

CERTIFIED SURVEY MAP

LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK 133,
(PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF FRACTIONAL SECTION 13,
T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Otto C. Gebhardt III, of THE CONSTELLATION PROJECT LLC, owner of said land, I have surveyed, divided, mapped and dedicated the following parcel(s) of land:

Lots Seven (7) and Twelve (12), Block One Hundred thirty-three (133), Original Plat of Madison, Dane County, Wisconsin.

Lots Eight (8), Nine (9), Ten (10) and Eleven (11), Block One Hundred Thirty-three (133), Original Plat of Madison, Dane County, Wisconsin.

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane County (1991):

A Parcel of land being LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK 133, (PRITCHETTE) ORIGINAL PLAT OF MADISON, IN THE NE $\frac{1}{4}$ OF THE FRACTIONAL SW $\frac{1}{4}$ OF SECTION 13, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, more particularly described as follows:

Commencing at the Meander Corner for the West $\frac{1}{4}$ of said Section 13, thence N 01°10'40" E along the computed West line of the fractional SW $\frac{1}{4}$ of Section 13, 701.14 feet to the Computed West $\frac{1}{4}$ corner of Section 13. thence S 89°30'32" E, along the computed North line of said fractional SW $\frac{1}{4}$ of Section 13, 2054.25 feet ; thence S 00°29'28" W, 163.14 feet to the northerly most corner of Lot 9, Block 133, said point being the point of beginning of this Description;

thence S 43°50'53" E, along the northeasterly boundary line of Lots 9 and 12, Block 133, (PRITCHETTE) Original Plat, said line also being the southwesterly platted right-of-way line of N. Livingston Street, 331.29 feet; thence S 46°08'35" W, along the southeasterly platted boundary line of Lots 10, 11 and 12, Block 133, said line also being the northwesterly platted right-of-way line of East Washington Avenue, 197.47 feet; thence N 43°56'21" W, along the southwesterly platted boundary line of Lots 12 and 7, Block 133, 331.10 feet; thence N 46°05'14" E, along the northwesterly platted boundary line of Lots 7, 8, and 9, Block 133, said line also being the southeasterly platted right-of-way line of East Mifflin Street, 198.00 feet to the point of beginning. This description contains 65,489 square feet, or 1.50 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, mapping and dedicating the same.

Dated this _____ day of _____, 2012. _____
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 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. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

3. 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.

4. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-24. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

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 _____, 2012, 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 _____, 2012.

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

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:
THE CONSTELLATION PROJECT LLC
c/o BARK DESIGN
5540 SALTER COURT
WAUNAKEE, WI 53597

SURVEYED BY:
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