

SEE ATTACHED AFFIDAVIT OF CORRECTION DOC 4849531 ALSO SEE DECLARATION OF RESTRICTION DOC 5058586

FORM NO. 985-A



Stock No. 26273



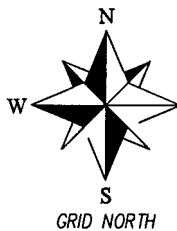
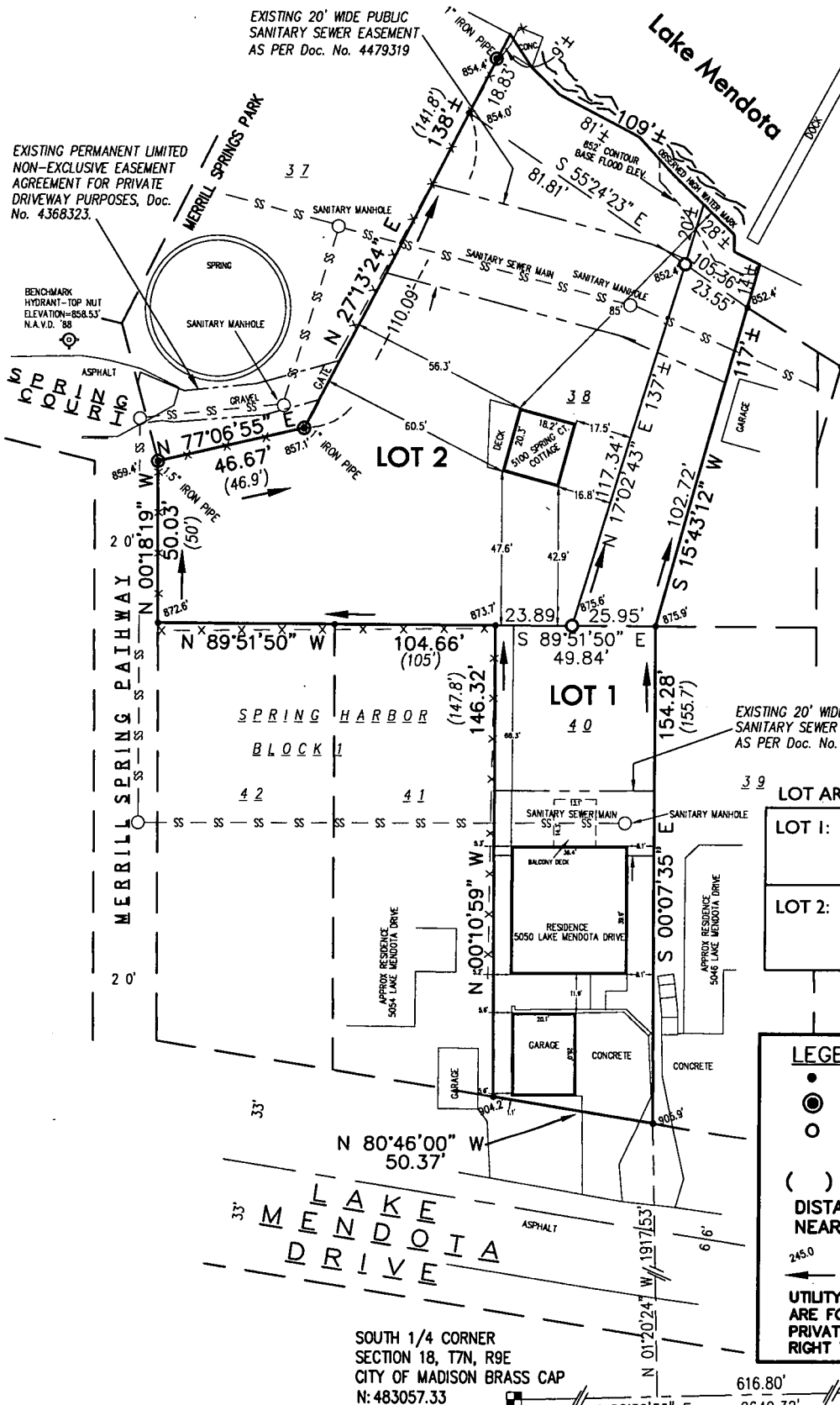
* 4 5 0 4 8 8 5 4 *
DANE COUNTY
REGISTER OF DEEDS

