

# CERTIFIED SURVEY MAP

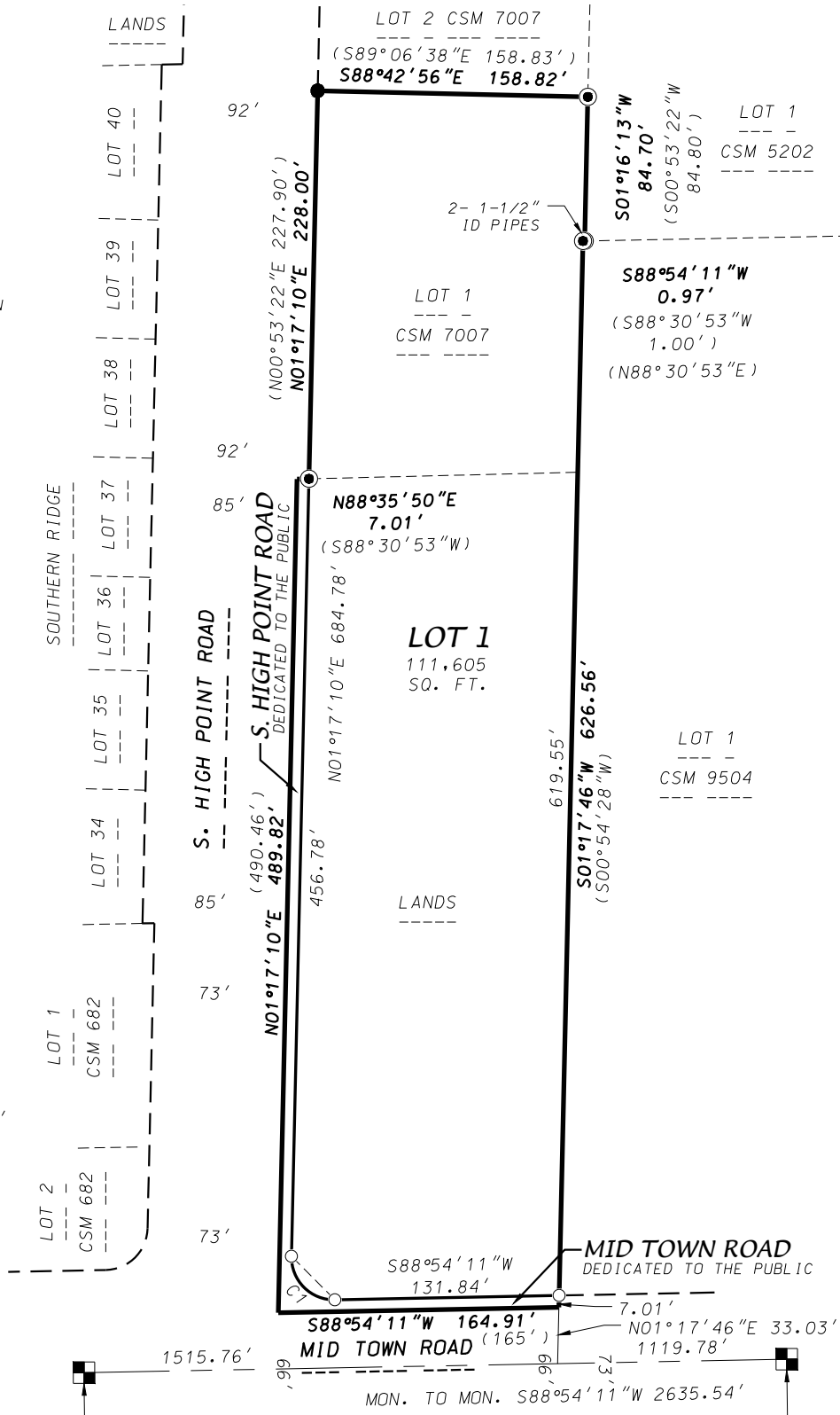
LOT 1, CERTIFIED SURVEY MAP NO. 7007 AND LANDS,  
 LOCATED IN THE SW1/4 OF THE SW1/4  
 SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

