

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

Vacated South Side Way (originally Raywood Road) right-of-way originally dedicated by Certified Survey Map No. 668, located in the NE1/4 of the NW1/4 of Section 31, T07N R10E, City of Madison, Dane County, Wisconsin

Graphical Scale
0 200 400 ft
Grid North, Dane County Coordinate System
NAD83(2007) Datum

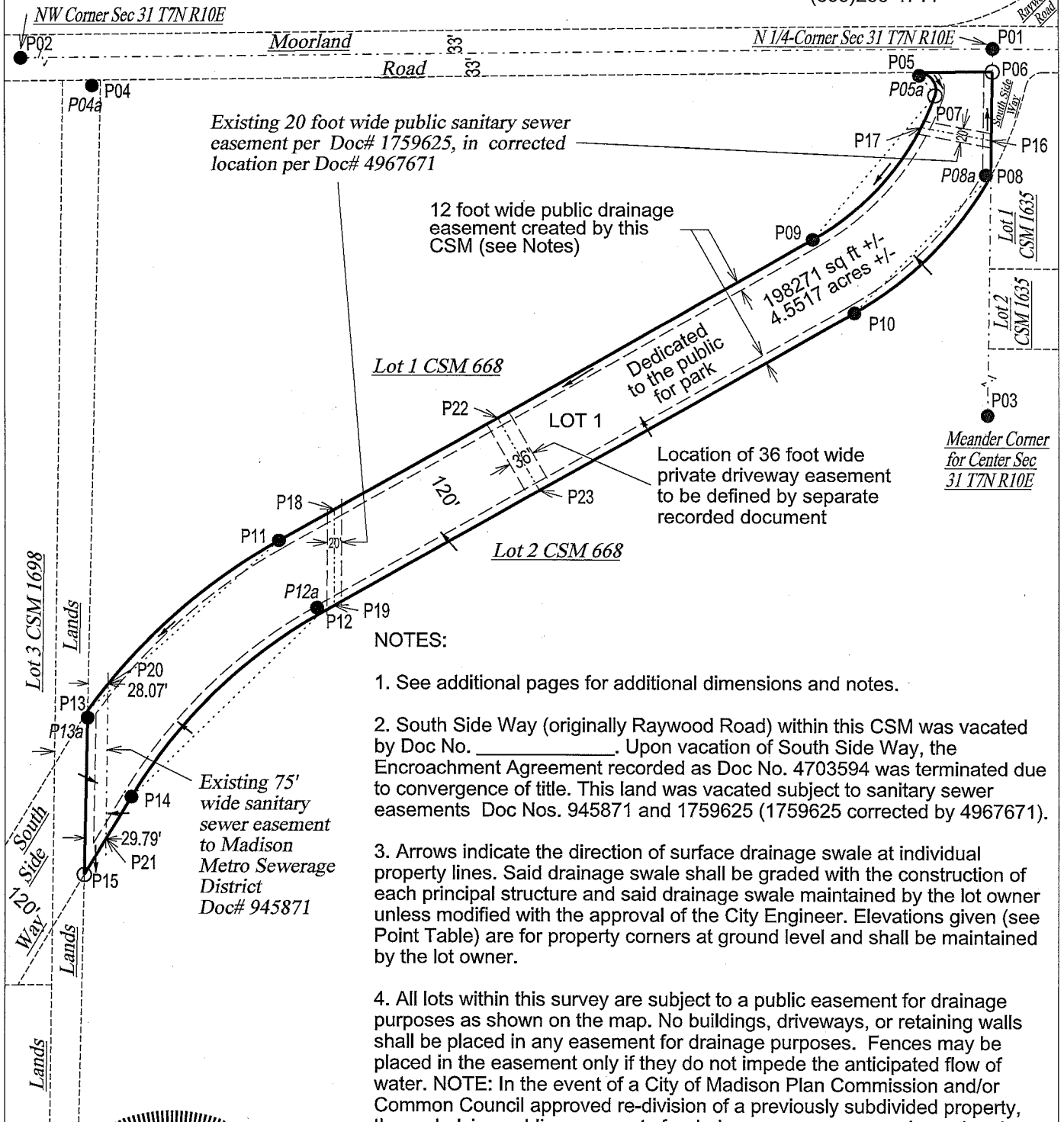


LEGEND:

- Found monument (see Point Table)
- Set monument (see Point Table)
- P01 Point number (see Point Table)
- ↗ Drainage direction (see notes)