CERTIFIED SURVEY MAP

LOT 40 AND PART OF LOT 38, BLOCK ONE, SPRING HARBOR SUBDIVISION, RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = ONE FIFTY FEET



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM SOUTH LINE OF THE SE 1/4 OF SECTION 18, T7N, R9E, BEARS N 88°39'36" E



LOT AREA TABLE

LOT 1: 10,082 S. F. TO MEANDER LINE 350 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.
LOT 2: 15,214 S. F. TO MEANDER LINE 1,800 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.

MAP NO. 12633

DOCUMENT NO. 4504885

VOLUME 79 PAGE 236

DANE COUNTY COORDINATE SYSTEM MEASURED GROUND COORDINATES

SURVEYED FOR:
BILL AND WENDY MARGETIS
5050 LAKE MENDOTA DRIVE
MADISON, WI 53705

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090
www.isthmussurveying.com

4/17



Stock No. 26273

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RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF
SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

1. NOTES: APPROXIMATE WATER LEVEL OF LAKE MENDOTA AT THE DATE OF THIS SURVEY IS 851.8'. THE ORDINARY HIGH WATER MARK, INDICATED AS THE "OBSERVED" HIGHWATER MARK ON THIS SURVEY, IS DETERMINED AS PER 28.03(2).

THE BASE FLOOD ELEVATION SHOWN ON THIS MAP IS DETERMINED FROM FEMA FLOOD INSURANCE RATE DANE COUNTY WISCONSIN, AND INCORPORATED AREAS, MAP No. 55025C0404F, EFFECTIVE DATE JUNE 17, 2003. THE BASE FLOOD ELEVATION FOR SPECIAL FLOOD ZONE 'AE'=852.00' NGVD 29 DATUM, OR 852.16' NAVD 88 DATUM FOR THIS PROJECT. ZONE 'AE', SPECIAL FLOOD HAZARD ARE THOSE AREAS BELOW THIS ELEVATION. AREAS ON THIS SURVEY ABOVE THIS ELEVATION ARE IN ZONE 'X', OTHER AREAS, WHICH ARE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

2. 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.

3. 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.

4. 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.



OWNER'S CERTIFICATE

Mary K. Margetis, and Bill N. Margetis, as owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this 31st day of January, 2008. 2009

By Mary K. Margetis Bill N. Margetis

State of Wisconsin }
County of Dane }ss

Personally came before me this 31st day of January, 2008, the above named Mary + Bill Margetis to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: 1-17-2010
Catherine Matts
Notary Public, State of Wisconsin
Dane County

MAP NO. 12633
DOCUMENT NO. 4504885
VOLUME 79 PAGE 237

SURVEYED FOR:
BILL AND WENDY MARGETIS
5050 LAKE MENDOTA DRIVE
MADISON, WI 53705

SURVEYED BY:
ISTHMUS SURVEYING, LLC
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Stock No. 26273

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RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF
SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

M&I Marshall & Ilsley Bank, 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 Countrywide Home Loans, Inc., has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this 19 day of November, 2008.

By: 

Vice President
William J. Murphy

M&I Bank
1 West Main Street
Madison, WI 53703

State of Wisconsin)

County of Dane)

Personally came before me this 19th day of November, 2008, the above named William J. Murphy to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: 7-29-2012 Mary Kay Clauer
Notary Public, State of Wisconsin



CONSENT OF MORTGAGEE

Countrywide Home Loans, Inc., 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 Countrywide Home Loans, Inc., has caused these presents to be signed by it's corporate officer(s) listed below, and it's corporate seal to be hereunto affixed

on this 22 day of JANUARY, 2008⁹

Countrywide Home Loans, Inc.

