

# CERTIFIED SURVEY MAP No.

LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW¼-SE¼ OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

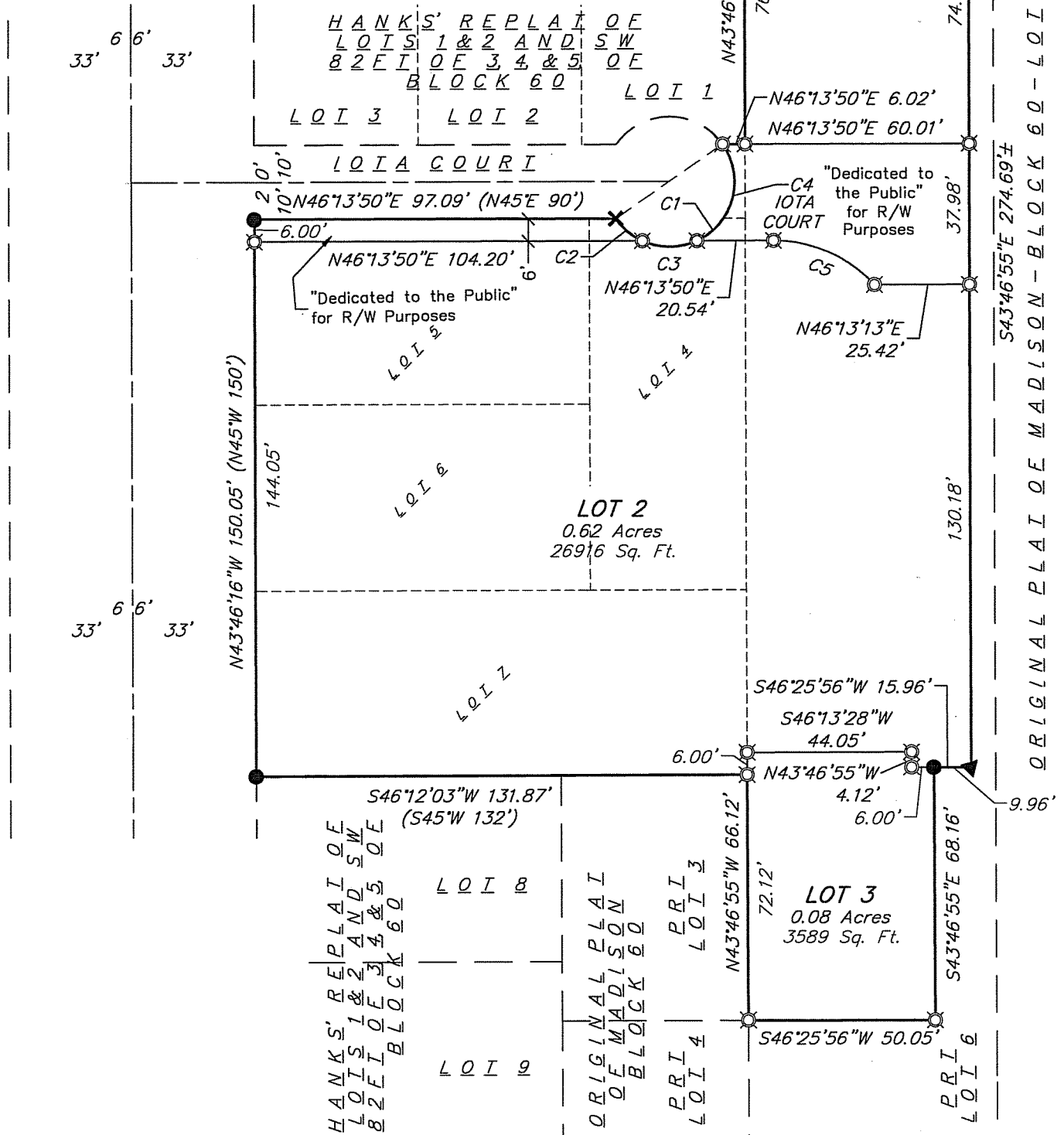
**NOTES**

1. See sheet 2 for easements.
2. See sheet 3 for existing building details.
3. See sheet 4 for legend, curve table and section tie detail.
4. See sheet 6 for additional notes.