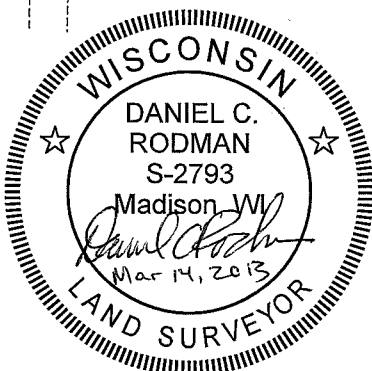
SURVEYED BY & FOR:

Parks Division
City of Madison, WI
PO Box 2987
Madison, WI 53701
(608)266-4711



NOTES:

1. See additional pages for additional dimensions and notes.
2. South Side Way (originally Raywood Road) within this CSM was vacated by Doc No. _____. Upon vacation of South Side Way, the Encroachment Agreement recorded as Doc No. 4703594 was terminated due to convergence of title. This land was vacated subject to sanitary sewer easements Doc Nos. 945871 and 1759625 (1759625 corrected by 4967671).
3. 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 said drainage swale maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given (see Point Table) are for property corners at ground level and shall be maintained by the lot owner.
4. All lots within this survey are subject to a public easement for drainage purposes as shown on the map. 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. NOTE: 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. The intra-block drainage easements shall be graded with the construction of each principle 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.
5. All lots created by the 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.



Vol. _____ Pg. _____

Doc. No. _____

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

Vacated South Side Way (originally Raywood Road) right-of-way originally dedicated by Certified Survey Map No. 668, located in the NE1/4 of the NW1/4 of Section 31, T07N R10E, City of Madison, Dane County, Wisconsin

POINT TABLE & NOTES:

1. Horizontal coordinates are Dane County Coordinates, U.S. survey feet, NAD83(2007) datum, computed from a combined adjustment of total station measurements and RTK GPS measurements from the Emil Street base station (MAON) at 43°02'12.78277"N, 89°24'34.27099"W (Easting 814396.30, Northing 469049.99 U.S. survey feet). The Wisconsin Coordinate Reference Systems (WISCRS) parameters were used to compute Easting, Northing coordinates. See http://gis.cityofmadison.com/Madison_GPS/ and www.sco.wisc.edu/coordsys/
2. Coordinates are shown to 0.0001 foot only to allow check of bearings. Coordinates are not actually known to 0.0001 foot.
3. Monument dimensions in inches, outside diameter (unless noted)
4. All set monuments are 18 in. long, minimum weight 1.13 lb/ft, unless otherwise specified.
5. Offsets from property lines (ex. "0.50 ft westerly") are in feet and perpendicular, unless otherwise noted.\
6. Ground Elev is existing ground elevation, feet, NAVD88(pre-2007) datum. Bench mark: N 1/4-corner Section 31 T7N R10E: monument elev = 872.59 ft.



Pt	Northing	Easting	Ground Elev	Monument
P01	467581.1100	828937.8800	n/a	Found drill hole 0.05 feet west of the center of a brass cap 0.31 feet below monument box rim. North Quarter-Corner of Section 31, T7N R10E
P02	467556.7400	826401.7100	n/a	Found drill hole 0.06 feet west of the center of a brass cap 0.62 feet below monument box rim. Northwest Corner of Section 31, T7N R10E
P03	464927.7000	828899.1900	n/a	Found brass cap in concrete post - Meander Corner for the Center of Section 31, T7N R10E (located on North-South Quarter-Line)
P04	467535.9100	827668.3934	n/a	Computed northwest corner of Lot 1, CSM 668 (see P04a)
P04a	467535.8400	827668.0500	n/a	Found 1-1/8in pipe off corner located 0.34 ft westerly and 0.07 ft southerly of P04
P05	467547.0908	828831.9714	871.6	Computed lot corner (see P05a)
P05a	467546.9300	828832.1608	n/a	Found top of 1in rod off corner, 0.5 ft below ground, leaning southeast, 0.19 ft easterly and 0.16 ft southerly of P05.
P06	467548.1039	828937.3987	870.6	Set 1in rod
P07	467513.6397	828855.7544	871.5	Set 3/4in rod
P08	467398.6067	828935.2189	872.6	Computed lot corner (see P08a)
P08a	467398.6100	828935.0708	n/a	Found 1in rod off corner, 0.5 ft below ground, 0.15 ft westerly of P08
P09	467306.0831	828681.3541	870.3	Found 1-1/8in pipe
P10	467201.7766	828740.6652	873.0	Found base of 1-1/8in pipe (top bent to northeast)
P11	466874.1158	827921.6517	862.4	Found 1-1/8in pipe
P12	466769.7522	827980.8624	864.6	Computed corner (see P12a)
P12a	466769.8700	827980.7708	n/a	Found 1-1/8in pipe off corner located 0.15 ft northwesterly and 0.02 ft southwesterly of P12
P13	466630.5281	827649.4298	860.4	Computed corner (see P13a)
P13a	466630.3700	827649.4108	n/a	Found 1-1/8in pipe off corner, 0.6 ft above ground, located 0.16 ft southerly and 0.02 ft westerly of P13
P14	466507.1073	827711.5748	863.0	Found 1-1/8in pipe
P15	466395.1598	827644.4999	859.9	Set 1in rod
P16	467449.1445	828935.9558	n/a	Centerline of public sanitary sewer easement at lot line
P17	467467.7558	828835.9227	n/a	Centerline of public sanitary sewer easement at lot line
P18	466919.0946	828000.7560	n/a	Centerline of public sanitary sewer easement at lot line
P19	466780.6082	827999.9550	n/a	Centerline of public sanitary sewer easement at lot line
P20	466668.1528	827678.2955	n/a	East line of MMSD sanitary sewer easement at lot line
P21	466446.6940	827675.3774	n/a	East line of MMSD sanitary sewer easement at lot line
P22	467051.1798	828233.0548	n/a	Centerline of private driveway easement at lot line
P23	466946.8991	828292.4114	n/a	Centerline of private driveway easement at lot line

