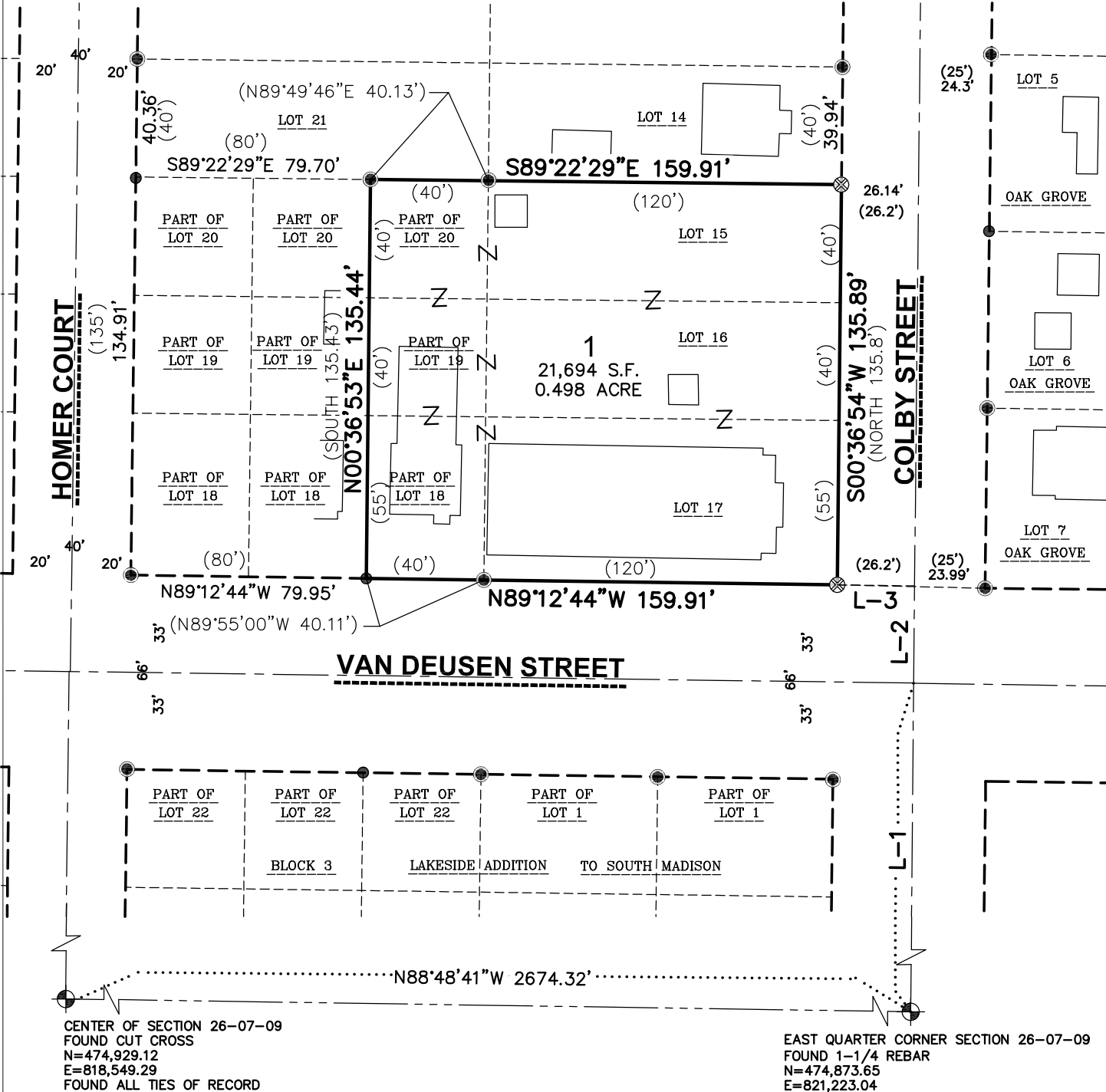


PRELIMINARY

April 8, 2024 Submittal

CERTIFIED SURVEY MAP NO. _____

LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CENTER OF SECTION 26-07-09
FOUND CUT CROSS
N=474,929.12
E=818,549.29
FOUND ALL TIES OF RECORD

EAST QUARTER CORNER SECTION 26-07-09
FOUND 1-1/4 REBAR
N=474,873.65
E=821,223.04
FOUND ALL TIES OF RECORD

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

- FIELD WORK PERFORMED ON NOVEMBER 14, 22 AND 29, 2023.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD83(2007), DANE COUNTY. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26-07-09, BEARS N88°48'41"W.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N00°29'47"E	506.93'
L-2	N00°32'04"E	33.08'
L-3	N89°12'44"W	26.22'



SURVEYED BY:



SURVEYED FOR:

WOODLAND MONTESSORI
1124 COLBY STREET
MADISON, WI 53715

PROJECT NO: 22-12040

FIELDBOOK/PG: -

SHEET NO: 1 OF 6

SURVEYED BY: -

DRAWN BY: JK

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

April 8, 2024 Submittal

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S REPORT

RECORD MAP KEY

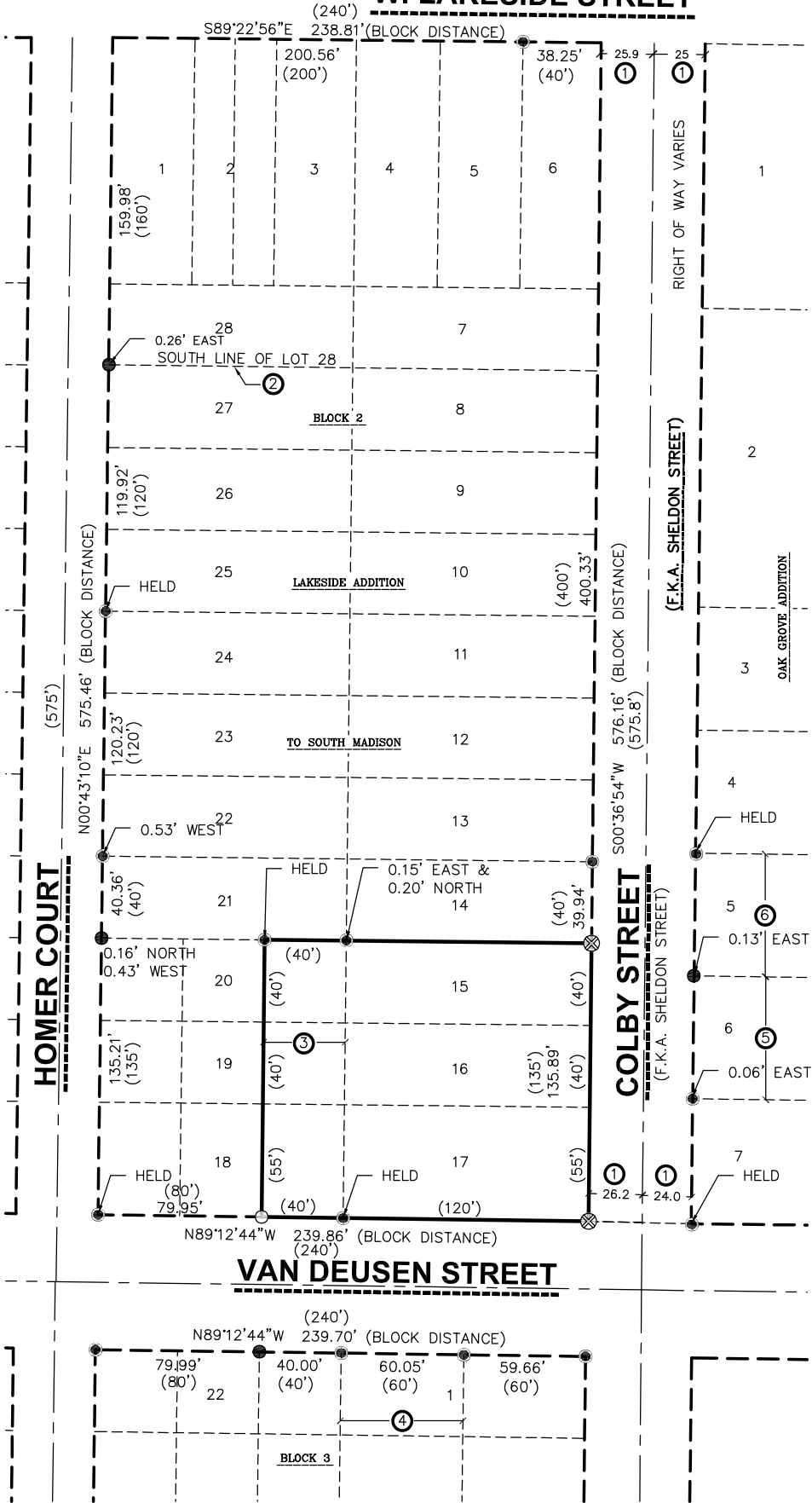
- ① EAST AND WEST RIGHT OF WAY LINES OF COLBY (SHELDON) STREET ARE NOT PARALLEL PER LAKESIDE ADDITION TO SOUTH MADISON AND OAK GROVE ADD. TO TOWN OF MADISON PLATS
- ② LOT 28, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON LOT LINE SURVEY, TIMOTHY RADL, DCI No. 2022-01072, 7/08/2022.
- ③ PARCEL A, OF LOTS 18, 19 & 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON PLAT OF SURVEY, NOA PRIEVE, DCI No.2009-00573, 8/01/2009.
- ④ LOTS 1, 2 & 3, BLOCK 3, LAKESIDE ADDITION TO SOUTH MADISON PLAT OF SURVEY, KEVIN M. RADEL, DCI No. 2002-01104, 7/29/2002.
- ⑤ LOT 6, BLOCK 1, OAK GROVE ADDITION PLAT OF SURVEY, MARK STEVEN GERHARDT, DCI No. 2014-00974, 5/05/2013.
- ⑥ LOT 5, BLOCK 1, OAK GROVE ADDITION PLAT OF SURVEY, ALDEN G. KAUKL, DCI No. 2006-00909, 5/18/2006.