L A K E M E N D O T A

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE¼ OF SEC 14-07-09 MEASURED AS BEARING S88°46'38"E

GRAPHIC SCALE FEET



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FN: 128045  
DATE: 3/20/2013  
REV:  
Drafted By: MMAR  
Checked By: CRUE

SURVEYED FOR:  
Palisade Property, LLC  
6417 Normandy Lane  
Madison, WI 53719

C.S.M. No. \_\_\_\_\_  
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Vol. \_\_\_\_\_ Page \_\_\_\_\_

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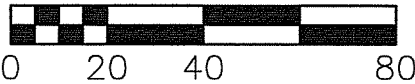
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## EASEMENT DETAIL

GRAPHIC SCALE FEET



LAKE MENDOTA

Existing 4' Wide Strip #367891 See Note 7 on Sheet 6

LOT 1

That Part of an Existing 20' Wide MG&E Easement Lying Outside of Lands "Dedicated to the Public" #1794932

HANKS' REPLAT OF LOTS 1 & 2 AND SW 82 FT OF 3, 4 & 5 OF BLOCK 60 LOT 1

LOT 3 LOT 2 IOTA COURT

4' Strip See Note 6 on Sheet 6

IOTA COURT

Hatching Depicts That Part of an Existing 10' Wide MG&E Easement Lying Outside of Lands "Dedicated to the Public" #1794932

Existing 10' Building Line per Hanks' Replat

R=10' bulb for turn-around. See Note 6 on Sheet 6.

LOT 2

See Note 6 on Sheet 6 for Description of Easements

HANKS' REPLAT OF LOTS 1 & 2 AND SW 82 FT OF 3, 4 & 5 OF BLOCK 60

LOT 8

LOT 9

ORIGINAL PLAT OF MADISON BLOCK 60

PRI LOT 3 LOT 4

Existing 10' R/W Grant to MG&E #1794934

LOT 3

PRI LOT 6

ORIGINAL PLAT OF MADISON - BLOCK 60 - LOT 1

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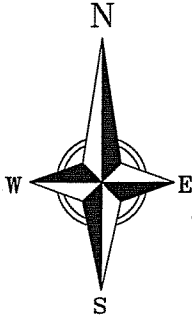
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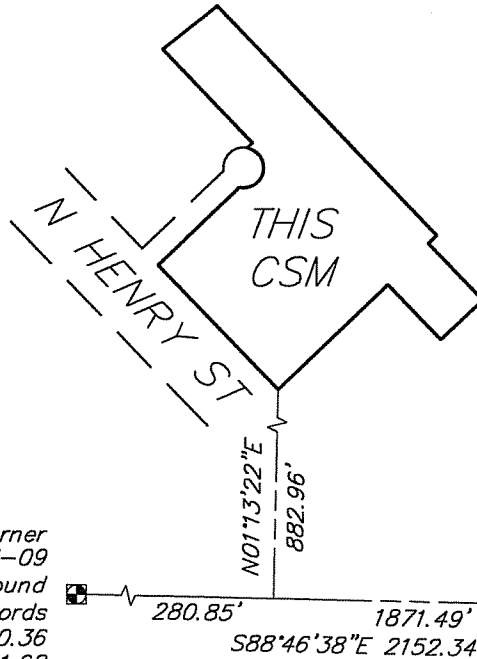


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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 14-07-09 MEASURED AS BEARING S88°46'38"E



SECTION TIE  
DETAIL  
(Not to Scale)

S ¼ Corner  
Sec 14-07-09  
Chiseled "X" Found  
Published Coords  
N=482890.36  
E=818501.68

MC to SE Corner  
Sec 14-07-09  
City of Madison Brass  
Capped Mon Found  
Published Coords  
N=482330.90  
E=821158.49

## SURVEY LEGEND

- ⊙ FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- ⊗ SET 3/4" dia x 24" SOLID IRON ROD  
WT. 1.50 lbs./lin. ft.
- 888.8' PROPERTY CORNER SPOT ELEVATION
- ← DRAINAGE ARROW (SEE NOTES)
- ( ) RECORDED AS INFORMATION

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	55.25'	17.50'	180°53'06"	N11°22'47"E	35.00'
C2	9.41'	17.50'	030°48'53"	N86°24'53"E	9.30'
C3	15.14'	17.50'	049°33'12"	N46°13'50"E	14.67'
C4	30.70'	17.50'	100°31'01"	N28°48'16"W	26.91'
C5	30.45'	36.50'	047°48'08"	S70°07'54"W	29.58'

