

EXISTING CONDITIONS PLAN

LOT 503 AND THE EAST 1/2 OF LOT 502; SUNSET VILLAGE SUNSET RIDGE ADDITION; LOCATED IN THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4, SECTION 20, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE

1" = 30'



CA=22°49'50"
R=231.11'
(R=231.11')
LC=N60°08'54"E
91.48'

LUCIA CREST



BUILDER
COOGAN BUILDERS
Chad Coogan
4316 Groosebeak Glen
Windsor, WI 53598

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

WEST HALF OF LOT 502

LEGEND

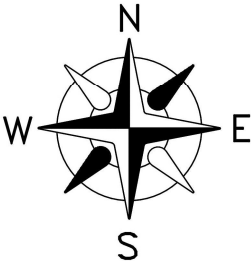
- 1-1/4" PIPE (FOUND)
- SET BACK LINE
- 926.4 X EXISTING SPOT ELEVATION
- ☒ 103.1 PROPOSED SPOT ELEVATION
- [936.6] TOP OF FOUNDATION WALL

BASIS OF BEARINGS

THE WEST LINE OF SUBJECT PROPERTY IS ASSUMED TO BEAR N13°21'42"W.

PARCEL "A"
15,428 S.F.

All structures shown with exception of city sidewalk, curb and gutter will be removed as part of demolition. Maple tree will also be removed.



THIS WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BOUNDARY INFORMATION AS PER SURVEY DATED 9-9-22 BY NOA PRIEVE.

THIS SITE PLAN IS NOT A PROPERTY SURVEY AND DOES NOT COMPLY WITH THE MINIMUM STANDARDS OF A PROPERTY SURVEY AS SPECIFIED IN CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

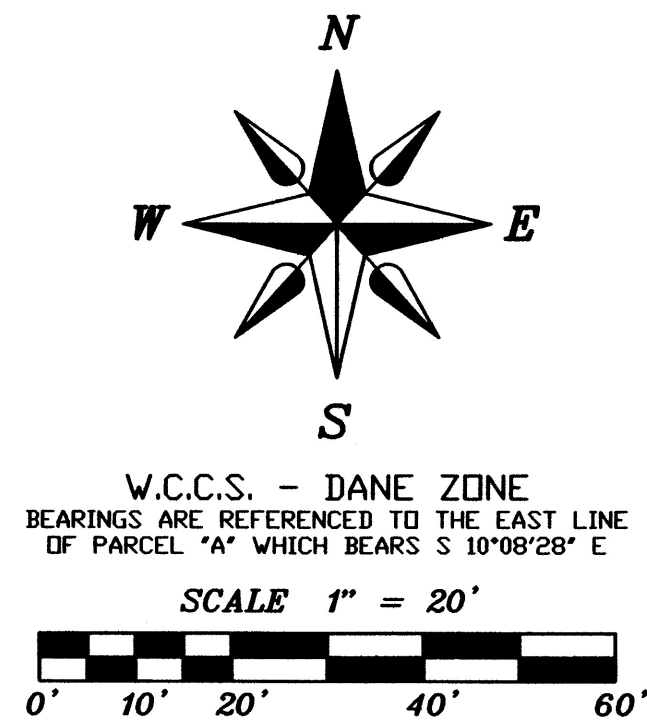
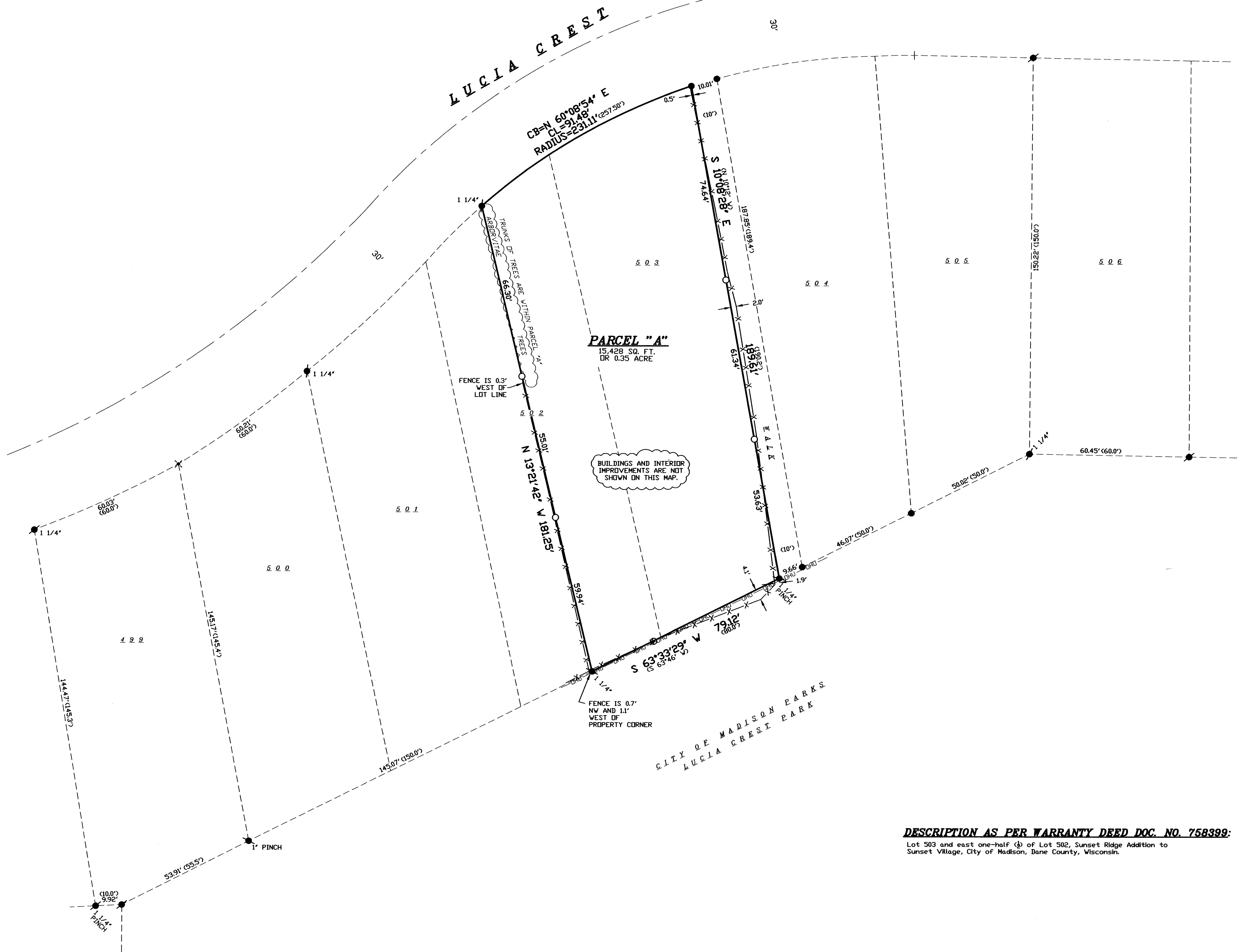
THIS SITE PLAN WAS PREPARED AT THE DIRECTION OF THE CLIENT/BUILDER.

