CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

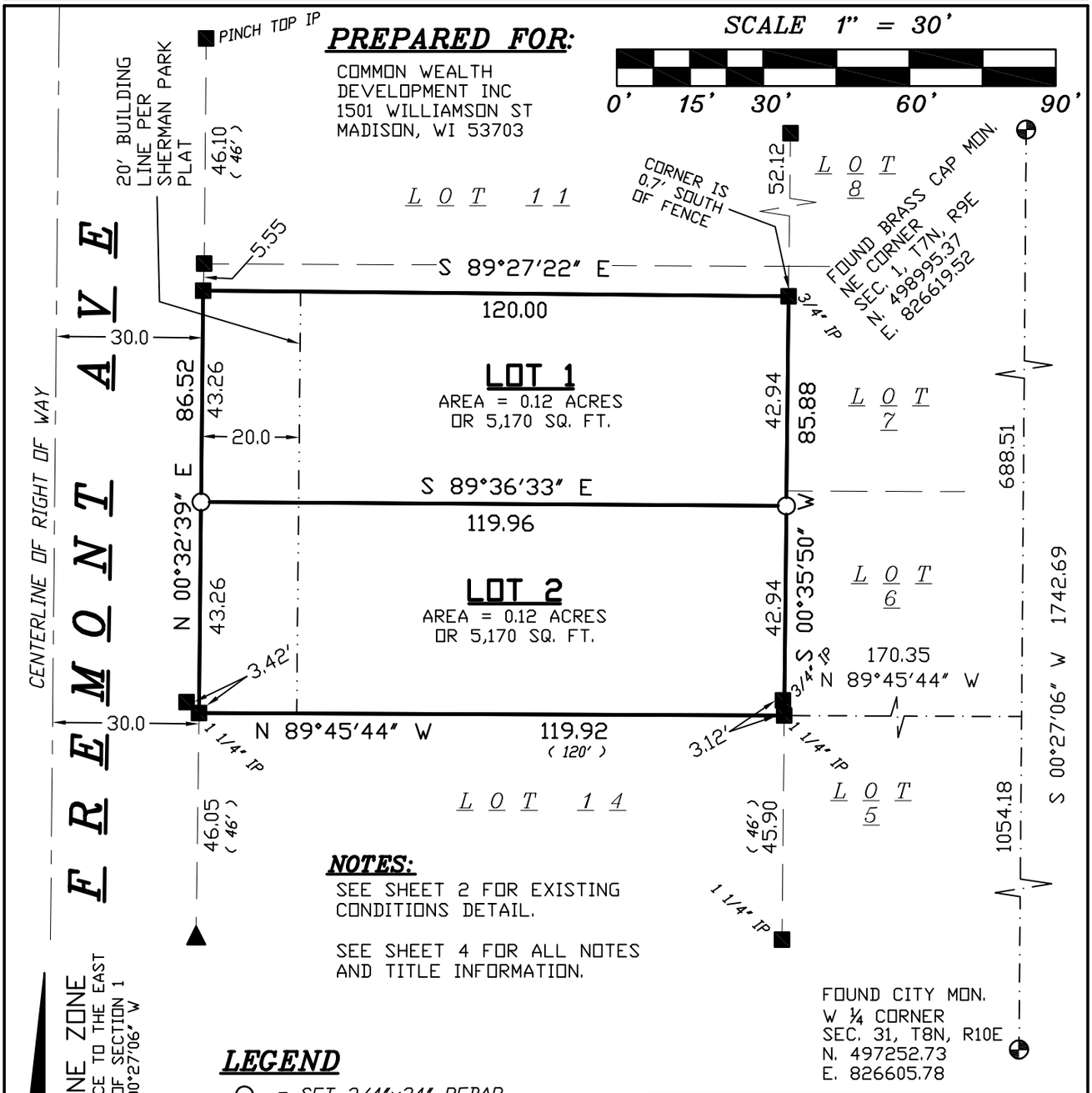
Located in the NE ¼ of the NE ¼ of Section 1, T7N, R9E, City of Madison, Dane County, Wisconsin, including all of Lot 13 and part of Lot 12, Block 1, Sherman Park

PREPARED FOR:

COMMON WEALTH
DEVELOPMENT INC
1501 WILLIAMSON ST
MADISON, WI 53703

SCALE 1" = 30'

0' 15' 30' 60' 90'



NOTES:

SEE SHEET 2 FOR EXISTING CONDITIONS DETAIL.

SEE SHEET 4 FOR ALL NOTES AND TITLE INFORMATION.

FOUND CITY MON.
W ¼ CORNER
SEC. 31, T8N, R10E
N. 497252.73
E. 826605.78

LEGEND

- ○ = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ■ = FOUND 1" PIPE (UNLESS NOTED)
- ▲ = FOUND RAILROAD SPIKE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- —X—X— = FENCE

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCE TO THE EAST LINE OF THE NE ¼ OF SECTION 1 LINE TO BEAR S 00°27'06" W