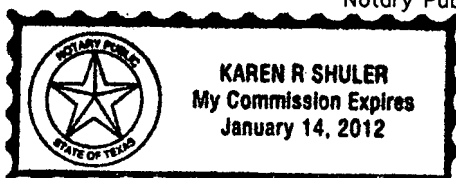
By: 
YVETTE CORIA

State of ~~Wisconsin~~ TEXAS)

County of ~~Dane~~ DALLAS)

Personally came before me this 22 day of JANUARY, 2008⁹, the above named YVETTE CORIA to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: JANUARY 14, 2012 Karen R Shuler
Notary Public, State of ~~Wisconsin~~ TEXAS



MAP NO. 12633

DOCUMENT NO. 4504885

VOLUME 79 PAGE 238

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CERTIFIED SURVEY MAP

LOT 40 AND PART OF LOT 38, BLOCK ONE, SPRING HARBOR SUBDIVISION,
RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF
SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify that under the direction of Bill N. Margetis, and Mary K. Margetis, owners of said land, I have surveyed, divided, mapped and dedicated the following described parcel of land:

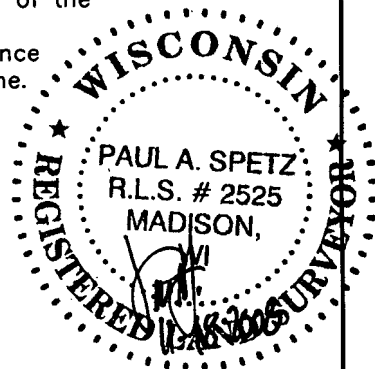
Lot 40, Block 1, Spring Harbor, in the City of Madison, Dane County, Wisconsin.

Part of Lot 38, Block 1, Spring Harbor, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at Northeast corner of Lot 40; thence Northeasterly along Westerly line of parcel of Lot 38 sold to W.C. Malone to the water's edge of Lake Mendota being at a point 16 1/2 feet Westerly from Northeast corner of said Lot 38; thence Westerly along water's edge 35 feet; thence in a straight line Southwesterly to Northwest corner of Lot 40; thence East along North line of said Lot 40 to point of beginning, all according to the recorded plat of Block 1, Spring Harbor, Dane County, Wisconsin. Part of Lot 38 lying Westerly of a straight line drawn from Northeast corner of Lot 41 to Lake Mendota at a point 51-1/2 feet Westerly from Northeast corner of Lot 38 all in Block 1, Spring Harbor according to the recorded plat thereof.

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, re-dividing, mapping and dedicating the same.

Dated this 19th day of November, 2008.

Signed: [Signature]
Paul A. Spetz, R.L.S. S-2525



CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: [Signature] For
Mark A. Olinger, Secretary Plan Commission

Date: 11 FEBRUARY 2009

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number 08-00883 File I.D. Number 11677, adopted on the 2 day of SEPTEMBER, 2008 and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for Public use.

Dated this 12 day of FEBRUARY, 2009.

[Signature] For
Clerk of the City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording on this 12th day of February, 2008, at 9:27 o'clock A. m. and recorded in Volume 79 of Certified Survey Maps on pages 236-239.

[Signature]
Kristi Chlebowski, Dane County Register of Deeds

MAP NO. 12633

DOCUMENT NO. 4504885

VOLUME 79 PAGE 239

SURVEYED FOR:
BILL AND WENDY MARGETIS
5050 LAKE MENDOTA DRIVE
MADISON, WI 53705

SURVEYED BY:
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**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

Document Number	AFFIDAVIT OF CORRECTION
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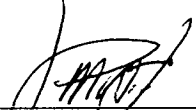
**DOCUMENT #
4849531**

