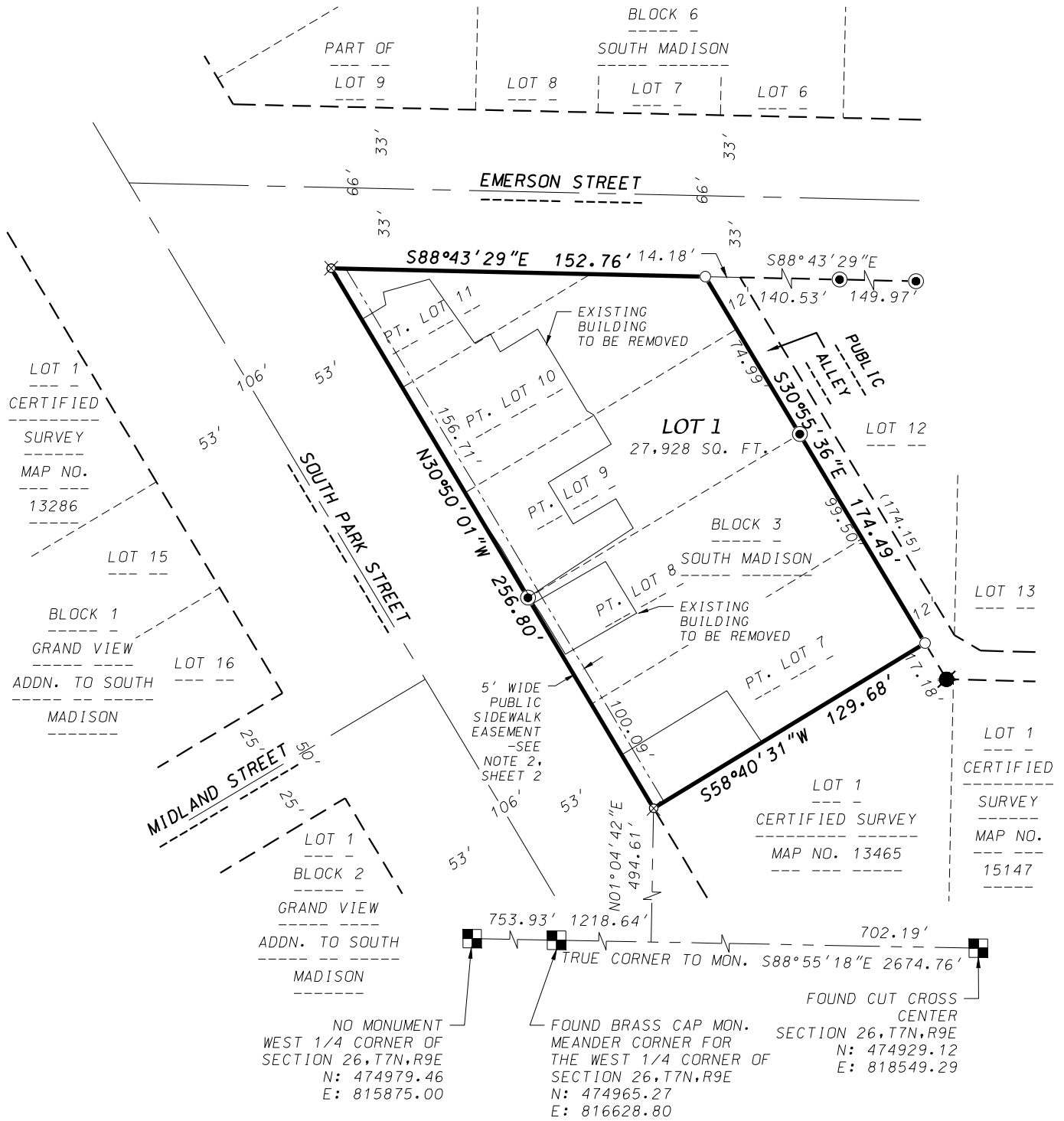


# CERTIFIED SURVEY MAP

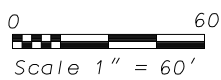
PART OF LOTS 7-11, BLOCK 3, SOUTH MADISON, LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 26 T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- FOUND 2" PIPE
  - ⊙ FOUND 1" PIPE
  - ⊗ PLACED CHISELED X
  - PLACED 3/4"X18" REBAR WT=1.5LBS/FT
  - ( ) RECORDED AS INFORMATION



