

Certified Survey Map

**Surveyor's Certificate
State of Wisconsin)
County of Dane)ss.**

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I further certify that I have surveyed and mapped the lands described hereon, and that this map is a correct representation in accordance with the information furnished.



Royal Oak Engineering, Inc.

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Eric W. Sandsnes, Professional Land Surveyor S-2475

Description:

Lot 1 of Block 8 of the Walterscheit Plat and part of vacated Walter Street, Resolution Number 45727, ID No 4998, lying in the Northeast ¼ of the Northeast ¼ of Section 08 and part of the Southeast ¼ of the Southeast ¼ of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of said Section 05;

Thence S 89°51'32" W, 425.84 feet, along the South line of the Southeast ¼ of said Section 05, to the Southwesterly right-of-way of the City of Madison Bike Path and the Point of Beginning of this Description;

Thence S 59°13'40" E, 70.76 feet, (previously recorded as S 58°03'00" E) along said Southwesterly right-of-way, to the most Easterly corner of said Lot 1;

Thence S 30°46'20" W, 127.70 feet, (previously recorded as S 31°47'25" W, 127.9 feet) along the Southeasterly line of said Lot 1, to the most Southerly corner of said Lot 1 and to the Northeasterly right-of-way of Sargent Street;

Thence N 59°13'40" W, 87.60 feet, (previously recorded as N 57°45'17" W, 87.5 feet) along said Northeasterly right-of-way;

Thence, continuing along said right-of-way, being a curve to the right, having a radius of 15.00 feet and a chord bearing N 07°54'58" W, 23.42 feet, (previously recorded as N 00°47'23" E, 19.38 feet) to the Southeasterly right-of-way of Walter Street;

Thence N 43°23'44" W, 112.13 feet, (previously recorded as N 41°02'01" E, 112.07 feet) along said Southeasterly right-of-way, to the Southwesterly right-of-way of the City of Madison Bike Path;

Thence S 59°13'40" E, 6.98 feet, (previously recorded as S 58°03'00" E) along said Southwesterly right-of-way, to the South line of the Southeast ¼ of said Section 05 and the Point of Beginning of this description.

Said parcel contains 11,674 square feet

Surveyed by: E. Sandsnes
Drawn by: E. Sandsnes
Checked by: E. Sandsnes
Approved by: E. Sandsnes
Field Book _____ Page _____
Date: July 28, 2009
Dir: /data/dane/bloomgv/county
Dir: cont /section05/pn15864/
Data Level: PLAT
File: 15924
Plot File: _____

Surveyed For: Mike Pfefferle
Address: 4728 Underdahl Road, Madison, WI 53713

Description-Location: Lot 1, Block 6, Walterscheit Plat & part of
Vacated Walter Street, lying in the NE-NE, Sec 08 & the SE-SE of
Sec 05, T07N, R10E, City of Madison, Dane County, Wisconsin

Office Map No. 15924
Sheet 1 of 4 Sheet(s)

Document No. _____
CSM No. _____, Volume _____, Page _____

Common Council Resolution
City of Madison, Wisconsin

"Resolved that this Certified Survey Map being in the Northeast ¼ of Section 08 and the Southeast ¼ of Section 05, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, having been approved by the City Planning Commission, be and the same, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said Certified Survey Map to the City for public use."

I, Maribeth Witzel-Behl, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison, and that this Certified Survey Map was approved by the City Council of the City of Madison, Dane County, Wisconsin by Resolution No. _____, adopted on the _____ day of _____, 2009, ID No _____ and further certify that the conditions of said approval were fulfilled on the _____, day of _____, 2009.

Maribeth Witzel-Behl, City Clerk

Certificate of City Treasurer

I, Dave Gawenda, being duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2009 on any of the lands included in this Certified Survey Map.

Dave Gawenda, City Treasurer

City of Madison Plan Commission

Approved for recording by the Secretary of the City of Madison Planning Commission this _____ day, of _____, 2009

Mark Olinger, Secretary of Planning Commission

Certificate of Register of Deeds

Received for record the _____ day of _____, 2009 at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps on Page(s) _____.

Kristi Chlebowski, Dane County Register of Deeds

**Limited Liability Company
Owner's Certificate of Dedication**

Olbrich Properties, LLC., a Wisconsin Limited Liability Company, duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said Limited Liability Company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Olbrich Properties, LLC. has caused these presents to be executed, signed Michael C. Pfefferle, Member, at Madison, Wisconsin, this _____ day of _____ , 2009.

Michael C. Pfefferle, Member

**State of Wisconsin)
County of Dane) §**

Personally came before me this _____ day of _____, 2009, Michael C. Pfefferle, to me known to be the Member, of the above named Limited Liability Company, and acknowledge that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority, for the purposes therein contained.

Notary Public, Dane County, Wisconsin
My Commission _____

Consent of Mortgage Holder

As mortgage holder of the hereon described land, (bank) _____ Wisconsin, does hereby consent to dedication the of the lands described on this Certified Survey Map, and to the certificate of Olbrich Properties, LLC., as owner.