Vol. _____ Pg. _____

Doc. No. _____

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

Vacated South Side Way (originally Raywood Road) right-of-way originally dedicated by Certified Survey Map No. 668, located in the NE1/4 of the NW1/4 of Section 31, T07N R10E, City of Madison, Dane County, Wisconsin

LINE & CURVE TABLE & NOTES

1. Point numbers (e.g. P10) refer to Point Table.
2. Dimensions in parentheses are of record.

From	To	Bearing	Distance	Radius	Curve Direction	Arc Length	Central Angle
Section Lines							
P01	P02	S89°26'58"W	2536.29 ft				
P01	P03	S00°50'07"W	2653.69 ft				
Section Tie & Exterior							
P01	P06	S00°50'07"W	33.01 ft				
		(S00°26'22"W)					
P06	P08	S00°50'07"W	149.51 ft				
		(S00°26'22"W)					
P08	P10	S44°40'00"W	276.75 ft	510.00 ft	Right	280.27 ft	31°29'12"
		(S44°15'24"W)	(276.85 ft)	(510.00 ft)	(Right)		(31°29'52")
P10	P12	S60°22'39"W	874.04 ft				
		(S60°00'20"W)	(873.92 ft)				
P12	P14	S45°42'56"W	376.16 ft	740.00 ft	Left	380.33 ft	29°26'53"
		(S45°16'34"W)	(376.30 ft)	(740.00 ft)	(Left)		(29°27'32")
P14	P15	S30°55'43"W	130.50 ft				
		(S30°32'48"W)	(130.61 ft)				
P15	P13	N01°11'60"E	235.42 ft				
		(N00°48'01"E)	(235.48 ft)				
P13	P11	N48°10'39"E	365.29 ft	860.00 ft	Right	368.10 ft	24°31'26"
		(N47°44'22"E)	(365.44 ft)	(860.00 ft)	(Right)		(24°32'02")
P11	P09	N60°22'39"E	873.92 ft				
		(N60°00'20"E)	(873.92 ft)				
P09	P07	N40°02'20"E	271.10 ft	390.00 ft	Left	276.88 ft	40°40'36"
		(N39°41'30"E)	(270.79 ft)	(390.00 ft)	(Left)		(40°37'40")
P07	P05	N35°24'43"W	41.04 ft	25.00 ft	Left	48.15 ft	110°20'45"
		(N35°28'47"W)	(41.38 ft)	(25.00 ft)	(Left)		(109°42'54")
P05	P06	N89°26'58"E	105.43 ft				
Easement Dimensions & Ties							
P01	P16	S00°50'07"W	131.98 ft				
		(S00°26'22"W)	(137.83 ft)				
P16	P17	N79°27'38"W	101.75 ft				
		(N78°23'41"W)					
P17	P07	N23°22'29"E	49.99 ft	390.00 ft	Left	50.02 ft	07°20'55"
P11	P18	N60°22'39"E	91.00 ft				
P18	P19	S00°19'53"W	138.49 ft				
		(S00°06'12"E)					
P19	P12	S60°22'39"W	21.96 ft				
P13	P20	N37°29'44"E	47.42 ft	860.00 ft	Right	47.43 ft	03°09'35"
P20	P21	S00°45'18"W	221.48 ft				
P21	P15	S30°55'43"W	60.08 ft				
P15	P13	N01°11'60"E	235.42 ft				



DANE COUNTY CERTIFIED SURVEY MAP NO. _____

Vacated South Side Way (originally Raywood Road) right-of-way originally dedicated by Certified Survey Map No. 668, located in the NE1/4 of the NW1/4 of Section 31, T07N R10E, City of Madison, Dane County, Wisconsin

