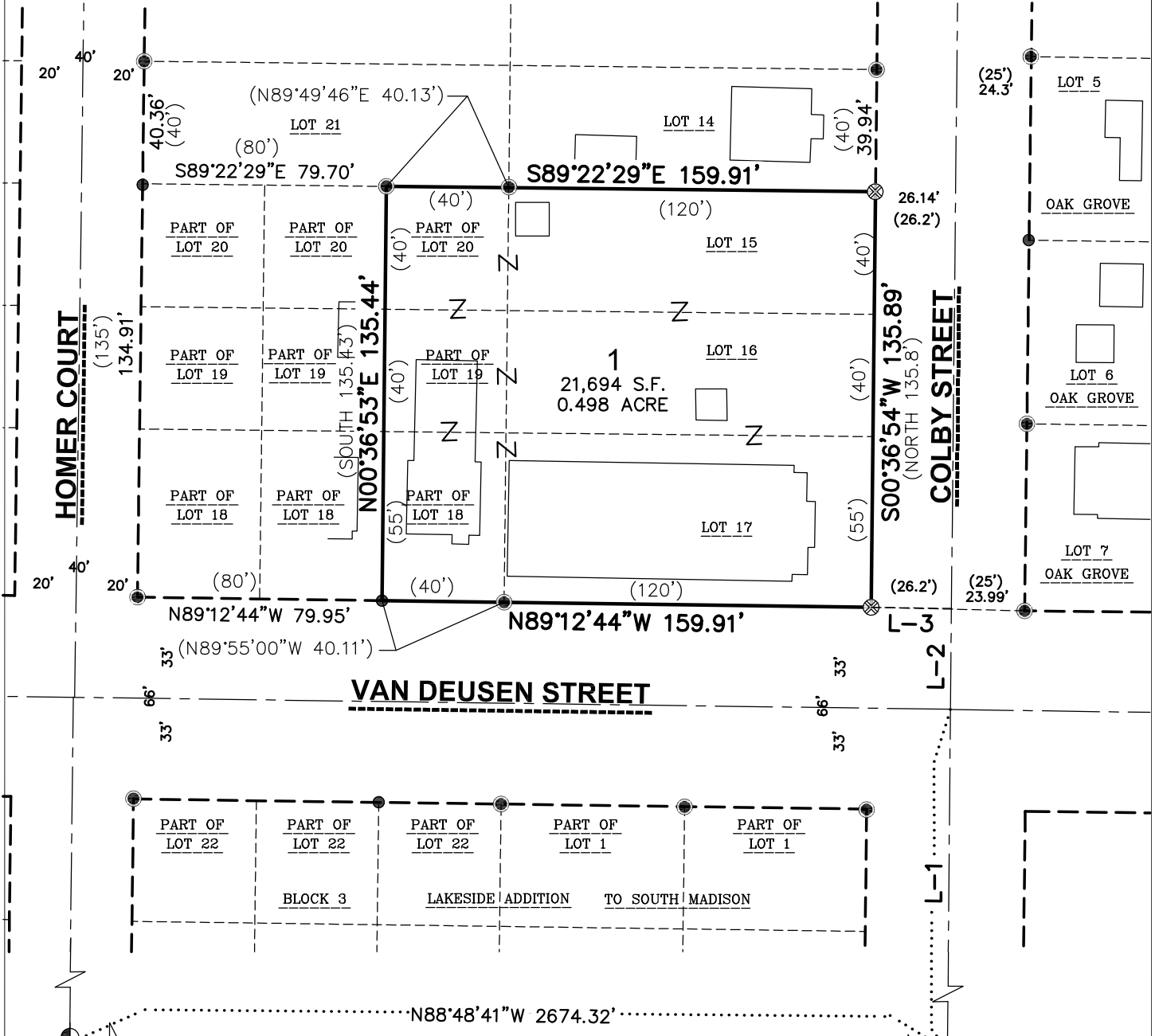


# PRELIMINARY

## 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**

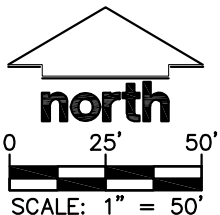
- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CHISELED 'X' FOUND
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

