

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

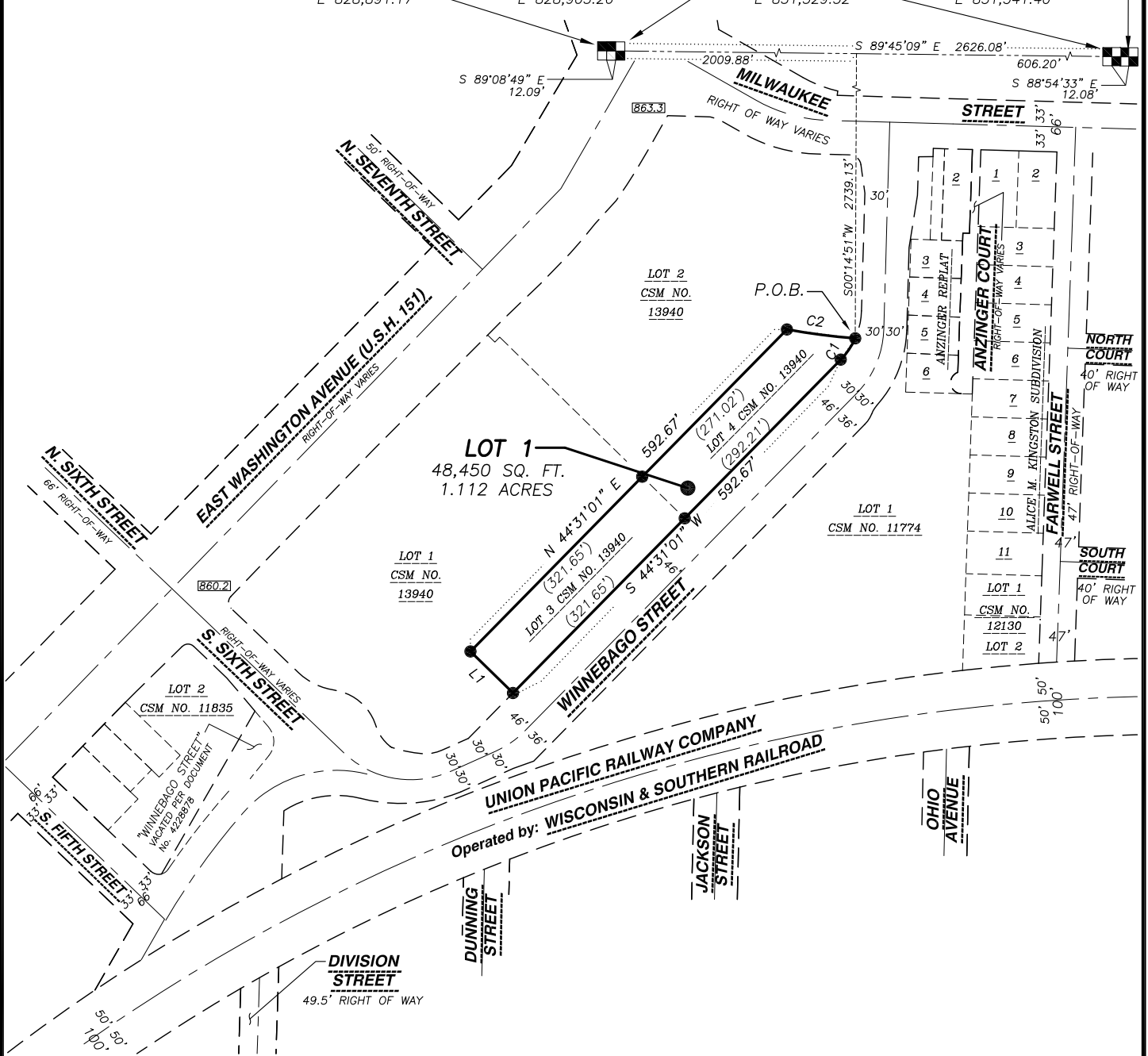
LOT 3 AND LOT 4 CERTIFIED SURVEY MAP NO. 13940 RECORDED IN VOLUME 93, ON PAGES 35-41, AS DOCUMENT NO. 5143255 BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