0 40' 80'

SCALE: 1" = 80'

W. LAKESIDE STREET



SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

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WOODLAND
MONTESSORI

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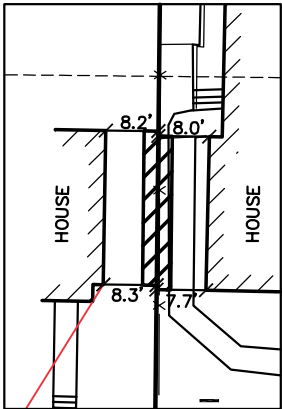
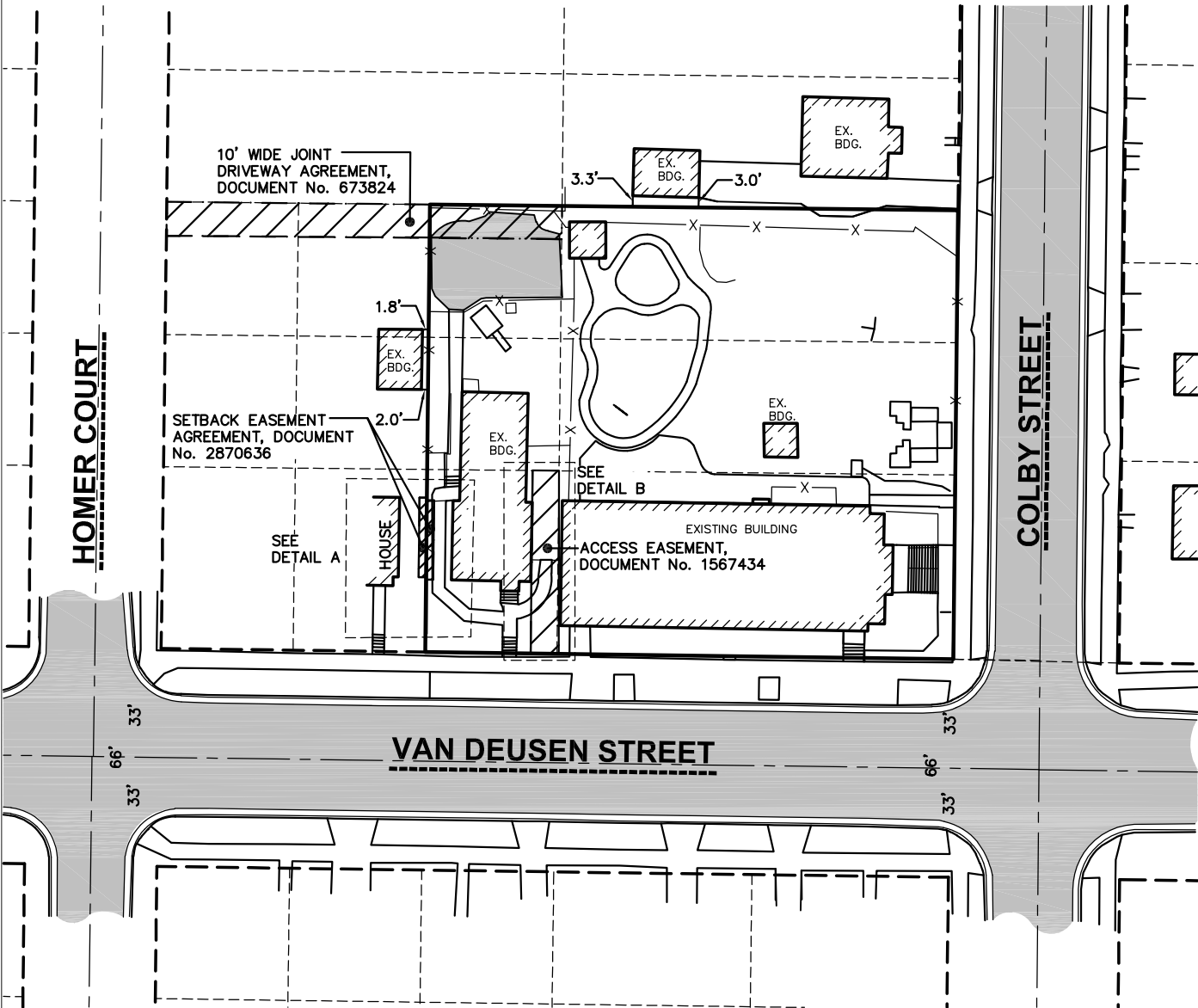
C.S.M. NO. _____

