

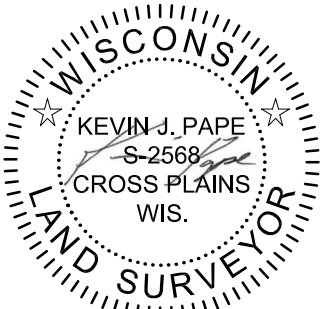
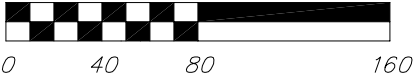
CERTIFIED SURVEY MAP No.

LOT 4, KIMBALL ADDITION TO THE HIGHLANDS, RECORDED AS DOCUMENT NO. 1004484, AND LOT 1, CERTIFIED SURVEY MAP NO. 5481, RECORDED AS DOCUMENT NO. 2067826, DANE COUNTY REGISTRY. LOCATED IN THE SW1/4 AND SE1/4 OF THE SE1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTH LINE OF THE SE1/4 OF SECTION 13 MEASURED AS BEARING S89°47'13"E.

GRAPHIC SCALE: 1" = 80'

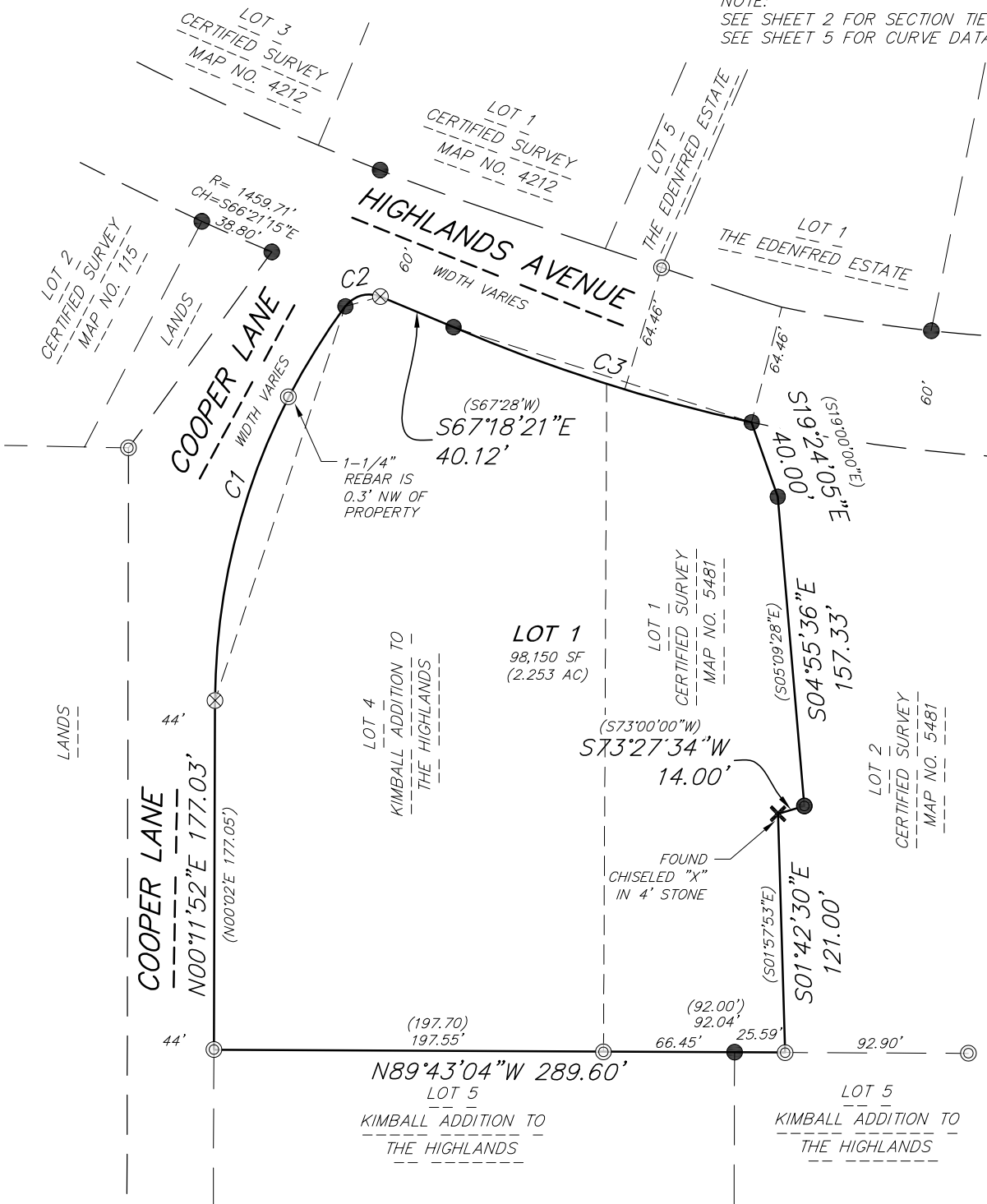


09/04/2025

SURVEY LEGEND

- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND CHISELED "X"
- RECORDED AS INFORMATION

