

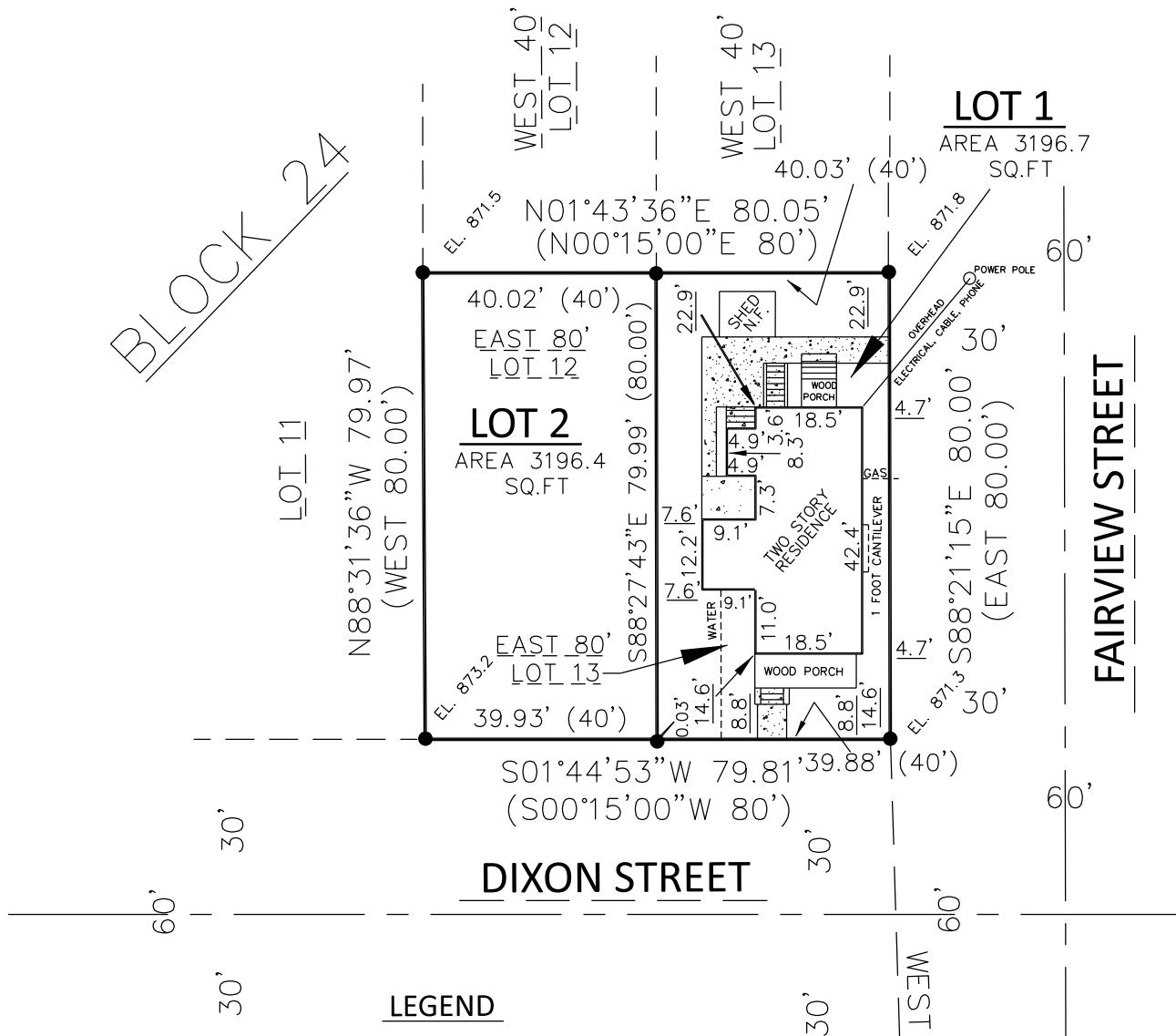
CERTIFIED SURVEY MAP No.

