

R 16.005370 1/24/22
\$750.00 RB



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
 - Preliminary Plat Approval
 - Final Plat Approval
 - Replat
 - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):
- Single Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial/Industrial

3. No. of Parcels Proposed: 1

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: R-L

6. Current Owner of Property: Ed and Carolyn Parrish

Address: 2452 South Syene Road Phone No: 608-575-2582

7. Contact Person: Adam Gile

Email: GileLandSurveying@gmail.com

Address: 1870 Paddock Place Phone No: 608-338-6850

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov
Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Ed Parrish Ed Parrish
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 1/18/22

Ordinance Section No. _____ Fee Paid: \$750

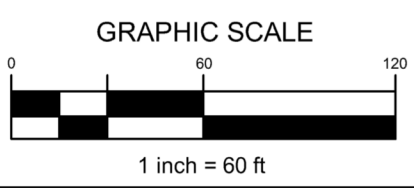
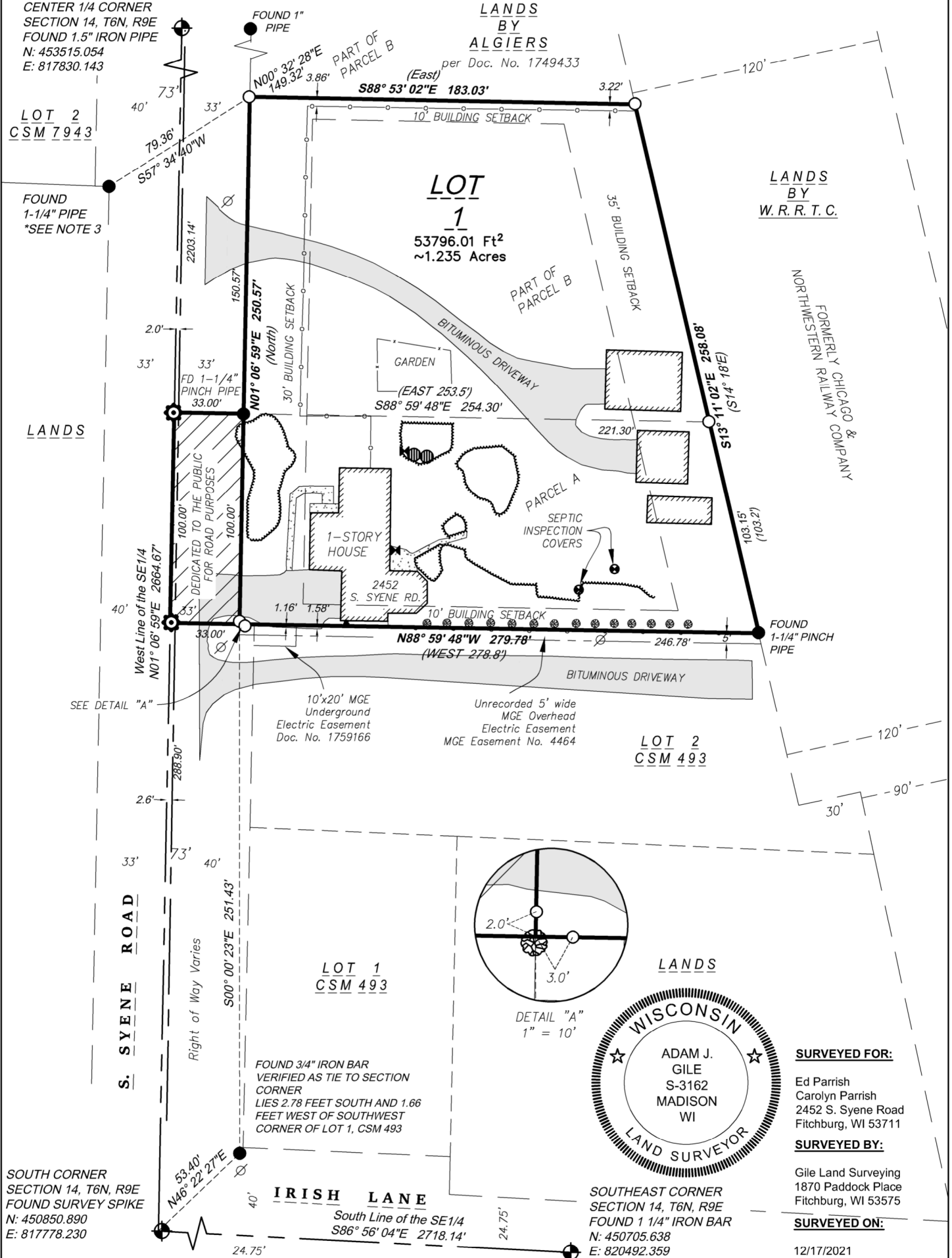
Permit Request No. CS-2432-22

