

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 19 AND 20 AND ALL OF OUTLOT 3, MOSAIC RIDGE, AS RECORDED IN VOLUME 60-011B OF PLATS, ON PAGES 57-58, AS DOCUMENT NUMBER 4952397, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

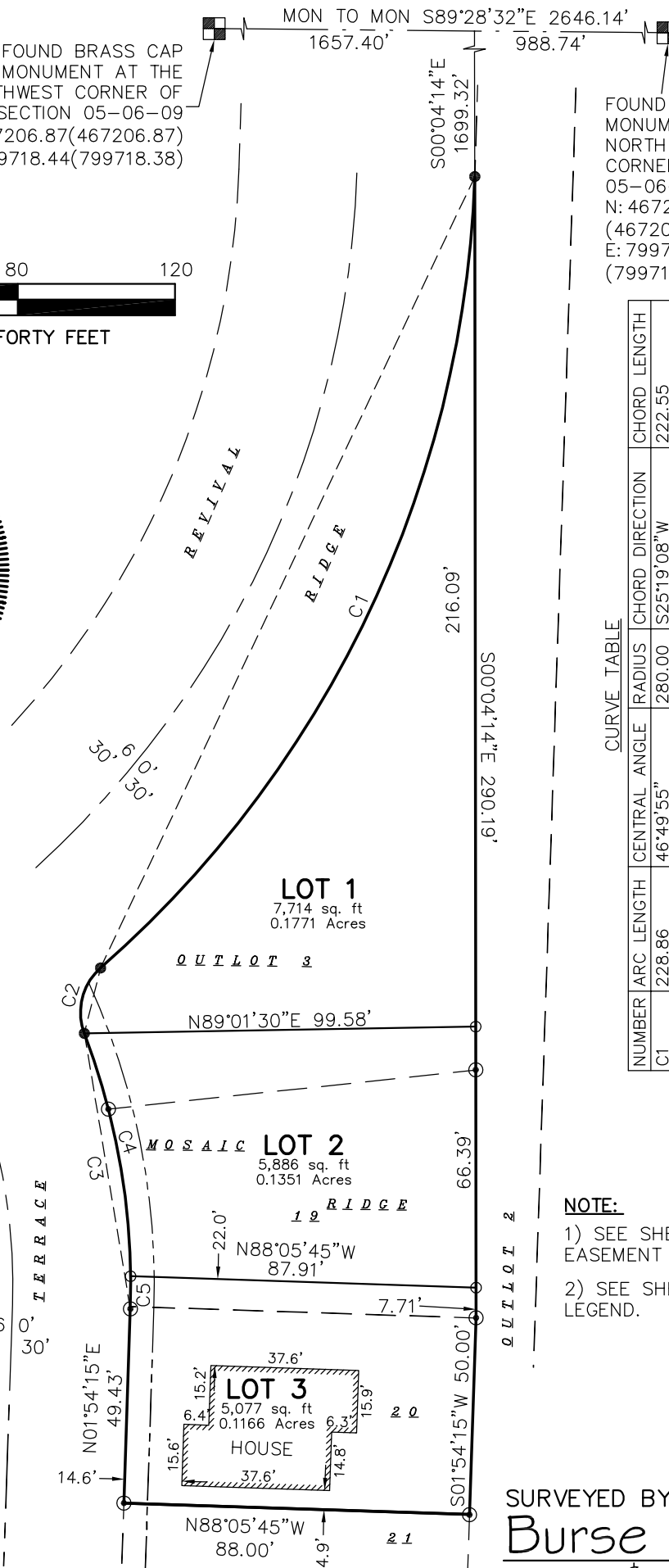
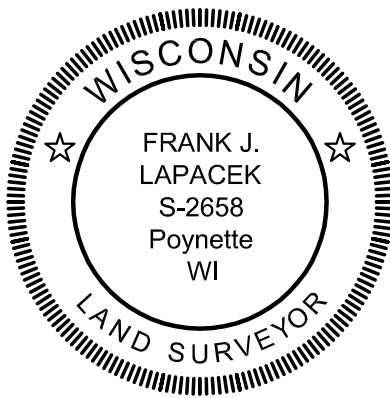
**GRID NORTH**  
BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 05 BEARS N89°28'32"W

FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 05-06-09  
N: 467206.87(467206.87)  
E: 799718.44(799718.38)

FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 05-06-09  
N: 467206.87(467206.87)  
E: 799718.44(799718.38)



SCALE : ONE INCH = FORTY FEET



CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	228.86	46°49'55"	280.00	S25°19'08"W	222.55
C2	18.22	69°35'36"	15.00	N13°56'33"E	17.12
C3	71.49	22°45'20"	180.00	S09°28'25"E	71.02
C4	63.21	20°07'13"	180.00	S10°47'29"E	62.89
C5	8.28	02°38'08"	180.00	S00°35'11"W	8.28

**NOTE:**

- 1) SEE SHEET 2 FOR EASEMENT DETAILS.
- 2) SEE SHEET 3 FOR LEGEND.

