#### CERTIFIED SURVEY MAP No. LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW1/4-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN **NOTES** See sheet 2 for easements. See sheet 3 for existing LAKE MENDOIA building details. RESTRICT OF THE WEST OF THE WE WE ASURED See sheet 4 for legend, 25'± curve table and section tie See sheet 6 for additional 35. notes. N48'42'41"E 60.07' GRAPHIC SCALE FEET St. HUND MATE LOT 1 20 N43.46'55"W 40 80 0.15 Acres 6445 Sq. Ft. 26 HANKS' REPLAT OF LOIS 1 & 2 AND SW 8 2 F I OF 3, 4 & 5 OF BLOCK 6 O 74. 33' 6 6 0 33' ı <u>L Q I 1</u> N46"13"50"E 6.02" 01 <u>LOI 3</u> <u>LOI 2</u> N46"13'50"E 60.01' 0 LOIA COURI $\varkappa$ 69 "Dedicated to $\circ$ the Public' N `QN46"13'50"E 97.09' (N45"E 90') IOTA 0 for R/W COURT Purposes 7 $\omega$ N46"13"50"E 104.20" 543.46.55 C3 ١ N46"13"50"E "Dedicated to the Public" $\geq$ 20.54 for R/W Purposes N46"13'13"E 0 LOI S 25.42 LOI 150') 0 <u>خ</u> V (N45'W \CSM\_128045.dwg Z W. LOI 150.05' 0 LOT 2 0.62 Acres 26916 Sq. Ft. Court Development\Engineering\Civil 3D' V N43.46'16"W Q 33' 33' V $\geq$ LOI 75 S46\*25'56"W 15.96' S46°13'28"W $\alpha$ 44.05' 6.00' N43"46'55"W-M:\Select Publishing\128045\_lota (S45°W 132') SUN OI S46\*12'03"W 131.87' 4.12' 9.96 6.00 91 66. 0151 68. 3 V43.46'55"W 700 $\vdash$ LOI B $A_{r}$ LOT 3 ∀|≥| 55, 901 0.08 Acres 3589 Sq. Ft. 1 41 4) 100 543.46 $\sigma^{|\mathcal{O}||\mathcal{O}|}$ M M M 足を正こ \$|<u>4|</u>0| - 6:51a S46°25'56"W 50.0Ŝ 9 4 XINIM B 7 $\vdash$ $\vec{A_{i}} \vdash \vec{l}$ <u>LOI9</u> $\beta_{i}^{\mathcal{H}}$ NHJ. 21 Mar 90, 901 $\alpha_0$ 4012 II ~ 0 0 FN: 128045 SURVEYED FOR: C.S.M. No. vierbicher Palisade Property, LLC 6417 Normandy Lane Madison, WI 53719 DATE: 3/20/2013 SHEET planners engineers advisors REV: Doc. No. 1 OF 9 REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fox: (608) 826-0530 Drafted By: MMAR Page Checked By: CRUE

#### CERTIFIED SURVEY MAP No. LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW14-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN LAKE MENDOIA MEASURED Existing 4' Wide Strip #367891 See Note 7 on Sheet 6 EASEMENT DETAIL of an Existing AC&E Easement tside of Lands to the Public." GRAPHIC SCALE FEET SCHOOL WALE THE LOT 1 art of an l Je MG&E E I Outside c 20 40 80 11 HANKS' REPLAI OF LOIS 1&2 AND SW 82FI OF 3,4 &5, OF BLOCK 60 tedPart Wide 0 That 20' I 1 <u>L Q T 1</u> 0 <u>LOI 3</u> <u>LOI 2</u> 9 LOIA COURI 71 4' Strip See S Note 6 on IOTA 0 Sheet 6 COURT 7 $\omega$ Hatching Depicts ı That Part of an Existing 10' Wide MG&E Easement $\geq$ Lying Outside of Lands "Dedicated to the Public" 0 S #1794932 by: mmar 0 Existing 10' Building Line R=10' bulb for n-around. See per Hanks' Replat V turn-around. M:\Select Publishing\128045\_lota Court Development\Engineering\Civil 3D\CSM\_128045.dwg Z Note 6 on Sheet 6. 4 0 LOT 2 ∇l X12 N V See Note 6 on Sheet 6 > 1757 for Description of Easements 0 K O F 01/51 to MG 794934 10, $\vdash$ <u>LOI 8</u> MO15) Existing LOT 3 $\vec{\beta}_{i}$ √|≥| 1 N 8 0 Grant 901 7 41 1 41 41 100 lp $\sigma_{|\mathcal{O}||\mathcal{O}|}$ MUMM A L D 1 足を正り \$1<u>41</u>01 21 Mar 2013 - 6:51a 1017 1017 41 10 XINIM B 17 R L 1 B L PR <u>LOI 9</u> $\approx$ $\alpha_0$ 901 400 71/1/01 0 1 ١ SURVEYED FOR: FN: 128045 C.S.M. No. Palisade Property, LLC 6417 Normandy Lane Madison, WI 53719 DATE: 3/20/2013 SHEET planners | engineers | advisors REV: Doc. No. 2 OF 9 REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Sulte 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fox: (608) 826-0530 Drafted By: MMAR Page Checked Bv: CRUE

