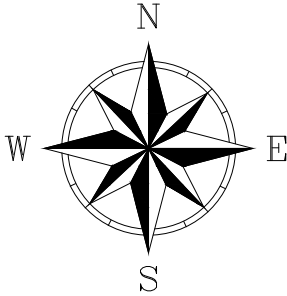


CERTIFIED SURVEY MAP No.

PART OF LOT 6, MORGAN PLAT, AS RECORDED IN VOLUME 58-037A OF PLATS, ON PAGES 198-200, AS DOCUMENT NUMBER 3813097, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = SIXTY FEET

TOTAL PLATTED AREA = 33,441 SQ. FT.
(0.77 ACRES)

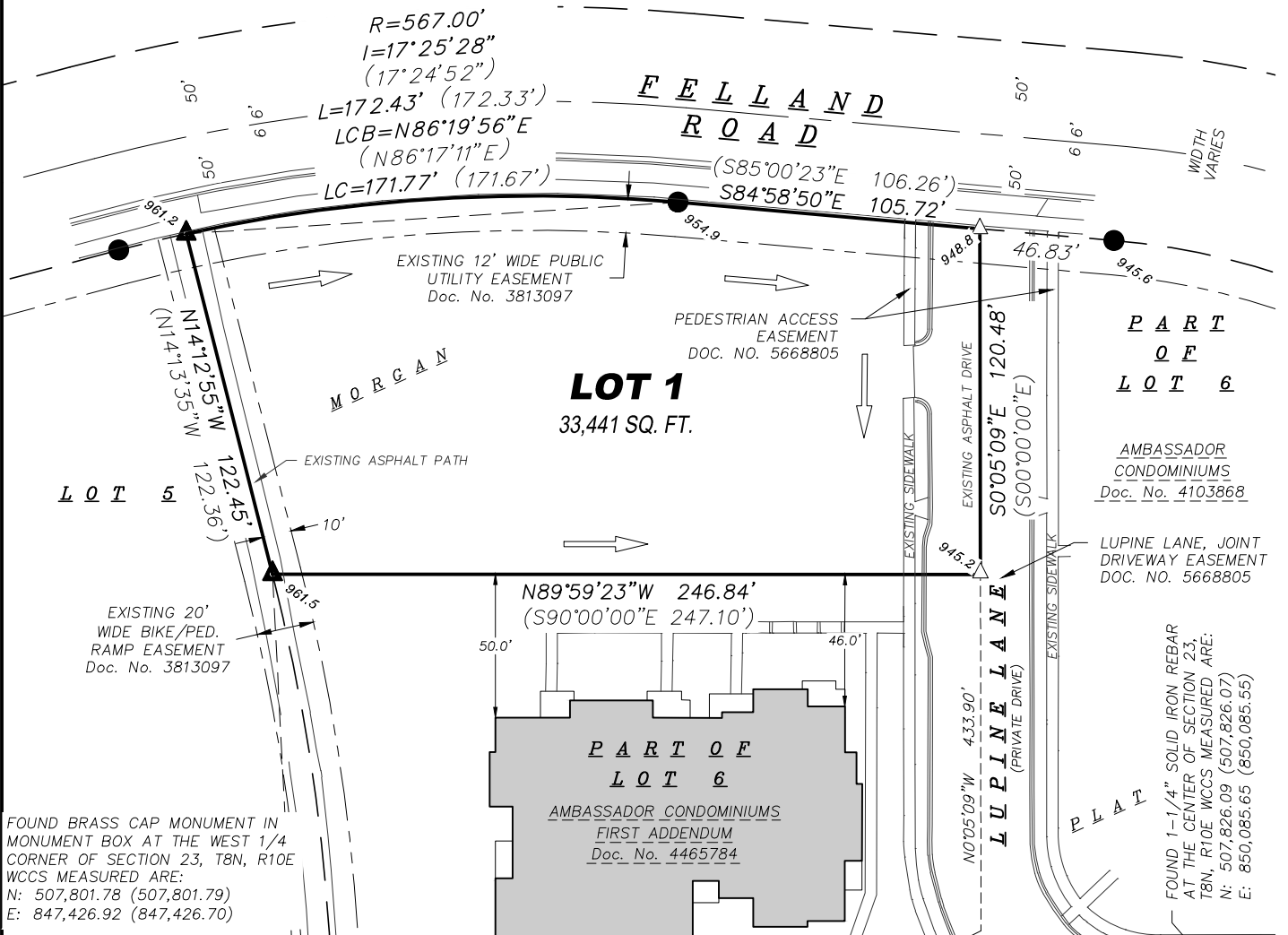
NOTES:
SEE SHEET 2 OF 4 FOR LEGEND.
SEE SHEET 2 OF 4 FOR NOTES.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF NW 1/4 OF SECTION 23-08-10, MEASURED AS BEARING S89°28'34"W