LEGAL DESCRIPTION [map point numbers in brackets]:

Vacated South Side Way (originally Raywood Road) right-of-way originally dedicated by Certified Survey Map No. 668, located in the NE1/4 of the NW1/4 of Section 31, T07N R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the north Quarter-Corner of said Section 31 [P01]; thence S00°50'07"W, 33.01 feet along the north-south Quarter Line of said Section 31 to the southerly right-of-way line of Moorland Road and the point of beginning [P06]; thence S00°50'07"W, 149.51 feet along said Quarter Line to the northeast corner of Lot 2, Certified Survey Map No. 668 (CSM 668) [P08]; thence along the northwesterly line of said Lot 2, 280.27 feet on a curve to the right, radius 510.00 feet, central angle 31°29'12", long chord S44°40'00"W, 276.75 feet [to P10]; thence along said northwesterly line, S60°22'39"W, 874.04 feet [to P12]; thence along said northwesterly line, 380.33 feet on a curve to the left, radius 740.00 feet, central angle 29°26'53", long chord S45°42'56"W, 376.16 feet [to P14]; thence along said northwesterly line, S30°55'43"W, 130.50 feet to the northwest corner of said Lot 2 [P15]; thence N01°11'60"E, 235.42 feet along the west line of CSM 668 to the southwest corner of Lot 1, CSM 668 [P13]; thence along the southeasterly line of said Lot 1, 368.10 feet on a curve to the right, radius 860.00 feet, central angle 24°31'26", long chord N48°10'39"E, 365.29 feet [to P11]; thence along said southeasterly line, N60°22'39"E, 873.92 feet [to P09]; thence along said southeasterly line, 276.88 feet on a curve to the left, radius 390.00 feet, central angle 40°40'36", long chord N40°02'20"E, 271.10 feet [to P07]; thence along the easterly line of said Lot 1, 48.15 feet on a curve to the left, radius 25.00 feet, central angle 110°20'45", long chord N35°24'43"W, 41.04 feet to the southerly right-of-way line of Moorland Road [P05]; thence along said southerly right-of-way line N89°26'58"E, 105.43 feet to the point of beginning [P06].
Containing 198271 square feet or 4.5517 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Daniel C. Rodman, Professional Land Surveyor Number 2793, do hereby certify that by direction of the City of Madison I have surveyed, divided and mapped the lands described hereon, and that the map is a correct representation of the exterior boundary of the land surveyed and the division thereof. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin.

Signed: _____ Date: _____



CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

Date: _____

Steven R. Cover, Secretary, Plan Commission

CITY OF 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 _____, 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.

Date: _____

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

OFFICE OF THE REGISTER OF DEEDS
_____ County, Wisconsin

Received for record on _____
of the year _____ at _____ o'clock
____M and recorded as Certified Survey
Map No. _____ Document No. _____
_____ in Volume _____ of
Certified Survey Maps on Page(s) _____

Register of Deeds

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

Vacated South Side Way (originally Raywood Road) right-of-way originally dedicated by Certified Survey Map No. 668, located in the NE1/4 of the NW1/4 of Section 31, T07N R10E, City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

Highland Manor Associates, Limited Partnership, a Michigan Limited Partnership, as owner, does hereby certify that said Limited Partnership caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Highland Manor Associates, Limited Partnership does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval or objection.

Signed: _____ Date: _____

Roger Zlotoff, Vice President/Secretary of
GP Highland Manor Corporation, sole General Partner
of Highland Manor Associates, Limited Partnership.

STATE OF _____) ss.

COUNTY OF _____)

Personally came before me this ____ day of _____, 2013, the above named Roger Zlotoff who acknowledged himself to be the Vice President and Secretary of GP Highland Manor Corporation, the sole general partner of Highland Manor Associates, Limited Partnership, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____

My Commission Expires: _____

MORTGAGEE'S CERTIFICATE

Settler's Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to above certificate of Highland Manor Associates, Limited Partnership, owner.

FOR SETTLER'S BANK:

David M. Fink, President Date _____

Thomas E. Lyons, Assistant Vice President Date _____

STATE OF _____) ss.

COUNTY OF _____)

Personally came before me this ____ day of _____, 2013, the above named David M. Fink, the President of Settler's Bank, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____

My Commission Expires: _____

STATE OF _____) ss.

COUNTY OF _____)

Personally came before me this ____ day of _____, 2013, the above named Thomas E. Lyons, the Assistant Vice President of Settler's Bank, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____

My Commission Expires: _____



Vol. _____ Pg. _____

Doc. No. _____