

# **CERTIFIED SURVEY MAP No.**

OUTLOT 3, SECOND ADDITION TO HAWK'S CREEK AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY, LOCATED IN THE SE  $\frac{1}{4}$  — NE  $\frac{1}{4}$  OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## <u>LEGEND</u>

- FOUND 1-1/4"dia. IRON ROD
- FOUND 3/4"dia. IRON ROD
- SET 3/4"dia. x 24" SOLID IRON ROD, WT. 1.50 lbs./lin.ft.
- ( ) INDICATES RECORDED AS

  DISTANCES ARE MEASURED
  TO THE NEAREST
  HUNDREDTH OF A FOOT.

[059.1] PROPERTY CORNER SPOT ELEVATION NAVD88 DATUM

DRAINAGE ARROW (SEE NOTE #1 ON SHEET 3

LINE TABLE			
LINE NUMBER	LENGTH (FT.)	DIRECTION	
L1	2.00'	N89°00'17"W	
L2	11.00'	S0°31'33"W	
L3	27.89'	N81°37'46"W	
L4	32.20'	N17°20'01"E	
L5	50.71'	N72°39'59"W	
L6	39.54'	S0°32'41"W	
L7	43.28'	S89°25'57"E	
L8	41.08'	S30°48'48"W	
L9	65.27	S0°34'03"W	

Curve Table						
CURVE NUMBER	RADIUS (FT.)	DELTA	ARC LENGTH (FT.)	CHORD BEARING	CHORD LENGTH (FT.)	TANGENT BEARING (IN)
C1	216.00	7°16'11"	27.41	N69°01'52"W	27.39	N65°23'47"W
C2	15.00	90°00'00"	23.56	N62°20'01"E	21.21	S72°39'59"E
С3	50.00	89°58'38"	78.52	S44°26'38"E	70.70	
C4	50.00	58°30'00"	51.05	S28°42'19"E	48.86	
C5	50.00	31°28'38"	27.47	S73°41'38"E	27.12	

planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107394 DATE: 07/13/2011 Rev: Drafted By: MMAR

SURVEYED FOR: Badger Mill Creek, LLC 702 N. High Point Rd. Suite 100 Madison, WI 53717

C.S.M. No. \_\_\_\_\_\_\_

Doc. No. \_\_\_\_\_\_ Page \_\_\_\_\_

SHEET 2 OF 5

Checked By: PKNU Vol. Page Drawing Name: \M\Badger Mill Creek\33107394\_Hawk's Creek\Engineering\Civil3D\Badger Mill Creek\_CSM-7394.dwg

<b>CERTIFIED SURVEY MAP</b>	PNO
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#### SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. 2452, hereby certify that under the direction and control of Badger Mill Creek, LLC, owner of said land, I have surveyed, divided and mapped the lands described and shown herein. I further certify that the map on Sheet one (1) is a correct representation of the exterior boundaries of the land surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the subdivision regulations of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates By Michael S. Marty, P.L.S. 2452
Dated this day of, 201
Signed:
Michael S. Marty, PLS, No. 2452

#### DESCRIPTION:

Outlot 3, Second Addition to Hawk's Creek as recorded in Volume 59-033A of Plats, on Pages 166-167, as Document Number 4313581, Dane County Registry, located in the SE ¼-NE ¼ of Section 03, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin.

Said parcel contains 82,002 square feet or 1.8825 acres more or less.

### NOTES:

- 1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
- 2. All lots within this Certified Survey Map are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the Certified Survey Map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without prior written approval of the City Engineer. 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.
- 3. All lots created within this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.
- 4. Distances are ground and measured to the nearest hundredth of a foot (0.01')
- 5. Subject to Declaration of Conditions and Covenants recorded as Document Numbers 4322122, 4322123 and 4323669.
- 6. Note per the recorded plat of Second Addition to Hawk's Creek: The intra-block drainage easements 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.

Certified Survey Map No			
Document N	No		
Volume	Page		

<b>CERTIFIED SURVEY MAP I</b>	NO
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OWNER'S CERTIFICATE:	
	we caused the land described on this Certified Survey Map to be neet one (1). We further certify that this Certified Survey Map is for approval or objection.
Dated this day of, 201	
Signed:Rick Mcky,	
STATE OF WISCONSIN ) ) SS COUNTY OF DANE )	
•	, 201, the above named Rick Mcky, to me known to acknowledged the same.
Notary Public:	My commission expires / is permanent:
CONSENT OF MORTGAGEE:	
AnchorBank, fsb, a banking association duly organized and Wisconsin, mortgagee of the above-described land, does had dedication of the land described on this Certified Survey Management	nereby consent to the surveying, dividing, mapping and
IN WITNESS WHEREOF, the said AnchorBank, fsb has caused, at Madison, Wisconsin, or	these presents to be signed by, its n this, 201
Signed:	<del></del> -
, Authorized Representativ	е
STATE OF WISCONSIN ) ) SS COUNTY OF DANE )	
Personally came before me this day of	, 20,, its med banking association, and acknowledged that he executed
, of the above nate the foregoing instrument as such officer of the deed of said	med banking association, and acknowledged that he executed banking association.
Notary Public:	My commission expires / is permanent:
MADISON COMMON COUNCIL CERTIFICATE:	
Resolved that this Certified Survey Map located in the City of File ID Number, File ID Number, 201; and that said ena-	of Madison was hereby approved by Enactment Number, adopted on the day of ctment provided for the acceptance of those lands dedicated
and rights conveyed by said Certified Survey Map to the Ci	ty of Madison for public use.
Dated this day of,	201
Signed:	
Maribeth Witzel-Behl, City Clerk, City of Madison Dane County, Wisconsin	

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MADISON	PLAN COMMISSION CERTIFICATE:	
Approved	d for recording per the City of Madison Plan Co	ommission.
Dated this	s day of	, 201
Signed:	Steven R. Cover, Secretary Madison Plan Commission	
REGISTER	OF DEEDS CERTIFICATE:	
	for recording on this day of _ o'clock,m., and recorded in Volume pages, as Document No	_ of Certified Surve
Kristi C	hlebowski, Dane County Register of Deeds	_