PRELIMINARY

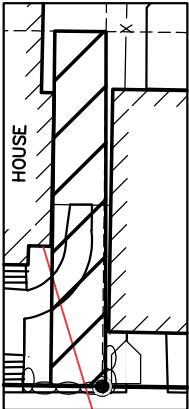
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LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

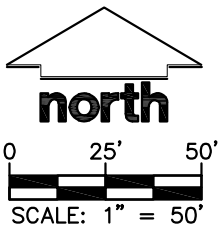
EXISTING BUILDINGS AND EASEMENTS



DETAIL A
SCALE 1" = 30'



DETAIL B
SCALE 1" = 30'



RECORD EASEMENT DOCUMENTS

DOCUMENT No. 673824: RECORDED ON JULY 01, 1943 IN VOLUME 169, PAGE 30 - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE JOINT DRIVEWAY AGREEMENT

DOCUMENT No. 1567434: WARRANTY DEED RECORDED ON APRIL 18, 1978 IN VOLUME 935, PAGE 1 - TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE ACCESS CONTAINED THEREIN

DOCUMENT No. 2870636: EASEMENT AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN

SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

WOODLAND
MONTESSORI
1124 COLBY STREET
MADISON, WI 53715

PROJECT NO: 22-12040

FIELDBOOK/PG: -

SHEET NO: 3 OF 6

SURVEYED BY: -

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VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, RECORDED IN VOLUME 2, PAGE 25, AS DOCUMENT No. 236715, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 26, AFORESAID; THENCE N00°29'47"E, ALONG THE CENTERLINE OF COLBY STREET, 506.93 FEET TO THE CENTERLINE OF VAN DEUSEN STREET; THENCE N00°32'04"E ALONG THE CENTERLINE OF COLBY STREET, 33.08 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, AFORESAID, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF VAN DEUSEN STREET; THENCE N89°12'44"W WEST ALONG SAID LINE 26.22 FEET TO THE SOUTHEAST CORNER OF BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, ALSO BEING THE POINT OF BEGINNING; THENCE N89°12'44"W ALONG SAID LINE, 159.91 FEET; THENCE N00°36'53"E, 135.44 FEET TO THE NORTH LINE OF LOT 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON; THENCE S89°22'29"E ALONG SAID NORTH LINE OF LOT 20, BLOCK 2, AFORESAID, 159.91 FEET TO THE EAST LINE OF BLOCK 2, AFORESAID, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLBY STREET; THENCE S00°36'54"W ALONG SAID LINE, 135.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21,694 SQUARE FEET OR 0.498 ACRES.

SURVEYOR'S CERTIFICATE


I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF WOODLAND MONTESSORI SCHOOL, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TODD J. BUHR P.L.S.. S-2614
PROFESSIONAL LAND SURVEYOR

DATE



File: I:\2022\2212040\DWG\Survey Sheets\2212040 P-CSM.dwg Layout: Sheet 4 User: tjuhr Plotted: Apr 08, 2024 - 7:31am

<div>SURVEYED BY:</div> <div></div> <div>MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</div>	<div>SURVEYED FOR:</div> <div>WOODLAND MONTESSORI</div> <div>1124 COLBY STREET MADISON, WI 53715</div>	PROJECT NO: 22-12040	SURVEYED BY: -	VOL. _____ PAGE _____
		FIELDBOOK/PG: -	DRAWN BY: JK	
		SHEET NO: 4 OF 6		
DOC. NO. _____				
C.S.M. NO. _____				

CERTIFIED SURVEY MAP NO. _____

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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2024.

MATTHEW WACHTER,
SECRETARY,
CITY OF MADISON PLAN COMMISSION

DATE _____

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2024.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN

RECEIVED FOR RECORD

20 AT O'CLOCK M

AS DOCUMENT #

IN VOL. _____ OF CERTIFIED _____

SURVEY MAPS ON PAGE(S)

REGISTER OF DEEDS

SURVEYED BY:



MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

**WOODLAND
MONTESSORI**

1124 COLBY STREET
MADISON, WI 53715

PROJECT NO: 22-12040

FB/PG: -

SHEET NO: 6 OF 6

SURVEYED BY: —

DRAWN BY: JK