

# CERTIFIED SURVEY MAP No. 14137

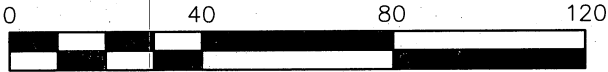
ALL OF LOTS 19 AND 20 AND ALL OF OUTLOT 3, MOSAIC RIDGE, AS RECORDED IN VOLUME 60-011B OF PLATS, ON PAGES 57-58, AS DOCUMENT NUMBER 4952397, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**GRID NORTH**  
BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 05 BEARS N89°28'32"W

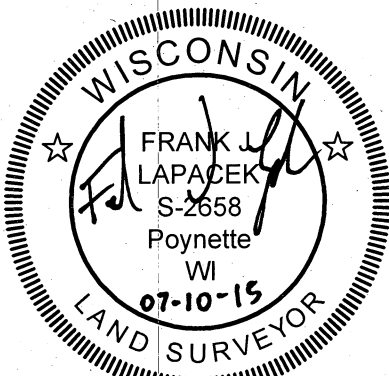
FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 32-07-09  
N: 467205.09(467205.09)  
E: 799973.97(799973.83)

FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 05-06-09  
N: 467206.87(467206.87)  
E: 799718.44(799718.38)

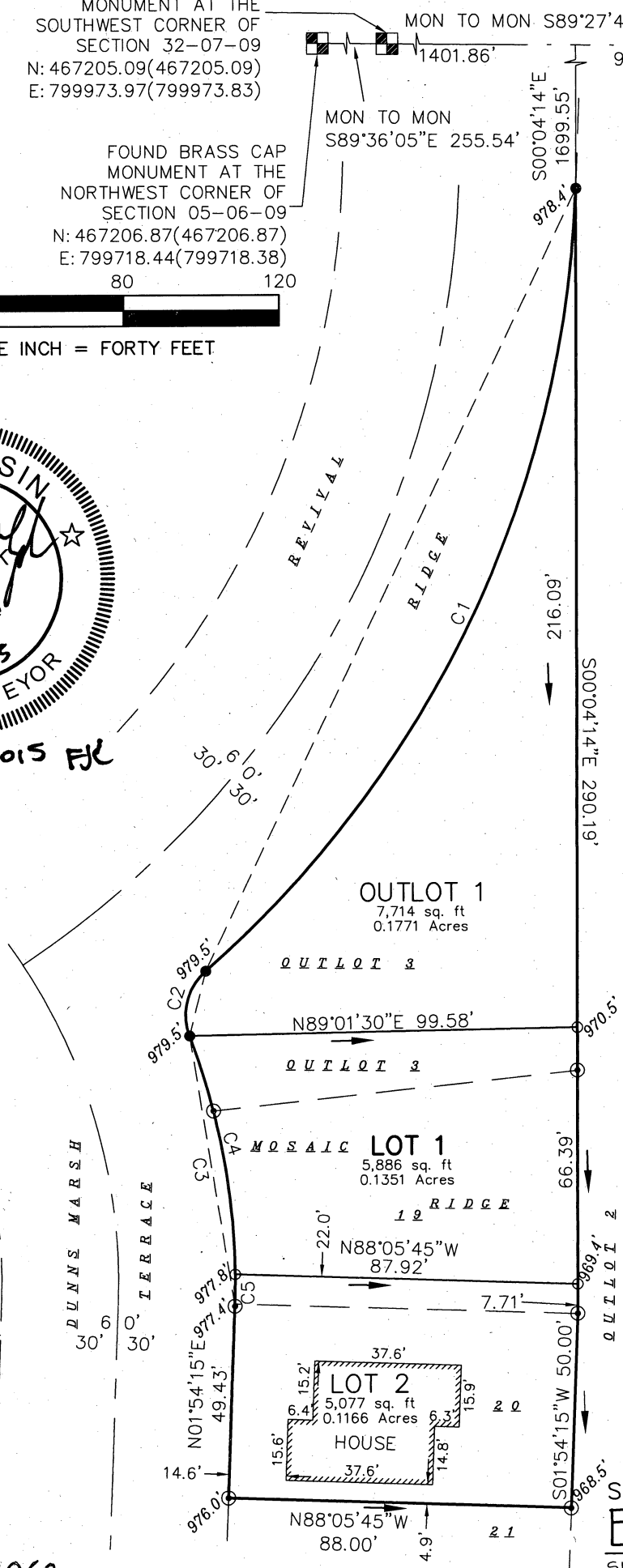
FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 05-06-09  
N: 467182.65(467182.65)  
E: 802364.47(802364.47)



