



SURVEY MAP No. CER IIFIED

ALL OF LOTS 21-23, 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.

LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 7/8" SOLID IRON ROD FOUND
- 0 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

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-734701-MAD from First American Title Insurance Company, dated June 4, 2015.

SURVEYOR'S CERTIFICATE:

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

ALL OF LOTS 21-23, 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. 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	WIND SCONS IN THE	
Trank of Eapagek, F.E.S. No. 2000	FRANK J. LAPACEK S-2658 Poynette WI SURVEYOR WI FRANK J. LAPACEK S-2658 POYNETTE WI FRANK J. FRANK J. LAPACEK S-2658 POYNETTE WI FRANK J. FR	

MAP NO. _ DOCUMENT NO. _ VOLUME _____ PAGES _

Date: 08-07-2015

Plot View: CSM \PROJECTS\BSE1726\CSM\BSE1726CSM.DWG

SURVEYED BY:

surveying \ engineering \

2801 International Lane, Suite 101 Madison, WI 53704 608.250.9263 Fax: 608.250.9266

email: mburse@bse-inc.net www.bursesurvevenar.com

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

Wilness Wilness Wilness Wilness Wilness And Secretary on the Signed by Kally & Thompson—roter, Chariperson and Natalie L. Eardman, Executive Director and Secretary on this day of	Authority of the City of Madison has caused th mapped and dedicated as represented on this (Survey Map to be surveyed, divided,		
IN WINESS WEREOF, the soid Community Development Authority of the City of Madison has caused these presents to be signed by Kelly A. Thompson—Froter, Chairperson and Notalie L. Erdman, Executive Director and Secretary of The City of Madison, expression and Notalie L. Erdman, Executive Director and Secretary STATE OF WISCONSIN) STATE OF WISCONSIN) STATE OF WISCONSIN) STATE OF WISCONSIN) STATE OF WISCONSIN A state of the City of Madison, exting in said according work and income by me to be the person who executed the foregoing instrument and acknowledged the same. My commission expires Notary Public, Wisconsin STATE OF WISCONSIN) STATE OF WISCONSIN A state of the City of Madison, exting in said according work and income 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 Magiston was been by the freety approved by Ensetment Number 201, and that soid Ensemble CITY OF MADISON COMMON COUNCIL APPROVAL Resolved the City of Madison, personal control of the City of Madison was been personally and personal control of the City of Madison was been personally and personal control of the City of Madison was been personally and personal control of the City of Madison Personal Control of the					
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County of Dane 3 Personally came before me this of Community Development Authority of the City of Medison, acting in said capacity and known by me to be the person who executed the foregoing instrument and advanced the same. Notary Public, Wisconsin STATE OF WSCONSIN) Socounty of Dane 3 Personally came before me this of Community Development Authority of the City of Medison, acting in said capacity and known by me to be the person who executed the foregoing instrument and advanced give the same. My commission expires of Community Development Authority of the City of Medison, acting in said capacity and known by me to be the person who executed the foregoing instrument and advanced give the same. My commission expires	By: By: Kelly A. Thompson—Frater, Chairperson	Natalie L. Erdman, Executive Dire	ctor and Secretary		
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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 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 Natallie Erdman, Secretary of Planning Commission. FRANK J. LAPACEK S-2658 Poynette WI COLUME PAGES, 20 at	of the City of Madison, acting in said capacity o	and known by me to be the person			
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