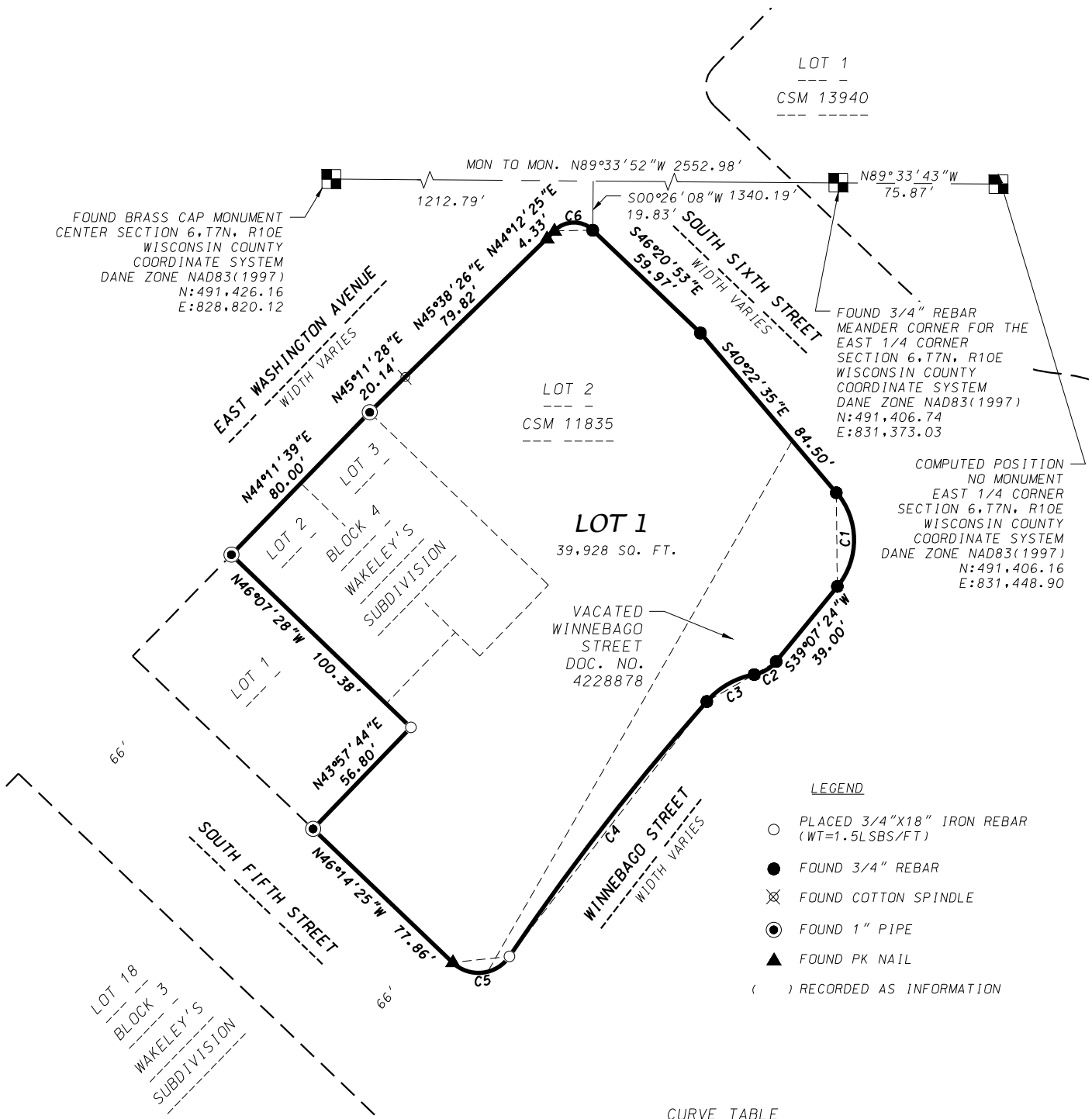


# CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP 11835, PART OF LOTS 2 AND 3, BLOCK 4, WAKELEY'S SUBDIVISION AND A PORTION OF WINNEBAGO STREET VACATED BY THE CITY OF MADISON BY RESOLUTION 06-00599 RECORDED AS DOC. NO. 4228878, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 6, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



FOUND BRASS CAP MONUMENT  
CENTER SECTION 6, T7N, R10E  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE NAD83(1997)  
N: 491,426.16  
E: 828,820.12

FOUND 3/4" REBAR  
MEANDER CORNER FOR THE  
EAST 1/4 CORNER  
SECTION 6, T7N, R10E  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE NAD83(1997)  
N: 491,406.74  
E: 831,373.03

COMPUTED POSITION  
NO MONUMENT  
EAST 1/4 CORNER  
SECTION 6, T7N, R10E  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE NAD83(1997)  
N: 491,406.16  
E: 831,448.90

