

CERTIFIED SURVEY MAP

LOT 1, BLOCK 3, WESTVIEW HILLS, LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 34, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

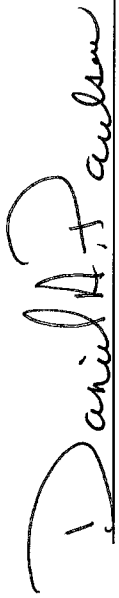
SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor **DO HEREBY CERTIFY** that by the direction of Nicholas M. Corgiat, I have surveyed, divided, monumented, and mapped **LOT 1, BLOCK 3, WESTVIEW HILLS** recorded in Volume 57-071A of Plats on pages 280-281, as Document No. 2846302; located in the NW ¼ of the NE ¼ of Section 34, Town 7 North, Range 8 East, City of Madison, Dane County, Wisconsin.

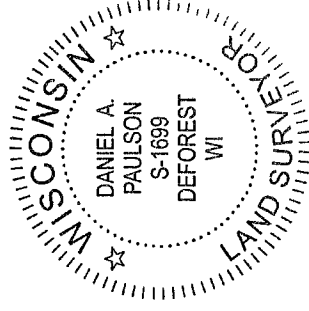
Containing 33,300 square feet, 0.764 acres.

Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Madison Code of Ordinances in surveying and mapping the same.


Daniel A. Paulson PLS-1699

4-14-18
Date:



CITY OF MADISON APPROVAL CERTIFICATE

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 _____, 2018, 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 _____, 2018

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

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

By: _____ Date _____
Natalie Erdman, Secretary of the Planning Department

CERTIFIED SURVEY MAP

LOT 1, BLOCK 3, WESTVIEW HILLS, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE

I, Nicholas M. Corgiat as owner, do hereby certify that I caused the land described to be surveyed, divided, dedicated and mapped as represented on the map. I also certify that this certified survey map is required to be submitted to the City of Madison of approval or objection.

Dated this _____ day of _____, 2018.

Nicholas M. Corgiat

**STATE OF WISCONSIN)
DANE COUNTY)SS**

Personally came before me this _____ day of _____, 2018, the above
Nicholas M. Corgiat to me known to be the persons who executed the foregoing instrument and
acknowledged the same.

Notary Public Dane County, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____, as authorized representative of the
State Bank of Cross Plains, as mortgagee of the above described land, do hereby consent to
the surveying, dividing, dedicating and mapping of the land described on this map.

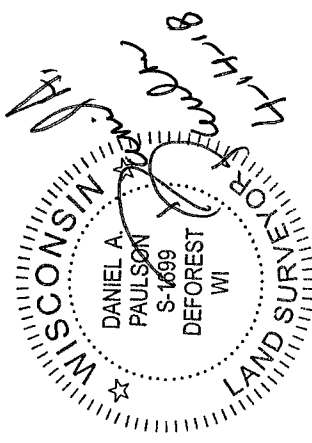
Dated this _____ day of _____, 2018.

Authorized Representative of the State Bank
of Cross Plains

**STATE OF _____)
COUNTY)SS**

Personally came before me this _____ day of _____, 2018, the above
_____ to me known to be the persons who executed the
foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



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CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2018, at _____ o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____

Kristi Chlebowski
Dane County Register of Deeds

NOTES:

- 1) Lots within this CSM are subject to Impact Fees, including Park Fees and the Badger Mill Creek Impact Fee District. All fees shall be paid prior to the issuance of Building Permits.
- 2) All Lot within this CSM shall connect to Public Water and Sanitary Sewer and shall be subject to any associated connection fees. The existing Private Well shall be abandoned and shall comply with NR 811.13. The Private Onsite Sanitary Sewer Treatment System shall be abandoned.
- 3) All Lots in this CSM are subject to Declaration of Conditions and Covenants, per Document No. 2858969 and 3357866.
- 4) All Lots in this CSM are subject to Declaration of Protective Covenants for Westview Hills subdivision, per document no. 2846303.
- 5) Subject to conditions and terms of MGO 16.23(9)(d)2.a.
All lots within this plat 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 plat. 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 plat. 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.

