

CERTIFIED SURVEY MAP

Part of the NW1/4 of the SW1/4 of Section 25 T7N, R8E, City of Madison, Dane County, Wisconsin.



SCALE: 1" = 100'

Legend:

- Found 3/4" O.D. Solid iron rod
- ⊙ Found 1" O.D. iron pipe
- SET 3/4" O.D. X 18" SOLID IRON ROD, 1.50 LBS/FT

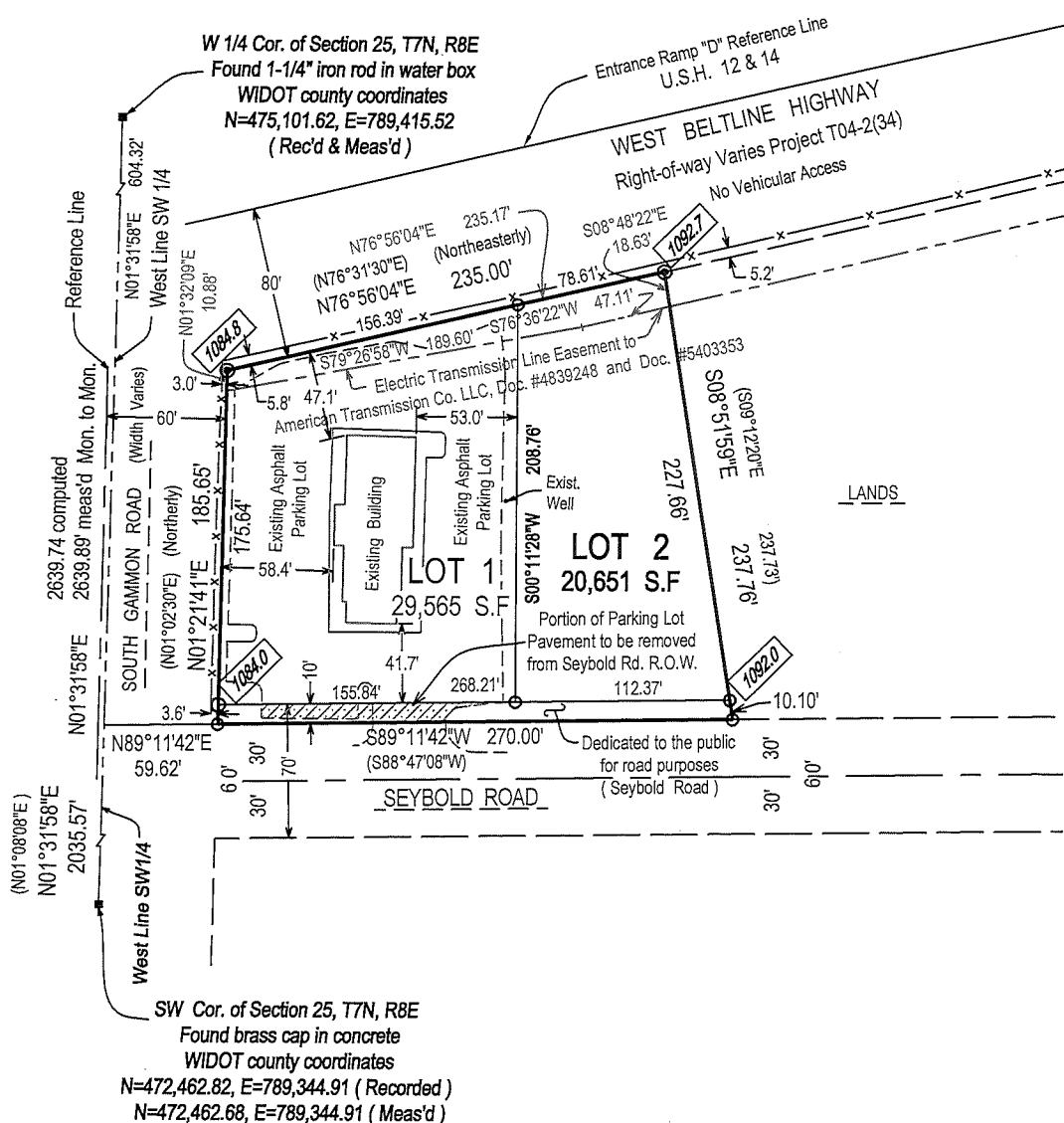
— x — Existing Fence

(S80°37'E) "RECORDED AS" INFORMATION



LOT CORNER ELEVATION
NAVD 1988 DATUM

North is referenced to the West line of the SW 1/4 Section 25, T7N, R8E. WIDOT Dane County coordinate system, grid bearing N 01°31'58"E



