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CERTIFIED SURVEY MAP No._____

LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE1/4 OF SECTION 19–07–09 MEASURED AS BEARING S88°39'08"W

GRAPHIC SCALE: 1" = 50'

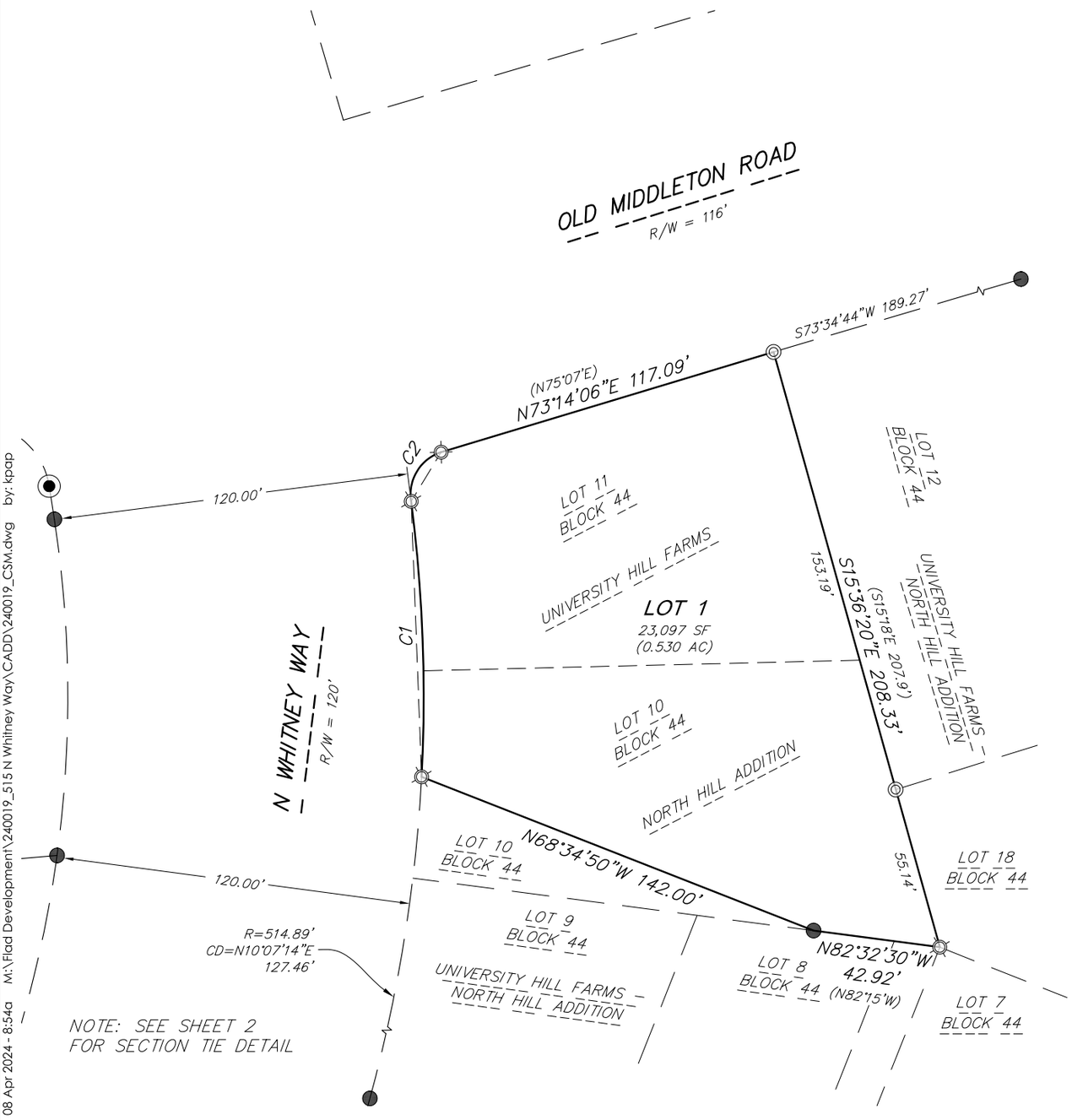
0 50 100

SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 3/4" ø IRON ROD
- SET 3/4" ø IRON ROD WT= 1.50 LB/FT
- ( ) INDICATES RECORDED AS

