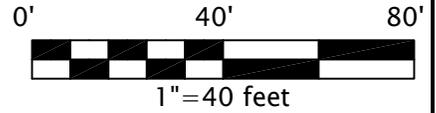


# CERTIFIED SURVEY MAP

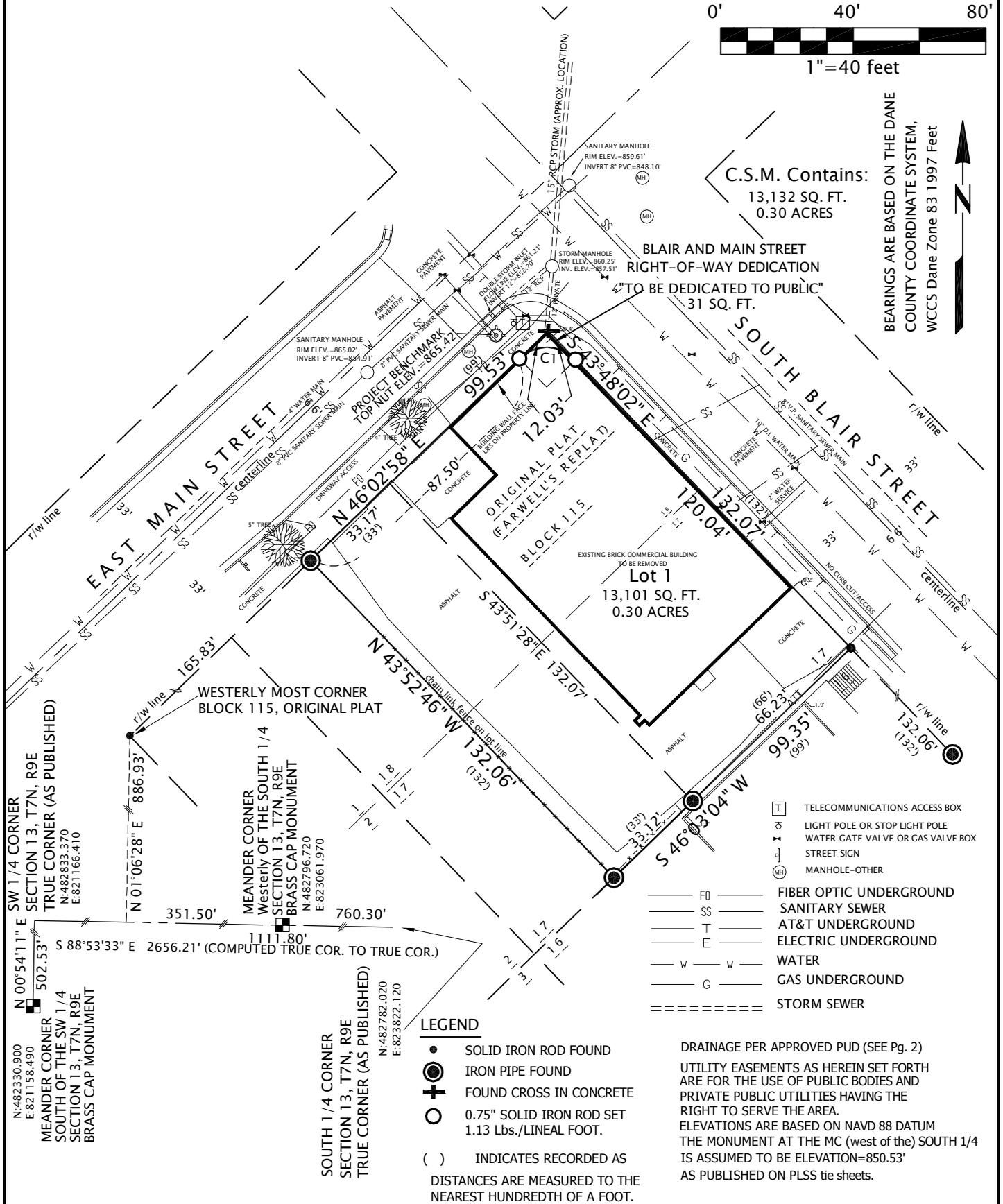
LOCATED IN THE  
NE 1/2 OF LOTS 17 AND 18, BLOCK 115, ORIGINAL PLAT AND THE NE 1/2  
OF THE SW 1/2 OF LOTS 17 AND 18, ORIGINAL PLAT, (AKA FARWELL'S  
REPLAT) OF MADISON, IN SECTION 13, T7N, R9E, IN THE CITY OF MADISON,  
DANE COUNTY, WISCONSIN



C.S.M. Contains:  
13,132 SQ. FT.  
0.30 ACRES

BEARINGS ARE BASED ON THE DANE  
COUNTY COORDINATE SYSTEM,  
WCCS Dane Zone 83 1997 Feet

BLAIR AND MAIN STREET  
RIGHT-OF-WAY DEDICATION  
"TO BE DEDICATED TO PUBLIC"  
31 SQ. FT.



- TELECOMMUNICATIONS ACCESS BOX
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE-OTHER
- FIBER OPTIC UNDERGROUND
- SANITARY SEWER
- AT&T UNDERGROUND
- ELECTRIC UNDERGROUND
- WATER
- GAS UNDERGROUND
- STORM SEWER

DRAINAGE PER APPROVED PUD (SEE Pg. 2)  
UTILITY EASEMENTS AS HEREIN SET FORTH  
ARE FOR THE USE OF PUBLIC BODIES AND  
PRIVATE PUBLIC UTILITIES HAVING THE  
RIGHT TO SERVE THE AREA.  
ELEVATIONS ARE BASED ON NAVD 88 DATUM  
THE MONUMENT AT THE MC (west of the) SOUTH 1/4  
IS ASSUMED TO BE ELEVATION=850.53'  
AS PUBLISHED ON PLSS tie sheets.

### LEGEND

- SOLID IRON ROD FOUND
- IRON PIPE FOUND
- FOUND CROSS IN CONCRETE
- 0.75" SOLID IRON ROD SET  
1.13 Lbs./LINEAL FOOT.
- INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDRETH OF A FOOT.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	12.00'	18.88'	S 88°52'32" E	16.99'	90°09'00"

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

SURVEYED FOR:  
Settlement Place LLC  
3849 Caribou Road  
VERONA, WI 53593

# CERTIFIED SURVEY MAP

LOCATED IN THE  
NE 1/2 OF LOTS 17 AND 18, BLOCK 115, ORIGINAL PLAT AND THE NE 1/2  
OF THE SW 1/2 OF LOTS 17 AND 18, ORIGINAL PLAT, (AKA FARWELL'S  
REPLAT) OF MADISON, IN SECTION 13, T7N, R9E, IN THE CITY OF MADISON,  
DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Lance T. McGrath, of Settlement Place LLC, owner of said land, I have surveyed, divided, mapped and dedicated the following parcel(s) of land:

**PARCEL A:**

The Northeast 1/2 of Lots Seventeen (17) and Eighteen (18), Block One Hundred Fifteen (115), Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

**PARCEL B:**

The Northeast 1/2 of the Southwest 1/2 of Lots Seventeen (17) and Eighteen (18), Block Hundred Fifteen (115), Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

I further certify that the map on sheet one (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 Land Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Paul A. Spetz, R.L.S. S-2525

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale 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 lot owner.

2. All lots within this survey are subject to a public easement for drainage purposes which 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 certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

NOTE: 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 easements for drainage purposes are released and replaced by those required and created by the current approved subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT/SIP AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

3. 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.

4. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-17. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and 28.107.

5. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible, and inverts in manholes are either field measured or verified from Utility maps.

6. Project Benchmark is the City of Madison PLSS Meander Corner, for the South 1/4 of Section 13, USGS NAVD 88 Datum, Monument Published Elevation=850.53'; Site Benchmark is top nut of Hydrant near the northerly most corner of this parcel Top Nut Elevation=865.42'. No guarantees are made to the stability of these benchmarks for future use.

## CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said resolution 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 Clerk  
Clerk of the City of Madison, Dane County Wisconsin

MAP NO. \_\_\_\_\_

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

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

**SURVEYED FOR:**

Settlement Place LLC  
3849 Caribou Road  
VERONA, WI 53593

**SURVEYED BY:**

ISTHMUS SURVEYING, LLC  
450 N. BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com

