TOPOGRAPHIC SURVEY

LOT 2, CERTIFIED SURVEY MAP NUMBER 4571, RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS PAGE 58, AS DOCUMENT NUMBER 1865723, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN. TOGETHER WITH PERMANENT RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS CREATED IN VOLUME 6489 OF RECORDS, PAGE 38, AS DOCUMENT NUMBER 1867479. LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

0 10 20 40 60

SCALE : ONE INCH = TWENTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

LEGEND

- FOUND NAIL
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1.25" IRON PIPE FOUND UNLESS NOTED
- FOUND CHISELED "X" IN CONCRETE
- MAG NAIL SET
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- 851.3 SPOT ELEVATION
- OH — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- WM — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- UT — BURIED TELEPHONE
- UE — BURIED ELECTRIC
- UTV — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AC — AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- UTILITY HANDHOLE
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NOTES:

1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.

2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

3) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. The lots and terraces were snow covered at the time of the survey.

4) All trees, hedges and ground cover on the site may not necessarily be shown hereon.

5) Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Number 20204914977 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline. The lots and terraces were snow covered at the time of the survey. No utility markings found.

6) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network.

7) Date of field work: 12/22/2020-12/23/2020 & 01/05/2021-01/06/2021

DESCRIPTION FURNISHED: – Deed Doc. No. 4580799

Lot 2, Certified Survey Map 4571, recorded in Volume 20 of Certified Survey Maps page 58, as document number 1865723, in the Town of Madison, Dane County, Wisconsin. Together with permanent reciprocal easements for ingress and egress created in Volume 6489 of records page 38 as document number 1867479.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that the foregoing survey was executed under my direction and control, and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7), and the map hereon is correct to the best of my knowledge and belief.

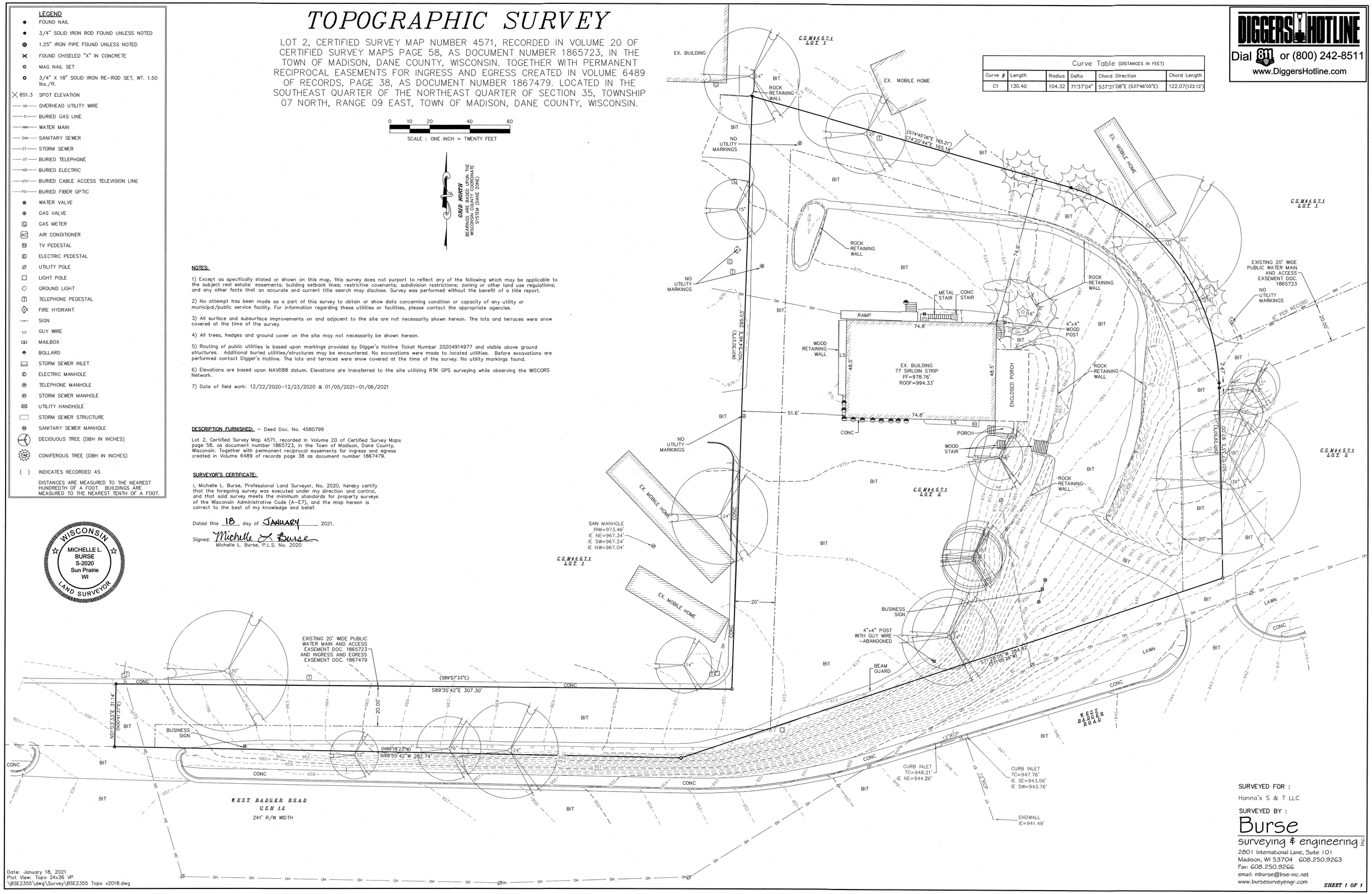
Dated this 18 day of JANUARY, 2021.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie WI
LAND SURVEYOR

