

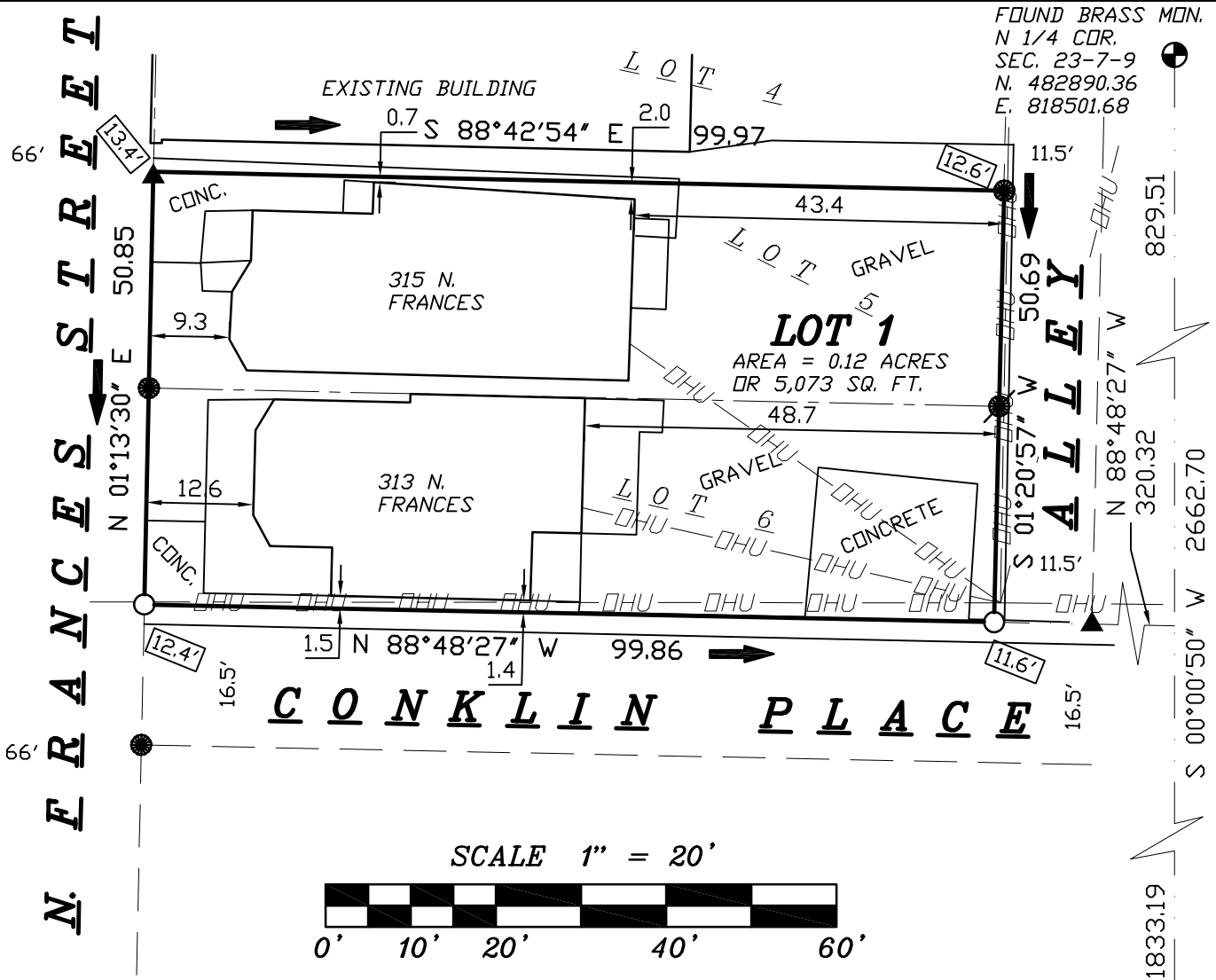


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lots 5 & 6, Block 1, Ready's Subdivision of Lots One & Two, Block 11, University Addition to Madison.



### PREPARED FOR:

BOARDWALK INVESTMENTS  
210 N. BASSETT ST  
MADISON, WI 53703

### NOTES:

SEE SHEET 2  
FOR ALL NOTES.

FOUND BRASS MON.  
CENTER CDR.  
SEC. 23-7-9  
N. 480227.66  
E. 818501.03

### WCCS DANE ZONE

BEARINGS ARE REFERENCE TO THE WEST  
LINE OF THE NE 1/4 OF SECTION 23-7-9  
LINE TO BEAR N 00°00'50" E

### LEGEND:

- = SET CHISELED X IN CONCRETE
- = FOUND RAIL ROAD SPIKE
- ⊙ = FOUND 1" PIPE
- ▲ = FOUND CHISELED X
- (##) = RECORDED AS
- ➔ = DRAINAGE DIRECTION
- DHU- = OVERHEAD UTILITIES

### SURVEYORS SEAL

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



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### NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ARROWS INDICATE THE DIRECTION OF DRAINAGE SWALE 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 PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 5.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 6.) THIS PARCEL IS SUBJECT TO A MUTUAL CONSTRUCTION EASEMENT AGREEMENT PER DOCUMENT NO. 4231083.

### SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being part of the NW 1/4 of the NE 1/4 of Section 23, T7N, R9E, City of Madison, Dane County Wisconsin including all of Lots 10, 11 & 12, and part of Lot 9, of the Original Plat of Madison, more particularly described as follows:

commencing at the North 1/4 corner of said Section 23; thence S 00°00'50" W, 829.51 feet; thence N 88°48'27" W, 320.32 feet to the southeast corner of said Lot 6 also being the point of beginning.

thence continue N 88°48'27" W, 99.86 feet; thence N 01°13'30" E, 50.85 feet; thence S 88°42'54" E, 99.97 feet; thence S 01°20'57" W, 50.69 feet to the point of beginning. This parcel contains 0.12 acres or 5,073 sq. ft.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Chris W. Adams S-2748  
Registered Land Surveyor - Owner

**SURVEYORS SEAL**



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### **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 to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Scott M. Faust

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Scott M. Faust to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary Public

### **CONSENT OF MORTGAGEE:**

US Bank N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said US Bank N.A., has caused these presents to be signed by its corporate officer listed below at \_\_\_\_\_, Wisconsin and its corporate seal hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

US Bank N.A.  
\_\_\_\_\_

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Notary Public

**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\_\_\_\_

\_\_\_\_\_  
Steven R. Cover  
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

**SURVEYORS SEAL**

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_