

CERTIFIED SURVEY MAP No.

PART OF LOT 14, ALL OF LOTS 15, 16, 17, AND 18, BLOCK 133, ORIGINAL PLAT OF MADISON, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

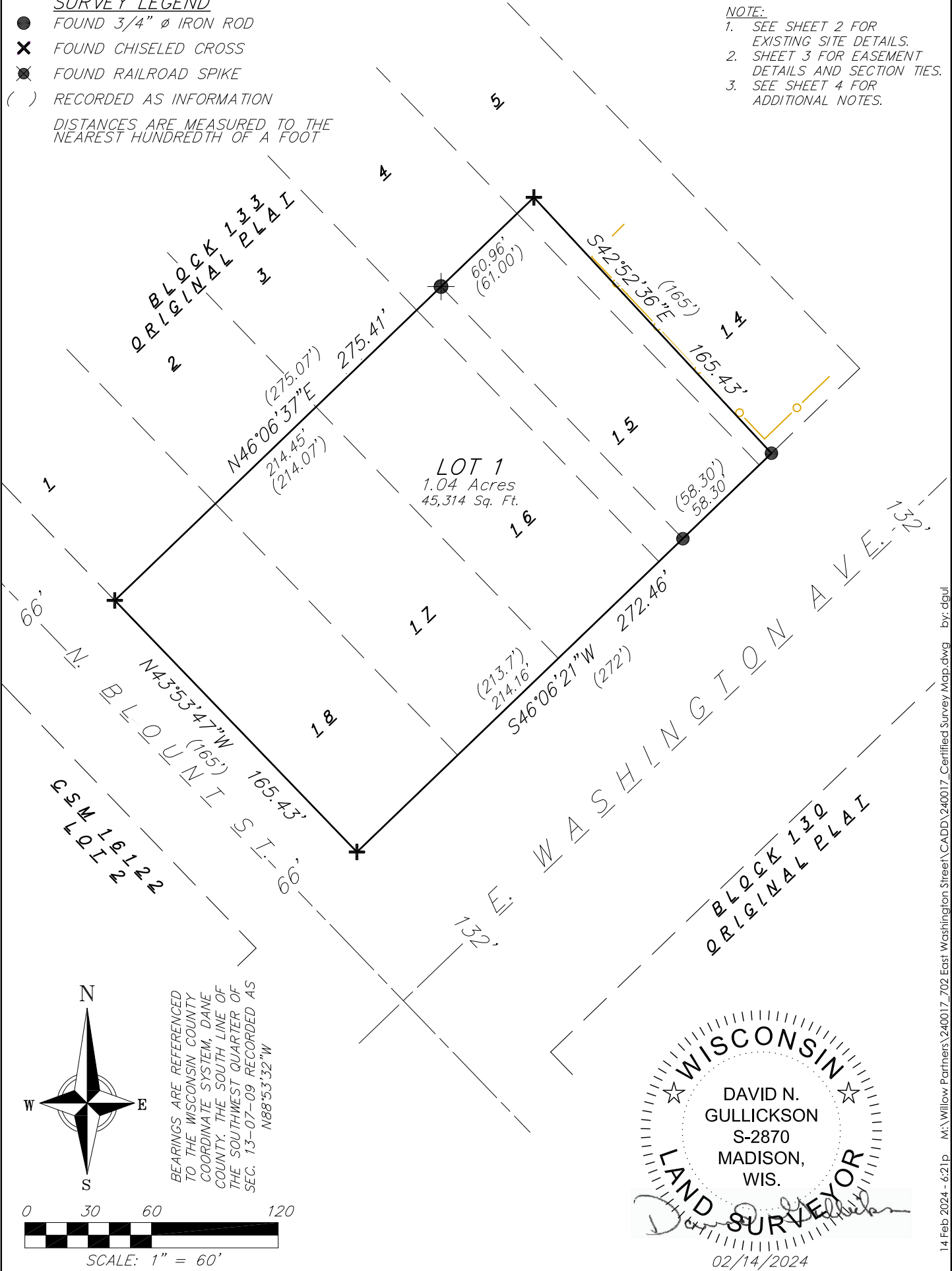
SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ✕ FOUND CHISELED CROSS
- ⊗ FOUND RAILROAD SPIKE
- () RECORDED AS INFORMATION