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

Curve Table (DISTANCES IN FEET)					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	130.40	104.32	71°37'04"	S37°21'08"E (S37°46'05"E)	122.07(122.12')



SURVEYED FOR :
Hanna's S & T LLC

SURVEYED BY :
Burse surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: January 18, 2021
Plot View: Topo 24x36 VP
\BSE2355\dwg\Survey\BSE2355 Topo v2018.dwg

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Dated this 18 day of JANUARY, 2021.

Signed: Michelle L Burse
Michelle L. Burse, P.L.S. No. 2020

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MAINTAIN NEIGHBORHOOD ACCESS VIA BOTH DRIVEWAYS DURING CONSTRUCTION & DEMOLITION ACTIVITIES.

PRESERVE EXISTING RETAINING WALLS AS NEEDED FOR SOIL STABILIZATION AND EROSION CONTROL. CONSTRUCTION PLANS AND EROSION CONTROL PLAN SHALL ADDRESS PERMENANT STABILIZATION METHODS.

EXISTING TREE TO BE REMOVED

RAZE AND REMOVE EXISTING STRUCTURE, INCLUDING ALL HARDSAPE, RAMPS, FOUNDATIONS AND ASSOCIATED.

CAP UTILITIES PER CODE

RETAINING WALLS TO BE REMOVED AND REPLACED. PRESERVE UNTIL CONSTRUCTION START. SEE NOTE ABOVE.

REMOVE EXISTING ASPHALT PARKING, AND DRIVEWAY, INCLUDING ACCESSORY SIGNAGE, WHEEL STOPS AND HARDSCAPE

EXISTING TREE TO BE REMOVED AT TIME OF FOUNDATION EXCAVATION TO ENSURE SOIL STABILIZATION.

REMOVE EXISTING ASPHALT PARKING, AND DRIVEWAY, INCLUDING ACCESSORY SIGNAGE, WHEEL STOPS AND HARDSCAPE

EXISTING TREE TO BE REMOVED AT TIME OF FOUNDATION EXCAVATION TO ENSURE SOIL STABILIZATION.

REMOVE EXISTING SIGN AND POSTS

PROTECT AND PRESERVE EXISTING TREE. CONSULT WITH ARBORIST.

GUARD TO REMAIN

PRESERVE EXISTING ASPHALT DRIVE AISLE AT SHARED ACCESS EASEMENT

PRESERVE EXISTING ASPHALT DRIVE AISLE AT SHARED ACCESS EASEMENT

PROVIDE EROSION CONTROL FENCING AROUND ENTIRE PERIMETER OF THE DISTURBED AREA.

CONSULT WITH CIVIL ENGINEER AND GEOTECHNICAL ENGINEER TO ENSURE PROPER SOIL STABILIZATION DURING AND AFTER DEMOLITION.

DEMOLITION PLAN

WEST BADGER ROAD
USH 12
241' R/W WIDTH

SURVEYED FOR :
Hanna's S & T LLC

SURVEYED BY :
Burse surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

Date: January 18, 2021
Plot View: Topo 24x36 VP
\BSE2355\dwg\Survey\BSE2355 Topo v2018.dwg