



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

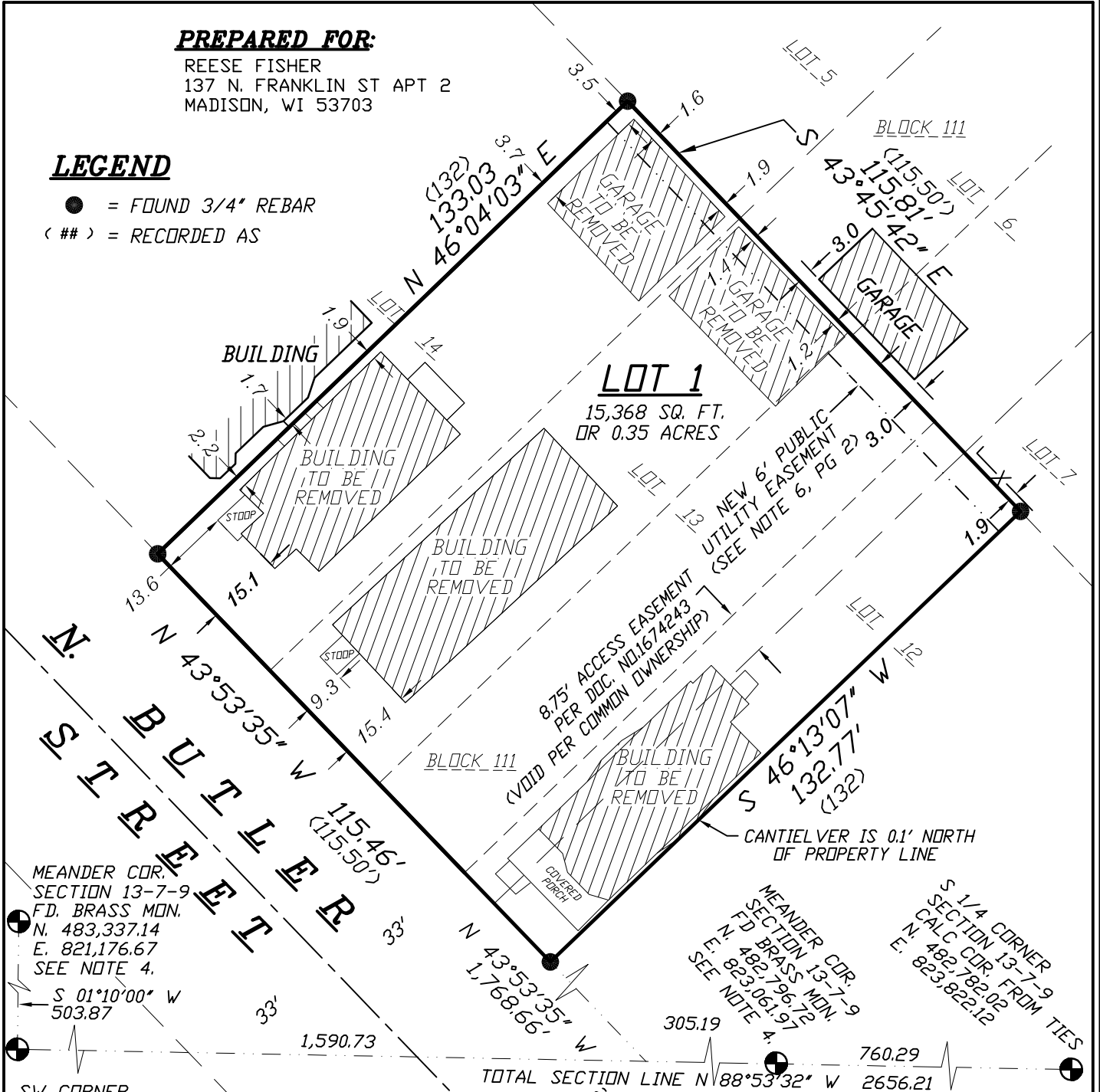
Being all of Lot 13 and part of Lots 12 and 14, all in Block 111, Plat of Madison, recorded in the Dane County Register of Deeds in Vol. A, Pg. 3. Located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin.

PREPARED FOR:

REESE FISHER
137 N. FRANKLIN ST APT 2
MADISON, WI 53703

LEGEND

- = FOUND 3/4" REBAR
- (##) = RECORDED AS



MEANDER COR.
SECTION 13-7-9
F.D. BRASS MON.
N. 483,337.14
E. 821,176.67
SEE NOTE 4.

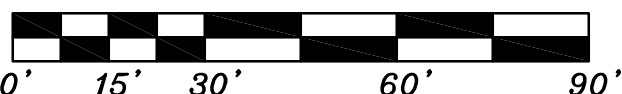
S 01°10'00" W
503.87

SW CORNER
SECTION 13-7-9
CALC COR. FROM TIES
N. 482,833.37
E. 821,166.41

NOTES:

SEE ALL NOTES ON SHEET 2.