MORGAN

LOT 3

PLAT



FOUND BRASS CAP MONUMENT IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 23, T8N, R10E WCCS MEASURED ARE:
N: 507,801.78 (507,801.79)
E: 847,426.92 (847,426.70)



SOUTH LINE OF THE NW 1/4 OF SECTION 23 . . . 2341.48'
MON. - MON. = N89°28'34"E 2658.85'
(N89°28'30"E 2659.31')



NOTE:
SEE STORM WATER EASEMENT AGREEMENT RECORDED IN DOC. NO. 5668806

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Doc. No. _____

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Madison, WI 53719

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



SNYDER & ASSOCIATES
Engineers and Planners

FN: 118-0306.30
DATE: 02-01-17

REVISIONS:
01-18-21
02-04-21

SHEET
1 OF 4

CERTIFIED SURVEY MAP No. _____

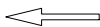
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LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" SOLID IRON ROD (S.I.R.) FOUND
- ▲ SURVEY MARKER NAIL FOUND
- △ SURVEY MARKER NAIL SET
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

102.0 LOT CORNER ELEVATION



DRAINAGE ARROWS. 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 MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NOTES:
SEE SHEET 1 OF 5 FOR MAP INFORMATION

NOTES:

- 1) All lots within this CSM 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 CSM. 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 CSM. 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. 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) All lots created by this 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.
- 3) This Certified Survey Map is subject to all of the provisions contained in Madison General Ordinances Section 16.23(7)(d)1, adopted by Ord. 12-00014, January 24, 2012, without exception or variance.
- 4) The lots/ buildings within this subdivision/ development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 5) The lot shall be developed in accordance with the approved PD(GDP-SIP).
- 6) The lands within this CSM are subject to Restrictive Covenants per Document No. 3497301 as amended by Document No. 4579663.
- 7) The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
- 8) The lands within this CSM are subject to Declaration of Conditions and Covenants per Document Nos. 3815389, 3867632, and 3867633.
- 9) The lands within this CSM are subject to a Deed Restriction per Document No. 4046967.
- 10) The lands within this CSM are subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures per Document No. 4059918.

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SNYDER & ASSOCIATES
Engineers and Planners

FN: 117.0162.30
DATE: 02-01-17

REVISIONS:
01-18-21
02-04-21

SHEET
2 OF 4

CERTIFIED SURVEY MAP No. _____

PART OF LOT 6, MORGAN PLAT, AS RECORDED IN VOLUME 58-037A OF PLATS, ON PAGES 198-200, AS DOCUMENT NUMBER 3813097, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

SAINIVAS, LLC, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2021

SAINIVAS, LLC

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____

Notary Public, State of Wisconsin

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2021 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 _____, 2021.

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

CITY OF MADISON APPROVAL

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

By: _____ Date: _____
Matt Wachter, Secretary Plan Commission

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SHEET
3 OF 4

CERTIFIED SURVEY MAP No. _____

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LEGAL DESCRIPTION

Part of Lot 6, MORGAN PLAT, as recorded in Volume 58-037A of Plats, on pages 198-200, as Document Number 3813097, Dane County Registry also located in the Southeast Quarter of the Northwest Quarter of Section 23, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 23; thence North 89 degrees 28 minutes 34 seconds East along the South line of the Northwest quarter of said Section 23, 2341.48 feet; thence North 00 degrees 05 minutes 09 seconds West, 433.90 feet to the point of beginning; thence North 89 degrees 59 minutes 23 seconds West, 246.84 feet to the Westerly line of said Lot 6; thence North 14 degrees 12 minutes 55 seconds West along said Westerly line, 122.45 feet to the Southerly right-of-way line of Felland Road and a point of curvature; thence along said Southerly right-of-way and an arc to the right through a central angle of 17 degrees 25 minutes 28 seconds, a radius of 567.00 feet, an arc length of 172.43 feet and a chord bearing North 86 degrees 19 minutes 56 seconds East, 171.77 feet; thence continuing along said Southerly right-of-way South 84 degrees 58 minutes 50 seconds East, 105.72 feet; thence South 00 degrees 05 minutes 09 seconds East, 120.48 feet to the point of beginning. This description contains approximately 33,441 square feet or 0.77 acres.

SURVEYOR'S CERTIFICATE

I, Eric E. Lindaas, Professional Land Surveyor, S-2919, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and 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 in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the City of Madison Subdivision Ordinance and Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

Signed: _____
Eric E. Lindaas, P.L.S. S-2919

Date: _____

C.S.M. No. _____

Doc. No. _____

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**SHEET
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