SCALE : ONE INCH = FORTY FEET



Revised: 12-01-2015 FJC



CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	228.86	46°49'55"	280.00	S25°19'08"W	222.55
C2	18.22	69°35'36"	15.00	N13°56'33"E	17.12
C3	71.49	22°45'20"	180.00	S09°28'25"E	71.02
C4	63.21	20°07'13"	180.00	S10°47'29"E	62.89
C5	8.28	02°38'08"	180.00	S00°35'11"W	8.28

**NOTES:**  
1) SEE SHEET 2 FOR EASEMENT DETAILS.  
2) SEE SHEET 3 FOR LEGEND.  
3) OUTLOT 1 IS PRIVATE FOR OPEN SPACE, SUBJECT TO NOTE RE: OUTLOT 3 OF MOSAIC RIDGE ON PG. 2 OF S&W PLAT.

SURVEYED BY:  
**Burse**  
surveying & engineering Inc  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

MAP NO. 14137  
DOCUMENT NO. 5203062  
VOLUME 95 PAGES 190  
Date: 12-01-2015  
Plot View: CSM  
BSE1829\DWG\BSE1829.DWG

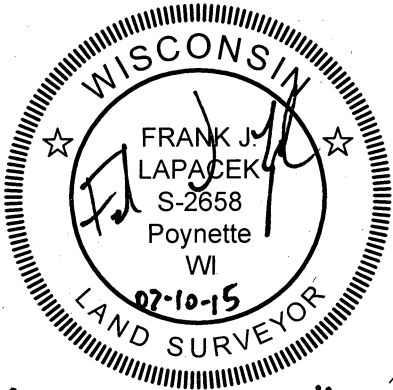
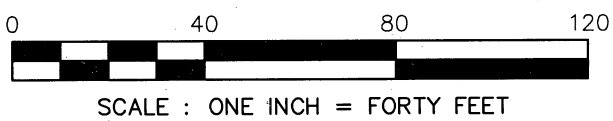
SURVEYED FOR:  
CITY OF MADISON - CDA  
215 MARTIN LUTHER KING JR. BLVD  
MADISON, WI 53701