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

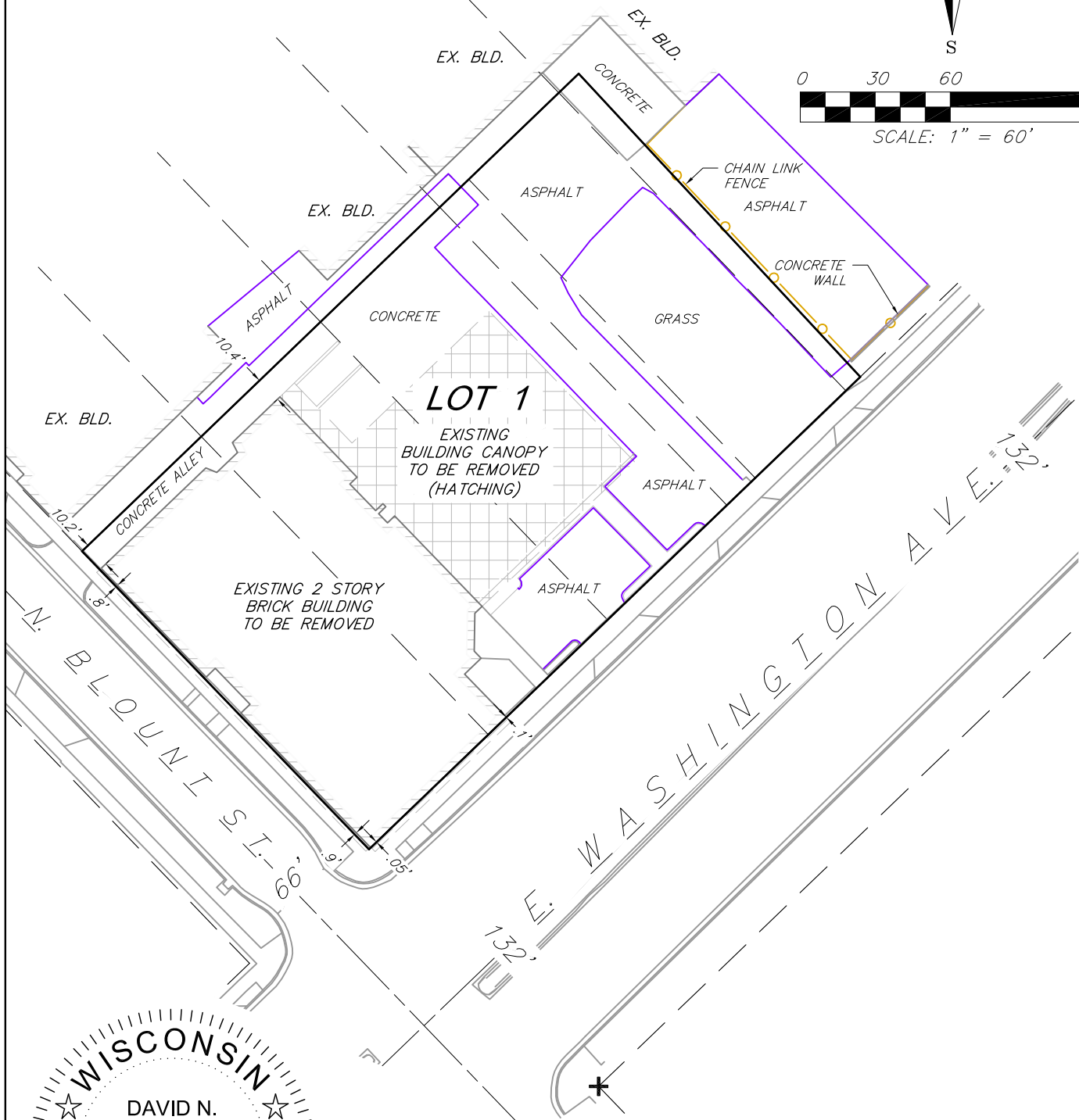
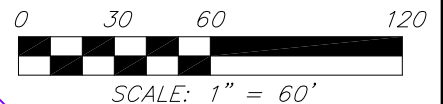
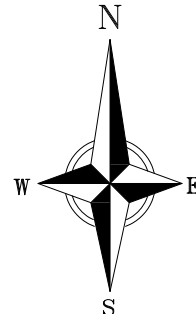
NOTE:

- SEE SHEET 2 FOR EXISTING SITE DETAILS.
- SHEET 3 FOR EASEMENT DETAILS AND SECTION TIES.
- SEE SHEET 4 FOR ADDITIONAL NOTES.



