

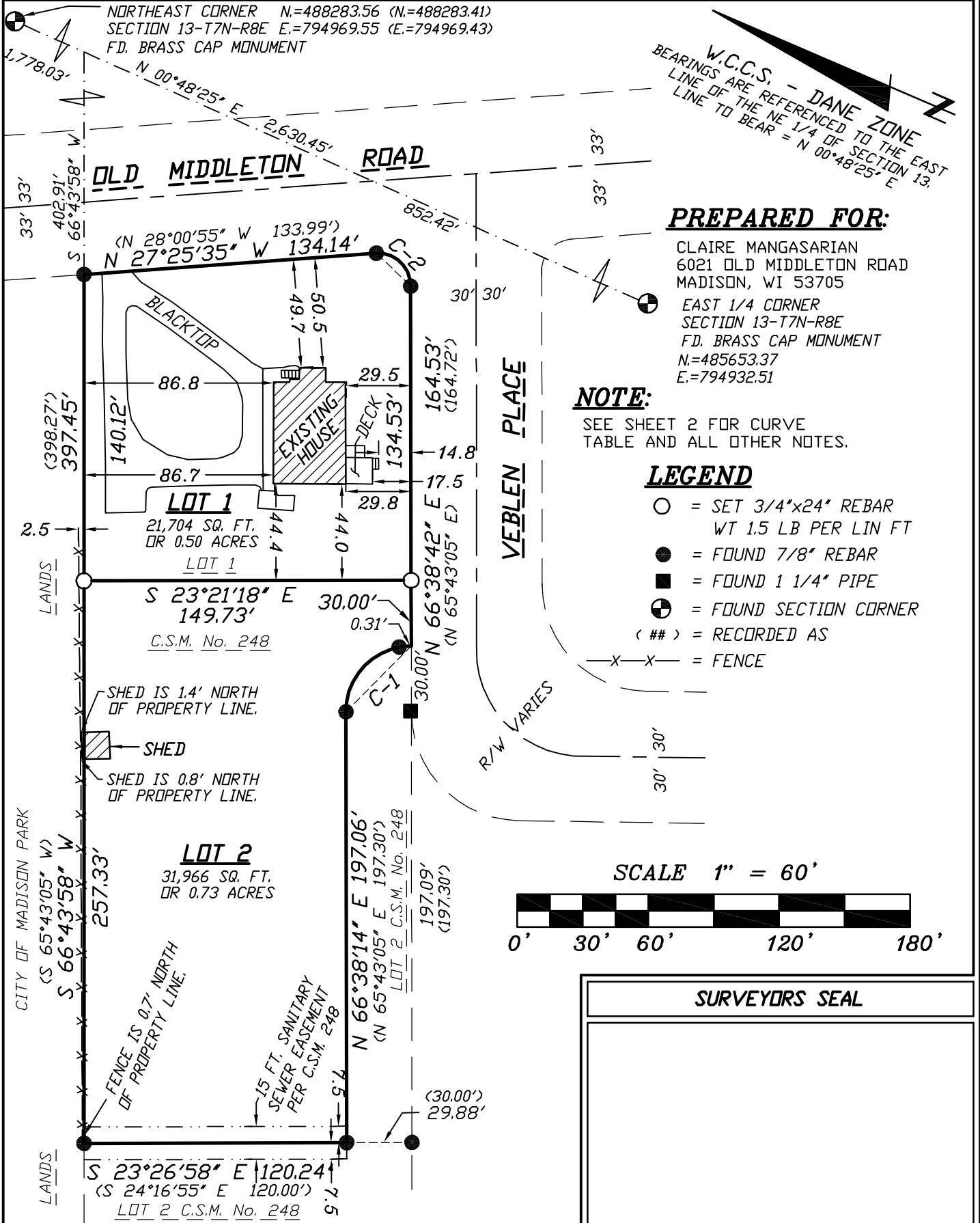


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 1, Certified Survey Map No. 248, located in part of the Southeast 1/4 of the Northeast 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin.



W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NE 1/4 OF SECTION 13.
LINE TO BEAR = N 00°48'25" E

PREPARED FOR:

CLAIRE MANGASARIAN
6021 OLD MIDDLETON ROAD
MADISON, WI 53705
EAST 1/4 CORNER
SECTION 13-T7N-R8E
F.D. BRASS CAP MONUMENT
N=485653.37
E.=794932.51

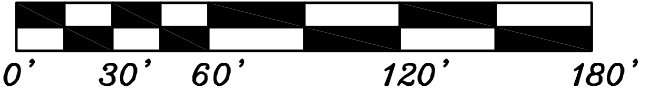
NOTE:

SEE SHEET 2 FOR CURVE
TABLE AND ALL OTHER NOTES.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 7/8" REBAR
- = FOUND 1 1/4" PIPE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- X-X- = FENCE

SCALE 1" = 60'



SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	30.00'	(S 20°43'05" W 42.43') S 68°30'43" E 42.42'	47.11'	89°22'22"
C-2	15.00'	(21.89') N 20°31'53" E 21.80'	24.41'	93°13'45"

NOTES:

1.) THIS SURVEY WAS PREARED WITH A 60 YEAR TITLE REPORT PROVIDED BY DANE COUNTY TITLE COMPANY REPORT No. B-24232952E.

2.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEETS ON RECORD FOR THE NORTHEAST CORNER AND EAST 1/4 CORNER OF SECTION 13, T7N, R8E.

3.) THERE ARE NO WETLAND ON THIS PROPERTY PER WETLAND AND WATERBODY DELINEATION REPORT DATED SEPTEMBER 5TH, 2024 BY STEPHEN W. CHU FROM ARCADIS U.S., INC.

SURVEYORS SEAL



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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lot 1, Certified Survey Map No. 248, recorded in the Dane County Register of Deeds Office in Volume 1 of Certified Surveys, Page 248 and 248A, as Document No. 1193684. Located in part of the Southeast 1/4 of the Northeast 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin.

AREA: 53,670 sq. ft. or 1.23 acres

Date _____

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Mangasarian Survivor's Trust

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

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

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



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CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, 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____

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

_____, Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL