

**SURVEYED FOR:**  
LITTLE CREEK CONSTRUCTION  
ATTN: MICHAEL FILKOUSKI  
852 CLARKSON ROAD  
MARSHALL, WI 53559

**SURVEYED BY:**  
VIERBICHER ASSOCIATES, INC.  
BY: MICHAEL S. MARTY  
999 FOURIER DRIVE,  
SUITE 201  
MADISON, WI 53717  
(608)-821-3955  
mmar@vierbicher.com

- NOTES:**
- Elevations, contours, and benchmarks depicted hereon are based upon the NAVD88 Datum, (2012 Geoid).
  - Benchmarks shall be verified prior to construction.
  - Easements and restrictions depicted hereon are as shown on CSM #.
  - This survey is based upon field survey work performed on January 23, and 27, 2021. Any changes in site conditions after January 27, 2021 are not reflected by this survey.
  - No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
  - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20210303285, 20210303288, 20210303290, 20210303292, 20210303323, and 20210303346. Location of buried private utilities are not within the scope of this survey.
  - The parcel surveyed contains sq. ft. or acres, more or less.
  - Significant snow cover was present during the course of field survey work. Additional improvements may exist of which the Surveyor is not aware.

- SURVEY LEGEND**
- ⊕ BENCHMARK
  - ⊙ FOUND 1" Ø IRON PIPE
  - ⊙ FOUND 2" Ø IRON PIPE
  - ▲ FOUND P.K. NAIL
  - FOUND 3/4" Ø IRON ROD
  - FOUND 1-1/4" Ø IRON ROD
  - ✕ FOUND CHISELED CROSS ON CONCRETE BASE OF CHAIN LINK FENCE POST

- TOPOGRAPHIC SYMBOL LEGEND**
- ⬢ EXISTING BOLLARD
  - ⬢ EXISTING MAILBOX
  - ⬢ EXISTING POST
  - ⬢ EXISTING SIGN (TYPE NOTED)
  - ⬢ EXISTING CURB INLET
  - ⬢ EXISTING FIELD INLET
  - ⬢ EXISTING STORM MANHOLE
  - ⬢ EXISTING SANITARY CLEANOUT
  - ⬢ EXISTING SANITARY MANHOLE
  - ⬢ EXISTING FIRE HYDRANT
  - ⬢ EXISTING WATER MAIN VALVE
  - ⬢ EXISTING CURB STOP
  - ⬢ EXISTING GAS METER
  - ⬢ EXISTING DOWN GUY
  - ⬢ EXISTING LIGHT POLE
  - ⬢ EXISTING UTILITY POLE
  - ⬢ EXISTING TELEPHONE MANHOLE
  - ⬢ EXISTING CONIFEROUS TREE
  - ⬢ EXISTING DECIDUOUS TREE

- HATCHING LEGEND**
- ▨ EXISTING CONCRETE PAVEMENT OR CONCRETE SIDEWALK
  - ▨ EXISTING ASPHALT

- TOPOGRAPHIC LINEWORK LEGEND**
- FO EXISTING FIBER OPTIC LINE
  - UT EXISTING UNDERGROUND TELEPHONE
  - EW EXISTING RETAINING WALL
  - CF EXISTING CHAIN LINK FENCE
  - GF EXISTING GENERAL FENCE
  - WF EXISTING WOOD FENCE
  - GL EXISTING GAS LINE
  - UE EXISTING UNDERGROUND ELECTRIC LINE
  - OHU EXISTING OVERHEAD GENERAL UTILITIES
  - SAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - ST EXISTING STORM SEWER LINE (SIZE NOTED)
  - WM EXISTING WATER MAIN (SIZE NOTED)
  - B20 EXISTING MAJOR CONTOUR
  - B18 EXISTING MINOR CONTOUR

- BENCHMARK TABLE:**
- ⊕ BENCHMARK #1 - ELEV. 885.99'; TOP NUT OF FIRE HYDRANT LOCATED ON THE WEST QUADRANT OF THE INTERSECTION OF E. WASHINGTON AVE & SCHEDEMAN AVE.
  - ⊕ BENCHMARK #2 - ELEV. 881.69'; TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTH QUADRANT OF E. WASHINGTON AVE & ROWLAND AVE.
  - ⊕ BENCHMARK #3 - ELEV. 875.38'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTH QUADRANT OF RIDGEWAY AVE & ROWLAND AVE.
  - ⊕ BENCHMARK #4 - ELEV. 879.90'; TOP NUT OF FIRE HYDRANT LOCATED ON THE EAST QUADRANT OF SCHEDEMAN AVE & RIDGEWAY AVE.