NOTE:
SEE SHEET 2 FOR SECTION TIE DETAIL;
SEE SHEET 5 FOR CURVE DATA



08 Sep 2025 - 8:19a M:\Flesch, Kristen\250227 - 6105 South Highlands\CADD\250227_CSM.dwg by: kpap



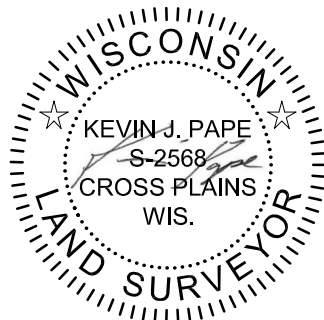
08 Sep 2025 - 8:20a M:\Flesch, Kristen\250227 - 6105 South Highlands\CADD\250227_CSM.dwg by: kpap

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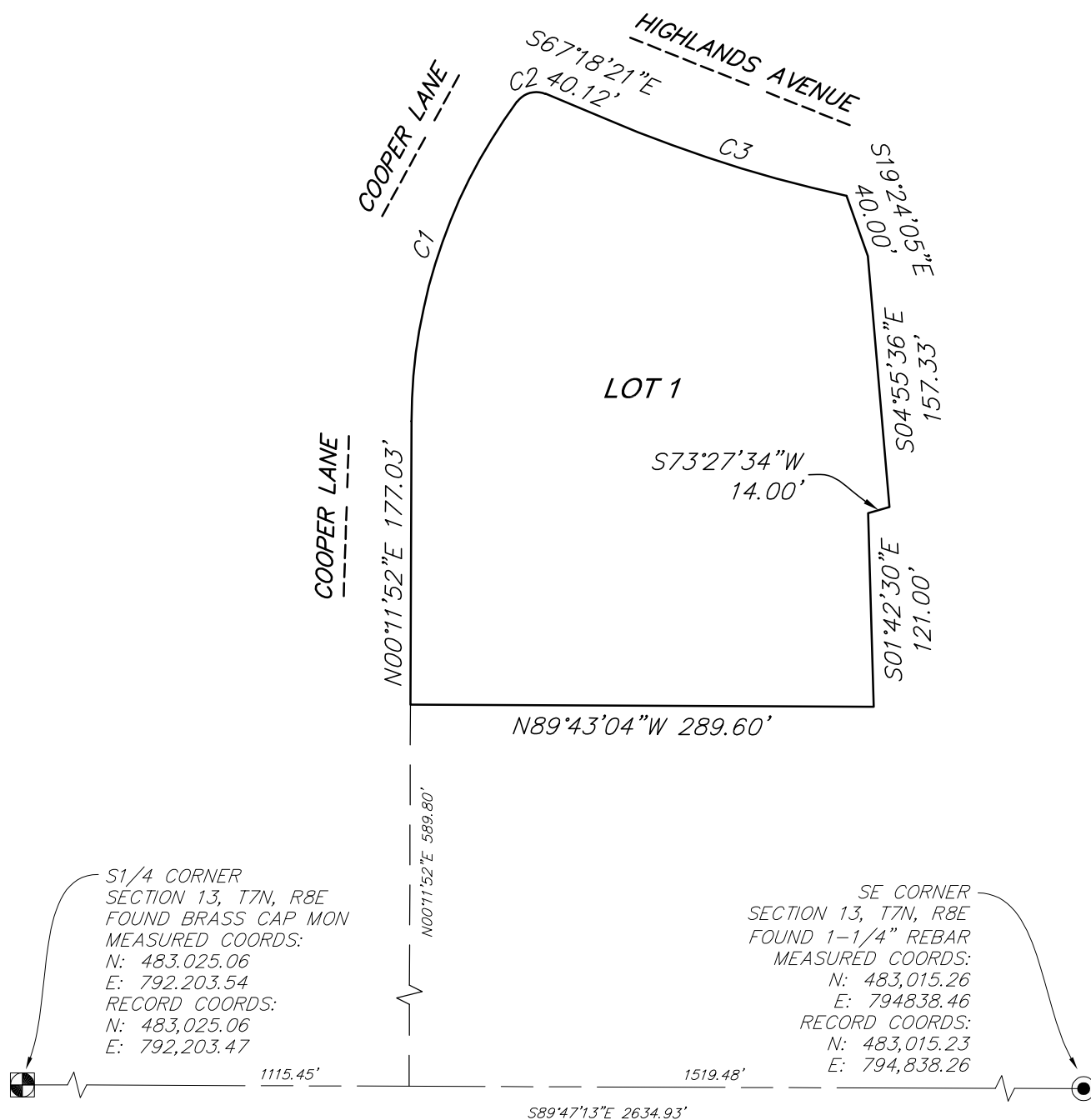
BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN. THE SOUTH
LINE OF THE SE1/4 OF SECTION 13
MEASURED AS BEARING S89°47'13"E.