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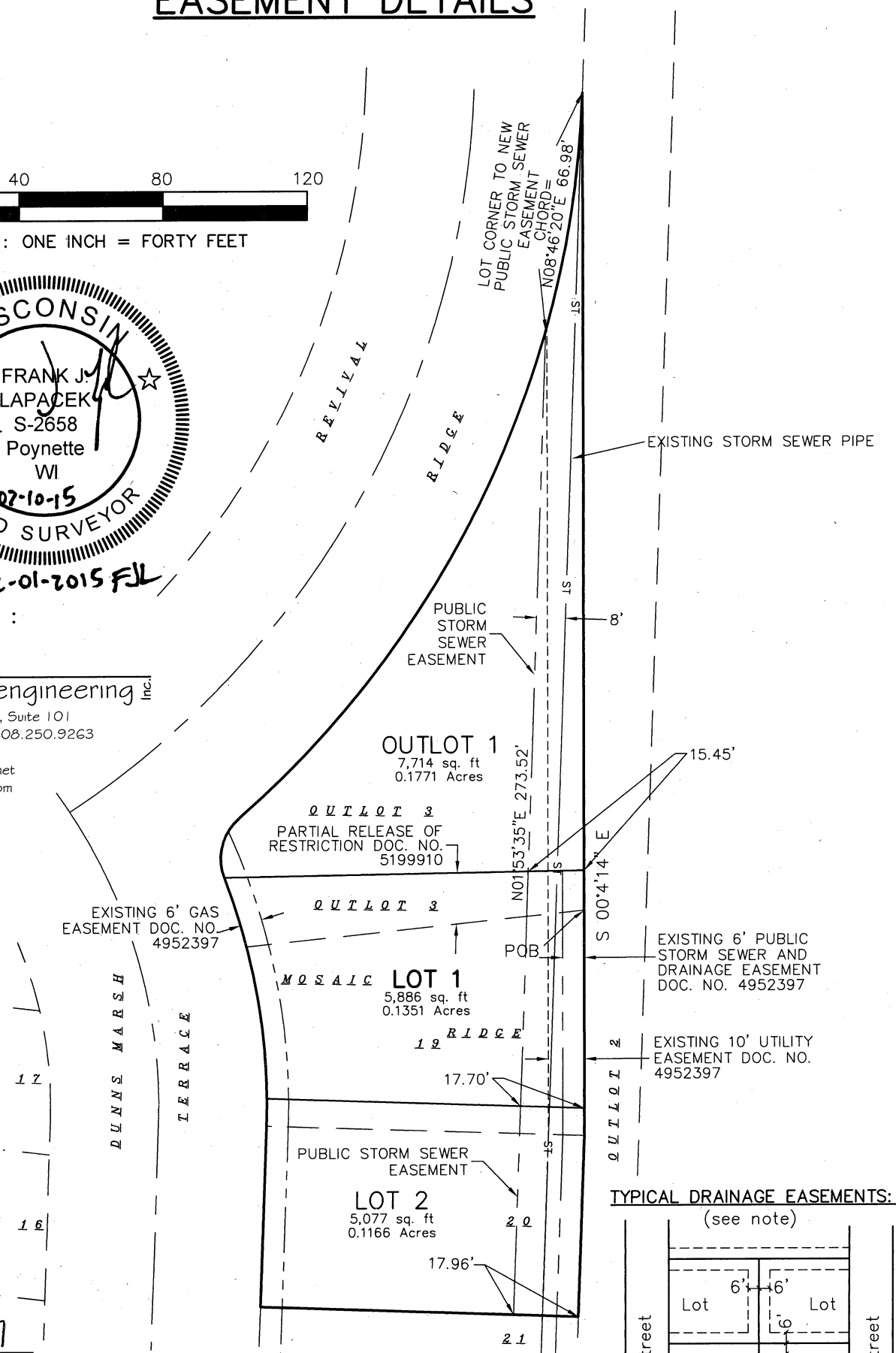
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## EASEMENT DETAILS

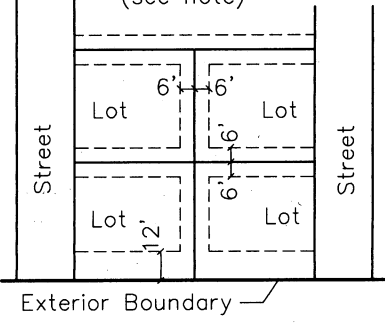


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### TYPICAL DRAINAGE EASEMENTS:



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BSE1829\DWG\BSE1829.DWG

- NOTES:**
- 1) The storm sewer easement granted herein does not include any of the area already granted as a storm sewer easement by the plat of Mosaic Ridge.
  - 2) Outlot 1 is for private open space.