Notes:

- 1) All distances are to the nearest hundredth of a foot.
- 2) All bearings are measured to the nearest 00°00'05".
- 3) No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 4) Upon redevelopment or additional development to the lot created by this CSM compliance with Chapter 37 of Madison General Ordinances in regard to storm water management shall be required.
- 5) Project benchmark: 1-1/4" rebar found at the West Quarter 1/4 corner Sec. 25-07-08 Elev. 1075.95 (NAVD 1988).

REVISED 1-29-19

Date of Survey: 01-06-17
Office Map No. 17-1142
Sheet 1 of 3

Map No. _____
Document No. _____
Volume _____ Page _____

CERTIFIED SURVEY MAP

Part of the NW1/4 of the SW1/4 of Section 25 T7N, R8E, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Mark Kupsch, Professional Land Surveyor S-1426, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes. I also certify that I have surveyed and mapped the land described herein and that this map is a correctly dimensioned representation in accordance with the information furnished.

Dated this _____ day of _____, 2018

Revised this _____ day of _____, 2019

Mark Kupsch, Registered Land Surveyor, S-1426

LEGAL DESCRIPTION:

Part of the NW1/4 of the SW1/4 of Section 25 T7N, R8E, City of Madison, Dane County, Wisconsin; being more fully described as follows: Commencing at the Southwest corner of said Section 25; thence N01°31'58"E, along the West line of the SW ¼ said Section 25, 2035.57 feet thence N89°11'42"E, 59.62 feet to the intersection of the East right-of-way line of South Gammon Road and the North right-of-way line of Seybold Road and the point of beginning; thence N01°21'41"E, along the East right-of-way line of South Gammon Road, previously described as being 60 feet east of and parallel with the West line of said Section 25, 185.65 feet to the Southerly right-of-way line of U.S.H 12 and 14 as per State Highway Commission Project T04-2(34); thence N 76°56'04"E, along said Southerly right-of-way line, 235.00 feet; thence S08°51'59"E, 237.76 feet to the North right-of-way line of Seybold Road; thence S89°11'42"W, along the North right-of-way line of Seybold Road, 270.00 feet to the point of beginning. Said parcel contains 52,907 Sq. Ft. or 1.2146 Acres. Subject to any and all easements and agreements recorded and unrecorded.

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per City of Madison Plan Commission Secretary.

Dated this _____ day of _____, 2019

Natalie Erdman, Secretary, City of Madison Plan Commission

PREPARED FOR:
ROYAL PARTNERS, LLC
6816 Seybold Road
Madison, WI 53719

PREPARED BY:
MARK KUPSCH
HOMBURG CONTRACTORS, INC.
6106 Milwaukee Street
Madison, WI 53718

MADISON COMMON COUNCIL CERTIFICATE

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 _____, 2019, 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 _____, 2019

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

Revised: 1-29-19

Date of Survey: 01-06-17

Office Map No.17-1142

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C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

Part of the NW1/4 of the SW1/4 of Section 25 T7N, R8E, City of Madison, Dane County, Wisconsin.

OWNER'S CERTIFICATE

ROYAL PARTNERS LLC, as owner of the lands contained in this Certified Survey Map, hereby consent to the surveying, dividing, mapping, and dedicating of the lands described on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the City of Madison for approval or objection.

Witness the hand and seal of said owner this _____ day of _____, 2019

Stephen E. Welch, Authorized Representative

State of Wisconsin)
County of Dane) SS.

Personally came before me this _____ day of _____, 2019, the above named Stephen E. Welch to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019,
at _____ o'clock ____ M. and recorded in Volume _____ of Certified
Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

Revised: 1-29-19
Date of Survey: 01-06-17
Office Map No. 17-1142
SHEET 3 OF 3

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____