SCALE 1" = 30'



DOCUMENT NO. _____

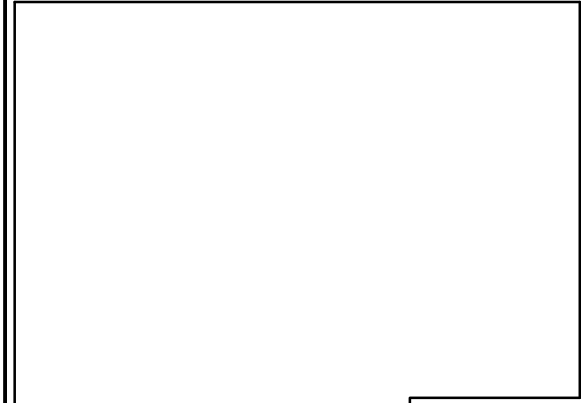
CERTIFIED SURVEY MAP NO. _____

TOTAL SECTION LINE N 88°53'32" W 2656.21



BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHWEST 1/4 OF SECTION 13,
T7N, R9E, LINE TO BEAR N 88°53'32" W
DANE COUNTY COORDINATES

SURVEYORS SEAL



DATE: 8-17-2022

22W-109



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NOTES:

- 1.) 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 2.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 3.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
- 4.) ALL TIES FOR THE MEANDER CORNERS OF THE SOUTH 1/4 CORNER HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD.. NEW TIE SHEET WAS DONE FOR THE SOUTHWEST MEANDER CORNER.
- 5.) THIS PROPERTY IS SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS TO THE CITY OF MADISON PER DOC. NO. 4726652. (BLANKET IN NATURE)
- 6.) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 7.) LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- 8.) Public Utility Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

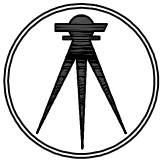
Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat:
Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

SURVEYORS SEAL



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OWNERS' CERTIFICATE:

As owners, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedication and mapping as represented on the certified survey map. I also certify that this certified survey map is required be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____day of _____,20____.

119 N BUTLER STREET LLC

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dane County, Wisconsin.
My commission expires _____

Print Name

Notary Public

OWNERS' CERTIFICATE:

As owners, I hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedication and mapping as represented on the certified survey map. I also certify that this certified survey map is required be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____day of _____,20____.

123-25 N BUTLER STREET LLC

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dane County, Wisconsin.
My commission expires _____

Print Name

Notary Public

SURVEYORS SEAL



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CONSENT OF MORTGAGEE:

Donald A. Geier, a lender duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Donald A. Geier, has caused these presents to be signed by his authority and signature is hereunto affixed on this ___ day of _____, 20__.

STATE OF WISCONSIN)
DANE COUNTY)

Donald A. Geier

Personally came before me this ____ day of _____, 20__, Donald A. Geier, to me known to be the person who executed the foregoing instrument, and acknowledge that he executed the foregoing instrument as mortgagee of this property.

_____County, Wisconsin.

My commission expires _____

Notary Public

CONSENT OF MORTGAGEE:

Union Federal Savings and Loan Association, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Union Federal Savings and Loan Association, has caused these presents to be signed by its authorized representative listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20__.

STATE OF WISCONSIN)
DANE COUNTY)

Union Federal Savings and Loan Association

Authorized Representative

Personally came before me this ____ day of _____, 20__, _____ the authorized representative of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such authorized representative of said bank, and acknowledge that they executed the foregoing instrument as such representative as the deed of said bank, by its authority.

Notary Public

_____County, Wisconsin.

My commission expires _____

SURVEYORS SEAL



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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being all of Lot 13 and part of Lots 12 and 14, all in Block 111, Plat of Madison, recorded in the Dane County Register of Deeds in Vol. A, Pg. 3. Located in part of the SW 1/4 and NW 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 13; thence N 88°53'32" W along the South line of the Southwest 1/4, 1,065.48 feet; thence N 43°53'35" W, 1,768.66 feet to the point of beginning.

Thence continue N 43°53'35" W, 115.46 feet; thence N 46°04'04" E, 133.03 feet; thence S 43°45'42" E, 115.81 feet; thence S 46°13'07" W 132.77 feet to the point of beginning. This parcel contains 15,368 sq. ft. or 0.35 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

SURVEYORS SEAL



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CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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 _____, 20____

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

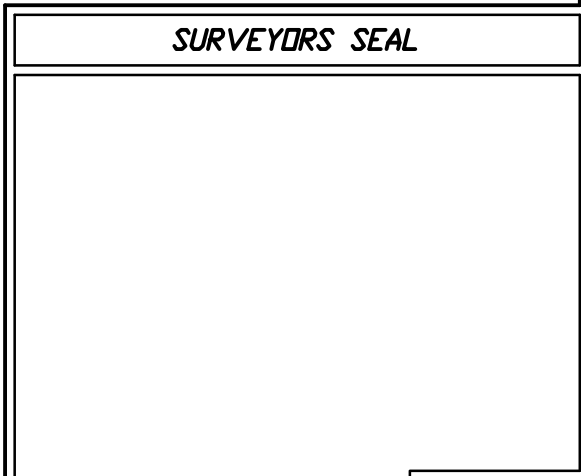
Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Matthew Wachter
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20____ at ___ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____