I, Adam J. Gile, Professional Land Surveyor S-3162, do hereby certify to the best of my knowledge and belief, that I have, by the direction of Ed and Carolyn Parrish, owners, fully complied with the provisions of 236.34 and AE-7 of the Wisconsin Statutes and Chapter 24 of the land division regulations of City of Fitchburg; that I have surveyed, divided, and mapped a correct and accurate representation of the exterior boundary of the parcels surveyed and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 14; thence along the West line of the SW_{1/4} of said Section 14, N01°06'59"E, 288.90 feet to the Point of Beginning; thence continuing N01°06'59"E, 100.00 feet; thence S88°59'48"E, 33.00 feet to the East Right of Way of South Syene Road; thence along said East Right of Way N01°06'59"E, 150.57 feet; thence S88°53'02"E, 183.03 feet to westerly railroad Right of Way; thence, along said railroad Right of Way, S13°11'02"E, 258.08 feet; thence N88°59'48"W, 279.78 feet to the Point of Beginning

PROPOSED CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 14, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



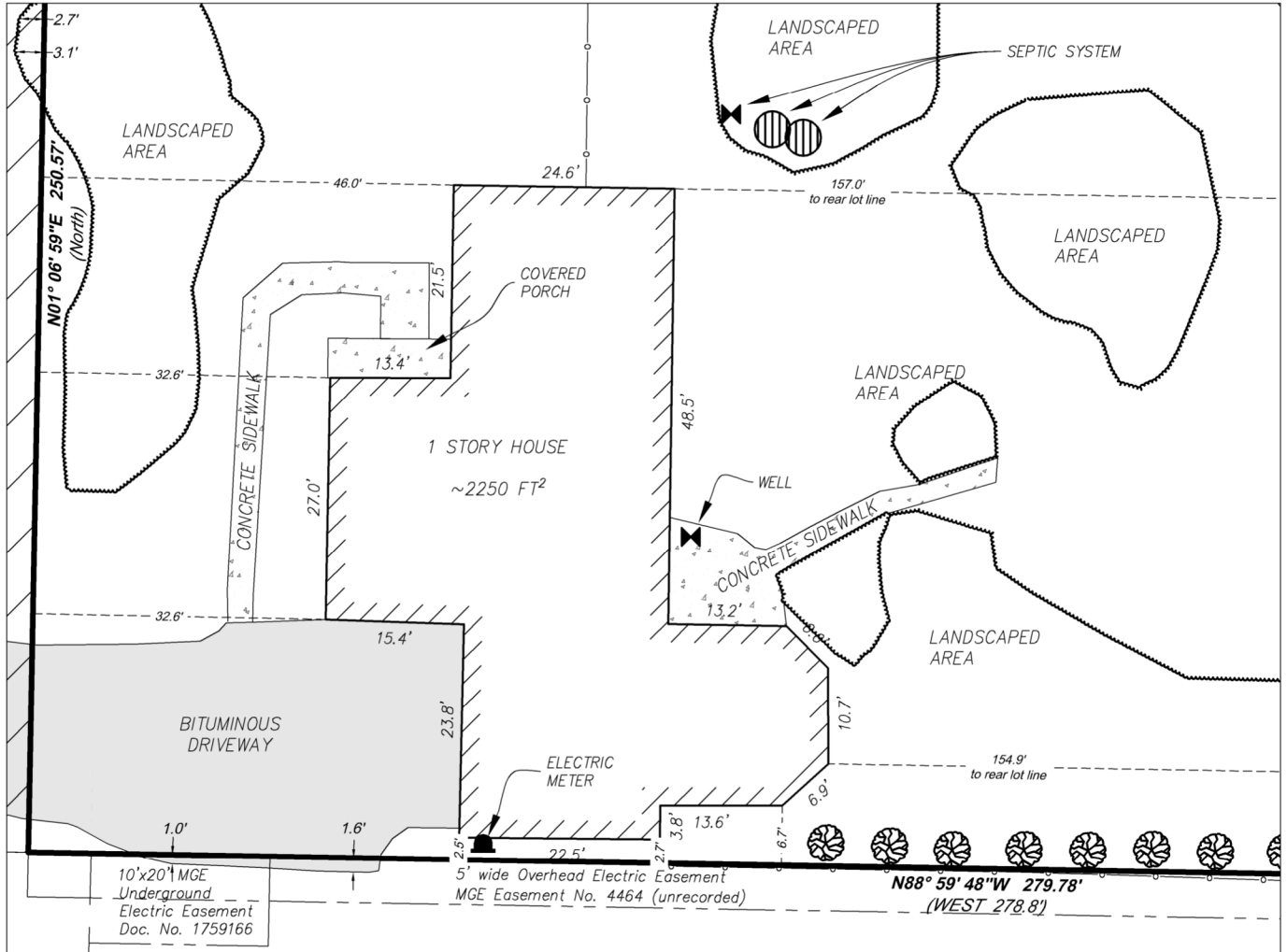
SHEET 1 OF 4

BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE SOUTH LINE OF THE SE1/4 OF S14, T6N, R9E, MEASURED AS S86° 56' 04"E



PROPOSED CERTIFIED SURVEY MAP NO. _____

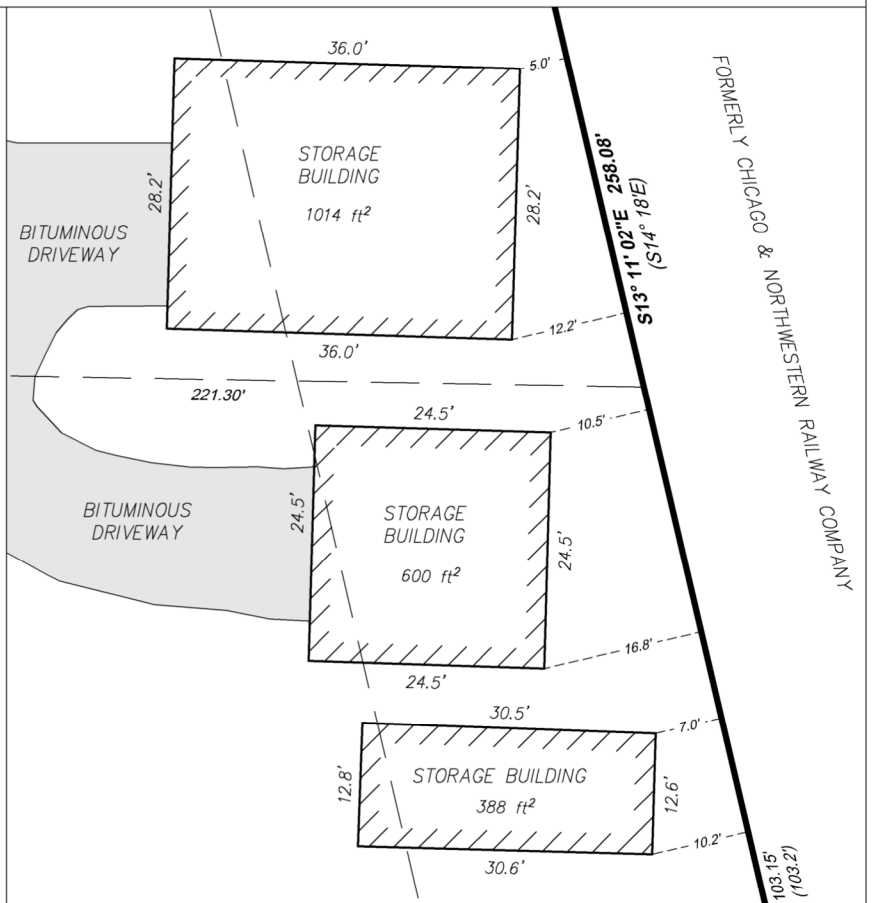
PART OF THE SW1/4 OF THE SE1/4 OF SECTION 14, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



PRINCIPAL
STRUCTURE
DETAIL