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LEGEND			
●	1-1/4" SOLID IRON ROD FOUND	→	DRAINAGE ARROW. SEE NOTE
⊙	7/8" SOLID IRON ROD FOUND	969.1	GROUND ELEVATION AT LOT CORNER
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.		DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
( )	INDICATES RECORDED AS		

## NOTES:

- 1) Arrows indicate the direction of surface drainage swales at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and 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 the lot owner.
- 2) All lots within this certified survey 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 certified survey. 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 purposes shall be a minimum of six (6) feet in width and 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 certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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 SUBDIVISION.
- 3) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4) Surveyor was provided with Title Report Number NCS-734699-MAD from First American Title Insurance Company, dated June 4, 2015.
- 5) Lots within the CSM are subject to Declaration of Conditions and Covenants per Document No. 4710076.
- 6) The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map is/are subject to the following conditions: a.) The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities. b.) No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.) c.) Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner. d.) The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division. e.) The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

## SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped

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under the direction of the Community Development Authority of the City of Madison, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, 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 10<sup>th</sup> day of JULY, 2015.

Signed: Frank J. Lapacek, P.L.S. No. 2658

Revised: 12-01-2015 FJL

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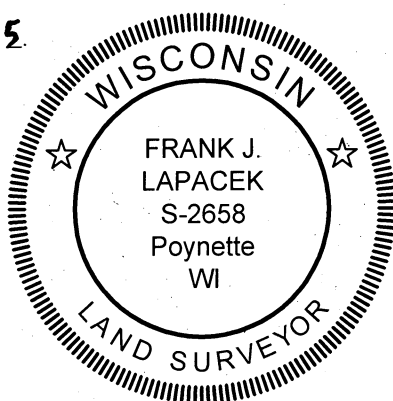
DOCUMENT NO. 5203062

VOLUME 95 PAGES 192

Date: 12-01-2015

Plot View: CSM

\PROJECTS\BSE1726\CSM\BSE1726CSM.DWG



SURVEYED BY :

Burse

surveying & engineering

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SHEET 3 OF 4

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## OWNER'S CERTIFICATE

Community Development Authority of the City of Madison, a Wisconsin redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Community Development Authority of the City of Madison has caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Community Development Authority of the City of Madison does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed by Dean Brasser, Chairperson and Natalie L. Erdman, Executive Director and Secretary on this day of December 9, 2015

By: [Signature]  
Dean Brasser, Chairperson  
Laven Lotton Vice

By: [Signature]  
Natalie L. Erdman, Executive Director and Secretary

STATE OF WISCONSIN)  
)ss  
County of Dane )

Personally came before me this 9th day of December, 2015  
Laven Lotton Vice-Chair of Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 2-27-2019  
Nancy A. Presantis  
Notary Public, Wisconsin

STATE OF WISCONSIN)  
)ss  
County of Dane )

Personally came before me this 9th day of December, 2015  
Natalie Erdman Director of Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 2-27-2019  
Nancy A. Presantis  
Notary Public, Wisconsin

## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number 15.00800, File I.D. Number 29649, adopted on the 6th day of October, 2015, 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 11th day of December, 2015  
[Signature] FOR  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

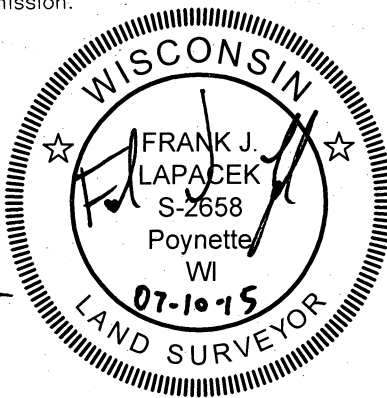
Dated this 7th day of December, 2015  
[Signature]  
Natalie Erdman, Secretary of Planning Commission.

SURVEYED BY :

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surveying & engineering llc  
2801 International Lane, Suite 101  
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Office of the Register of Deeds  
Dane County, Wisconsin  
Received for Record  
December 11, 2015 at  
11:28 o'clock AM as  
Document No. 5203062  
in vol. 95 of CSMs,  
pages 190-193

[Signature]  
Register of Deeds Deputy



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Plot View: CSM  
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Received 12-11-2015 11:00am