CITY OF MADISON

MAR - 6 2013

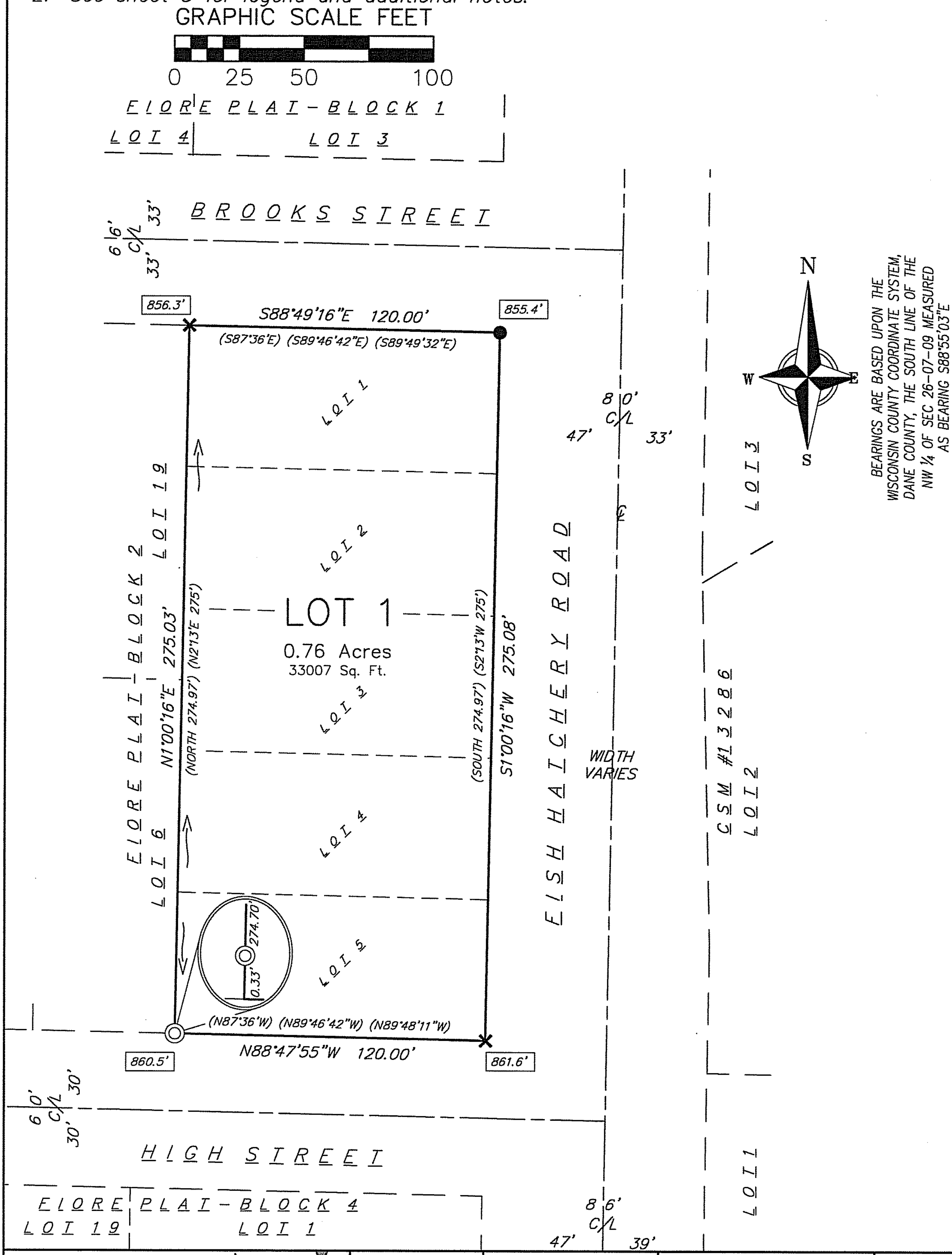
Planning & Community
& Economic Development

CERTIFIED SURVEY MAP No.