1" = 20'



ACCESSORY
BUILDING
DETAIL
1" = 20'



GRAPHIC SCALE



1 inch = 20 ft

SHEET 2 OF 4

BEARINGS REFERENCED TO THE DANE COUNTY
COORDINATE SYSTEM NAD 83 (2011) AND
REFERENCED TO THE SOUTH LINE OF THE SE1/4
OF S14, T6N, R9E, MEASURED AS S86° 56' 04"E



608-338-6850

PROPOSED CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 14, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Adam J. Gile, Professional Land Surveyor S-3162, do hereby certify to the best of my knowledge and belief, that I have, by the direction of Ed and Carolyn Parrish, owners, fully complied with the provisions of 236.34 and AE-7 of the Wisconsin Statutes and Chapter 24 of the land division regulations of City of Fitchburg; that I have surveyed, divided, and mapped a correct and accurate representation of the exterior boundary of the parcels surveyed and more particularly described as follows:








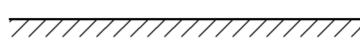




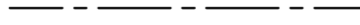

Commencing at the South Quarter Corner of said Section 14; thence along the West line of the SW 1/4 of said Section 14, N01°06'59"E, 288.90 feet to the Point of Beginning; thence continuing N01°06'59"E, 100.00 feet; thence S88°59'48"E, 33.00 feet to the East Right of Way of South Syene Road; thence along said East Right of Way N01°06'59"E, 150.57 feet; thence S88°53'02"E, 183.03 feet to westerly railroad Right of Way; thence, along said railroad Right of Way, S13°11'02"E, 258.08 feet; thence N88°59'48"W, 279.78 feet to the Point of Beginning.