**LEGEND**

- PLACED 3/4"X18" REBAR  
WT=1.5 LBS/FT
- FOUND 1-1/2" ID PIPE
- FOUND 3/4" REBAR
- ( ) RECORDED AS INFORMATION

**CURVE TABLE**

C1  
 RADIUS = 25.00'  
 CHORD = N44°54'20"W 36.08'  
 ARC = 40.31'  
 CENTRAL ANGLE = 92°22'59"

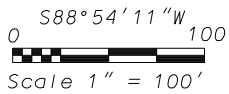


FOUND BRASS CAP MONUMENT  
 SOUTHWEST CORNER  
 SECTION 35, T7N, R8E  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 DANE ZONE  
 N: 467079.60  
 E: 783975.98  
 PER CITY OF MADISON  
 N: 467079.64  
 E: 783975.96



GRID NORTH  
 WISCONSIN COORDINATE  
 REFERENCE SYSTEMS  
 (WISCRS)  
 DANE COUNTY  
 NAD83(2011)  
 THE SOUTH LINE OF THE  
 SW1/4 OF SECTION 35,  
 T7N, R8E BEARS  
 S88°54'11"W

FOUND BRASS CAP MONUMENT  
 SOUTH 1/4 CORNER  
 SECTION 35, T7N, R8E  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 N: 467130.06  
 E: 786611.04  
 PER CITY OF MADISON  
 N: 467130.08  
 E: 786610.90



DATE: January 27, 2022  
 F.N.: 19-05-124  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**CERTIFIED SURVEY MAP**  
**LOT 1, CERTIFIED SURVEY MAP NO. 7007 AND LANDS,**  
**LOCATED IN THE SW1/4 OF THE SW1/4**  
**SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 1, Certified Survey Map No. 7007, recorded in Volume 35 of Certified Survey Maps on pages 139-142 as Document Number 2438404, Dane County Register of Deeds Office and lands located in the SE1/4 of the SW1/4 of Section 35, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the South 1/4 of said Section 35; thence S88°54'11"W, 1119.78 feet along the South line of said SW1/4; thence N01°17'46"E, 33.03 feet to a point on the North right-of-way line of Mid Town Road, also being the point of beginning; thence S88°54'11"W, 164.84 feet along said North right-of-way line to a point on the East right-of-way line of S. High Point Road; thence N01°17'10"E, 489.82 feet along said East right-of-way line; thence N88°35'50"E, 7.01 feet along said East right-of-way line; thence N01°17'10"E, 228.00 feet along said East right-of-way line to the Southwest corner of Lot 2, Certified Survey Map No. 7007; thence S88°42'56"E, 158.82 feet along the South line of said Lot 2 to the Southeast corner of said Lot 2, also being on the West line of Lot 1, Certified Survey Map No. 5202; thence S01°16'13"W, 84.70 feet along the West line of said Lot 1 to a point on the North line of Lot 1, Certified Survey Map No. 9504; thence S88°54'11"W, 0.97 feet along said North line to the Northwest corner of said Lot 1; thence S01°17'46"W, 626.56 feet along the West line of said Lot 1 and the Southerly extension thereof to the point of beginning.  
Containing 116,290 square feet (2.670 acres).

Dated this 27 day of January, 2022.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this Certified Survey Map are subject to public easements 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 easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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.

NOTE: 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 those required and created by the current approved subdivision.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.



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OWNER'S CERTIFICATE

We, Wilmer A. Dahl and Sandra S. Dahl, as owners, do hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said owners have caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Wilmer A. Dahl

By: \_\_\_\_\_  
Sandra S. Dahl

State of Wisconsin )  
  )SS.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named persons, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2022 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_  
Matt Wachter, Secretary of the Plan Commission

Date: \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds



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