

CERTIFIED SURVEY MAP No.

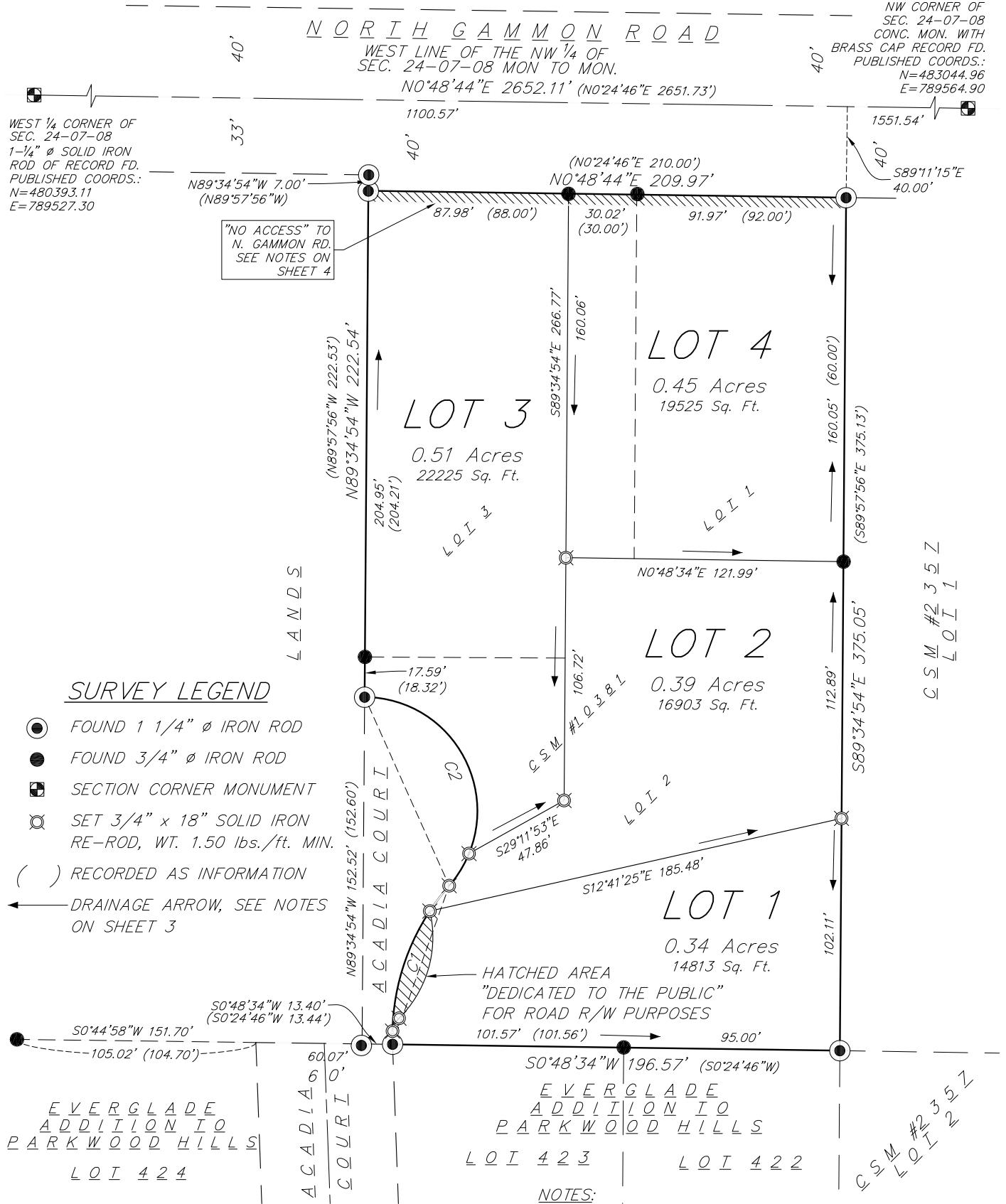
LOTS 1, 2 & 3, CERTIFIED SURVEY MAP NUMBER 10381, AS RECORDED IN VOLUME 61 OF CERTIFIED SURVEY MAPS, ON PAGES 133-135, AS DOCUMENT NUMBER 3482383, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM,
DANE COUNTY, WISCONSIN, THE WEST LINE
OF THE NW 1/4 OF SECTION 24-07-08
MEASURED AS BEARING N00°48'44"E



A graphic scale bar for 60 feet. It features a horizontal line with a dashed segment in the middle. To the left of the line are tick marks and numerical values: 0, 30, 60, and 120. Below the line, the text "SCALE: 1" is followed by a double quote symbol and "60'".