09/04/2025

SECTION TIE DETAIL

(NOT TO SCALE)

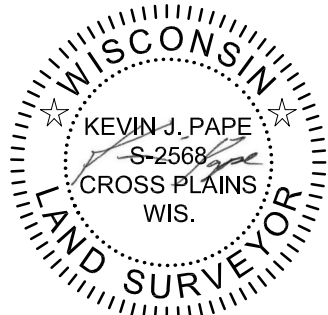
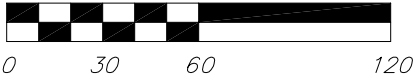


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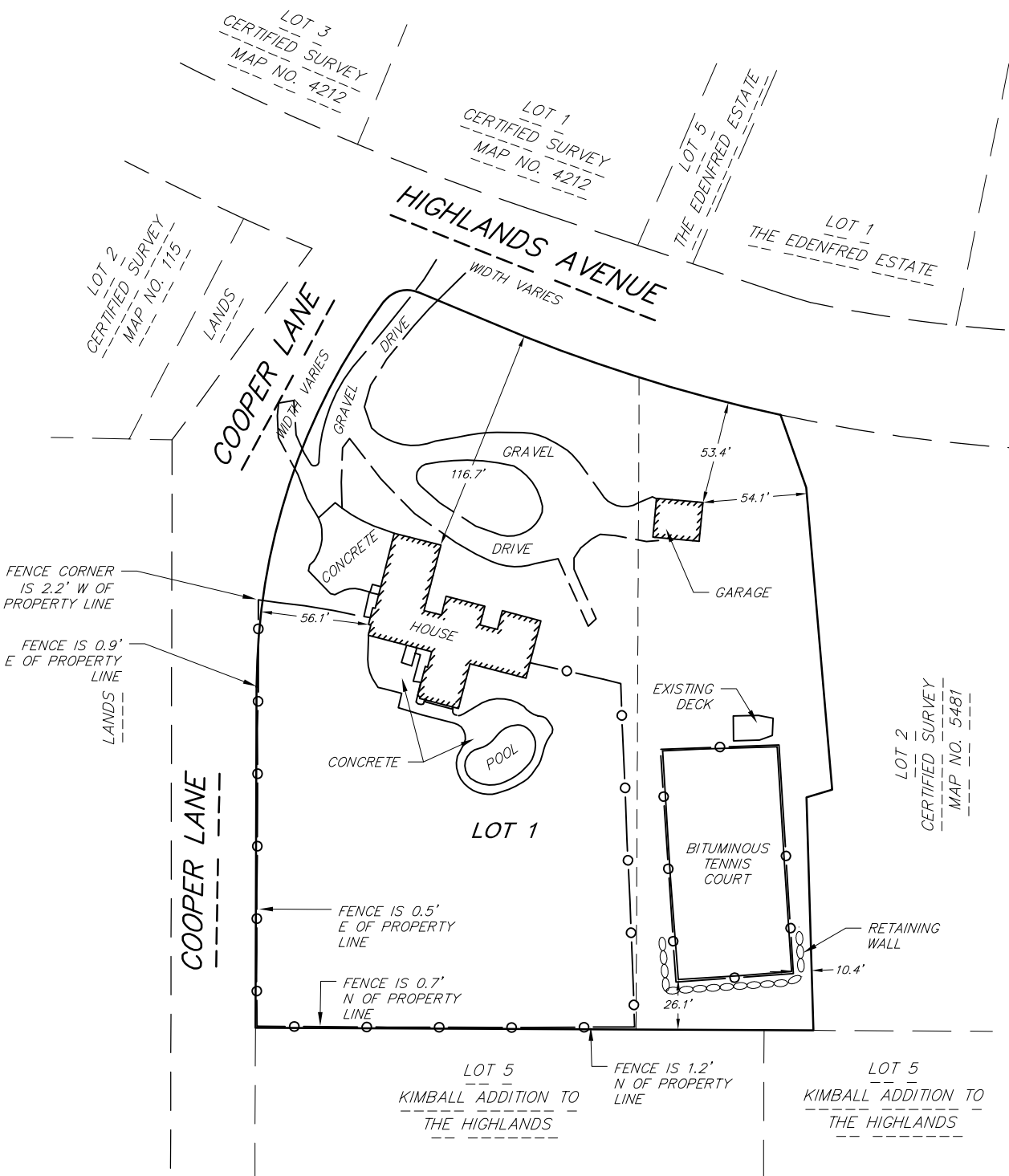


