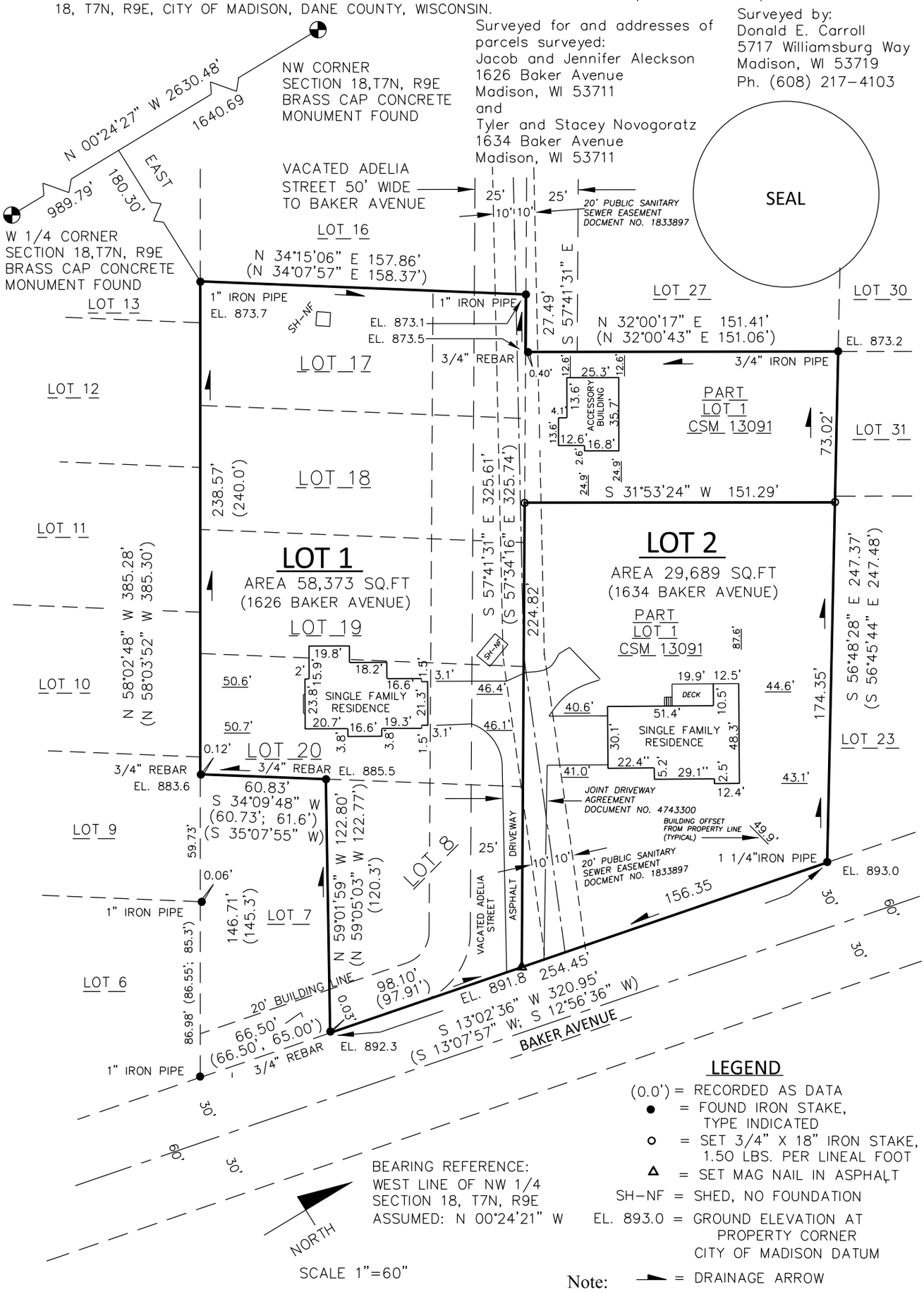
# CERTIFIED SURVEY MAP

BEING A SURVEY OF LOTS 8, 17, 18, 19, 20 AND THE SOUTHERLY 1/2 OF VACATED ADELIA STREET ADJACENT TO SAID LOTS, PLAT OF MENDOTA BEACH HEIGHTS, REPLAT OF BAKERS REPLAT OF BASKERVILLE'S SUBDIVISIONS, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 13091, ALL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Surveyed for and addresses of parcels surveyed:
Jacob and Jennifer Aleckson
1626 Baker Avenue
Madison, WI 53711
and
Tyler and Stacey Novogoratz
1634 Baker Avenue
Madison, WI 53711

Surveyed by:
Donald E. Carroll
5717 Williamsburg Way
Madison, WI 53719
Ph. (608) 217-4103