**NOTES**

1. FIELD WORK PERFORMED ON NOVEMBER 14, 22 AND 29, 2023.
2. 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:**  
  
 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  
 SURVEYED BY: -  
 FIELDBOOK/PAGE: -  
 DRAWN BY: JK  
 SHEET NO: 1 OF 6

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

# PRELIMINARY

## April 8, 2024 Submittal

### CERTIFIED SURVEY MAP NO. \_\_\_\_\_

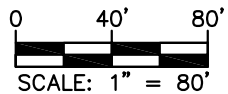
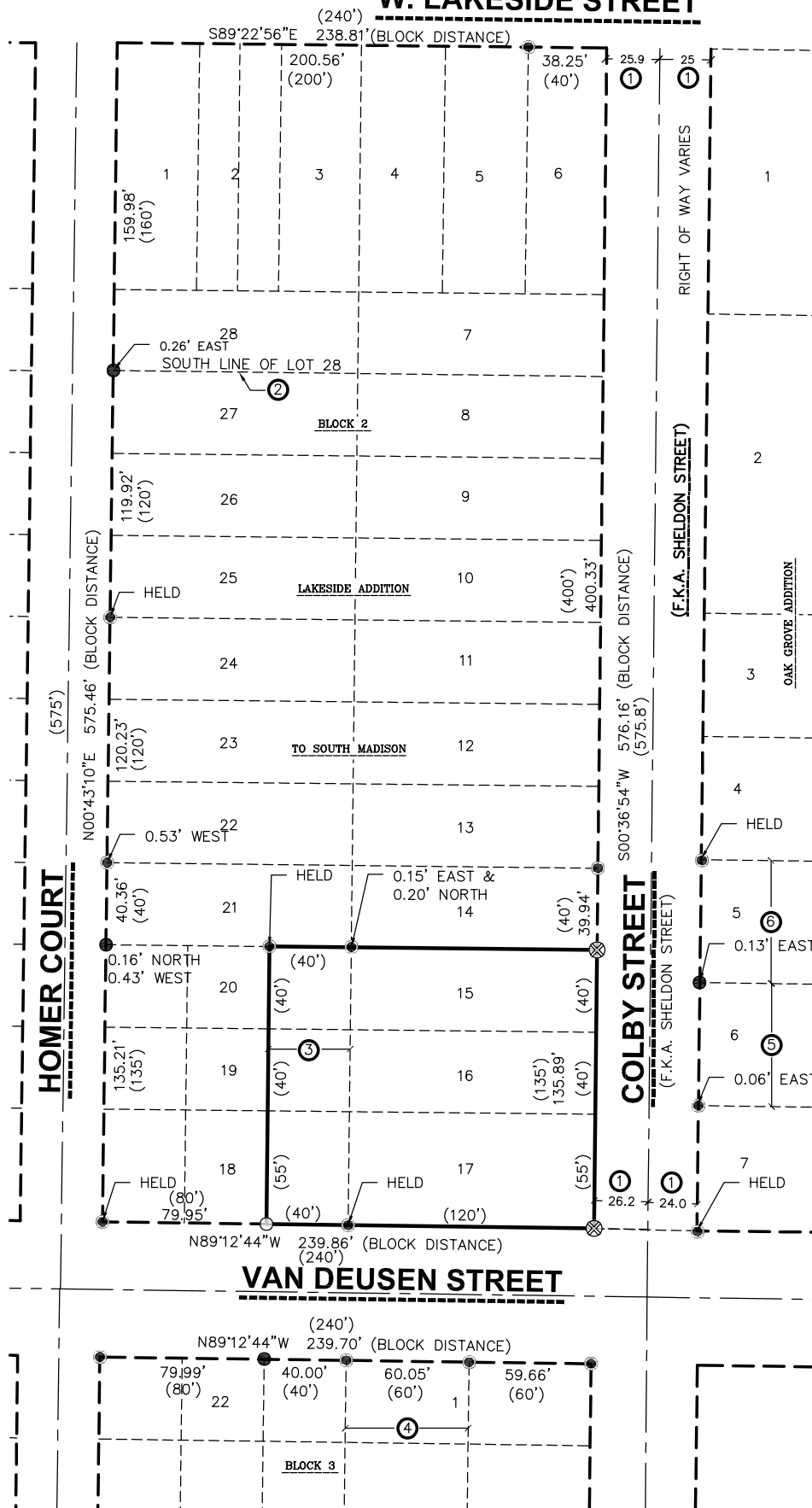
LOTS 15, 16, 17 AND THE EAST 40 FEET OF LOTS 18, 19, AND 20, BLOCK 2, LAKESIDE ADDITION TO SOUTH MADISON, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

