

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

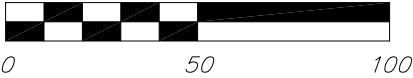
# CERTIFIED SURVEY MAP No.

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'



## 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

OLD MIDDLETON ROAD  
R/W = 116'

NOTE: SEE SHEET 2  
FOR SECTION TIE DETAIL

**vierbicher**  
planners | engineers | advisors



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

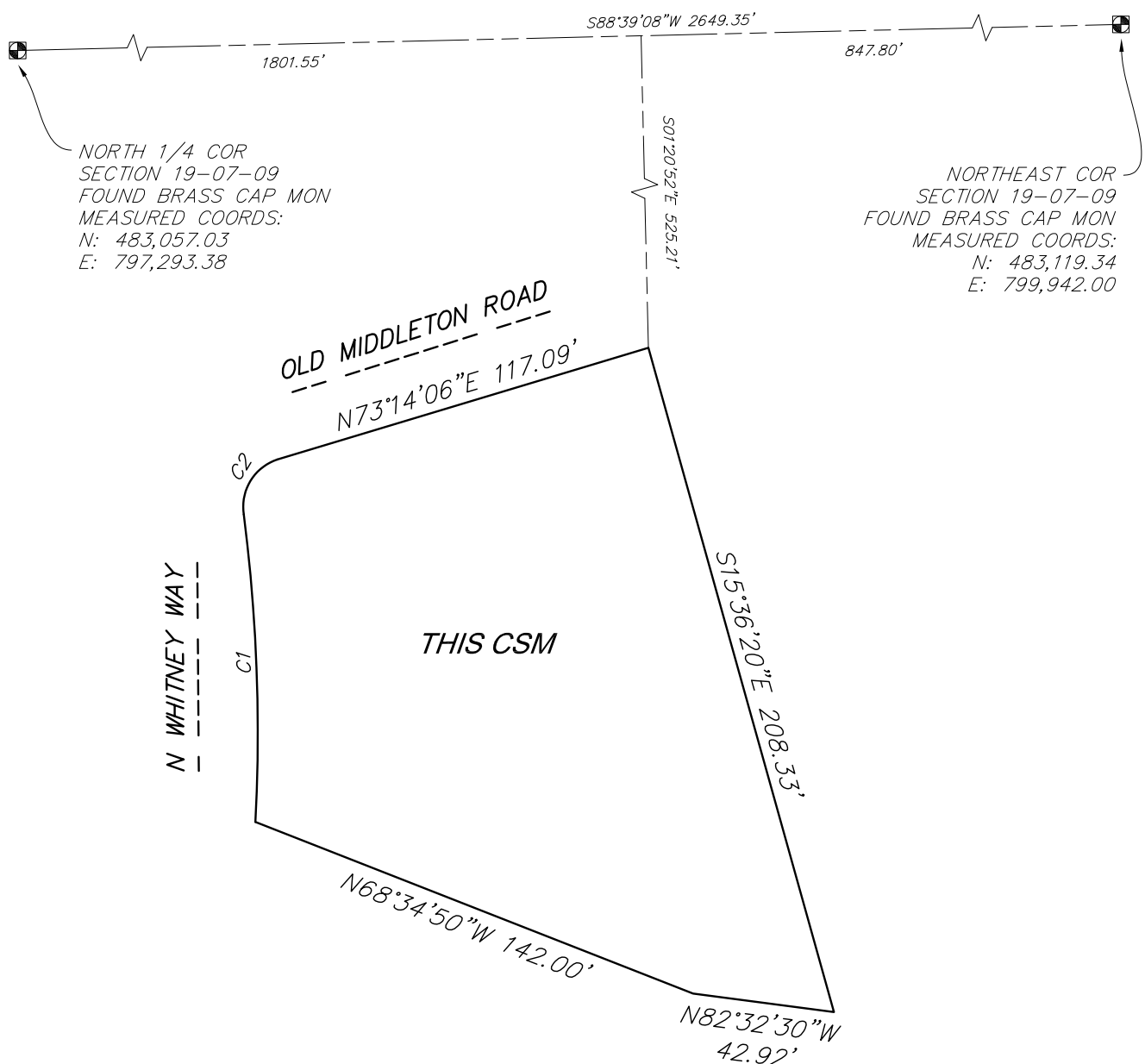
**SHEET**  
**1 OF 6**

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

(NOT TO SCALE)



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

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3330 University Avenue  
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SHEET  
2 OF 6

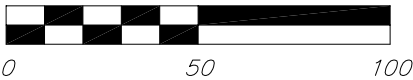
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# CERTIFIED SURVEY MAP No.

