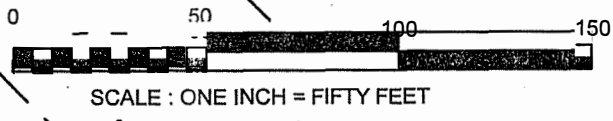


# CERTIFIED SURVEY MAP

PARTS OF LOT 4 AND LOT 5 OF BLOCK 3, BRIGHAM PLAT, AS RECORDED IN Vol. 2, Pg. 8A, AS Doc. No. 439757, IN THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T08N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32 (BETWEEN THE SOUTH 1/4 AND NORTH OF 5, T7N, R10 E) BEARS S 89°08'00" E

**GRID NORTH**

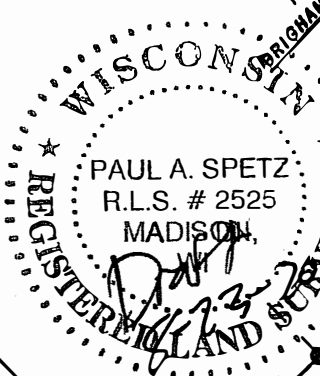
**RIDGEWAY AVENUE**

**EAST WASHINGTON AVENUE**

LOT 2  
LOT 1  
G.S.M. 7366

**LEGEND**

- 1 3/8" O.D. IRON PIPE FOUND
  - 3/4" SOLID IRON ROD FOUND
  - 3/4" x 18" SOLID IRON RE-ROD SET, W.T. 1.50 lbs./ft.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ( ) INDICATES RECORDED AS
- 902.2 LOT CORNER ELEVATIONS



SOUTH 1/4 CORNER, SECTION 32  
T08N, R10E, BRASS CAP MONUMENT  
WISCONSIN COUNTY COORDINATES, DANE ZONE

S 89°08'00" E  
11.30'

SOUTH LINE-SE 1/4 OF SECTION 32, T08N, R10E

NORTH 1/4 CORNER, SECTION 5  
T08N, R10E, BRASS CAP MONUMENT  
WISCONSIN COUNTY COORDINATES, DANE ZONE

N:494495.23  
E:834176.43

SOUTHEAST 1/4 CORNER, SECTION 32  
T08N, R10E, BRASS CAP MONUMENT  
WISCONSIN COUNTY COORDINATES, DANE ZONE

N:494439.85  
E:836783.44

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

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

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

# CERTIFIED SURVEY MAP

PARTS OF LOT 4 AND LOT 5 OF BLOCK 3, BRIGHAM PLAT, AS RECORDED IN Vol. 2,  
Pg. 8A, AS Doc. No. 439757, IN THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T08N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNERS CERTIFICATE:

I, Peggy A. Kelbel, owner, hereby certify that I 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 \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Peggy A. Kelbel

State of Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the  
above named \_\_\_\_\_, authorized officer, to me known to be the person who executed the foregoing  
instrument and acknowledged the same.

My Commission expires:

\_\_\_\_\_  
Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE:

Home Savings Bank, a Financial Institution organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said Home Savings Bank, has caused these presents to be signed by its duly authorized officer (s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

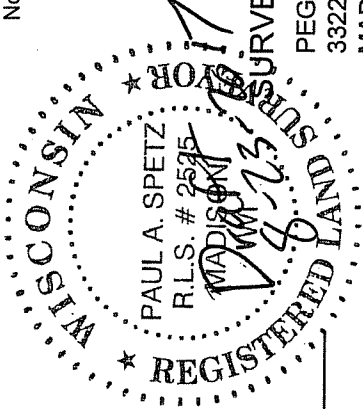
Home Savings Bank

\_\_\_\_\_  
printed name and title

State of Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the above named authorized officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said Home Savings Bank, and acknowledged that they executed the foregoing instrument.