#### 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.

#### W. LAKESIDE STREET



File: I:\2022\2212040\DWG\Survey Sheets\2212040 P-CSM.dwg Layout: Sheet 2 User: tjuhr Plotted: Apr 08, 2024 - 10:42am

**SURVEYED BY:**  
**JSD**  
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:** 2 OF 6

**SURVEYED BY:** -  
**DRAWN BY:** JK

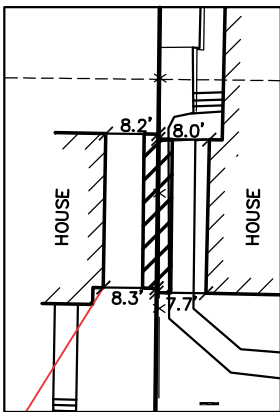
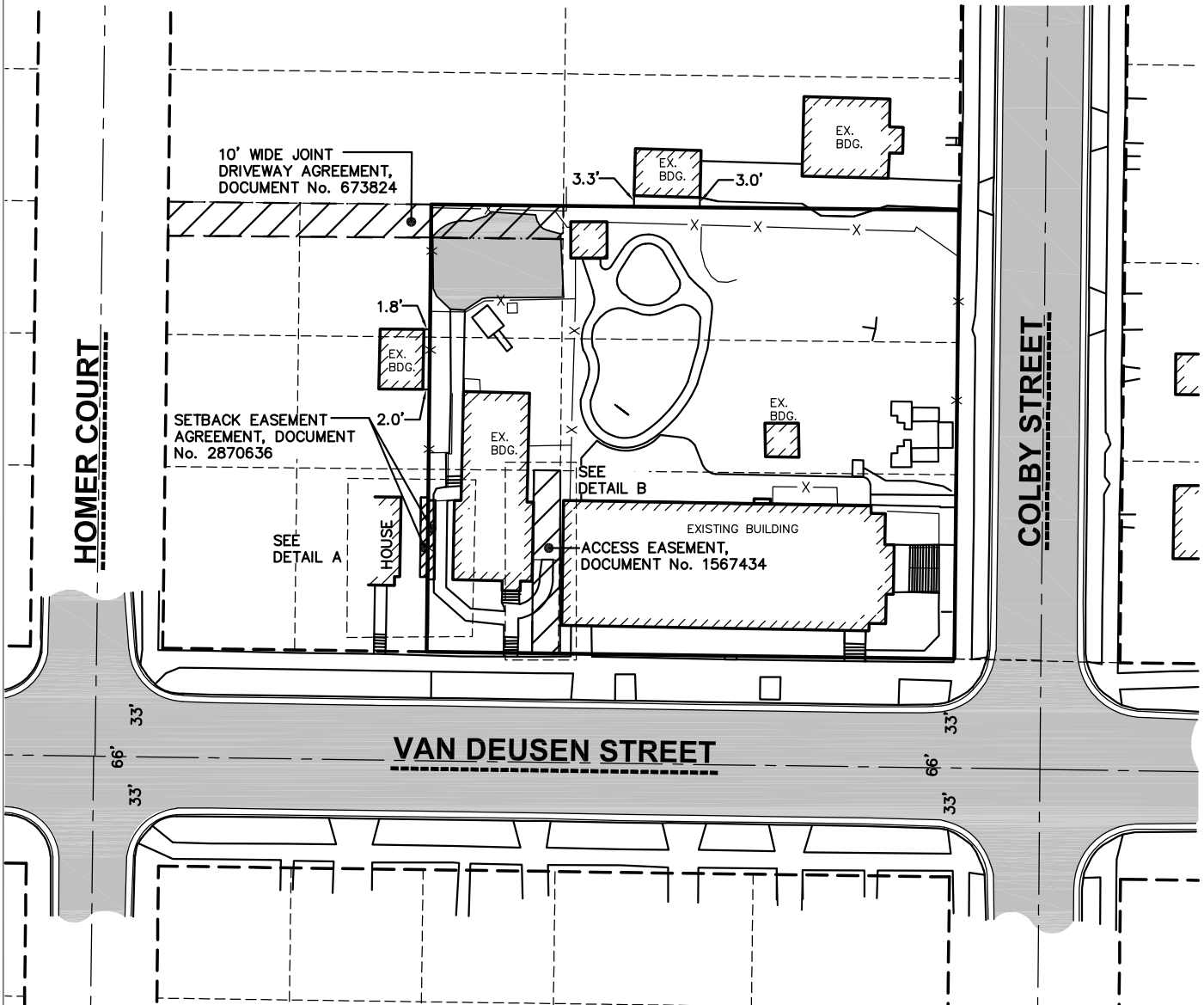
**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
**DOC. NO.** \_\_\_\_\_  
**C.S.M. NO.** \_\_\_\_\_