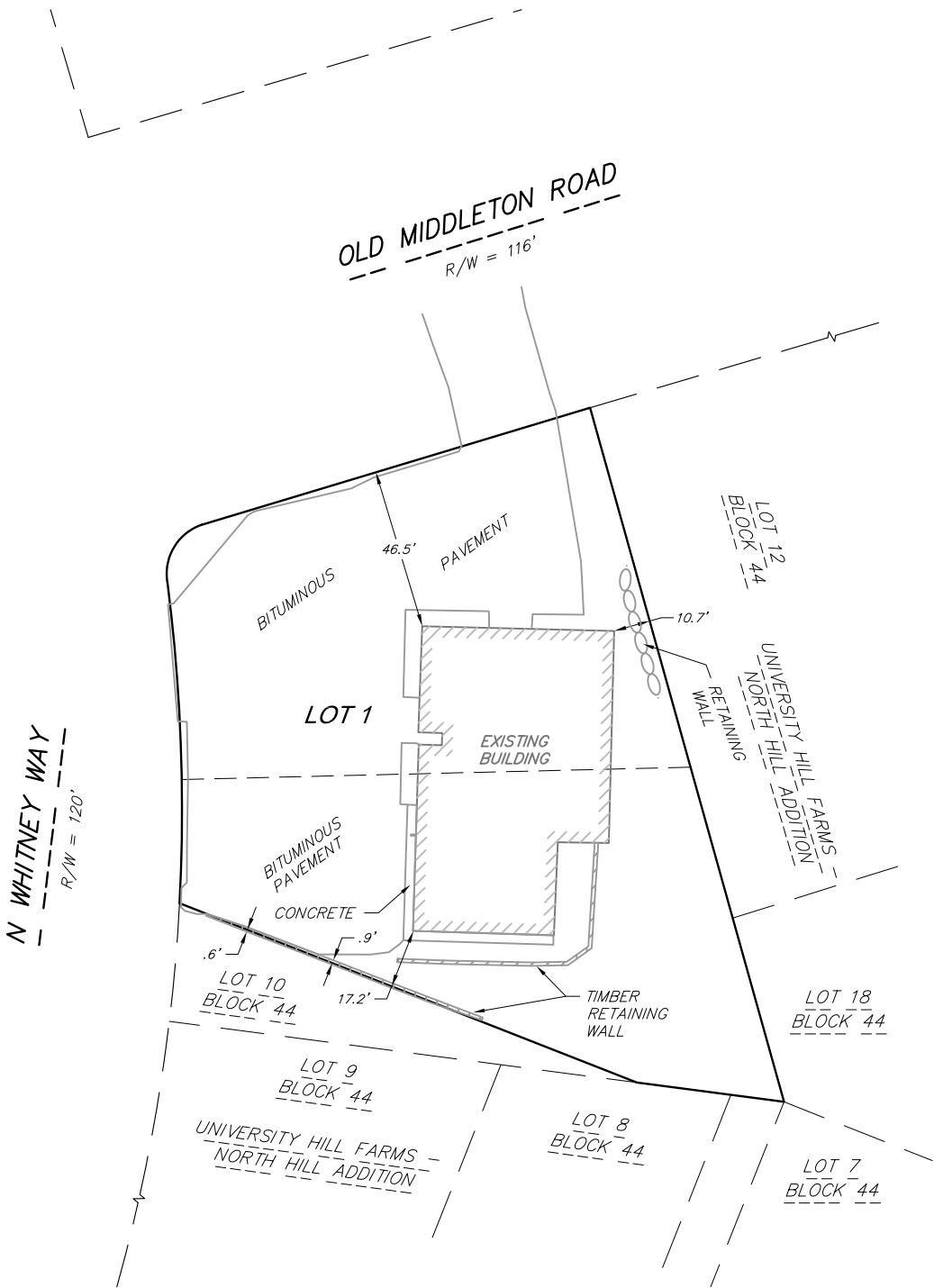
LOT 11 AND PART OF LOT 10, BLOCK 44, UNIVERSITY HILL FARMS – NORTH HILL ADDITION, RECORDED IN VOL 22 OF PLATS ON PAGES 27–28 AS DOCUMENT NO. 979616, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 19, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE: 1" = 50'



## EXISTING CONDITIONS



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<div><div>vierbicher</div><div>planners   engineers   advisors</div></div>		Job #: 240019	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
		Date: 04/08/2024			
		Rev:			
		Drafted By: KPAP			
		Checked By: MZIE			

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04 Apr 2024 - 1:56p M:\Flad Development\240019\_515 N Whitney Way\CADD\240019\_CSM.dwg by: kpap

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).

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

*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 )  
County of Dane )ss.

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: \_\_\_\_\_



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

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

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

SHEET  
5 OF 6

04 Apr 2024 - 1:57p M:\Flad Development\240019\_515 N Whitney Way\CADD\240019\_CSM.dwg by: kpap ©Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. \_\_\_\_\_

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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