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



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

SURVEYED FOR:

PEGGY KELBEL  
3322 E. WASHINGTON AVENUE  
MADISON, WI 53704

SURVEYED BY:

ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090

# CERTIFIED SURVEY MAP

PARTS OF LOT 4 AND LOT 5 OF BLOCK 3, BRIGHAM PLAT, AS RECORDED IN Vol. 2,  
Pg. 8A, AS Doc. No. 439757, IN THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T08N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## GENERAL NOTES:

- 1) Lots 1 through 4 of this C.S.M. are subject to a real estate mortgage in Doc. No.'s 5207826 and 5207827.
  - 2) Lots 3 and 4 of this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention and stormwater management at the time they develop.
  - 3) Post development surface water will not exceed existing surface water which drains toward East Washington Avenue.
  - 4) Developments to comply with Madison General Ordinances Section 16.23(3)(d) "Highway Noise Land Use Provisions" Policies and Ordinances.
  - 5) 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.
  - 6) 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 map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
- NOTE:** In the event of the City of Madison Plan Commission and/or Common Council approve re-division 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 subdivisions.
- 7) Lots 3 and 4 of this Certified Survey Map are required to provide a Grading Plan which shows that usable open space for these R2 zoned lots will be no less than 1000 S.F. per lot. Usable open space shall be in a compact area of not less than 200 S.F., having no dimensions less than 10 feet, and having a slope no greater than 10%.
  - 7) **PARK FEES:** The fee payment may be paid within fourteen days of issuance of any zoning, conditional use or building permit. No certificate of occupancy may be issued for buildings on any parcel for which there are unpaid impact fees. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project. All fees shall be paid at the rate in effect at the time of payoff.

## 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 \_\_\_\_\_, 2017, 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 \_\_\_\_\_, 2017.

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

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

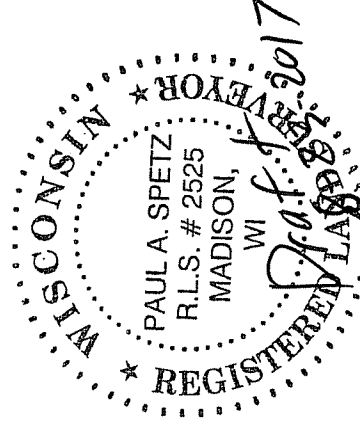
Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: Natalie Erdman, Secretary Plan Commission

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

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

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



# CERTIFIED SURVEY MAP

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Pg. 8A, AS Doc. No. 439757, IN THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T08N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Peggy A. Kelbel, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

### Record Legal description:

*Lot Four (4), Block Three (3), Brigham Plat, in the City of Madison, Dane County, Wisconsin, EXCEPT the Southeast 5.7 feet thereof.*

*Lot Five (5), Block Three (3), Brigham Plat, in the City of Madison, Dane County, Wisconsin, Excepting therefrom the Southeast 5.7 feet thereof for street purposes.*

### Measured Legal Description More Particularly described as follows:

That part of Lots Four (4), and Five (5), Brigham Plat, located in the NW 1/4 of the SE 1/4 of Section 32, T8N, R10E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows;

Commencing at the South 1/4 Corner of said Section 32, thence S 89°08'00" E, along the South line of the SW 1/4 of the SE 1/4 of Section 32, 11.30 feet to a point being the North 1/4 Corner of Section 5, T7N, R10E;  
thence S 88°46'59" E, along said south line of the SE 1/4 of Section 32, 417.38 feet to a point;  
thence N 01°13'01" E, along a random line, 1583.46 feet to a point at the intersection of the existing Northwesterly right-of-way line of East Washington Avenue and the southwesterly platted boundary line of said Lot 4, Brigham Plat, said point being the point of beginning of this description;

thence N 44°08'50" W, along the southwesterly platted boundary line of said Lot 4, 235.06 feet to a point on the Southeasterly platted right-of-way line of Ridgeway Avenue;  
thence N 45°37'51" E, along the northwesterly platted boundary lines of said Lots 4 and 5, and said southeasterly right-of-way line, 119.90 feet;  
thence S 44°10'08" E, along the northeasterly platted boundary line of said Lot 5, 233.82 feet;  
thence S 45°02'21" W, along the existing northwesterly right-of-way line of East Washington Avenue, 120.00 feet to the point of beginning.

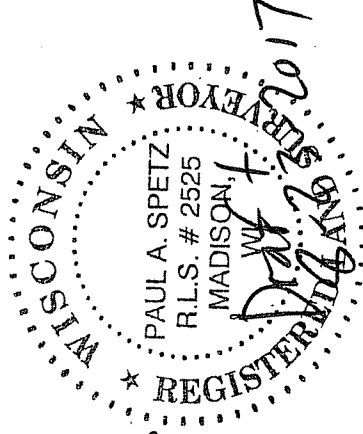
this description contains an area of 28,120 Square Feet, or 0.65 acres.

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 \_\_\_\_\_, 2017.

*Review Draft*

Paul A. Spetz, S 2525



## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Document Number \_\_\_\_\_.

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

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

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

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