Containing 53,804 square feet (1.235 acres)

Dated this _____ day of _____, 2022

Adam Gile, P.L.S. No. S-3162

LEGEND

| | | |
|--|--------------------|--|
|  PLSS MONUMENT | CSM BOUNDARY |  |
|  SET 0.75"x18" IRON BAR WEIGHING 1.50 LBS PER FT | ADJACENT LOT LINES |  |
|  SET 3" DURANAIL WITH RED X | SECTION LINE |  |
|  FOUND SURVEY MONUMENT AS NOTED | BUILDING |  |
|  ELECTRIC METER | FENCE |  |
|  () "RECORDED AS" DATA | UTILITY EASEMENT |  |
| | ROAD RIGHT OF WAY |  |
| | CENTERLINE |  |



NOTES:

- 1) DATE OF FIELD WORK: 12-17-2021
- 2) Owner testifies to witnessing a survey monument many years ago, adjacent and west of a tree in the Southwest corner of this CSM, along the S. Syene Road Right of Way. A ferrous object is detectable in a now 38" Diameter oak tree. This correlates with the computed boundary of the property per deed description rotated to the measured West line of the SW $\frac{1}{4}$ of Section 14. Unoccupiable, two 3/4" Iron Bars have been placed 3' Westerly of and on-line with property line, also 2' Northerly of and on-line with S. Syene Rd. right of way of the computed location of the SW corner of this CSM
- 3) This Certified Survey Map dedicates right of way to the Public for road purposes. Existing landscaping encroaches new right of way. Any party exercising their right to said right of way shall not require owner, at owner's expense to relocate landscaping.
- 4) Found 1-1/4" pipes at all corners of East boundary of C.S.M. No. 7943. Pipes are placed at 33' S. Syene Road Right of Way. No monuments found at 40' S. Syene Road Right of Way throughout Lots 1 and 2 of said C.S.M. No. 7943
- 5) Zoning at the time of this instrument is R-L (Low Density Residential)
- 6) Buildings measured to facade.
- 7) This Certified Survey was prepared benefiting from a title report prepared by Fidelity Title, F-375950
- 8) Utility easements shown hereon are pre-existing.
- 9) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 10) All trees, hedges, and ground cover on the site are not necessarily shown hereon.
- 11) Found no evidence of Wetlands. If present, wetlands have not been delineated.
- 12) This survey is subject to any and all easements and agreements both recorded and unrecorded.
- 13) South Syene Road Road Right of Way based upon the measured West line of the Southwest $\frac{1}{4}$ of Section 14.
- 14) The disturbance of a survey monument by anyone is in violation of Section 236.32 of Wisconsin State Statues.
- 15) All ties to PLSS corners were found and verified
- 16) Parcel closure of 1:348,466

PROPOSED CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 14, T6N, R9E,
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owners, we Edward N Parrish and Carolyn M Parrish hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by the City of Fitchburg

WITNESS the hand and seal of said owners this ____ day of _____, 2022

Edward N Parrish

Carolyn M Parrish

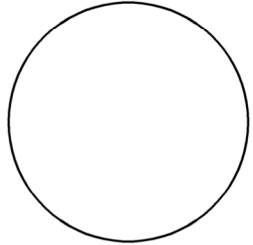
Notary Public

County, Wisconsin

My commission expires _____

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this ____ day of _____, 2022, the above named Edward N Parrish and Carolyn M Parrish to me known, or satisfactorily proven, to be the person who executed the foregoing instrument and acknowledge the same.



CITY OF FITCHBURG APPROVAL:

This Certified Survey, including any dedications shown thereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin

Tracy Oldenburg, City of Fitchburg, City Clerk

Dated this ____ day of _____, 2022

DANE COUNTY REGISTER OF DEEDS

Received for recording this ____ day of _____, 2022, at ____ .M.
and recorded in Volume _____ of Dane County Certified Surveys on pages
_____ - _____, as Document No. _____

Certified Survey Map No. _____

Kristi Chlebowski, Dane County Register of Deeds