WITNESS the hand and seal of (bank), _____, (city) _____, Wisconsin has caused these presents to be executed by (name) _____, (title) _____, and (name) _____, (title) _____, and the Corporate Seal of said Corporation to be affixed this _____ day of _____, 2009.

By: _____ Attest: _____
(name) (name)
(title) (title)

**State of Wisconsin)
County of Dane) §**

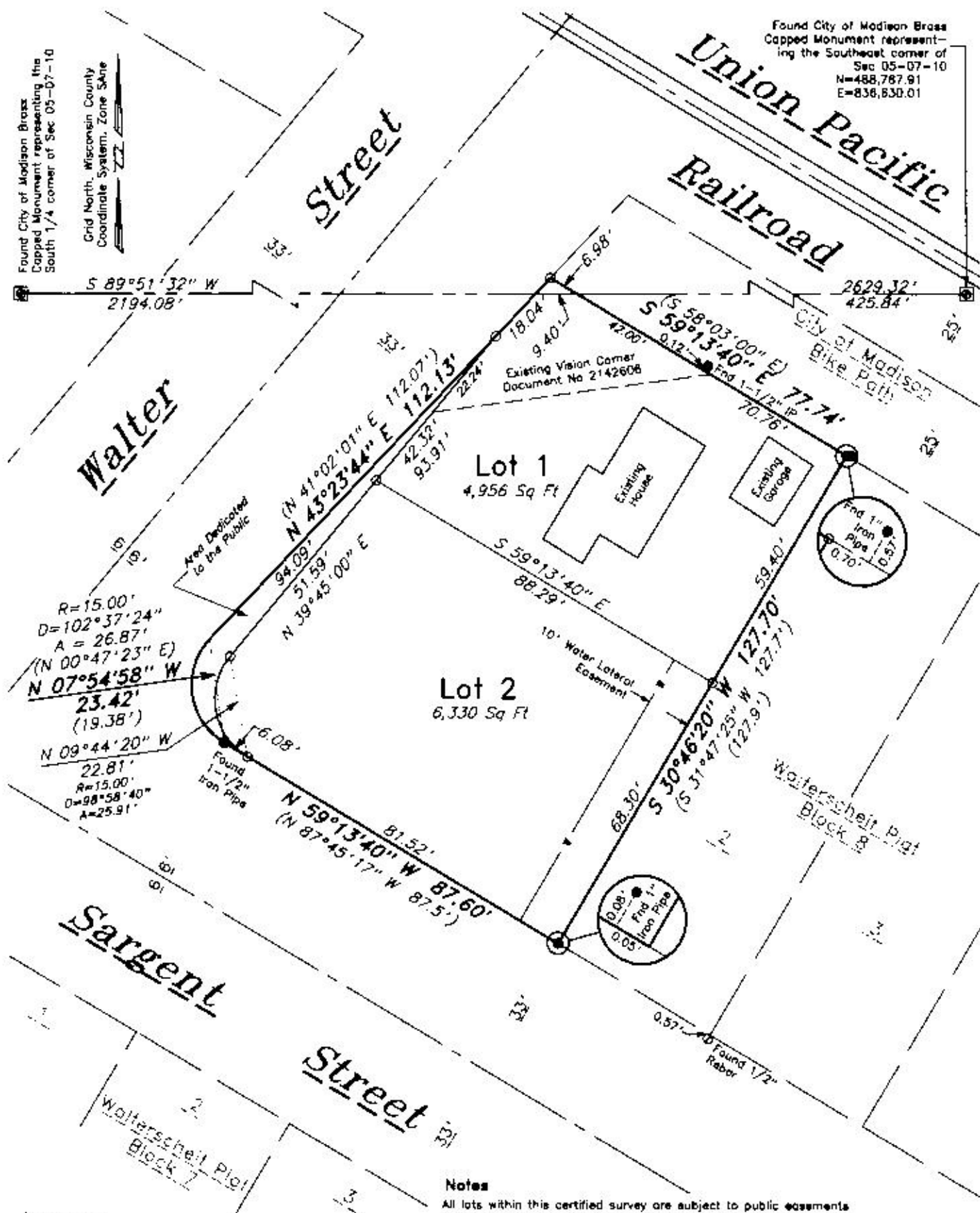
Personally came before me this _____ day of _____, 2009, (name) _____, and (name) _____ of the above named corporation, to me known to be such (title) _____ and (title) _____ of said Corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority, for the purposes therein contained.

Notary Public, Dane County, Wisconsin
My Commission _____

Found City of Madison Brass
Capped Monument representing the
South 1/4 corner of Sec 05-07-10

Grid North, Wisconsin County
Coordinate System, Zone 16N

Found City of Madison Brass
Capped Monument represent-
ing the Southeast corner of
Sec 05-07-10
N=488,767.91
E=836,830.01



Legend

- Iron Pipe Found
- 1" O.D. X 24" iron Pipe Placed weighing 1.13 #/in ft
- () Recorded As
- ⊗ Found Rebar

Scale 1" = 30'

Notes

All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 5 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, where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum 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 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.

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.