# PRELIMINARY

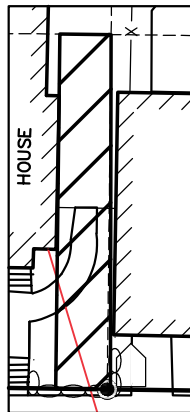
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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.

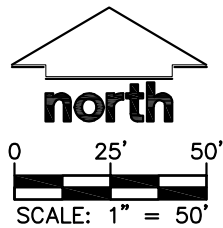
### EXISTING BUILDINGS AND EASEMENTS



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:



SURVEYED FOR:

**WOODLAND MONTESSORI**  
1124 COLBY STREET  
MADISON, WI 53715

PROJECT NO: 22-12040

FIELDBOOK/PG: -

SHEET NO: 3 OF 6

SURVEYED BY: -

DRAWN BY: JK

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"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

SURVEYED BY:  
**JSD**  
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: 4 OF 6

SURVEYED BY: -  
DRAWN BY: JK

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.

### CORPORATE OWNER'S CERTIFICATE

WOODLAND MONTESSORI SCHOOL, INC., A WISCONSIN CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WOODLAND MONTESSORI SCHOOL, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WOODLAND MONTESSORI SCHOOL, INC.

BY: \_\_\_\_\_  
[\_\_\_\_\_] , MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [\_\_\_\_\_] ]  
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES

### CONSENT OF CORPORATE MORTGAGEE

MOUND CITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF WOODLAND MONTESSORI SCHOOL, INC., OWNER.

WITNESS THE HAND AND SEAL OF MOUND CITY BANK, MORTGAGEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

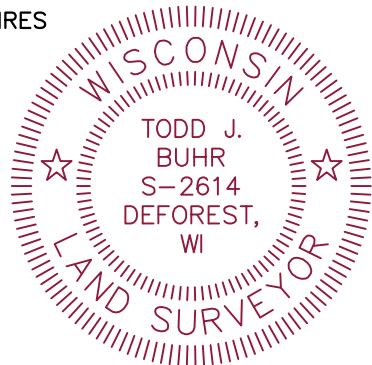
\_\_\_\_\_  
[\_\_\_\_\_] , VICE PRESIDENT

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE  
ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED MOUND CITY BANK, TO ME  
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES



File: I:\2022\2212040\DWG\Survey Sheets\2212040 P-CSM.dwg Layout: Sheet 5 User: tjuhr Plotted: Apr 08, 2024 7:32am

SURVEYED BY:  
**JSD**  
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: 5 OF 6

SURVEYED BY: -  
DRAWN BY: JK

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.

### CITY OF MADISON PLAN COMMISSION APPROVAL

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

\_\_\_\_\_  
MATTHEW WACHTER, DATE  
SECRETARY,  
CITY OF MADISON PLAN COMMISSION

### 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

File: I:\2022\2212040\DWG\Survey Sheets\2212040 P-CSM.dwg Layout: Sheet 6 User: tbuhr Plotted: Apr 08, 2024 - 7:32am

SURVEYED BY:  
**JSD**  
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	SURVEYED BY:	-
FB/PG:	-	DRAWN BY:	JK
SHEET NO:	6 OF 6		