NW CORNER OF
SEC. 24-07-08
ONC. MON. WITH
CAP RECORD FD.
ISHED COORDS.:
N=483044.96
E=789564.90



1. SEE SHEET 2 FOR INTERIOR LINE & CURVE DETAIL & CURVE TABLE.
2. SEE SHEET 3 FOR EASEMENTS AND ADDITIONAL NOTES.
3. SEE SHEET 4 FOR BUILDINGS.
4. SEE SHEET 5 FOR ADDITIONAL NOTES.

15 Mar 2017 - 11:23p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmarr

vierbicher



FN: 160029
DATE: 03/15/2017
REV:
<u>Drafted By: MMAR</u>
<u>Checked By: PKNU</u>

SURVEYED FOR:
David F. Grams &
Maria S. Grams
221 N Gammon Road
Madison, WI 53717

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

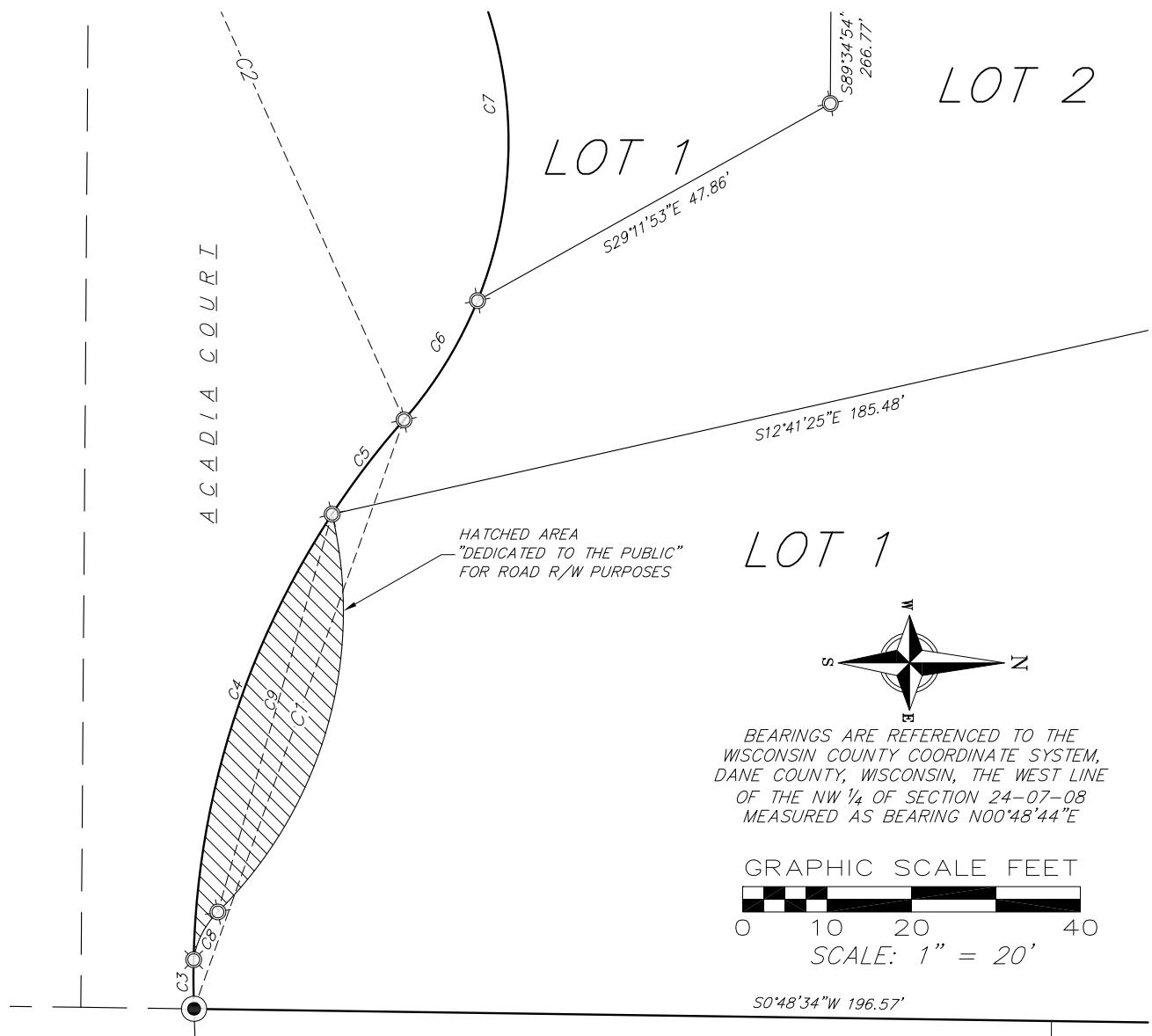
SHEET
1 OF 8

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CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	75.86'	100.00'	43°27'43"	N70° 22' 43"W	74.05'