GRAPHIC SCALE: 1" = 60'



09/04/2025

EXISTING CONDITIONS



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CERTIFIED SURVEY MAP No.

LOT 4, KIMBALL ADDITION TO THE HIGHLANDS, RECORDED AS DOCUMENT NO. 1004484, AND LOT 1, CERTIFIED SURVEY MAP NO. 5481, RECORDED AS DOCUMENT NO. 2067826, DANE COUNTY REGISTRY. LOCATED IN THE SW1/4 AND SE1/4 OF THE SE1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE: 1" = 60'

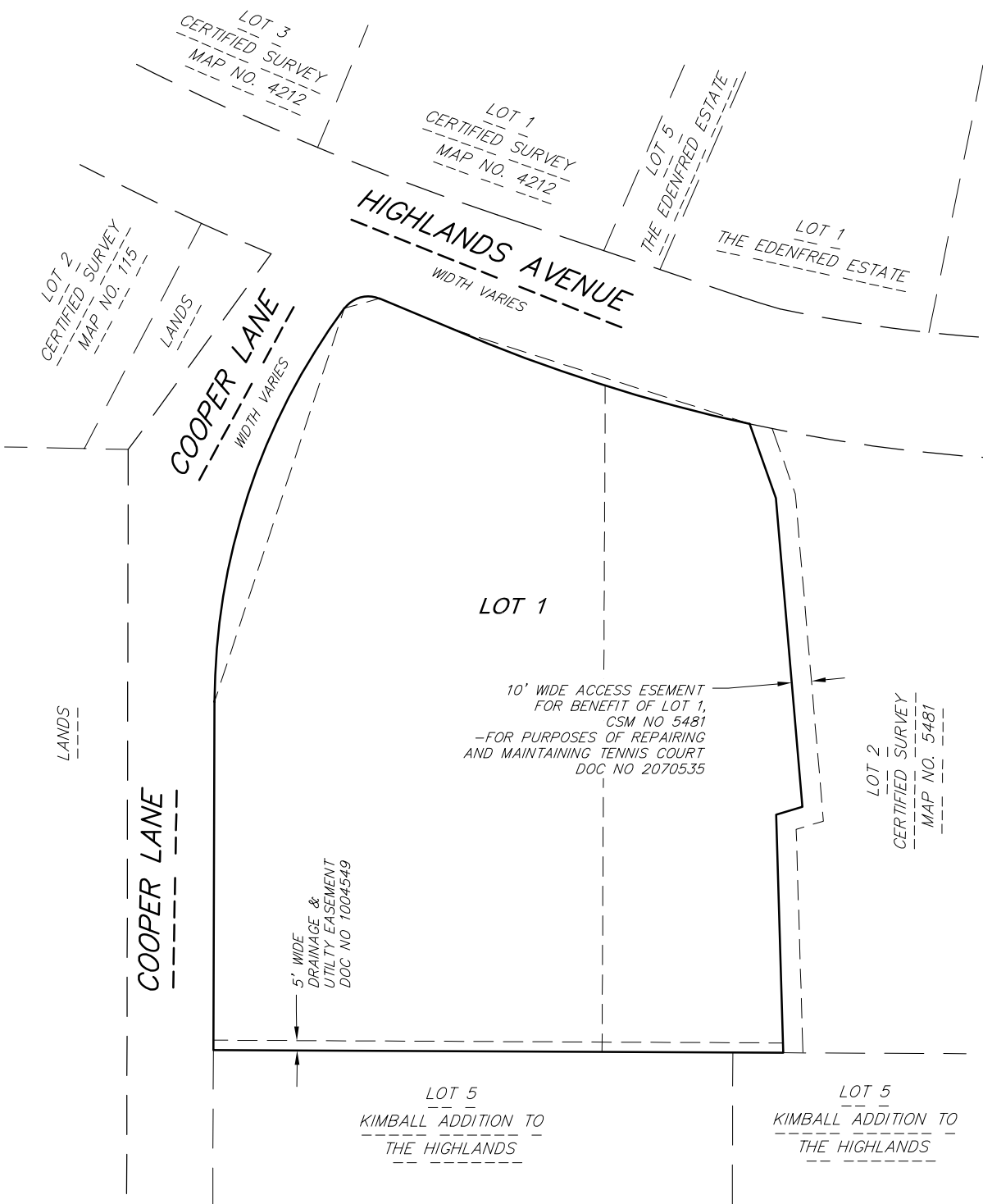


0 30 60 120



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EXISTING EASEMENTS



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vierbicher
planners | engineers | advisors



Job #: 250227
Date: 09/04/2025
Rev:
Drafted By: KPAP
Checked By: MZIE

SURVEYED FOR:
KRISTEN FLESCHE
6002 N HIGHLANDS AVE
MADISON, WI 53705

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
4 OF 7

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05 Sep 2025 - 9:57a M:\Flesch, Kristen\250227 - 6105 South Highlands\CADD\250227_CSM.dwg by: kpap

CERTIFIED SURVEY MAP No. _____

LOT 4, KIMBALL ADDITION TO THE HIGHLANDS, RECORDED AS DOCUMENT NO. 1004484, AND LOT 1, CERTIFIED SURVEY MAP NO. 5481, RECORDED AS DOCUMENT NO. 2067826, DANE COUNTY REGISTRY. LOCATED IN THE SW1/4 AND SE1/4 OF THE SE1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S–2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: September 4, 2025

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Being Lot 4, Kimball Addition to the Highlands, recorded in Volume 24 of Plats on Page 3, as Document Number 1004484, Dane County Registry and Lot 1, Certified Survey Map Number 5481, recorded in Volume 25 of Certified Survey Maps on Page 53, as Document Number 2067826, Dane County Registry. Located in the SW1/4 and SE1/4 of the SE1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin. Contains 98,150 square feet (2.253 AC).

