



CERTIFIED SURVEY MAP

DATED: September 13, 2023

Birrenkott Surveying

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Chris K. Casson, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes and the City of Madison Subdivision Ordinances. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Chris K. Casson Professional Land Surveyor No. S-3264

Description:

Being all of Outlot 1, Whitetail Ridge and part of the Northeast 1/4 of the Southwest 1/4, Section 19, T8N, R10E, City of Madison, Dane County, Wisconsin more fully described as follows:

Commencing at the South 1/4 corner of Section 19, thence N01°40'26"E, 2165.51 feet along the East line of the Southwest 1/4 of Section 19 to the point of beginning; thence N88°08'10"W, 242.02 feet to the easterly line of Outlot 2, Whitetail Ridge; thence N01°36'44"E, 199.75 feet along said Easterly line; thence S88°11'25"E, 182.14 feet along the Southerly line of Outlot 2; thence S01°40'26"W, 20.00 feet; thence S88°11'25"E, 60.00 feet to said East Line of the Southwest 1/4; thence S01°40'26"E, 99.98 feet along said East line to the point of beginning. Containing 27,816 square feet or 0.638 acres.

Owner Certificate:

As owner, Dennis P. Sands, I hereby certifies that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the City of Madison for approval.

Dennis P Sands, Member

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2023, the above-named Dennis P Sands, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

Printed name

Surveyed for Owner/Divider:

Dennis Sands
4522 Packers Avenue
Madison, WI 53704

Surveyed: TAS
Drawn: BTS
Checked: CKC
Approved: CKC
Field book: 392/34-36
Tape/File: J:\230170
Sheet 2 of 3
Office Map No.: 230171

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2023

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____



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City of Madison Plan Commission Certificate

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

Matt Wachter, Secretary of Plan Commission

Dated

Madison Common Council 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 _____, 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

Notes:

- Utility Easement: No poles or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present, have not been delineated
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- This survey shows above-ground improvements only; no guarantee is made for below-ground structures.

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4522 Packers Avenue
Madison, WI 53704

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Sheet 3 of 3
Office Map No.: 230171

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