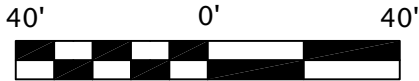


# CERTIFIED SURVEY MAP

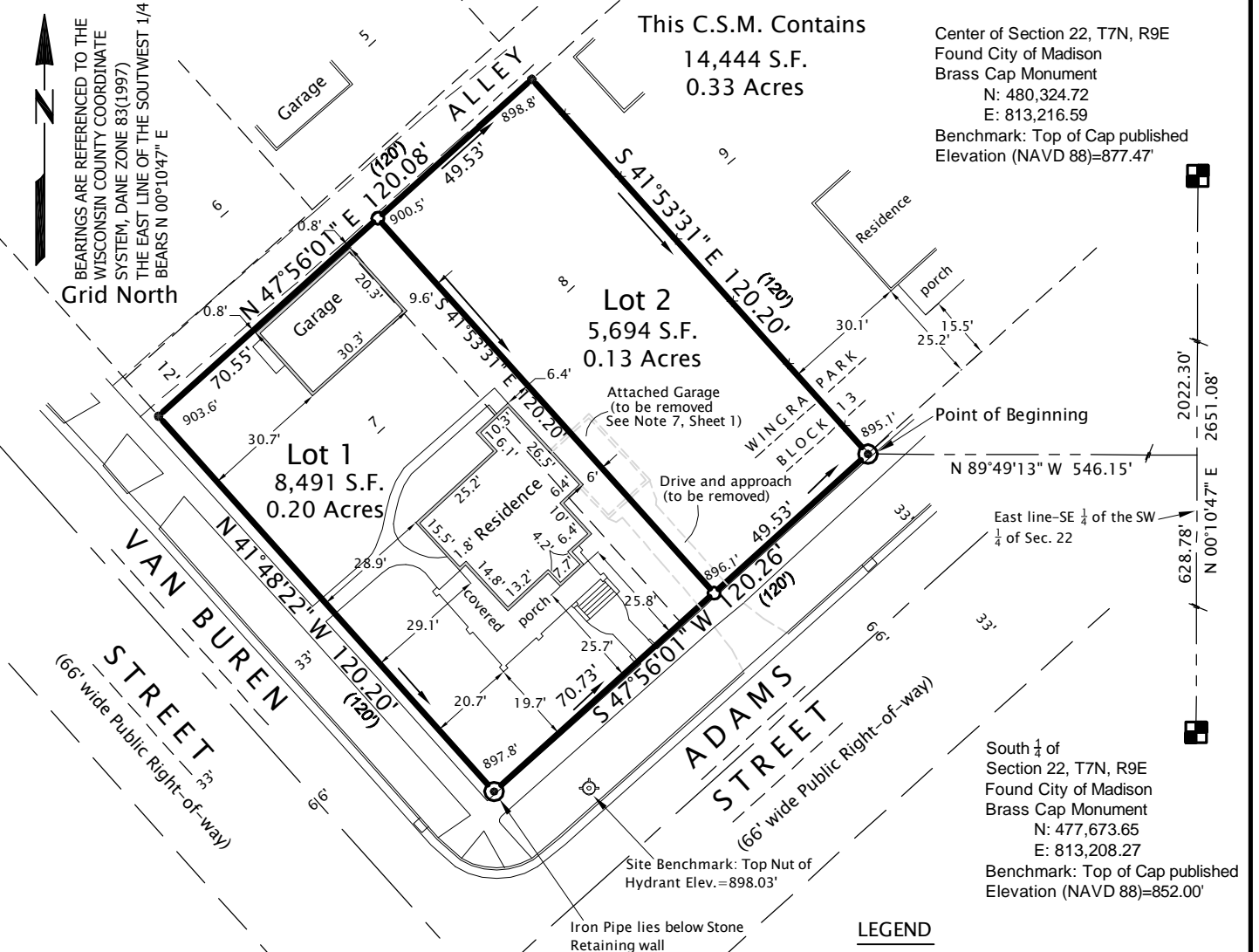
A Re-division of Lot Seven (7) and Lot Eight (8), Block Thirteen (13), Wingra Park, as recorded in Vol. 01 of Plats, Page 17, Document No.197136, in the SE 1/4 of the SW 1/4 of Fractional Section 22, in T7N, R9E, City of Madison, Dane County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE 83(1997) THE EAST LINE OF THE SOUTHWEST 1/4 BEARS N 00°10'47" E  
Grid North

This C.S.M. Contains  
14,444 S.F.  
0.33 Acres

Center of Section 22, T7N, R9E  
Found City of Madison  
Brass Cap Monument  
N: 480,324.72  
E: 813,216.59  
Benchmark: Top of Cap published  
Elevation (NAVD 88)=877.47'



