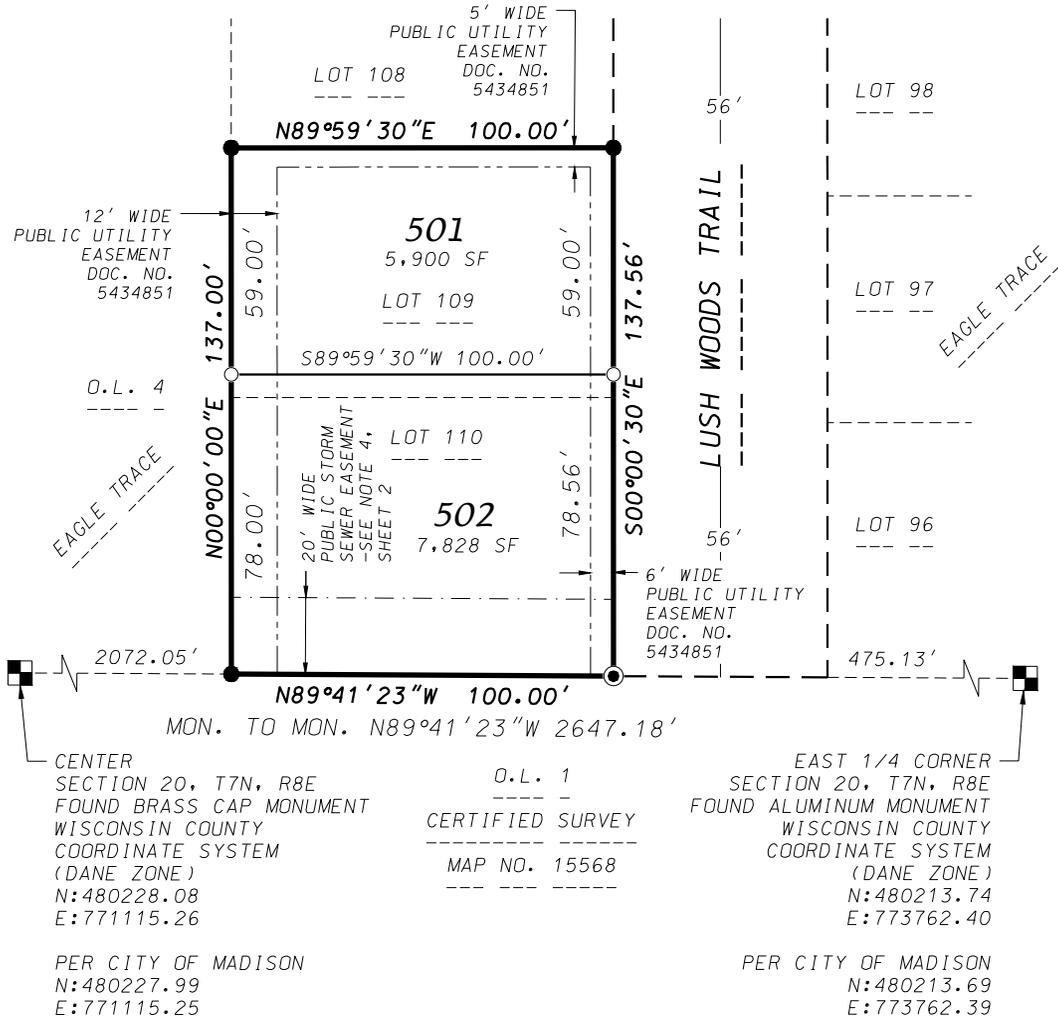


CERTIFIED SURVEY MAP

LOTS 109 AND 110, EAGLE TRACE,
 LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 20, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN



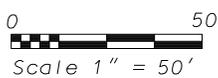
LEGEND

- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR
- PLACED 3/4"x18 REBAR WT=1.5LBS/FT



GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 (DANE ZONE)

THE SOUTH LINE OF THE SE1/4
 OF SECTION 20, T7N, R8E
 BEARS N89°41'23"W



SHEET 1 OF 5

EAST 1/4 CORNER
 SECTION 20, T7N, R8E
 FOUND ALUMINUM MONUMENT
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 (DANE ZONE)
 N: 480213.74
 E: 773762.40

DATE: May 1, 2023
 F.N.: 23-07-106
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOTS 109 AND 110, EAGLE TRACE,
LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 20, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 109 and 110, Eagle Trace, recorded in Volume 60-097A of Plats on pages 529-535 as Document Number 5434851 in the Dane County Register of Deeds Office, located in the SE1/4 of the NE1/4 of Section 20, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 13,728 square feet (0.315 acres).

Dated this 1st day of May, 2023.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. 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 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.

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.

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.

2. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. The lots of this Certified Survey Map are subject to the following recorded instruments:
 - Declaration of Protective Covenants, Conditions and Restrictions recorded as #5460437 and amended as Doc. Nos. 5529611, 5579505, 5718698 and 5882288.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5461676.
 - Declaration of Conditions and Covenants recorded as Doc. No. 5485166.
4. Public Storm Sewer Easements:

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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities 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 Storm Sewer Facilities 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.



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: May 1, 2023

F.N.: 23-07-106

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 109 AND 110, EAGLE TRACE,
LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 20, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2023 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 _____, 2023.

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission

Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023

and recorded in Volume _____ of Certified Survey

Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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