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EXISTING SITE DETAILS

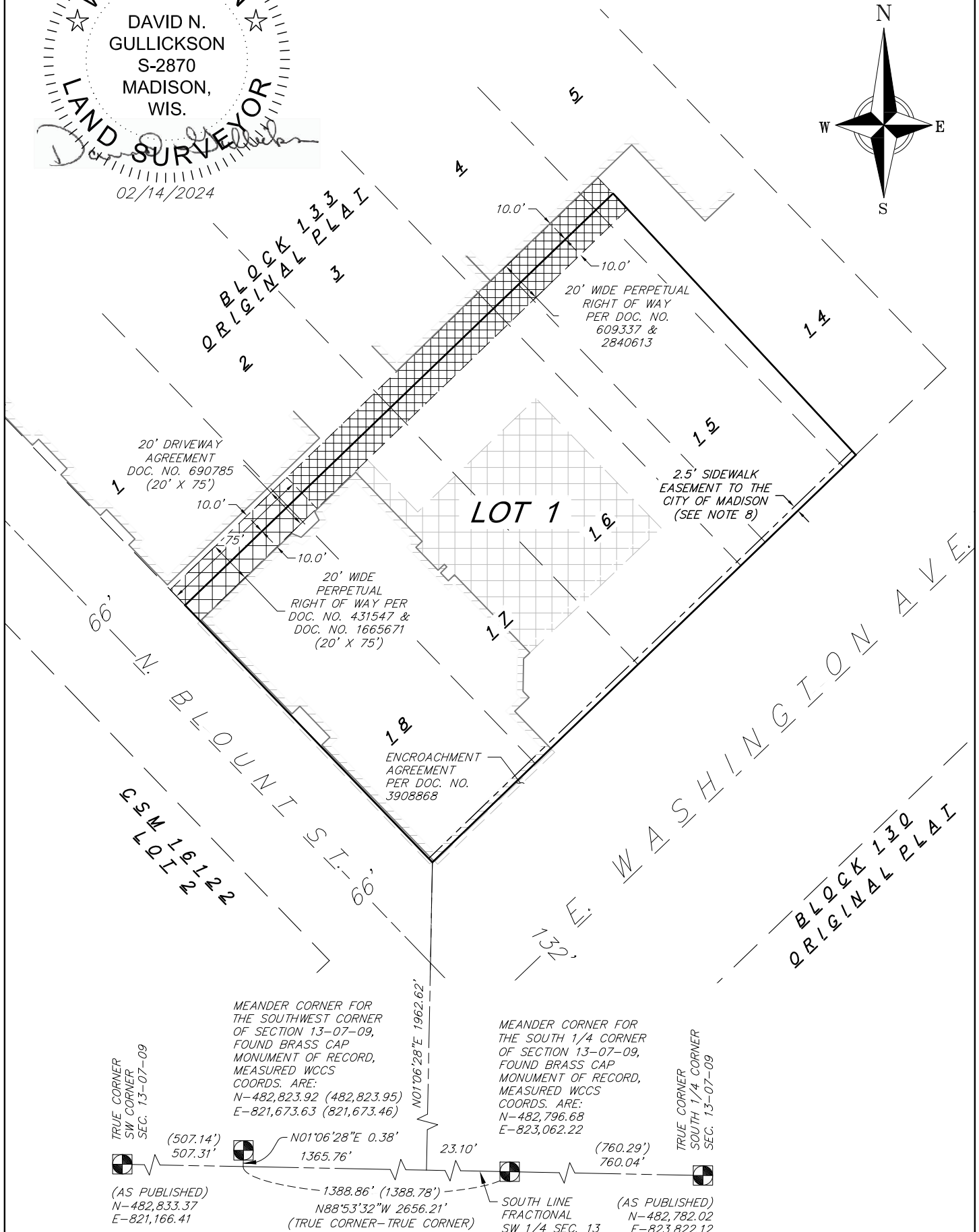
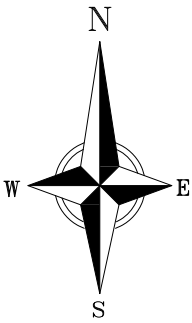
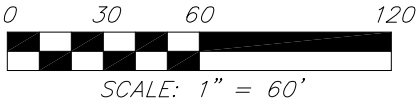