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT BEARING
C1	10°21'13"	514.89'	93.04'	N02°09'58"W	92.92'	IN–N03°00'39"E; OUT–N07°20'35"W
C2	80°43'55"	15.00'	21.14'	N31°20'23"E	19.43'	IN–N03°00'39"E; OUT–N07°20'35"W



08 Apr 2024 - 8:54a M:\Flad Development\240019_515 N Whitney Way\CADD\240019_CSM.dwg by: kpap

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Job #: 240019	
Date: 04/08/2024	
Rev:	
Drafted By: KPAP	
Checked By: MZIE	

SURVEYED FOR:
Flad Development
3330 University Avenue
Unit 206
Madison, WI 53705

SURVEYED BY:
Vierbicher Associates, Inc.
999 Fourier Drive
Suite 201
Madison, WI 53717
(608) 826–0532

SHEET 1 OF 6

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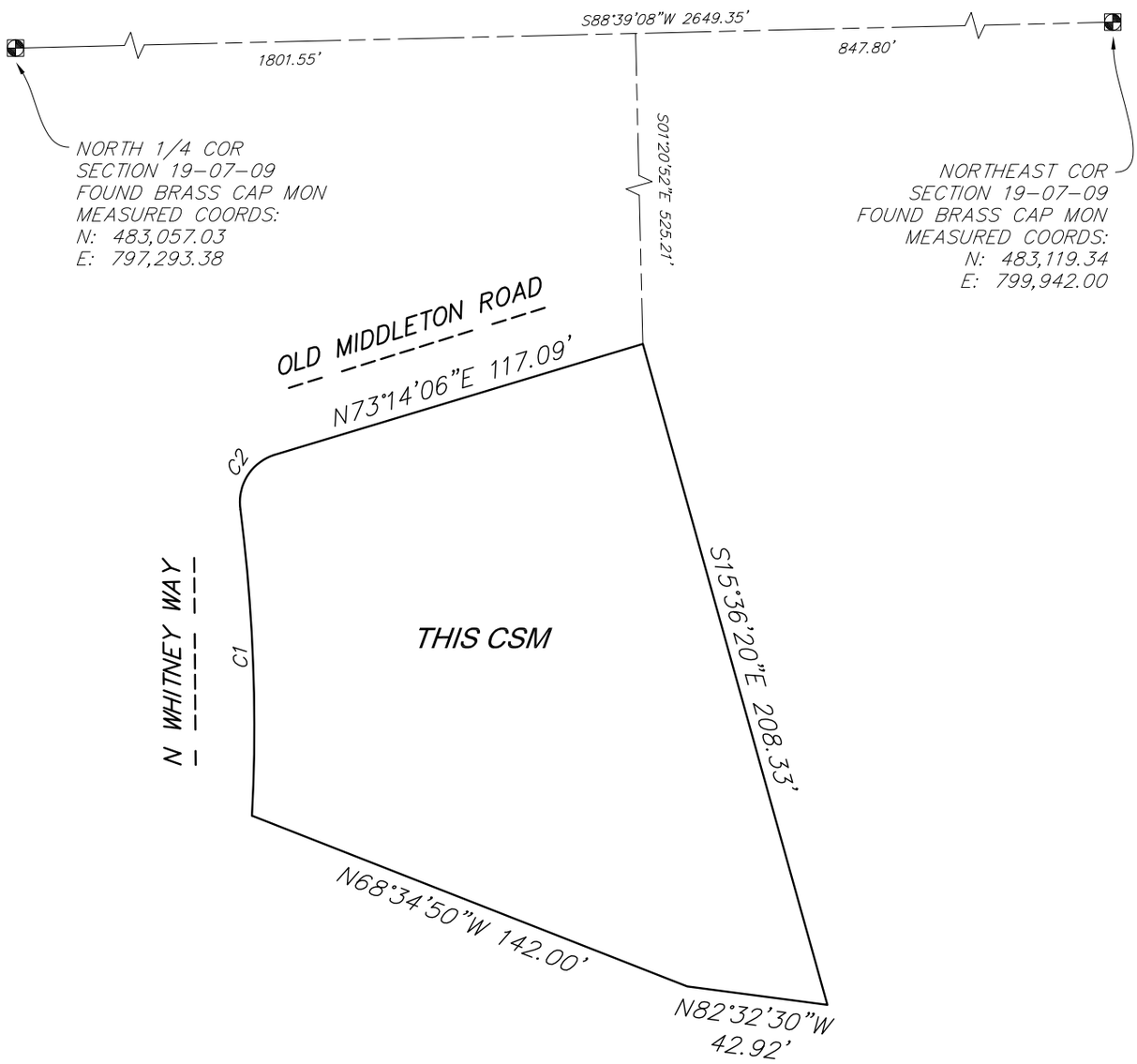
CERTIFIED SURVEY MAP No._____

LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE1/4 OF SECTION 19–07–09 MEASURED AS BEARING S88°39'08"W

SECTION TIE DETAIL

(NOT TO SCALE)



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Job #.: 240019 Date: 04/08/2024 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: Flad Developemnt 3330 University Avenue Unit 206 Madison, WI 53705	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826–0532	SHEET 2 OF 6

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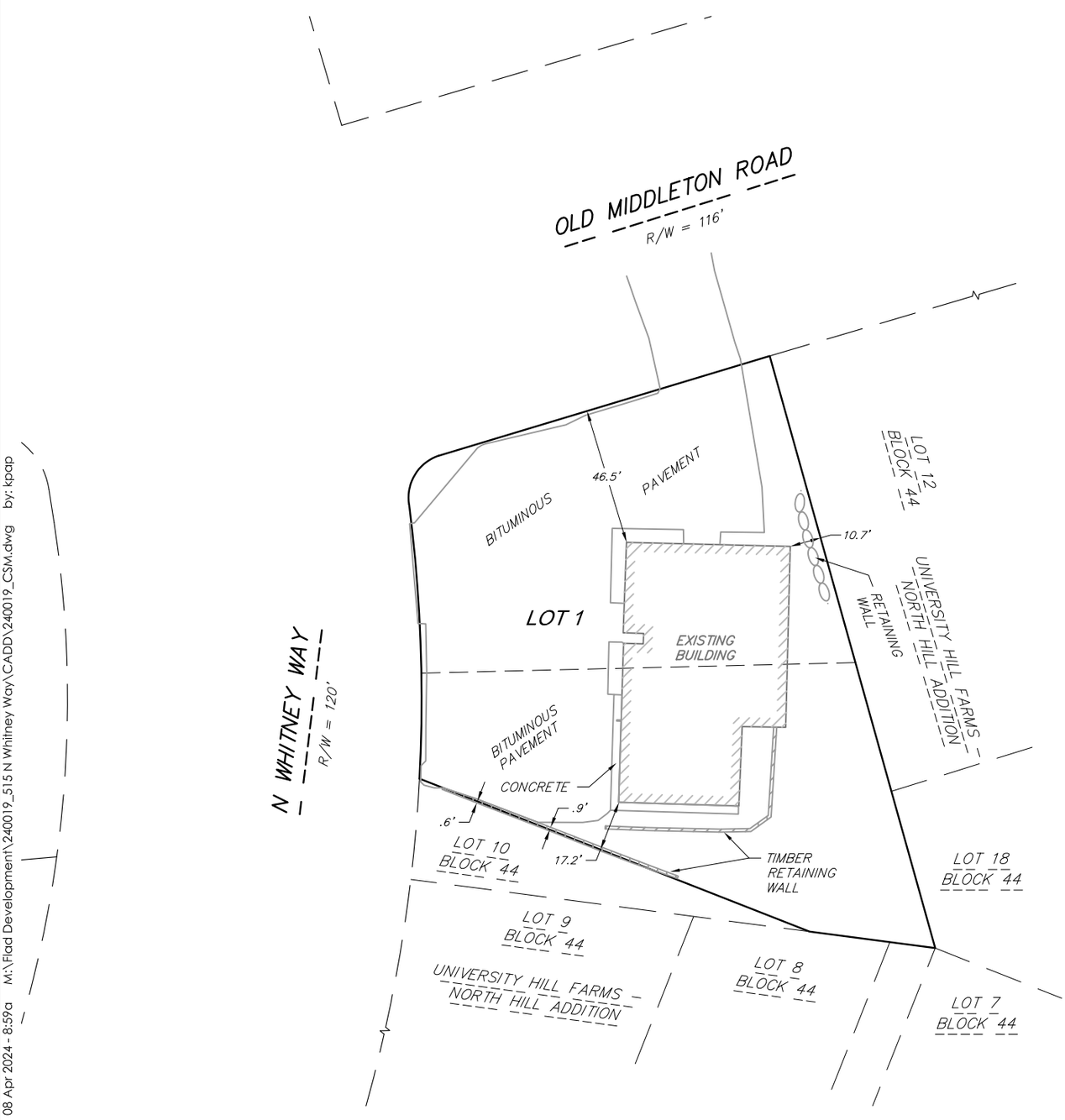
LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