MODIFICATIONS TO THIS SITE PLAN MUST BE APPROVED BY THE CLIENT/BUILDER.

DRAFTED BY: T.W.P.

SHEET 1 OF 1

FILE NO. 24-061



PREPARED FOR:

Dan Innerfall
3533 Lucia Crest
Madison, WI 53705

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

DESCRIPTION AS PER WARRANTY DEED DOC. NO. 758399:
Lot 503 and east one-half (1/2) of Lot 502, Sunset Ridge Addition to Sunset Village, City of Madison, Dane County, Wisconsin.

LEGEND

- = SET 3/4"x24" REBAR
WT 15 LB PER LIN FT
X = FOUND CHISELED 'X'
● = FOUND 3/4" REBAR
● = FOUND 1" PIPE (UNLESS NOTED)
= RECORDED AS
○ = UTILITY POLE

LINE LEGEND

- OH— = OVER HEAD UTILITIES
—X—X— = FENCE

SURVEYOR'S CERTIFICATE:

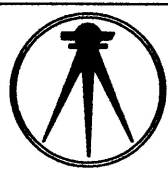
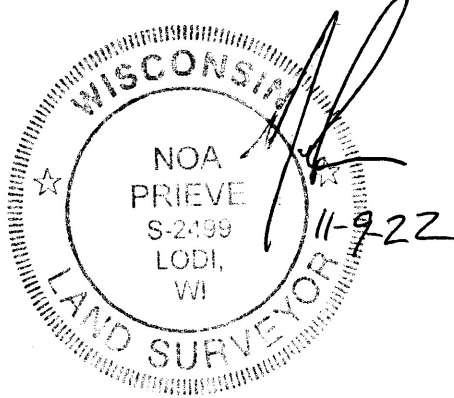
I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 VI Statutes. Field work was completed on November 3, 2022.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date: Nov 9, 2022

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYOR'S SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53150
NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

All of Lot 503 and the east one-half (1/2) of Lot 502, Sunset Ridge Addition to Sunset Village, Vol. 10 Pg. 14, Doc. No. 649123, located in the NE 1/4 & NW 1/4 of the NE 1/4 of Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin.

DATE	OCTOBER 26, 2022	REVISION DATE	NOVEMBER 8, 2022	CHECK BY	NTP
SCALE	1" = 20'	DRAWING NO.	22V-366	SHEET	1 OF 1
DRAWN BY	BRAD RODSMA				