**03/06/2012 1:08 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 1**

I, Paul A. Spetz, , S-2525, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify that: On the 1st page of a **Certified Survey Map No. 12633** prepared by Isthmus Surveying LLC, and recorded in Volume 79, pages 236-239, of Certified Survey Maps, as Document Number 4504885, a certain Easement was **dimensioned incorrectly:**

On said 1st page, across the Northerly portion of Lots 1 and 2, an Easement was labeled as being "20 feet" in width. **That easement, previously dedicated and recorded on November 4, 2008, in Document Number 4479319, is shown in the correct location and width on said map, but should be properly dimensioned as "30 feet" wide.**

Dated this 6th day of March, 2012,



Paul A. Spetz, S-2525

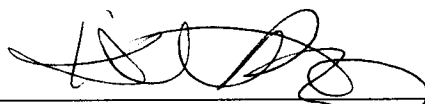
Name and Return Address: Isthmus Surveying LLC 450 N. Baldwin Street Madison, WI 53703

Parcel I.D. No. (pin):
251-0709-184-0123-6

STATE OF WISCONSIN)
COUNTY OF DANE)SS

Personally came before me this 6th day of March, 2012, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires: 6-8-14



Notary Public, Dane County, Wisconsin
Kristen Beshay

prepared by: Paul A. Spetz

*c
12*

1



CERTIFIED SURVEY MAP

LOT 40 AND PART OF LOT 38, BLOCK ONE, SPRING HARBOR SUBDIVISION,
RECORDED IN Vol. 4, Pg. 51-51A, Doc. No. 306247, IN THE FRACTIONAL SE 1/4 OF
SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

30' wide, not 20'
missing
dimensions & ties



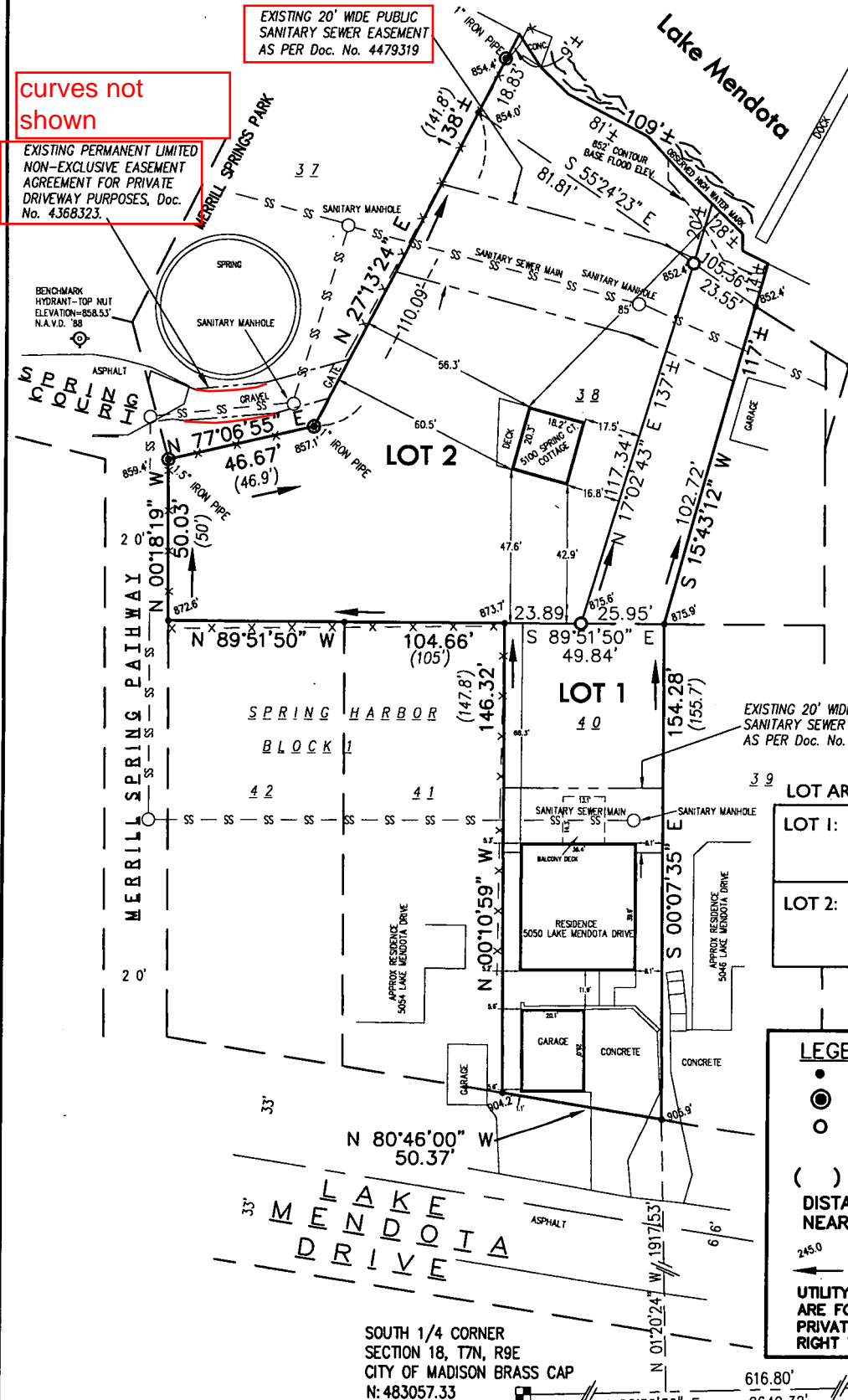
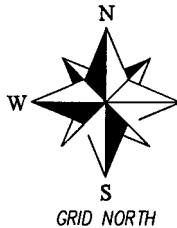
SCALE : ONE INCH = ONE FIFTY FEET