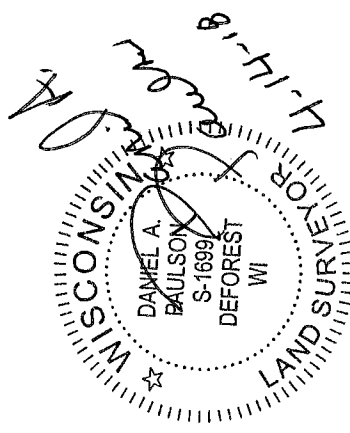
- 6) The 10 foot wide Utility Easement along South View Road and Prairie Hill Road per Westview Hills subdivision recorded as Document No. 2846302.



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- 7) Per Westview Hills subdivision - At such time as any unit of government determines the necessity of installing sewer or water in the streets or other areas comprising this plat, the lot owners within this plat hereby agree to said installation, including the connection of principal buildings to such sewer and water, this restriction shall constitute a restriction for the public benefit according to Section 236.293, Wisconsin Statutes, and shall be enforceable by such unit of government.
- 8) Per Westview Hills subdivision - At such time as public water and sanitary sewer are available from the City of Madison to the owner of any lot within this plat, said public utilities shall be installed and connection made thereto at the owner's expense, pursuant to Madison General Ordinances upon request of the City. This restriction shall run with the land, shall be binding on the developer and all subsequent lot owners, their heirs, successors and assigns, shall constitute a restriction for the public benefit pursuant to sec. 236.293, Wisconsin Statutes, and shall be subject to enforcement by specific performance by the City should the developer or any subsequent lot owner refuse to install and connect said public utilities upon request by the City. NOTE: Public water and sanitary sewer have been installed adjacent to this CSM as of the date of this survey.
- 9) Per Westview Hills subdivision: In the event the governing jurisdiction determines that the full 60 feet of right of way along CTH "M" is needed for public purposes, the additional 15 feet shall be dedicated at no cost to the public, including damages to the property.
- 10) Per Westview Hills subdivision: No utility facilities are to be placed such that installation would disturb any property corner, or obstruct vision along any lot line. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- 11) The owners and occupants of existing and future residences on lots contained on this CSM acknowledge the presence of high levels of noise and vibration resulting from three adjacent County Trunk Highway and shall hold harmless Dane County and the City of Madison from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes.
- 12) No structure, berm or vegetation of any kind, which exceeds a height of 2.5' above the average elevation of the roadway and driveway within the vision corner, except for necessary highway signs or approved public utility lines, shall be permitted within the vision corner. No plant material which obscures safe vision of the approaches to the intersection shall be permitted. Grasses and similar turf, however, would be considered acceptable.
- 13) Arrows indicate the direction of 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 the property corners at ground level and shall be maintained by the lot owner.
- 14) Lot 1 is subject to a 3 foot wide Permanent Limited Easement for public sidewalks to the benefit of the City of Madison, along S. Pleasant View Road



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14) continued

Public Sidewalk Easement:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

15) Lot 2 and 3 are subject to a Joint Driveway Easement to the benefit of Lots 2 & 3. The easement shall be subject to the conditions, restrictions, rights, and responsibility as specified in the Declaration of Joint Driveway Easement to be recorded as a separate document.

16) Lot 1 subject to a Sanitary Sewer and Water Service Easement to the benefit of Lot 2 and 3. The easement shall be subject to the conditions, restrictions, rights, and responsibility as specified in the Declaration of Sanitary Sewer and Water Service Easement to be recorded as a separate document.

17) 15 foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of public sidewalk improvements. Said easement shall terminate upon the completion of construction of all public sidewalk improvements within S. Pleasant View Road adjacent to this Certified Survey Map.