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	36°18'01" (36°18')	337.68'	213.94'	N18°16'39"E (N18°07'E)	210.38'	IN–N00°07'38"E; OUT–N36°25'39"E
C2	76°14'36" (76°16')	15.00'	19.96'	N74°33'39"E (N74°24'E)	18.52'	IN–N36°36'21"E; OUT–S67°19'03"E
C3	10°51'52"	838.04'	158.91'	S72°17'29"E	158.67'	IN–S66°51'33"E; OUT–S77°43'25"E



LOT 4, KIMBALL ADDITION TO THE HIGHLANDS, RECORDED AS DOCUMENT NO. 1004484, AND LOT 1, CERTIFIED SURVEY MAP NO. 5481, RECORDED AS DOCUMENT NO. 2067826, DANE COUNTY REGISTRY. LOCATED IN THE SW1/4 AND SE1/4 OF THE SE1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Patrick T. Flesch and Kristen D. Flesch Revocable Trust, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. It further certifies that this Certified Survey Map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 20_____.

PATRICK D. FLESCH AND KRISTEN D. FLESCH REVOCABLE TRUST

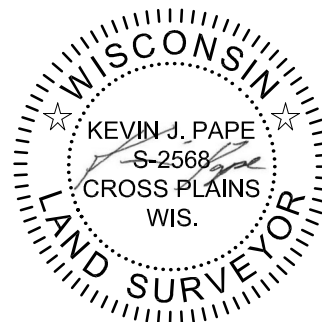
By: Patrick T. Flesch Kristen D. Flesch

State of Wisconsin)
County of Dane)ss.

Personally came before me this _____ day of _____, 20____, the above named persons(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires:



09/04/2025

Thomas G. Flesch Revocable Trust, 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.

THOMAS G. FLEISCH

B_y:

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires:



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CERTIFIED SURVEY MAP No. _____

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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-_____, 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____.

Michael Haas, Acting City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____.m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds