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

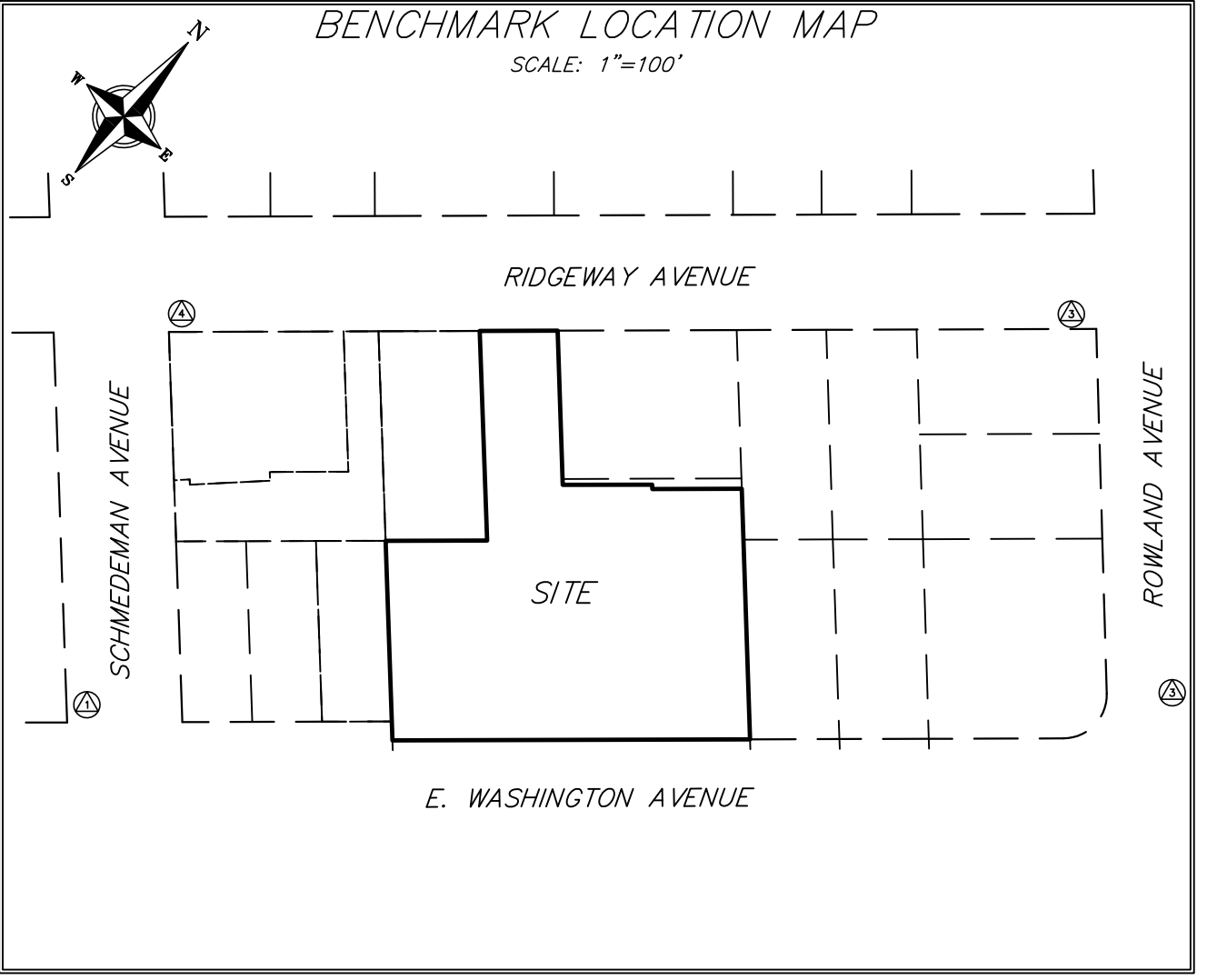
CALL DIGGER'S HOTLINE  
1-800-242-8511

**DESCRIPTION OF PARCELS INCLUDED IN THIS EXISTING CONDITIONS AS PROVIDED IN REPORT OF TITLE FILE NUMBER 2031780, DATED FEBRUARY 11, 2021 FROM KNIGHT BARRY TITLE SERVICES LLC, 44 EAST WISCONSIN STREET, SUITE 101, MADISON, WI 53703.**