C2	114.07'	50.00'	130°43'08"	S65° 52' 31"W	90.89'
C3	5.82'	100.00'	3°19'57"	S89° 33' 24"W	5.82'
C4	55.99'	100.00'	32°04'49"	N72° 44' 13"W	55.26'
C5	14.05'	100.00'	8°02'57"	N52° 40' 20"W	14.04'
C6	16.68'	50.00'	19°06'30"	N58° 19' 10"W	16.60'
C7	97.40'	50.00'	111°36'38"	S56° 19' 16"W	82.71'
C8	6.45'	10.00'	36°57'53"	N63° 06' 13"W	6.34'
C9	51.24'	50.00'	58°42'40"	N73° 58' 37"W	49.02'

INTERIOR LINE & CURVE DATA DETAIL



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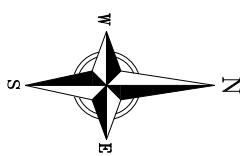
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**SHEET
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NW 1/4 OF SECTION 24-07-08 MEASURED AS BEARING N00°48'45"E



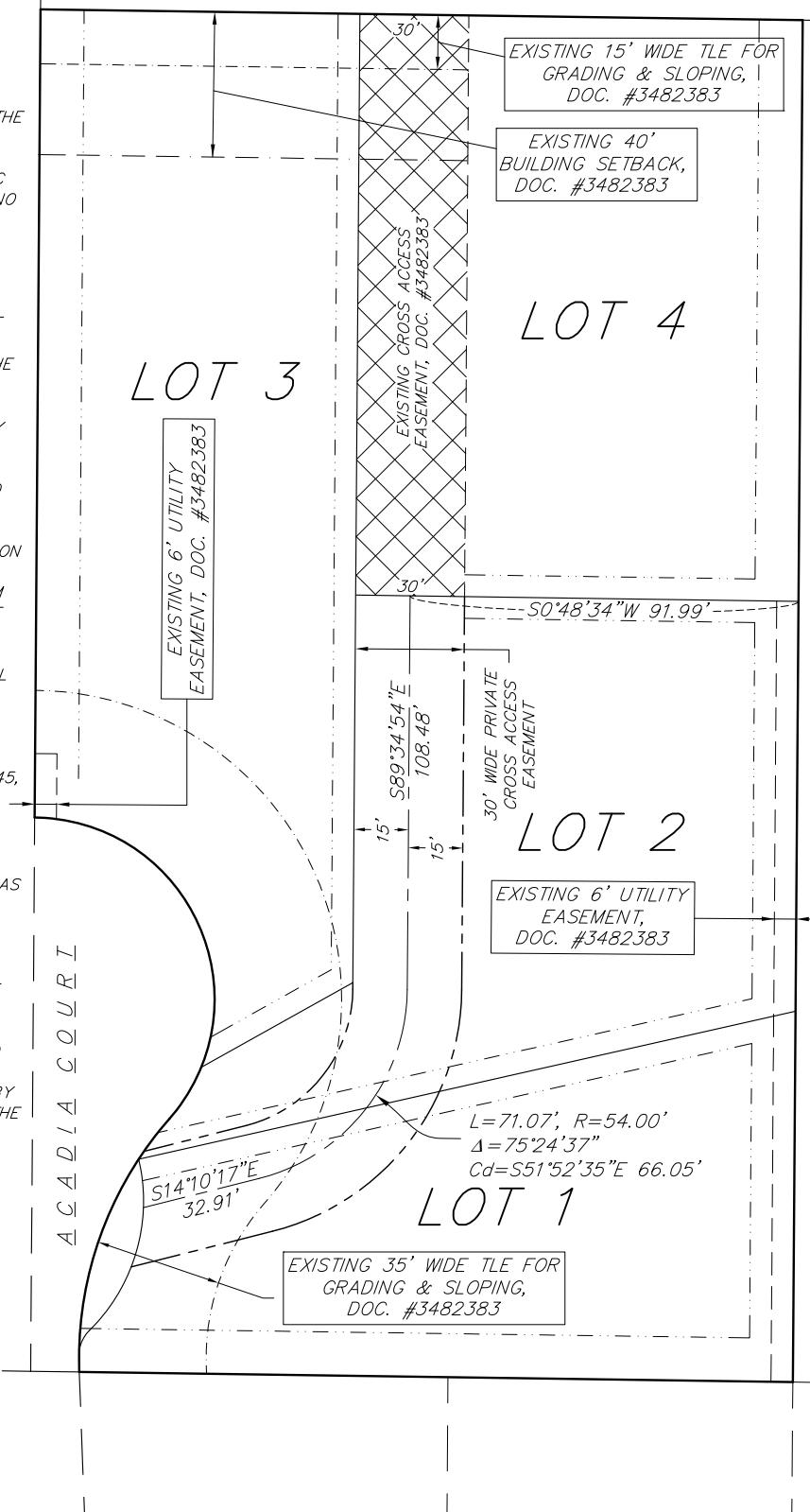
GRAPHIC SCALE FEET

 SCALE: 1" = 60'