LOTS 1, 2, 3, 4 AND 5, FIORE PLAT, AS RECORDED IN VOLUME 10 OF PLATS, ON PAGE 22, AS DOCUMENT NUMBER 649933, DANE COUNTY REGISTRY, LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. *See sheet 2 for easements and section tie detail.*
2. *See sheet 3 for legend and additional notes.*



06 Mar 2013 - 1:11p M:\T Wall Enterprises LLC\130012_Wingra Point\Engineering\Civil 3D\CSM_130012.dwg by: mmar

vierbicher 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: 130012 DATE: 03-06-2013 REV: Drafted By: MMAR Checked By:	SURVEYED FOR: T. Wall Residential/ Wingra Point, LLC PO Box 620037 Middleton, WI 53562 608-826-4000	C.S.M. No. ________ Doc. No. ________ Vol. ______ Page ______	SHEET 1 OF 5

CERTIFIED SURVEY MAP No. ____________

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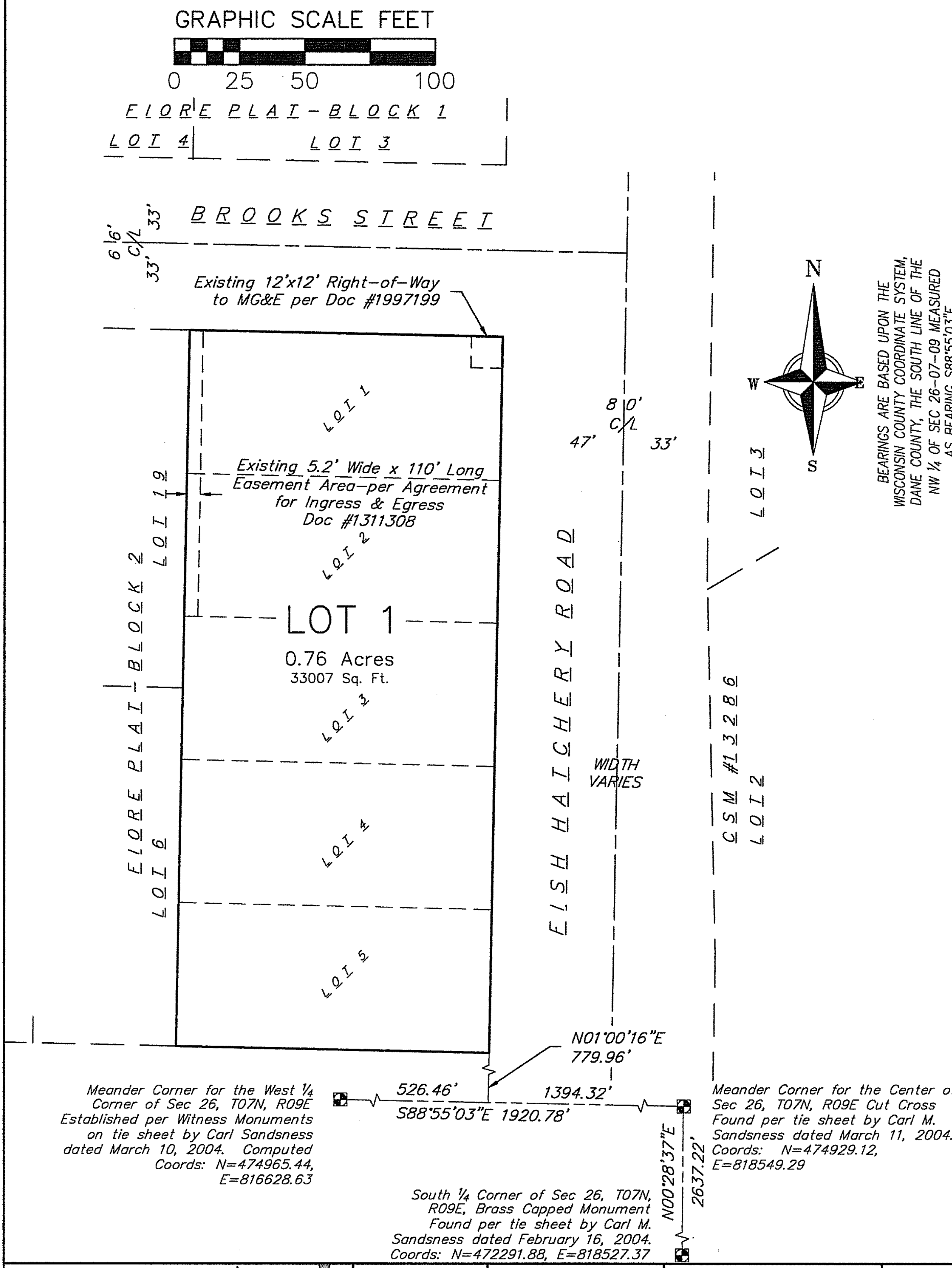
GRAPHIC SCALE FEET
0
25
50
100
FIORE PLAT - BLOCK 1
LOT 4
LOT 3
BROOKS STREET
66'
C/L
33'
33'
Existing 12'x12' Right-of-Way to MG&E per Doc #1997199