SOUTH 1/4 CORNER,  
SECTION 31, T8N, R10E,  
BRASS CAP IN CONCRETE  
MONUMENT FOUND  
N 494,549.42  
E 828,891.17

NORTH 1/4 CORNER,  
SECTION 6, T7N, R10E,  
BRASS CAP IN CONCRETE  
MONUMENT FOUND  
N 494,549.24  
E 828,903.26

SOUTHEAST CORNER,  
SECTION 31, T8N, R10E,  
FALLS ON SANITARY  
MANHOLE, FOUND TIES  
N 494,537.89  
E 831,529.32

NORTHEAST CORNER,  
SECTION 6, T7N, R10E,  
BRASS CAP IN CONCRETE  
MONUMENT FOUND  
N 494,537.66  
E 831,541.40

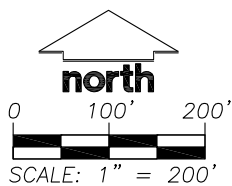


## LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- 859.3 ELEVATION AT LOT CORNER

## NOTE

SEE SHEET 2 FOR NOTES,  
LINE AND CURVE TABLES.



PREPARED BY: <b>JSD Professional Services, Inc.</b> Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: GORMAN & COMPANY INC. 200 NORTH MAIN ST. OREGON WI 53575	PROJECT NO: 14-6534 FILE NO: B-267 FB/PG: 161/40 SHEET NO: 1 of 5	SURVEYED BY: JK DRAWN BY: AWW CHECKED BY: TJB APPROVED BY: TJB	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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**NOTES**

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 05, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER BEARS S 89°45'09" E.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A 3/4" REBAR MARKING THE EAST QUARTER CORNER OF SECTION 06, T07N, R10E, PUBLISHED ELEVATION = 862.47'.
4. PER CITY OF MADISON: "ALL LOTS WITHIN THIS CERTIFIED SURVEY MAP SHALL HAVE DRAINAGE PLANS REVIEWED ON AN INDIVIDUAL BASIS AS PART OF THE BUILDING PERMIT PROCESS. NO BUILDING PERMITS SHALL BE ISSUED PRIOR TO THIS APPROVAL."
5. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORMWATER MANAGEMENT AT THE TIME THEY DEVELOP.
6. LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
7. NO-BUILD AREAS AFFECTING LOTS 1-4 CSM 13940 PER DOCUMENT #\_\_\_\_\_ ARE NOTED TO EXTEND 30.00 FEET FROM THE OUTERMOST FACE OF THE SPECIFIED SIDE OF THE STRUCTURE AS CONSTRUCTED.
8. LOTS 1-4 OF CSM 13940 ARE SUBJECT TO THE CROSS EASEMENT PER DOCUMENT #5176966
9. LOTS 1-4 OF CSM 13940 ARE SUBJECT TO THE CONDITIONS AND COVENANTS PER DOCUMENT #5176967 (RE: TRAFFIC SIGNALS)
10. LOTS 1-4 OF CSM 13940 ARE SUBJECT TO THE CONDITIONS AND COVENANTS PER DOCUMENT #5176968 (RE: STREET LIGHTS)
11. LOTS 1-4 OF CSM 13940 ARE SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT #5177070

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BRG. IN	TAN. BRG. OUT
C1	33.91'	95.00'	20°27'11"	33.73'	S 34°17'26" W	S 24°03'50" W	S 44°31'01" W
C2	90.48'	919.01'	05°38'28"	90.44'	S 82°35'47" E	N 79°46'33" W	N 85°25'01" W

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 45°36'59" W	78.11'

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PREPARED FOR:

GORMAN  
& COMPANY INC.  
200 NORTH MAIN ST.  
OREGON WI 53575

PROJECT NO: 14-6534

FILE NO: B-267

FB/PG: 161/40

SHEET NO: 2 of 5

SURVEYED BY: JK

DRAWN BY: AWW

CHECKED BY: TJB

APPROVED BY: TJB

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

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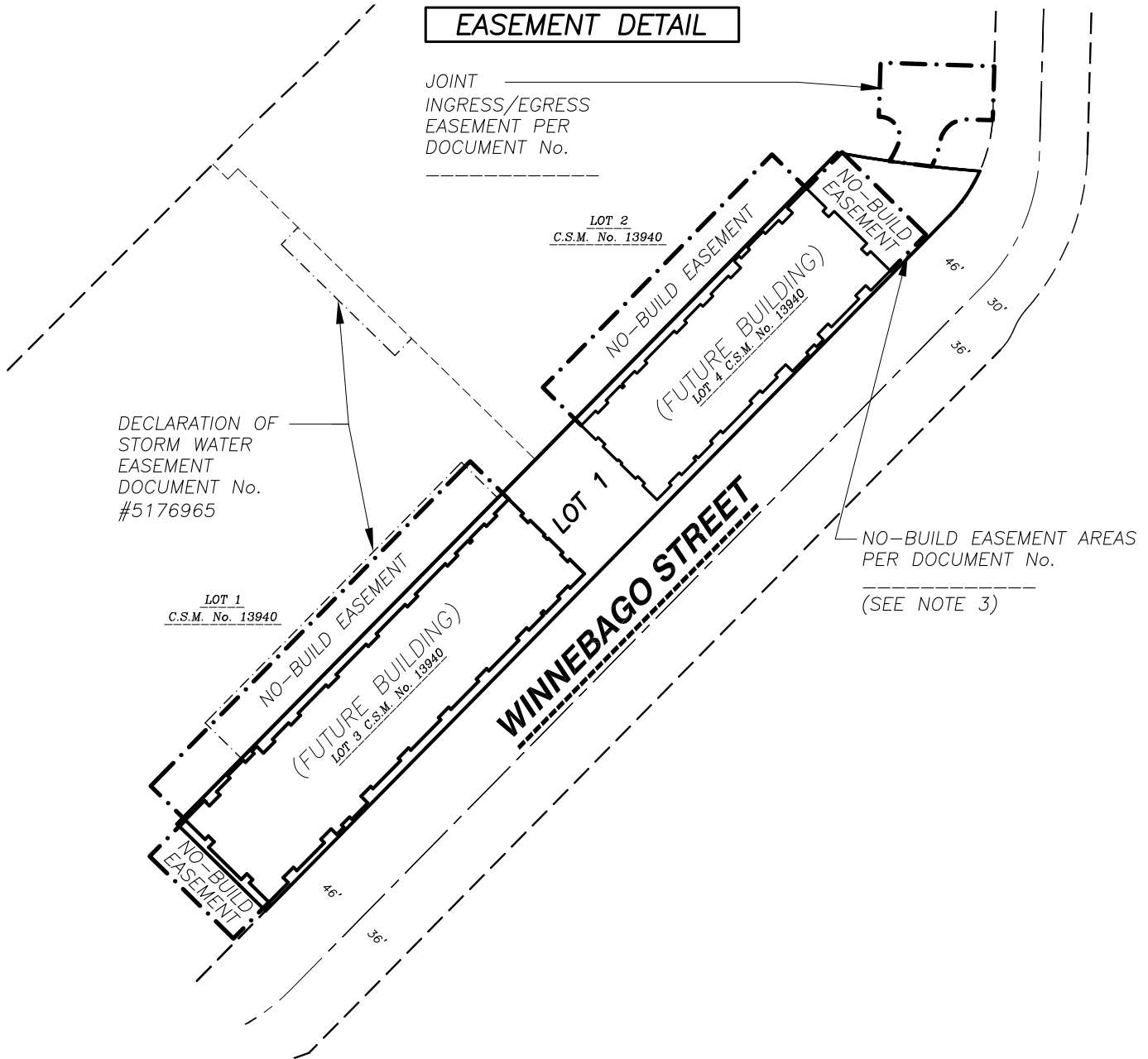
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## EASEMENT DETAIL

JOINT  
INGRESS/EGRESS  
EASEMENT PER  
DOCUMENT No.