SEAL




## LEGEND

(0.0') = RECORDED AS DATA
● = FOUND IRON STAKE, TYPE INDICATED
○ = SET 3/4" X 18" IRON STAKE, 1.50 LBS. PER LINEAL FOOT
△ = SET MAG NAIL IN ASPHALT
SH-NF = SHED, NO FOUNDATION
EL. 893.0 = GROUND ELEVATION AT PROPERTY CORNER CITY OF MADISON DATUM

BEARING REFERENCE:
WEST LINE OF NW 1/4
SECTION 18, T7N, R9E
ASSUMED: N 00°24'21" W

SCALE 1"=60"

0' 30' 60' 120'

Note: → = DRAINAGE ARROW

1) All USPLSS Monuments and Witness Monuments were found and verified per the latest tie sheets of record.

DOCUMENT NO. _____

VOLUME___ PAGE_____

CERTIFIED SURVEY MAP NO._____

# CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**Surveyor's Certificate:**

I, Donald E. Carroll, Professional Land Surveyor, S-2358, hereby certify that this survey is in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the city of Madison. I further certify that at the direction of the owners, I have surveyed, divided, mapped and monumented the land described herein and the map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. I further certify that the map is accurate and correct to the best of my knowledge and belief. This is a survey of said lots, Lots 8, 17, 18, 19 and 20, and the southerly ½ of vacated Adelia Street adjacent to said lots, plat of Mendota Beach Heights, Replat of Bakers Replat of Baskerville's Subdivisions and Lot 1, Certified Survey Map Number 13091, all located in the SW ¼ of the NW ¼ of Section 18, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. The land surveyed is more particularly described as follows: Commencing at the West corner of said Section 18 , thence N 00°24'27" W, 989.79 feet along the West line of said SW ¼ of the NW ¼; thence East, 180.31 feet to the West corner of Lot 17 and the point of beginning; thence N 34°15'06" W, 157.86 feet; thence S 57°41'31" E, 27.79 feet; thence N 31°53'24" E, 151.42 feet; thence S 56°48'28" E, 247.37 feet; thence S 13°02'36" W, 254.45 feet; thence N 59°01'59" W, 122.80 feet; thence S 34°09'48" W, 60.83 feet; thence N 58°02'48" W, 238.57 feet to the point of beginning. This parcel contains 88,039 square feet; 2.02 acres.

.

_____Date_____

Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358

**OWNERS' CERTIFICATE:**

As owners of Lots 8, 17, 18, 19 and 20, and the southerly ½ of vacated Adelia Street adjacent to said lots, plat of Mendota Beach Heights, Replat of Bakers Replat of Baskerville's Subdivisions, City of Madison, Dane County, Wisconsin, Jennifer Aleckson and Jacob Aleckson, hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison.

Witness the hand and seal of said owners this ___day of _____, 2025:

_____ _____

Jennifer L. Aleckson Jacob J. Aleckson

STATE OF WISCONSIN )
)ss.
COUNTY OF DANE )

Personally came before me this _____ day of _____, 2025, Jennifer L. Aleckson and Jacob J. Aleckson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, State of Wisconsin

My commission expires: _____

**Surveyed by:**

Donald E. Carroll, Land Surveyor
5717 Williamsburg Way
Madison, WI 53719
(608)217-4103

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____

# CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**OWNERS' CERTIFICATE:**

As owners of Lot 1, Certified Survey Map Number 13091, recorded as Document Number 4761646, Volume 84, Page 26, City of Madison, Dane County, Wisconsin, Stacey Novogoratz and Tyler Novogoratz, hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison.

Witness the hand and seal of said owners this ___day of _____, 2025:

_____ _____

Stacey Novogoratz Tyler Novogoratz

STATE OF WISCONSIN )
)ss.
COUNTY OF DANE )

Personally came before me this _____ day of _____, 2025, Stacey Novogoratz and Tyler Novogoratz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, State of Wisconsin

My commission expires: _____

**DRAINAGE NOTES:**

a) All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat/certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

b) The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

c) Easement widths may be reduced to match zoning district yard requirements upon approval by the City Engineer.

d)

# CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**CITY OF MADISON PLAN COMMISSION CERTIFICATE:**

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

_____ _____

Meagan Tuttle, Secretary of Plan Commission Date

**MADISON COMMON COUNCIL CERTIFICATE:**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20___, 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 _____, 20__

_____

Maribeth L. Wetzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this _____day _____, 2025

at _____o'clock ____m and recorded in Volume_____ of Certified Survey Maps of Dane County,

Wisconsin on Pages _____ as Document Number_____.

_____

Kristi Chlebowski
Register of Deeds

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____