LOT 1
Existing 5.2' Wide x 110' Long Easement Area-per Agreement for Ingress & Egress Doc #1311308
LOT 2
LOT 1
0.76 Acres
33007 Sq. Ft.
LOT 3
LOT 4
LOT 5
FIORE PLAT - BLOCK 2
LOT 19
LOT 6
FISH HATCHERY ROAD
80'
C/L
47'
33'
WIDTH VARIES
LOT 3
CSM #13286
LOT 2
N
S
W
E
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE NW ¼ OF SEC 26-07-09 MEASURED AS BEARING S88°55'03"E
N01°00'16"E
779.96'
526.46'
1394.32'
S88°55'03"E 1920.78'
N00°28'37"E
2637.22'
Meander Corner for the West ¼ Corner of Sec 26, T07N, R09E Established per Witness Monuments on tie sheet by Carl Sandsness dated March 10, 2004. Computed Coords: N=474965.44, E=816628.63
Meander Corner for the Center of Sec 26, T07N, R09E Cut Cross Found per tie sheet by Carl M. Sandsness dated March 11, 2004. Coords: N=474929.12, E=818549.29
South ¼ Corner of Sec 26, T07N, R09E, Brass Capped Monument Found per tie sheet by Carl M. Sandsness dated February 16, 2004. Coords: N=472291.88, E=818527.37