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EASEMENT DETAILS
AND SECTION TIES



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NOTES:

- 1. The U.S. Public Land Survey monuments shown on this C.S.M. have been found and verified along with their corresponding witness ties. The monuments and witness ties check with Carl Sandsnes's monument record dated 07/20/2007, for the meander corner for the South Quarter Corner of Section 13 and Baiba Rozite's monument record dated 06/06/2018 for the meander corner for the Southwest Corner of Section 13. The date of field recovery for each corner was January 5, 2024.
- 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 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.
- 4. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
- 5. This CSM is subject to use restrictions as set forth in Document Numbers 609337, 1665671, 431547, and 690785.
- 6. Encroachment Agreement per Document Number 3908868 is to be released by a separate document.
- 7. The properties are located within Wellhead Protection District – Zone (WP-24). uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under M.G.O. Sections 13.22 and 28.102.
- 8. Public Sidewalk Easements:

Creation of Easement Rights: A permanent easement over, across a portion of the property (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.

- 9. Public Easement for Sloping and Grading:
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 sloping and grading purposes. The City of Madison and its employees, agents and contractors 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 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 required final grade and surface condition including the repair or replacement of pavement 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 above-ground improvements (other than driveway access crossing) 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.



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LEGAL DESCRIPTION

Part of Lot 14, all of Lots 15, 16, 17, and 18, Block 133, Original Plat of Madison located in the Northeast Quarter of the Southwest Quarter of Section 13, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the true corner for the South quarter corner of said Section 13; thence N88°53'32"W, along the south line of the fractional SW 1/4 of said Section 13, a distance of 760.04 feet to the meander corner for said South quarter corner of Section 13; thence continuing N88°53'32"W, along said south line, 23.10 feet; thence N01°06'28"E, 1962.62 feet to the most southerly corner of said Lot 18, and the point of beginning;

thence N43°53'47"W, along the southwesterly line of said Lot 18 and the northeasterly right-of-way line of N. Blount Street, a distance of 165.43 feet to the most westerly corner of said Lot 18, also being the southerly corner of Lot 1, Block 133, Original Plat of Madison; thence N46°06'37"E, along said to the northwesterly line of said Lots 14, 15, 16, 17, and 18, 275.41 feet to a point on the northwesterly line of said Lot 14; thence S42°52'36"E, a distance of 165.43 feet to a point on the southeasterly line of said Lot 14 and the northwesterly right-of-way line of E. Washington Avenue; thence S46°06'21"W, along said northwesterly right-of-way line, 272.46 feet to the point of beginning.

Said description contains 45,314 square feet or 1.04 acres, more or less.

SURVEYOR'S CERTIFICATE

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Willow Partners LLC., Owner, 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 Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: David N. Gullickson

Date: February 14, 2024

Signed: 
David N. Gullickson, P.L.S. S-2870



REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds



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OWNER'S CERTIFICATE

DCH Properties, LLC., as owner(s), 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 _____, 2024.

DCH Properties, LLC., a Wisconsin limited liability company

By: _____
Name: _____
Title: _____

State of _____)
County of _____)ss.

Personally came before me this _____ day of _____, 2024, the above named _____, President of Willows Partners LLC, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer of the corporation, by its authority.

My Commission expires: _____
Notary Public, State of _____

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 _____, 2024, 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 _____, 2024.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Date: _____

By: _____
Matthew Wachter,
Secretary Plan Commission