EXISTING 20' WIDE PUBLIC
SANITARY SEWER EASEMENT
AS PER Doc. No. 4479319

curves not
shown

EXISTING PERMANENT LIMITED
NON-EXCLUSIVE EASEMENT
AGREEMENT FOR PRIVATE
DRIVEWAY PURPOSES, Doc.
No. 4368323.

BEARINGS ARE REFERENCED TO THE
DANE COUNTY COORDINATE SYSTEM
SOUTH LINE OF THE SE 1/4 OF SECTION
18, T7N, R9E, BEARS N 88°39'36" E



LOT AREA TABLE	
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LOT 2:	15,214 S. F. TO MEANDER LINE 1,800 S.F. ± BETWEEN MEANDER LINE AND O.H.W.M.

*ELEVATIONS ARE BASED ON NAVD 88
DATUM, AS VERIFIED FROM CITY
OF MADISON PLSS CORNERS.

LEGEND

- 3/4" SOLID IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - 3/4"x18" SOLID IRON ROD SET
1.13 Lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.
 - 245.0 LOT CORNER ELEVATION
 - ← DRAINAGE ARROWS (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.

SOUTH 1/4 CORNER
SECTION 18, T7N, R9E
CITY OF MADISON BRASS CAP
N: 483057.33
E: 797293.26

DANE COUNTY COORDINATE SYSTEM
MEASURED GROUND COORDINATES

616.80'
2649.32'

SOUTHEAST 1/4 CORNER
SECTION 18, T7N, R9E
CITY OF MADISON BRASS CAP
N: 483119.29
E: 799941.86
DANE COUNTY COORDINATE SYS.
MEASURED GROUND COORD.

MAP NO. 12633

DOCUMENT NO. 4504885

VOLUME 79 PAGE 236

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DANE COUNTY
REGISTER OF DEEDS**

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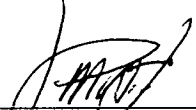
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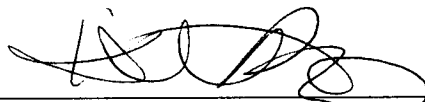
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prepared by: Paul A. Spetz

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