- DESCRIPTION:**
- PARCEL E:** The Southeastly 1/4 of the Southeast 240 feet of the Southwest 58 feet of Outlots Ninety-three (93) and Ninety-four (94), Burke Assessor's Plat No. 1, in the City of Madison, Dane County, Wisconsin, Except that portion deeded in the City of Madison in Volume 190 of Records, page 34, as Document No. 1269381. Tax Key Number: 251-0810-321-0203-0; Property Address: 3566 East Washington Avenue, Madison, WI 53704.
  - PARCEL F:** Outlot Ninety-four (94), EXCEPT the Northwest 151.4 feet and also EXCEPT the Southwest 6.7 feet and also EXCEPT the Southeast 5.7 feet for street, Burke Assessor's Plat No. 1, in the City of Madison, Dane County, Wisconsin. Tax Key Number: 251-0810-321-0204-8; Property Address: 3570 East Washington Avenue, Madison, WI 53704.
  - PARCEL G:** The Southwest 1/4 of the Southeast 151.8 feet of Outlot Ninety-five (95), Burke Assessor's Plat No. 1, in the City of Madison, Dane County, Wisconsin. Tax Key Number: 251-0810-321-0205-6; Property Address: 3574 East Washington Avenue, Madison, WI 53704.
  - PARCEL H:** The Northeast 1/4 of the Southeast 149.3 feet of Outlot Ninety-five (95), Burke Assessor's Plat No. 1, in the City of Madison, Dane County, Wisconsin. Tax Key Number: 251-0810-321-0206-4; Property Address: 3578 East Washington Avenue, Madison, WI 53704.

**EASEMENTS, PUBLIC AND PRIVATE, RECORDED DURING THE PAST SIXTY (60) YEARS AS LISTED IN #3 OF THE REPORT OF TITLE FILE NUMBER 2031780, DATED FEBRUARY 11, 2021 FROM KNIGHT BARRY TITLE SERVICES LLC:**

- 3C: Well and Cesspool Rights and other matters contained in the instrument recorded June 26, 1946 in Volume 480 of Deeds, Page 499 as Document No. 727330. (Pertains to Parcel E).  
General in nature and not plottable. Refer to Document. Affects Parcel E.
- 3D: Easement granted to Town Sanitary District No. 4, Town of Burke and other matters contained in the instrument recorded April 30, 1953 in Vol. 257 of Deeds, Page 184 as Document No. 852769. Modification recorded March 17, 1967 in Vol. 831 of Deeds, Page 141 as Document No. 1180430. (Pertains to Parcel E).
- Easement shown per Document No. 852769 (southwesterly 15' of OL 93). Refer to Document. Affects Parcel E. The Modification pertains to, and releases the southeasterly 16' of Outlot 93 from the Easement in 3F below.
- 3E: Easement granted to Town Sanitary District No. 4, Town of Burke and other matters contained in the instrument recorded April 30, 1953 in Vol. 257 of Deeds, Page 197 as Document No. 852780. (Pertains to Parcel H).  
Easement shown. Refer to document. Affects Parcel H.
- 3F: Easement granted to Town Sanitary District No. 4, Town of Burke and other matters contained in the instrument recorded April 30, 1953 in Vol. 257 of Deeds, Page 199 as Document No. 852782. (Pertains to Parcel E).  
Easement has been released by Document No. 1180430 listed in 3D above. Refer to Document.
- 3G: Easement granted to Town Sanitary District No. 4, Town of Burke and other matters contained in the instrument recorded April 30, 1953 in Vol. 257 of Deeds, Page 203 as Document No. 852786. (Pertains to Parcel H).  
Easement shown. Refer to Document. Affects Parcel H.
- 3H: Easement granted to Town Sanitary District No. 4, Town of Burke and other matters contained in the instrument recorded April 30, 1953 in Vol. 257 of Deeds, Page 206 as Document No. 852789. (Pertains to Parcel G).  
Easement shown. Refer to document. Affects Parcel G.
- 3I: Easement granted to Town Sanitary District No. 4, Town of Burke and other matters contained in the instrument recorded April 30, 1953 in Vol. 257 of Deeds, Page 212 as Document No. 852795. (Pertains to Parcel E).  
Easement shown. Refer to document. Affects Parcel E.
- 3J: Conveyance to the City of Madison contained in instrument recorded July 29, 1970 in Vol. 190 of Records, Page 34 as Document No. 1269381. (Pertains to Parcel E).  
Conveys the southeasterly 5.7' of Outlots 93-95 to the City. Shown. Refer to document. (Affects Parcels E, F, G & H).



06 Mar 2021 - 4:30p M:\Little Creek Construction\200245\_3566-3578 E Washington Ave, Madison\CADD\200245\_Topo.dwg by: mmar © Vierbicher Associates, Inc.

planners | engineers | advisors  
Phone: (800) 261-3998

**EXISTING CONDITIONS MAP**

3566, 3570, 3574 & 3578 EAST WASHINGTON AVENUE, CITY OF MADISON  
DANE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

DATE  
MARCH 06, 2021

DRAFTER  
AMEA/MMAR

CHECKED  
MMAR

PROJECT NO.  
200245

C1.0