N
W E
S

GRAPHIC SCALE: 1" = 50'

0 50 100

EXISTING CONDITIONS



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Job #: 240019 Date: 04/08/2024 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: Flad Development 3330 University Avenue Unit 206 Madison, WI 53705	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826–0532	SHEET 3 OF 6

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CERTIFIED SURVEY MAP No._____

LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S–2568, 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 hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: April 8, 2024

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Lot 11 and part of Lot 10, Block 44, University Hill Farms – North Hill Addition, recorded in Volume 22 of Plats on Pages 27–28 as Document Number 979616, Dane County Registry, located in the NE1/4 of the NE1/4 of Section 19, T7N, R9E, City of Madison, Dane County, Wisconsin described as follows: Commencing at the northeast corner of said Section 19; thence S88°39'08"W, 847.80 feet along the north line of said NE1/4; thence S01°20'52"E, 525.21 feet to the most northerly corner of said Lot 11, Block 44 and the point of beginning; thence S15°36'20"E, 208.33 feet along the westerly line of Lots 12 and 18, Block 44; thence N82°32'30"W, 42.92 feet along the north line of Lot 8, Block 44; thence N68°34'50"W, 142.00 feet to a point on the easterly right–of–way of North Whitney Way and point of curve; thence northwesterly along said easterly right–of–way line on a curve to the left which has a radius of 514.89 feet and a chord which bears N02°09'58"W, 92.92 feet to a point of reverse curve; thence northeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N31°20'23"E, 19.43 feet to a point on the southerly right–of–way line of Old Middleton Road; thence N73°14'06"E, 117.09 feet along said southerly right–of–way line to the point of beginning. Contains 23,097 square feet (0.530 acres).

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Job #.: 240019 Date: 04/08/2024 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: Flad Development 3330 University Avenue Unit 206 Madison, WI 53705	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826–0532	SHEET 4 OF 6

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CERTIFIED SURVEY MAP No._____

LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Flad Development, Inc., a 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 caused the land described on this Certified Survey Map to be surveyed, divided mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said Flad Development, Inc. has caused these presents to be signed by its corporate officer(s) on this _____ day of _____, 20_____.

FLAD DEVELOPMENT, INC.

By: _____

_____
PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of Dane)

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

_____
Notary Public, State of Wisconsin

My Commission expires: _____

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Job #.: 240019 Date: 04/08/2024 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: Flad Development 3330 University Avenue Unit 206 Madison, WI 53705	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826–0532	SHEET 5 OF 6

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CERTIFIED SURVEY MAP No._____

LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

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

By: _____ *Date:* _____
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES–_____, File ID Number _____, adopted on the ___ day of _____, 2024, 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 _____, 2024.

_____
Maribeth Witzel–Behl, City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____, at _____ o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

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Job #.: 240019 Date: 04/08/2024 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: Flad Development 3330 University Avenue Unit 206 Madison, WI 53705	SURVEYED BY: Vierbicher Associates, Inc. 999 Fourier Drive Suite 201 Madison, WI 53717 (608) 826–0532	SHEET 6 OF 6