South 1/4 of Section 22, T7N, R9E  
Found City of Madison  
Brass Cap Monument  
N: 477,673.65  
E: 813,208.27  
Benchmark: Top of Cap published  
Elevation (NAVD 88)=852.00'

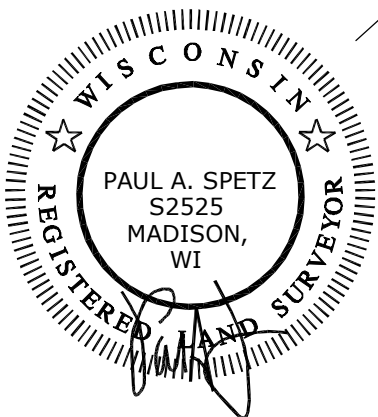
### LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ IRON PIPE FOUND (1" Diam. with pinch top)
- 3/4"x18" SOLID IRON ROD SET  
1.50 Lbs./LINEAL FOOT.
- ( ) INDICATES RECORDED AS

950.0' LOT CORNER ELEVATION (NAVD '88)  
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
DRAINAGE PER APPROVED PLANS (SEE Pg. 2)  
UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.  
ELEVATIONS ARE BASED ON NAVD 88 DATUM

### NOTE:

a. Lot 2 will need to install a new sanitary sewer and water lateral to serve proposed development.



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

SURVEYED FOR:  
BETTY SHUFORD ZEPS TRUST, c/o  
TOM AND BARB RICHARDSON  
1922 ADAMS 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

A Re-division of Lot Seven (7) and Lot Eight (8), Block Thirteen (13), Wingra Park, as recorded in Vol. 01 of Plats, Page 17, Document No.197136, in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Fractional Section 22, in T7N, R9E, City of Madison, Dane County, Wisconsin.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Betty Shuford Zeps, Trustee or Successor Trustee, of the Betty Shuford Zeps Trust, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description: Document Number 4098427

Lot Seven (7), and Lot Eight (8), Thirteen (13), Wingra Park, in the City of Madison, Dane County, Wisconsin.

LOCATED IN THE SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  OF FRACTIONAL SECTION 22, T7N, R9E, 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 being Lots Seven (7) and Eight (8), Block Thirteen (13), Wingra Park, as recorded in Vol. 01, Page 8, of Plats, as Document No. 180267, Located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the Section 22, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  of Fractional Section 22, T7N, R9E, said point being marked by a City of Madison Concrete Monument with a Brass Cap, thence N 00°10'47" E, along the East line of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 22, 628.78 feet; thence N 89°49'13" W, along a random line, 546.15 feet to the point of beginning; thence S 47°56'01" W, along the Southeasterly platted boundary line of said Lots 7 and 8, Block 13, 120.26 feet; thence N 41°48'22" W, along the Southwesterly platted boundary line of said Lot 7, Block 13, 120.20 feet; thence N 47°56'01" E, along the Northwesterly platted boundary line of said Lots 7 and 8, Block 13, 120.08 feet; thence S 41°53'31" E, along the Northeasterly platted boundary line of said Lot 8, Block 13, 120.20 feet to the point of beginning.

This Description contains 14,444 square feet, or 0.33 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 23rd day of June, 2014.

Paul A. Spetz, S 2525



1. 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 said drainage swale 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 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.
3. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.
4. At the time of development of Lot 2, the applicant shall provide a detailed drainage plan for approval to City Engineering showing how downstream properties are protected from additional runoff.
5. Lot 2 shall install a new sanitary sewer and water lateral to serve proposed development.
6. LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO PARKS IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
7. Attached garage, drive and approach to be removed prior to issuance of Zoning/Building permits and/or the Development of Lot 2 (See Sheet 1).

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

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

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

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TOM AND BARB RICHARDSON  
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# CERTIFIED SURVEY MAP

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## OWNERS CERTIFICATE:

I, Betty Shuford Zeps, Trustee(s), or successor Trustee(s), of the Betty Shuford Zeps Trust, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_,  
Betty Shuford Zeps, Trustee

State of Wisconsin )  
  )ss  
County of Dane)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named Betty Shuford Zeps, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 \_\_\_\_\_, 2014, and that said resolution 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.

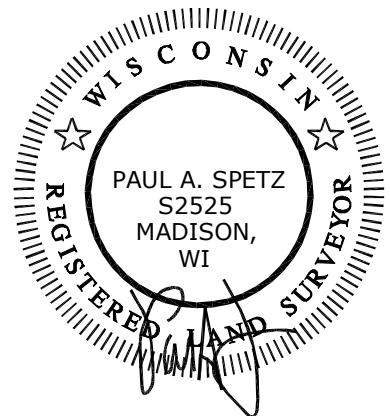
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
Clerk of the City of Madison, Dane County Wisconsin

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission



## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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

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

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

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