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

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 08-07-2015  
Plot View: CSM

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SURVEYED FOR:  
CITY OF MADISON - CDA  
215 MARTIN LUTHER KING JR. BLVD  
MADISON, WI 53701

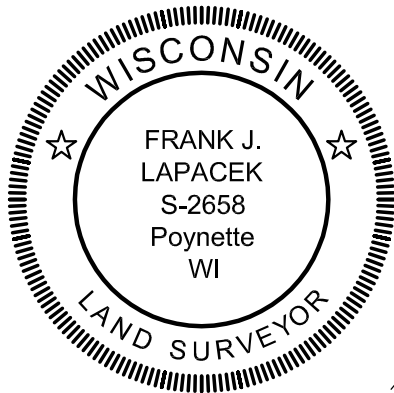
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## EASEMENT DETAILS

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EXISTING 10' UTILITY EASEMENT DOC. NO. 4952397

DUNNS MARSH TERRACE

MOSAIC RIDGE  
**LOT 2**  
5,886 sq. ft  
0.1351 Acres

**LOT 3**  
5,077 sq. ft  
0.1166 Acres

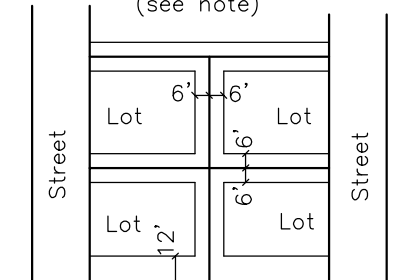
**LOT 1**  
7,714 sq. ft  
0.1771 Acres

OUTLOT 3

OUTLOT 2

OUTLOT 1

**TYPICAL DRAINAGE EASEMENTS:**  
(see note)



Exterior Boundary

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## LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- ⊙ 7/8" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) 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) All lots within this plat 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 plat. 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. 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, without the approval of the City Engineer at the time of site plan review. 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 REDIVISION 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.

2) 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.

3) Surveyor was provided with Title Report Number NCS-734699-MAD from First American Title Insurance Company, dated June 4, 2015.

## SURVEYOR'S CERTIFICATE:

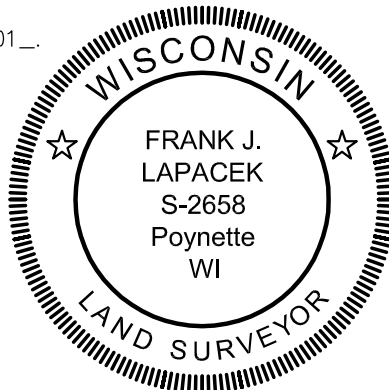
I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped

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under the direction of the Community Development Authority of the City of Madison, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Frank J. Lapacek, P.L.S. No. 2658



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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 08-07-2015

Plot View: CSM

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SHEET 3 OF 4

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## OWNER'S CERTIFICATE

Community Development Authority of the City of Madison, a Wisconsin redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Community Development Authority of the City of Madison has caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Community Development Authority of the City of Madison does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed by Kelly A. Thompson-Frater, Chairperson and Natalie L. Erdman, Executive Director and Secretary on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

By: \_\_\_\_\_  
Kelly A. Thompson-Frater, Chairperson

By: \_\_\_\_\_  
Natalie L. Erdman, Executive Director and Secretary

STATE OF WISCONSIN)  
  )ss  
County of Dane            )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
\_\_\_\_\_ of Community Development Authority  
of the City of Madison, acting in said capacity and known by me to be the person  
who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Wisconsin

STATE OF WISCONSIN)  
  )ss  
County of Dane            )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
\_\_\_\_\_ of Community Development Authority  
of the City of Madison, acting in said capacity and known by me to be the person  
who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Wisconsin

## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_, 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 \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Natalie Erdman, Secretary of Planning Commission.

SURVEYED BY :

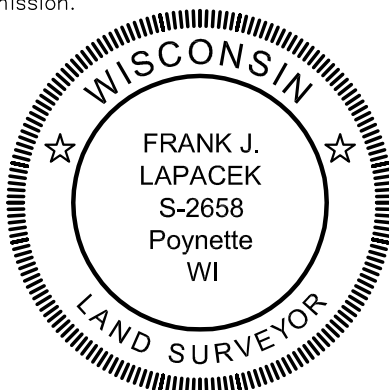
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### Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin  
Received for Record  
\_\_\_\_\_, 20\_\_ at  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds



MAP NO. \_\_\_\_\_  
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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_