BEING A SURVEY OF THE EASTERLY 80 FEET OF LOTS 12 AND 13, BLOCK 24,
SECOND ADDITION TO FAIR OAKS, ALL LOCATED IN THE NE 1/4 OF THE SW 1/4 OF
SECTION 5, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARING REFERENCE:
EAST LINE OF SW 1/4
SECTION 5, T7N, R10E
ASSUMED: S00°27'01"E

Surveyed for
and address of parcel:
Aaron F. Leair and
Leah A. Vandenberg
202 Dixon Street
Madison, WI 53704

Surveyed by:
Geo-Metra Surveying & Mapping, LLC
3764 Misty Lane
Deforest, WI 53532
(608) 513-2257



LEGEND

(0.0') = RECORDED AS DATA
● = FOUND 3/4 INCH REBAR
25.6' = DISTANCE BLDG. CORNER TO PROPERTY LINE
[] = CONCRETE
N.F. = NO FOUNDATION
EL. 893.0 = GROUND ELEVATION AT
PROPERTY CORNER
CITY OF MADISON DATUM

S 1/4 CORNER
SECTION 5, T7N, R10E
BRASS CAP CONCRETE
MONUMENT FOUND

CENTER OF SECTION
SECTION 5, T7N, R10E
BRASS CAP CONCRETE
MONUMENT FOUND

Note:

1) All USPLSS Monuments and Witness Monuments were found and verified per the latest tie sheets of record.

DOCUMENT NO. _____

VOLUME ____ PAGE ____

CERTIFIED SURVEY MAP NO. _____

PAGE 1 OF 3

CERTIFIED SURVEY MAP No.

LOCATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON,
DANE COUNTY, WISCONSIN

Surveyor's Certificate:

I, Donald E. Carroll, Professional Land Surveyor, S-2358, hereby certify that this survey is in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison. I further certify that at the direction of the owners, I have surveyed, divided, mapped and monumented the land described herein and the map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. I further certify that the map is accurate and correct to the best of my knowledge and belief. This is a survey of the Easterly 80 feet of Lots 12 and 13, Block 24, Second Addition to Fair Oaks, all located in the NE 1/4 of the SW 1/4 of Section 5, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. The land surveyed is more particularly described as follows: Commencing at the Center of said Section 5, thence S 00°27'01" E, 1131.01 feet along the East line of said NE 1/4 of said SW 1/4; thence West, 1182.55 feet to the Northeast corner of said Lot 13 and the point of beginning; thence S 01°44'53" W, 79.81 feet; thence N 88°31'36" W, 79.97 feet; thence N 01°43'36" E, 80.05 feet; thence S 88°21'15" E, 80.00 feet to the point of beginning. This parcel contains 6393.10 square feet, 0.147 acre.

Date

Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358

OWNERS' CERTIFICATE:

Leah A. Vandenberg and Aaron F. Leair, as owners do hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison for approval or objection.

Witness the hand and seal of said owners this ____ day of _____, 2025.

Leah A. Vandenberg

Aaron F. Leair

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2025, Leah A. Vandenberg and Aaron F. Lear, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Print Name _____

Notary Public, State of Wisconsin

My commission expires: _____

SURVEYED BY:

Geo-Metra Surveying and Mapping, LLC
3764 Misty Lane
Deforest, WI 53532
(608) 513-2257

CERTIFIED SURVEY MAP NO.

VOLUME PAGE

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CERTIFIED SURVEY MAP No.

LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON,
DANE COUNTY, WISCONSIN

DRAINAGE NOTES:

- a) All lots within said plat/certified survey shall be 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 plat/certified survey. 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 plat/certified survey. 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 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.
- b) The intra-block drainage easement shall be graded with the construction of each principal 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.
- c) Easement widths may be reduced to match zoning district yard requirements upon approval by the City Engineer.

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

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

Meagan Tuttle, Secretary of Plan Commission

Date

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2025, 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 _____, 2025

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

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day _____, 2025
at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps of Dane County, Wisconsin on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

SHEET 3 OF 3