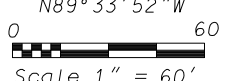
- LEGEND**
- PLACED 3/4"x18" IRON REBAR (WT=1.5LSBS/FT)
  - FOUND 3/4" REBAR
  - ⊗ FOUND COTTON SPINDLE
  - ⊙ FOUND 1" PIPE
  - ▲ FOUND PK NAIL
  - ( ) RECORDED AS INFORMATION

**CURVE TABLE**

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	29.50	37.73	40.93	S00°37'36"E (S00°37'39"E)	79°29'59"	
2	15.00	10.30	10.51	S59°12'06"E	40°09'24"	
3	34.00	21.97	22.37	S60°25'41"W	37°42'12"	OUT-S41°34'35"W
4	980.00	129.97	130.07	S37°46'27"W	07°36'16"	OUT-S33°58'19"W
5	15.00	22.95	26.12	S83°51'57"W	99°47'16"	
6	11.00	15.48	17.17	N88°55'46"E	89°26'42"	



WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE NAD83(1997)  
THE NORTH LINE OF THE  
SE1/4 OF SECTION 6,  
T7N, R10E BEARS  
N89°33'52"W



Scale 1" = 60'  
SHEET 1 OF 5

DATE: December 7, 2020  
F.N.: 19-03-103  
C.S.M. NO. \_\_\_\_\_  
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VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**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

# CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP 11835, PART OF LOTS 2 AND 3, BLOCK 4, WAKELEY'S SUBDIVISION AND A PORTION OF WINNEBAGO STREET VACATED BY THE CITY OF MADISON BY RESOLUTION 06-00599 RECORDED AS DOC. NO. 4228878, LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 6, T7N, R10E, 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 correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 2, Certified Survey Map No. 11835, Part of Lots 2 and 3, Block 4, Wakeley's Subdivision of Part of Block 278, 282, 285, 287 and 294, Farwell's Replat and a portion of Winnebago Street, vacated by the City of Madison by Resolution 06-00599 recorded as Document Number 4228878, located in the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 of Section 6, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 6 which lies S89°33'43"E, 75.87 feet from a Meander Corner of East 1/4 corner; thence N89°33'52"W, 1340.19 feet along the North line of said SE1/4; thence S00°26'08"W, 19.83 feet to a point on the Southwest right-of-way line of South Sixth Street, also being the point of beginning; thence S46°20'53"E, 59.97 feet along said Southwest right-of-way line; thence S40°22'35"E, 84.50 feet along said Southwest right-of-way line to a point of curve; thence Southerly along a curve to the right which has a radius of 29.50 feet and a chord which bears S00°37'36"E, 37.73 feet to a point on the Northwest right-of-way line of Winnebago Street; thence S39°07'24"W, 39.00 feet along said Northwest right-of-way line to a point of curve; thence Southwesterly along said Northwest right-of-way line along a curve to the right which has a radius of 15.00 feet and a chord which bears S59°12'06"W, 10.30 feet to a point of reverse curve; thence Southwesterly along said Northwest right-of-way line along a curve to the left which has a radius of 34.00 feet and a chord which bears S60°25'41"W, 21.97 feet to a point of compound curve; thence Southwesterly along said Northwest right-of-way line along a curve to the left which has a radius of 980.00 feet and a chord which bears S37°46'27"W, 129.97 feet to a point of reverse curve; thence Westerly along a curve to the right which has a radius of 15.00 feet and a chord which bears S83°51'57"W, 22.95 feet to a point on the Northwest right-of-way line of South Fifth Street; thence N46°14'25"W, 77.86 feet; thence N43°57'44"E, 56.80 feet to a point on the Northeast line of Lot 1, Block 4, Wakeley's Subdivision of Part of Block 278, 282, 285, 287 and 294, Farwell's Replat; thence N46°07'28"W, 100.38 feet along said Northeast line to a point on the Southeast right-of-way line of East Washington Avenue; thence N44°11'39"E, 80.00 feet along said Southeast right-of-way line; thence N45°11'28"E, 20.14 feet along said Southeast right-of-way line; thence N45°38'26"E, 79.82 feet along said Southeast right-of-way line; thence N44°12'25"E, 4.33 feet along said Southeast right-of-way line to a point of curve; thence Easterly along a curve to the right which has a radius of 11.00 feet and a chord which bears N88°55'46"E, 15.48 feet to the point of beginning. Containing 39,928 square feet (0.917 acres).

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

Brett T. Stoffregan, Professional Land Surveyor S-2742



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## 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. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All lots within this Certified Survey shall have drainage plans reviewed on an individual basis as part of the building permit process. No building permits shall be issued prior to this approval.



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OWNER'S CERTIFICATE

Movin' Out Red Caboose Madison, LLC, a Wisconsin limited liability company organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Movin' Out Red Caboose Madison, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Movin' Out Red Caboose Madison, LLC, has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Movin' Out Red Caboose Madison, LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin  
My commission expires: \_\_\_\_\_



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## 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 to 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: Matt Wachter, Secretary of the Plan Commission Date: \_\_\_\_\_

## 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



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