WISCONSIN COUNTY  
COORDINATE SYSTEM  
(DANE ZONE)  
THE SOUTH LINE OF THE  
NW1/4 OF SECTION 26,  
T7N, R9E BEARS  
S88°55'18"E



SHEET 1 OF 5

FOUND CUT CROSS  
CENTER  
SECTION 26, T7N, R9E  
N: 474929.12  
E: 818549.29

NO MONUMENT  
WEST 1/4 CORNER OF  
SECTION 26, T7N, R9E  
N: 474979.46  
E: 815875.00

FOUND BRASS CAP MON.  
MEANDER CORNER FOR  
THE WEST 1/4 CORNER OF  
SECTION 26, T7N, R9E  
N: 474965.27  
E: 816628.80

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: February 5, 2020  
F.N.: 20-03-101  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

PART OF LOTS 7-11, BLOCK 3, SOUTH MADISON, LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 26 T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 7, 8, 9, 10 and 11, except for the Southwesterly 20 feet, Block 3, South Madison, recorded in Volume A of Plats on page 20 as Document Number 180760, Dane County Registry, located in the SE1/4 of the NW1/4 of Section 26, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at a Meander Corner for the West 1/4 corner of said Section 26, which lies S88°55'18"E, 753.93 from the True West 1/4 corner of said Section 26; thence S88°55'18"E, 1218.64 feet along the South line of said NW1/4; thence N01°04'42"E, 494.61 feet to a point on the Northeasterly right-of-way line of Park Street also being the most Westerly corner of Lot 1, Certified Survey Map No. 13465 and the point of beginning; thence N30°50'01"W, 256.80 feet along said Northeasterly right-of-way line to a point on the South right-of-way line of Emerson Street; thence S88°43'29"E, 152.76 feet along said South right-of-way line to a point on the Southwesterly right-of-way line of a Public Alley lying Northeast of said Lots 7-10; thence S30°55'36"E, 174.49 feet along said Southwesterly right-of-way line to the most Northerly corner of Lot 1, Certified Survey Map No. 13465; thence S58°40'31"W, 129.68 feet along the Northwesterly line of said Lot 1 to the point of beginning. Containing 27,928 square feet.

Dated this 5th day of February, 2020.

Brett T. Stoffregan, Professional Land Surveyor, S-2742



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: February 5, 2020

F.N.: 20-03-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

PART OF LOTS 7-11, BLOCK 3, SOUTH MADISON, LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 26 T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## NOTES

1. All lots within this Certified Survey Map are subject to public easements for drainage purposes which shall be a minimum of (six) 6 feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the Certified Survey Map, EXCEPT where shown otherwise on the face 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. 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.

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.

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.

2. Public Sidewalk Easements Terms and Conditions:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

3. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. No changes in drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City of Madison.
5. Surveyed for: Walter Wayne Development, 702 N. High Point Rd. Madison, WI 53717



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: February 5, 2020

F.N.: 20-03-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

PART OF LOTS 7-11, BLOCK 3, SOUTH MADISON, LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 26 T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

### OWNER'S CERTIFICATE

Walter Wayne Development, LLC a Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Walter Wayne Development, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Walter Wayne Development, LLC

By: \_\_\_\_\_

State of \_\_\_\_\_ )  
 )SS.  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, \_\_\_\_\_County, \_\_\_\_\_



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: February 5, 2020

F.N.: 20-03-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

PART OF LOTS 7-11, BLOCK 3, SOUTH MADISON, LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 26 T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

## MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Nan Fey, Interim Secretary of the Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

DATE: February 5, 2020

F.N.: 20-03-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_