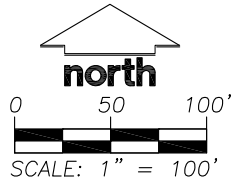


### LEGEND

- . - . - . - . NO-BUILD EASEMENT LINE
- - - - - STORM WATER EASEMENT LINE
- - - - - SECTION LINE
- PARCEL BOUNDARY
- - - - - RIGHT-OF-WAY LINE
- CENTERLINE

### NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 05, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER BEARS S 89°45'09" E.
3. NO-BUILD AREAS AFFECTING LOTS 1-4 CSM 13940 PER DOCUMENT #\_\_\_\_\_ ARE NOTED TO EXTEND 30.00 FEET FROM THE OUTERMOST FACE OF SPECIFIED SIDE OF THE STRUCTURE AS CONSTRUCTED.
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7. LOTS 1-4 OF CSM 13940 ARE SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT #5177070



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200 NORTH MAIN ST.  
OREGON WI 53575

PROJECT NO: 14-6534

FILE NO: B-267

FB/PG: 161/40

SHEET NO: 3 of 5

SURVEYED BY: JK

DRAWN BY: AWW

CHECKED BY: TJB

APPROVED BY: TJB

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## LEGAL DESCRIPTION

LOT 3 AND LOT 4 CERTIFIED SURVEY MAP NO. 13940 RECORDED IN VOLUME 93, ON PAGES 35-41, AS DOCUMENT NO. 5143255 BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 06; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 06 SOUTH 89 DEGREES 45 MINUTES 09 SECONDS EAST, 2,009.88 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 51 SECONDS WEST, 2,739.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WINNEBAGO STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE NEXT 2 COURSES: (1) SOUTHWESTERLY 33.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, THE CHORD BEARS SOUTH 34 DEGREES 17 MINUTES 26 SECONDS WEST, 33.73 FEET; (2) THENCE SOUTH 44 DEGREES 31 MINUTES 01 SECONDS WEST, 592.67 FEET; THENCE NORTH 45 DEGREES 36 MINUTES 59 SECONDS WEST, 78.11 FEET; THENCE NORTH 44 DEGREES 31 MINUTES 01 SECONDS EAST, 592.67 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 90.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 919.01 FEET, THE CHORD BEARS SOUTH 82 DEGREES 35 MINUTES 47 SECONDS EAST, 90.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 48,450 SQUARE FEET OR 1.112 ACRES.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

## SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR, S-2614, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

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• Engineers • Surveyors • Planners

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PROJECT NO: 14-6534

FILE NO: B-267

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SHEET NO: 4 of 5

SURVEYED BY: JK

DRAWN BY: AWW

CHECKED BY: TJB

APPROVED BY: HPJ

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## CORPORATE OWNER'S CERTIFICATE

GORMAN AND COMPANY INCORPORATED, A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID GORMAN AND COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

GORMAN AND COMPANY INC.

BY: \_\_\_\_\_  
GARY A. GORMAN, CEO

STATE OF WISCONSIN }  
DANE COUNTY } ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE-NAMED GARY A GORMAN, AS THE CEO OF GORMAN AND COMPANY, ACTING IN SAID CAPACITY AND KNOWN BY ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

\_\_\_\_\_  
(TYPE OR PRINT NAME)

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-16-\_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_ DAY OF \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK  
CITY OF MADISON, DANE COUNTY, WISCONSIN

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: STEVEN R. COVER, \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY PLAN COMMISSION

### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_,  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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