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SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of RCJ Enterprises, LLC; Chandler 625 H, LLC; Cliff Dwellers Apartments LLC; Cliff Dwellers Apartments II, LLC; and Normandy Partners, LLC, owners of said land, I have surveyed, divided and mapped Lots 4, 5, 6, 7 and 10, Hanks' Replat of Lots 1 & 2 and S.W. 82 Ft. of 3, 4, & 5, of Block 60, City of Madison, as recorded in Volume 4 of Plats, on Page 41A, as Document Number 307215A, Dane County Registry, also part of Lot 6, Block 60, Original Plat of Madison, located in the SW ¼ - SE ¼ of Section 14, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter (S¼) corner of said Section 14; thence S88°46'38"E along the South line of said SE ¼ of Section 14, 280.85 feet; thence N01°13'22"E, 882.96 feet to the southerly most corner of said Lot 7 and a point on the northeasterly right-of-way line of N. Henry Street, said point also being the point of beginning; thence N43°46'16"W along said right-of-way line, 150.05 feet to a point of intersection with the southeasterly right-of-way line of Iota Court; thence N46°13'50"E along said southeasterly right-of-way line, 97.09 feet to a point of curvature; thence continuing along said right-of-way line of Iota Court 55.25 feet along the arc of a curve to the left, through a central angle of 180°53'06", a radius of 17.50 feet, and a chord bearing N11°22'47"E, 35.00 feet to the westerly most corner of said Lot 10; thence N46°13'50"E along the westerly line of said Lot 10, 6.02 feet to the northeasterly most line of Lot 1 of said Hanks' Replat; thence N43°46'55"W along said northeasterly line, 76.86 feet to the point of beginning of a meander line along Lake Mendota, said point lying S43°46'55"W, 35.25 feet more or less from the existing shoreline of Lake Mendota; thence N48°42'41"E along said meander line, 60.07 feet to the end of said described meander line, said point lying S43°46'55"E, 32.27 feet more or less from the existing shoreline of Lake Mendota; thence S43°46'55"E, 242.42 feet; thence S46°25'56"W, 9.96 feet; thence S43°46'55"E, 68.16 feet; thence S46°25'56"W, 50.05 feet; thence N43°46'55"W, 66.12 feet to the easterly most corner of said Lot 7; thence S46°12'03"W along the easterly line of said Lot 7, 131.87 feet to the point of beginning. Said description contains 39,644 square feet or 0.91 acres more or less.

I further certify that the map on Sheet 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 Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Michael S. Marty, P.L.S. No. 2452

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_ o'clock \_\_.m., and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

DOCUMENT NO. \_\_\_\_\_

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VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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NOTES:

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principle structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on Sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum from published City of Madison Control.
2. 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.
3. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
4. The Easement for Street Lighting Purposes granted to the City of Madison and recorded February 25, 1977, as Document #1506793 lies entirely within lands "Dedicated to the Public" for R/W purposes and therefore has not been depicted on the face of this CSM.
5. The Easement to MG&E recorded August 10, 1983 in Volume 4806 of Records, Page 75, as Document #1794939 lies entirely within lands "Dedicated to the Public" for R/W purposes and therefore has not been depicted on the face of this CSM.
6. The following easements lie within this area: Existing 12' Wide Private Easement for vehicles and pedestrians, and a 4' Wide Private Easement for access to & from Lake Mendota, V65 Misc, P160, #441969 & reiterated in V9149 Records, P82, #1980563; Buried telephone cable easement to Wisconsin Telephone Company, V242 Records, P370, #824564; Right of Way Grant to MG&E for underground electric V4806 Records, P61, #1794933; Right of Way Grant to MG&E for gas main, V278 Records, P558, #451457.
7. Subject to Covenants, conditions and restrictions recorded January 4, 1918, in Volume 257 of Deeds, Page 211, as Document No. 367891.
8. This CSM subject to Non-exclusive Installation and Service Agreements recorded as Document #4621131, #4621135 and 4621125.
9. Subject to Lease Agreement recorded as Document #2562862 and Laundry Room Lease Agreement recorded as Document #2495880.
10. Subject to Assignment of Leases and Rents recorded as Document #3674988, #4037645, #3912147 & #4255218.

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