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vierbicher
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FN: 130012
DATE: 03-06-2013
REV:
Drafted By: MMAR
Checked By:

SURVEYED FOR:
T. Wall Residential/
Wingra Point, LLC
PO Box 620037
Middleton, WI 53562
608-826-4000

C.S.M. No. ____________
Doc. No. ____________
Vol. ________ Page ____________

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SURVEY LEGEND

◎ FOUND 1 1/2" ø IRON PIPE
● FOUND 3/4" ø IRON ROD
× FOUND CHISELED CROSS
[888.8'] PROPERTY CORNER SPOT ELEVATION
<—— DRAINAGE ARROW (SEE NOTES)
( ) RECORDED AS INFORMATION

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 principle 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 from published City of Madison Control.*
2. *All lots within this Certified Survey Map are subject to public easements 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 easements shall be 12–feet in width on the perimeter of the Certified Survey Map. 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 Certified Survey Map. Easements shall not be required on property lines shared with greenways or public streets. Without prior written approval of the City Engineer, 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.*
3. *All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.*
4. *Distances are ground and are measured to the nearest hundredth of a foot (0.01').*
5. *The boundary for this Certified Survey Map is based upon an ALTA/ACSM Land Title Survey prepared by Vierbicher Associates, Inc., drawing number S–463, dated October 17, 2012 on file with the Dane County Surveyor's Office.*
6. *This Certified Survey Map subject to Fiore Plat recorded in Volume 10 of Plats, on Page 22, as Document Number 649933.*
7. *This Certified Survey Map is subject to Terms and Conditions contained in Agreement for ingress and egress as disclosed by instrument recorded in Volume 302 of Records, Page 358, as Document Number 1311308.*
8. *This Certified Survey Map is subject to Right–of–Way Grant to Madison Gas and Electric Company (MG&E) recorded in Volume 9529 of Records, Page 60, as Document Number 1997199.*
9. *This Certified Survey Map is subject to Terms and Conditions contained in Environmental Assumption, Indemnity and Release Agreement recorded December 10, 2008 as Document Number 4485970.*

06 Mar 2013 - 1:13p M:\T Wall Enterprises LLC\130012_Wingra Point\Engineering\Civil 3D\CSM_130012.dwg by: mmar

vierbicher
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C.S.M. No. ______________
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SHEET
3 OF 5

CERTIFIED SURVEY MAP No. ____________

LOTS 1, 2, 3, 4 & 5, FIORE PLAT, AS RECORDED IN VOLUME 10 OF PLATS, ON PAGE 22, AS DOCUMENT NUMBER 649933, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of Wingra Point, LLC, owners of said land, I have surveyed, divided and mapped Lots 1, 2, 3, 4 and 5, Fiore Plat, as recorded in Volume 10 of Plats, on Page 22, as Document Number 649933, Dane County Registry, located in the SW ¼ of the NW ¼ of Section 26, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Meander Corner for the West Quarter (W ¼) corner of said Section 26; thence S88°55'03"E along the South line of the NW ¼ of said Section 26, 526.46 feet to a point of intersection with the southerly extension of the East line of said Block 2, Fiore Plat; thence N01°00'16"E along said East line and its southerly extension thereof, 779.96 feet to the Southeast corner of said Block 2, and the point of beginning; thence S88°47'55"W along the South line of said Block 2, 120.00 feet to the Southwest corner of said Lot 5, Block 2, Fiore Plat; thence N01°00'16"E along the westerly line of said Lots 1, 2, 3, 4 and 5, Block 2, Fiore Plat, 275.03 feet to the North line of said Block 2, Fiore Plat; thence S88°49'16"E along the North line of said Block 2, 120.00 feet to the Northeast corner of said Block 2; thence S01°00'16"W along the East line of said Block 2, 275.08 feet to the point of beginning. Said description contains 33,007 square feet or 0.76 acres more or less.

I further certify that the map on Sheet 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 Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this ___ day of ______________________________, 201_.

Signed:____________________________________
Vierbicher Associates, Inc.
Michael S. Marty, P.L.S. No. 2452

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this _____ day of _______________, 201__, at ____ o'clock __.m., and recorded in Volume _______ of Certified Survey Maps on pages ________________________.

____
Kristi Chlebowski, Dane County Register of Deeds

DOCUMENT NO.____________

CERTIFIED SURVEY MAP NO.__________

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OWNER'S CERTIFICATE:

Wingra Point, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map (CSM) to be surveyed, divided, mapped and dedicated as represented hereon; and does further certify that this CSM is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval.

Dated this _____ day of _______________, 201__.

T.Wall Residential/Wingra Point, LLC
By: T. Wall Enterprises Manager, LLC, Its Manager
Signed:____
By: Terrence R. Wall, President

State of Wisconsin)
) ss
County of Dane)

Personally came before me this ______ day of ________________, 201__, the above named Terrence R. Wall, President, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public:______________________________ My Commission expires/is permanent:____________

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _______________, 201__.

Signed:____
Steven R. Cover, Secretary
City of Madison Plan Commission

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 __________________________, 201__; that said enactment 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 _______________, 201__.

Signed:____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

DOCUMENT NO.______________

CERTIFIED SURVEY MAP NO.__________

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