NOTES:

1. THE 15' WIDE TLE FOR GRADING & SLOPING EXPIRES AND TERMINATES UPON THE COMPLETION OF SIDEWALK IN N. GAMMON ROAD R/W.
2. THE 35' WIDE TLE FOR GRADING & SLOPING EXPIRES AND TERMINATES UPON THE COMPLETION OF SIDEWALK IN ACADIA COURT R/W.
3. NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
4. PUBLIC DRAINAGE EASEMENTS: ALL LOTS WITHIN THIS CSM ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES WITHOUT THE APPROVAL OF THE CITY ENGINEER AT THE TIME OF SITE PLAN REVIEW. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THE CURRENT APPROVED SUBDIVISION.
5. 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.
6. LOTS 1, AND 2 OF THIS CSM MAY BE SUBJECT TO A BLANKET EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOL. 82 OF MISC., PAGE 545, AS DOCUMENT NO. 487902.
7. LOTS 1, 2 & 3 OF THIS CSM MAY BE SUBJECT TO A R/W GRANT GAS MAIN AND/OR SERVICE LATERALS TO MADISON GAS AND ELECTRIC COMPANY RECORDED AS DOCUMENT NO. 3605274. THE LOCATION OF THIS EASEMENT IS DEPENDENT UPON THE AS CONSTRUCTED LOCATION OF THE FACILITIES.
8. DRAINAGE 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.

EASEMENT DETAIL



15 Mar 2017 - 11:24p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmar

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Checked By: PKNU

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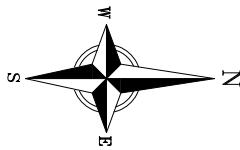
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**SHEET
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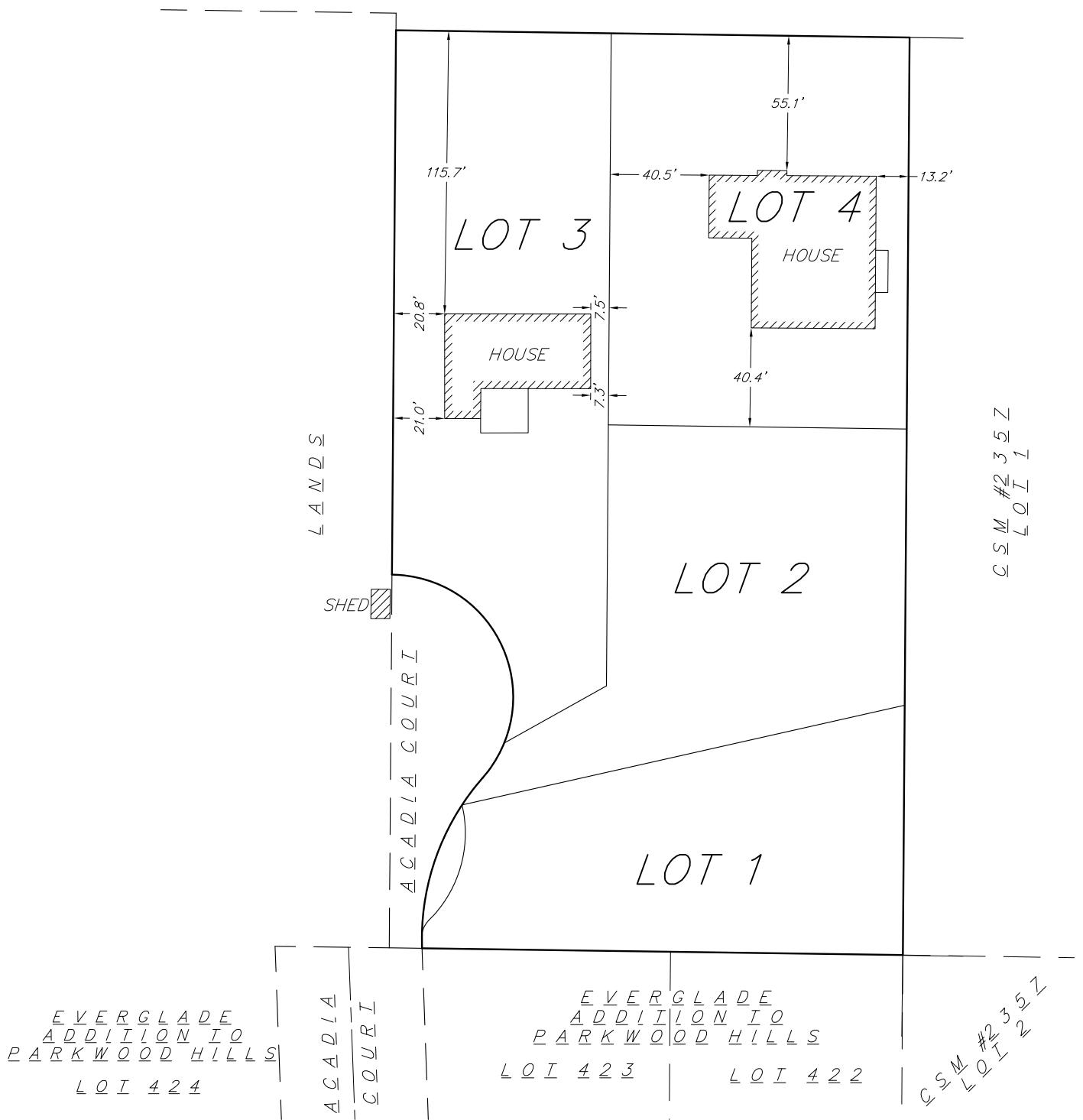
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE WEST LINE OF THE NW $\frac{1}{4}$ OF SECTION 24-07-08 MEASURED AS BEARING NOO $48^{\circ}44' E$



GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1" = 60'

EXISTING BUILDING DETAIL



15 Mar 2017 - 11:26p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmar

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SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: _____

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

LEGAL DESCRIPTION

All of Lots 1, 2 and 3, Certified Survey Map Number 10381, as recorded in Volume 61 of Certified Survey Maps, on Pages 133-135, as Document Number 3482383, Dane County Register of Deeds, located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin

Containing 73,466 square feet or 1.69 acres, more or less.

NOTES:

1. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
2. All trees over 8 inch in diameter which are located on these lots are contained on a map on file with the Planning Unit, Department of Planning and Development of the City of Madison, and shall not be removed without written consent of the City with the exception of any tree that may be required to be removed due to natural causes, which is not in control of the owner, its successors and assigns.
3. Temporary Access to N. Gammon Road is permitted for Lots 3 & 4 of this CSM, until such time as construction of the extension of Acadia Court and completion of construction of the new access drive that will serve all Lots within this CSM is completed. At the time said construction is completed and accepted by the City, the existing driveway to N. Gammon Road shall be removed and no further access shall be allowed to N. Gammon Road.
4. Lots within this Certified Survey Map are subject to a Declaration of Conditions and Covenants recorded as Document No. 3516918.
5. Lots 1 & 2 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.
6. Lots 1 and 2 created by this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.

15 Mar 2017 - 11:26p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmar

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Checked By: PKNU

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OWNER'S CERTIFICATE OF DEDICATION

David F. Grams, and Maria S. Grams, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. David F. Grams, and Maria S. Grams do further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the following for approval:

- Common Council, City of Madison

Dated this this _____ day of _____, 2017.

David F. Grams, Owner

Maria S. Grams, Owner

STATE OF WISCONSIN)
)
DANE COUNTY)
)

Personally came before me this _____ day of _____, 2017, the above named David F. Grams, and Maria S. Grams, owners, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

15 Mar 2017 - 11:27p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmar

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**SHEET
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OWNER'S CERTIFICATE OF DEDICATION

Jason Iverson and Katherine Novak, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Jason Iverson and Katherine Novak do further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the following for approval:

- Common Council, City of Madison

Dated this _____ day of _____, 2017.

Jason Iverson, Owner

Katherine Novak, Owner

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 2017, of the above named Jason Iverson and Katherine Novak, owners, 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

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____, at Madison, Wisconsin, on this _____ day of _____, 2017.

By: _____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this _____ day of _____, 2017, _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

15 Mar 2017 - 11:27p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmar

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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 _____, 201____; that said enactment 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 _____, 201____.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 201____.

Signed: _____
Natalie Erdman, Secretary
City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017, at _____ o'clock _____ a.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

15 Mar 2017 - 11:27p M:\Grams, David\160029_Acadia Court\CADD\160029_CSM.dwg by: mmar

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