N

SURVEYORS SEAL

DOCUMENT NO._____

CERTIFIED SURVEY MAP NO._____

SEPT. 27, 2022

22W-284

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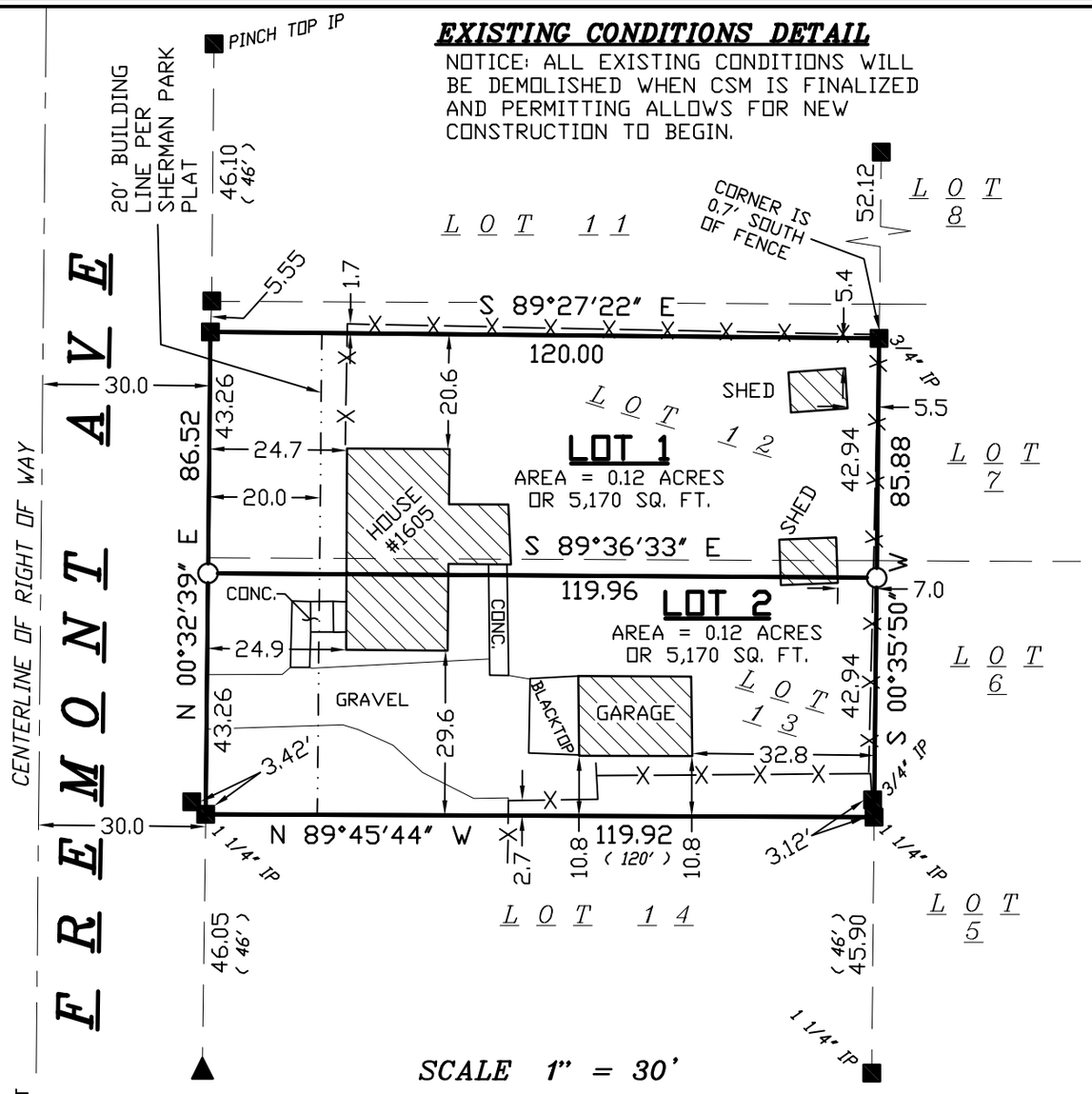
EXISTING CONDITIONS DETAIL

NOTICE: ALL EXISTING CONDITIONS WILL BE DEMOLISHED WHEN CSM IS FINALIZED AND PERMITTING ALLOWS FOR NEW CONSTRUCTION TO BEGIN.



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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 Dane County, 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, located in the NE ¼ of the NE ¼ of Section 1, T7N, R9E, City of Madison, Dane County, Wisconsin, including all of Lot 13 and part of Lot 12, Block 1, Sherman Park, more particularly described as follows:

Commencing at the Northeast corner of said Section 1; thence S 00°27'06" W, 688.51 feet; thence N 89°45'44" W, 170.35 feet to a found 1¼" pipe at the southeast corner of said Lot 13 and the point of beginning.

thence continue N 89°45'44" W, 119.92 feet to the a found 1¼" pipe on the easterly right of way line of Fremont Street; thence N 00°32'39" E along said easterly line, 86.52 feet to a found 1" pipe; thence S 89°27'22" E, 120.00 feet to a found ¾" pipe on the easterly line of said Lot 12; thence S 00°35'50" W along said easterly line and the easterly line of said Lot 13, 85.88 feet to the point of beginning. This parcel contains 0.24 acres or 10340 sq. ft.

Williamson Surveying and Associates, LLC
by Chris W. Adams

*Date*_____

_____
Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____day of_____,20___.

Common Wealth Development

_____
Authorized Representative
*Print Name:*_____

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20___ the above named _____, authorized representative for Common Wealth Development, to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____*County, Wisconsin.*

My commission expires _____

_____
Notary Public

_____
Print Name

SURVEYORS SEAL

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NOTES:

1.) THIS SURVEY WAS PREPARED WITH A TITLE REPORT PROVIDED BY KNIGHT BARRY TITLE GROUP FILE NO. 2174239
- THIS PARCEL IS SUBJECT TO A LAND USE RESTRICTION AGREEMENT WITH REVERSIONARY RIGHT PER DOCUMENT NO. 5841213

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

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___

_____
Matt 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

SURVEYORS SEAL

*DOCUMENT NO.*_____

*CERTIFIED SURVEY MAP NO.*_____

22W-284