

PARCEL "A" -LEGAL DESCRIPTION
(WARRANTY DEED DOC. NO. 5029699)

A part of Lots Eleven (11), Twelve (12), and Thirteen (13), Block Twenty (20), Plat of Blocks 19, 20, 21, 22, 23 Nakoma, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at an iron stake at the Southeastern corner of Lot 12; thence North 83°13' West 137.4 feet across Lots 12 and 13 to a point marked by a notch in the cement walk on the Westerly line of Lot 13 being on the East line of Waban Hill Street; thence Southwesterly 75 feet along the said Westerly line of Lot 13 to the corner between Lots 13 and 12; thence Southwesterly 15 feet along the Westerly line of Lot 12 to a point on the Westerly line of Lot 12 marked by a notch in the cement walk; thence South 78°13' East 92 feet across Lot 12 and the Public Service Strip to a point in Lot 11 marked by an iron stake; thence North 53°30' East 89 feet to a stake on the Easterly line of Lot 11; thence Northerly 38.6 feet along the Easterly line of Lot 11 and the Public Service Strip to the point of beginning, subject, however, to the easements existing by the virtue of the Public Service Strip between Lots 11 and 12, as shown upon the original plat.

PARCEL "B" -LEGAL DESCRIPTION
(WARRANTY DEED DOC. NO. 5109374)

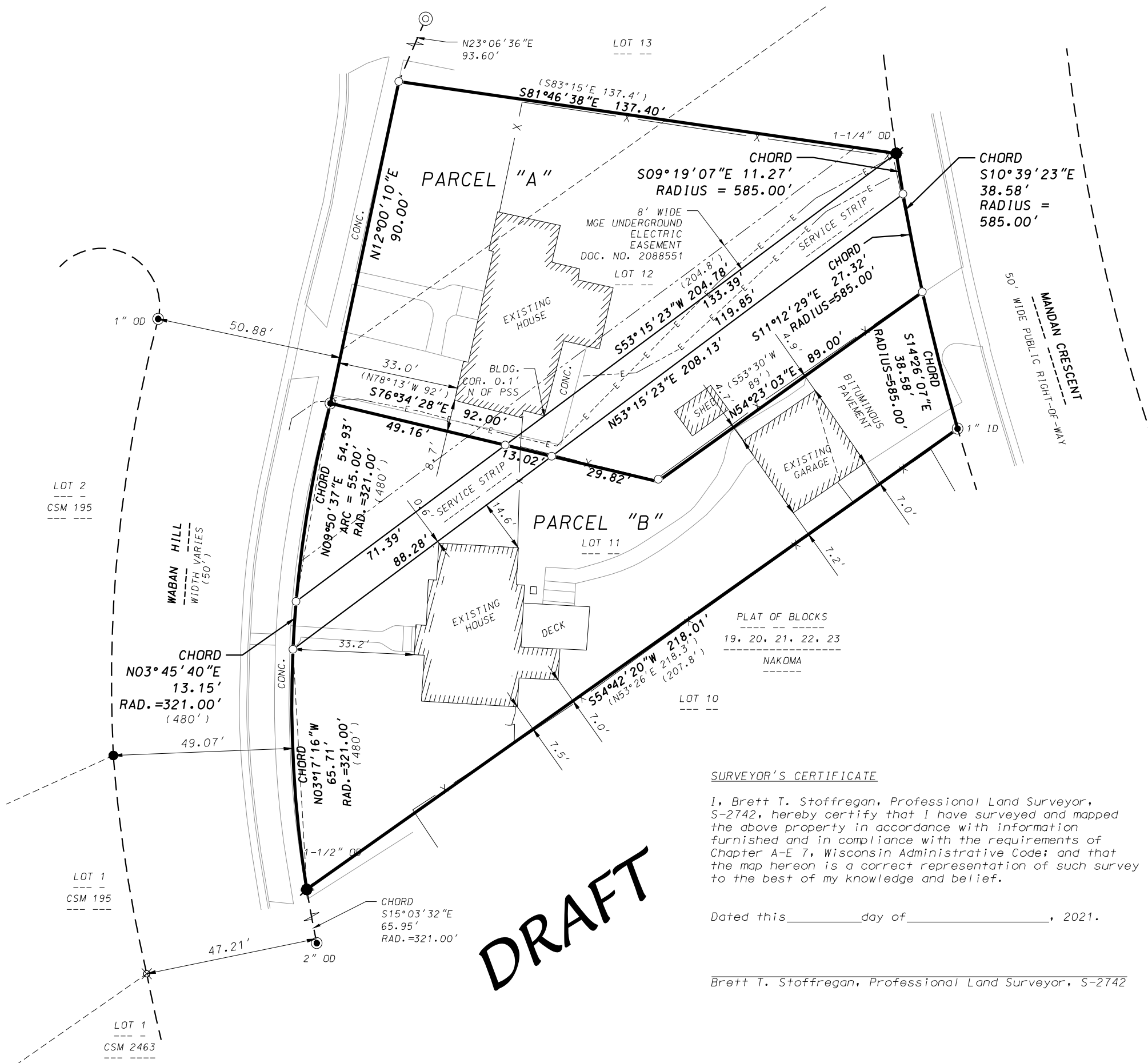
A part of Lots 11 and 12, and public service strip in Block 20, Plat of Blocks 19, 20, 21, 22 and 23 Nakoma, in the City of Madison, Dane County, Wisconsin, described as follows: Starting at the Southeastern corner of Lot 11; thence Northerly 38.6 feet along the Easterly line of Lot 11 to an iron stake; thence South 53°30' West, 89 feet to an iron stake; thence North 78°13' West, 92 feet across public service strip and Lot 12 to West line of Lot 12 at a point marked by a notch in the cement walk; thence Southerly along the Westerly line of Lot 12, public service strip, and Lot 11, 134 feet to Southwesterly corner of Lot 11; thence North 53°26' East, 218.3 feet along the Southeastern line of Lot 11 to the starting point, EXCEPT public service strip as platted.

NOTES

1. Surveyed for: Richard and Nichole Viviani

LEGEND

- FOUND IRON PIPE (SIZE NOTED)
- FOUND PINCHED TOP PIPE (SIZE NOTE)
- FOUND 3/4 REBAR
- ⊙ FOUND 1-1/4" REBAR
- ⊗ FOUND CHISELED "X" IN SIDEWALK
- PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
- E--- UNDERGROUND ELECTRIC
- X--- FENCE
- () RECORDED AS INFORMATION



SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter A-E 7, Wisconsin Administrative Code; and that the map hereon is a correct representation of such survey to the best of my knowledge and belief.

Dated this _____ day of _____, 2021.

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

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7590 Wisconsin Way, Madison, WI 53717
Phone: 608-835-7590 • Fax: 608-835-1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PLAT OF SURVEY
LOT 11 AND PART OF LOTS 12-13, PLAT OF BLOCKS 19, 20, 21, 22, 23, NAKOMA
LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 32, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



THE SOUTHEASTERLY LINE OF LOT 11 PLAT OF BLOCKS 19-23, NAKOMA ASSUMED TO BEAR S52°42'40"W

SCALE: 1"= 30'

DATE: 02-15-21
REVISED:

FN: 20-02-130
Sheet Number:
1 of 1