicates that easements of structures within the plat shall address the drainage and storm water management requirements for said Lot 1.
10. This plat is subject to Declaration of Conditions and Covenants to Linden Park recorded as Doc. No. 4178509 and 4178510.
11. This plat is subject to Linden Park, CSM and First Addition to Linden Park, Restatement and Amendment of Declaration of Protective Covenants, Conditions and Restrictions per Doc. No. 4478968 and First Amendment per Doc. No. 4235924.
12. This plat is subject to Declaration of Conditions, Covenants and Restrictions CSM 12934 per Doc. No. 4690886.
13. This plat is subject to Declaration of Conditions and Covenants for the Development/Plat of CSM 12934 per Doc. No. 4710
14. All lots within this plat 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 plat. 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 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.
15. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the Madison General Ordinances, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission subdivided property, the underlying public easements for drainage purposes shall be measured by those required and created by the current approved subdivision.

CURVE	ARC LENGTH	BEARING	CHORD BEARING	CHORD BEARING	CHORD LENGTH
C1	67.24'	43.00'	90°00'00"	S44°37'32"W	60.81'
C2	117.55'	71.00'	90°00'00"	N44°57'32"E	100.41'
C3	40.95'	71.00'	32°48'23"	N07°51'20"E	40.10'
C4	20.90'	71.00'	6°51'53"	S08°23'28.5"W	20.82'

Owner's Certificate

I, owner, I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- City of Madison Department of Administration
- Dane County Zoning and Land Regulation Committee
- Brandon J. Ripp

City of Madison Certificate

Resolved that this plat known as FIRST ADDITION TO THE RIPP ADDITION TO LINDEN PARK, located in the City of Madison was approved by Resolution No. _____ ID. No. _____ and adopted on this _____ day of _____, 2014, and further resolve that the conditions of said approval were fulfilled on _____, 2014.

Dated this _____ day of _____, 2014,
 Maribeth Witzel-Behl, Clerk
 City of Madison

BIRENKOTT SURVEYING

BIRENKOTT SURVEYING INC.
 1677 N. BRISTOL STREET
 SUN PRARIE, WIS. 53590
 800-637-7463

PREPARED FOR:
 BRADON RIPP LLC
 6839 ANCIENT OAK LANE
 WENONA, WIS. 53593
 850-4450

Office Map No. 140234
 DATED: April 21, 2014
 Daniel V. Birrenkott
 Registered Land Surveyor No. 1531

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____ 20 _____
 Department of Administration