# CERTIFIED SURVEY MAP No. LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW14-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN SET IN SERVICE OF A "intig". GRAPHIC SCALE FEET 20 10 40 LOT 1 EXISTING BUILDING DETAIL EXISTING HOUSE by: mmar 21 Mar 2013 - 6:52a M:\Select Publishing\128045\_lota Court Development\Engineering\CSM\_128045.dwg LOT 2 LOT 3 EXISTING HOUSE FN: 128045 SURVEYED FOR: C.S.M. No. \_ Palisade Property, LLC 6417 Normandy Lane Madison, WI 53719

DATE: 3/20/2013

Drafted By: MMAR

Checked By: CRUE

REV:

planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Sulte 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530

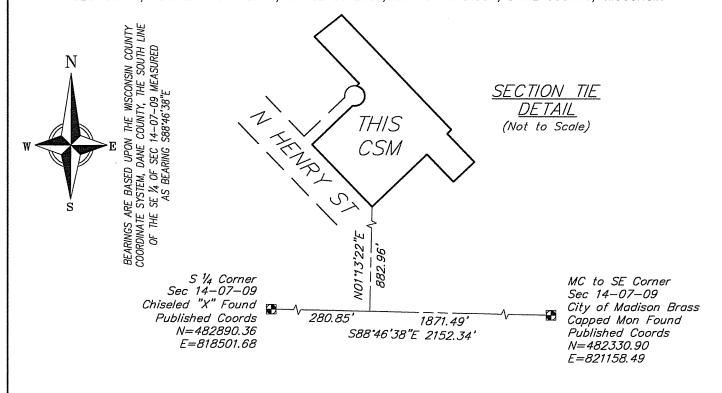
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LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW¼—SE ¼ OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



## SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 3/4" dia x 24" SOLID IRON ROD WT. 1.50 lbs./lin. ft.

888.8' PROPERTY CORNER SPOT ELEVATION

DRAINAGE ARROW (SEE NOTES)

( ) RECORDED AS INFORMATION

Curve Table						
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	55.25'	17.50'	180*53'06"	N11°22'47"E	35.00'	
C2	9.41'	17.50'	030°48'53"	N86°24'53"E	9.30'	
C3	15.14'	17.50'	049°33'12"	N46°13'50"E	14.67'	
C4	30.70'	17.50'	100°31'01"	N28°48'16"W	26.91'	
C5	30.45	36.50'	047°48'08"	S70°07'54"W	29.58'	

vierbicher

FN: 128045 DATE: 3/20/2013 REV:

Drafted By: MMAR Checked By: CRUE SURVEYED FOR: Palisade Property, LLC 6417 Normandy Lane Madison, W/ 53719 C.S.M. No. \_\_\_\_\_\_ SHEET

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by: mmai

<b>CERTIFIED</b>	SURVEY	MAP No.
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LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW1/4-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### **SURVEYOR'S CERTIFICATE:**

Vierbicher Associates, Inc.

By: Michael S. Marty, P.L.S. No. 2452

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of RCJ Enterprises, LLC; Chandler 625 H, LLC; Cliff Dwellers Apartments LLC; Cliff Dwellers Apartments II, LLC; and Normandy Partners, LLC, owners of said land, I have surveyed, divided and mapped Lots 4, 5, 6, 7 and 10, Hanks' Replat of Lots 1 & 2 and S.W. 82 Ft. of 3, 4, & 5, of Block 60, City of Madison, as recorded in Volume 4 of Plats, on Page 41A, as Document Number 307215A, Dane County Registry, also part of Lot 6, Block 60, Original Plat of Madison, located in the SW ¼ - SE ¼ of Section 14, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter (\$1/4) corner of said Section 14; thence \$88°46'38"E along the South line of said SE 1/4 of Section 14, 280.85 feet; thence N01°13'22"E, 882.96 feet to the southerly most corner of said Lot 7 and a point on the northeasterly right-of-way line of N. Henry Street, said point also being the point of beginning; thence N43°46'16"W along said right-of-way line, 150.05 feet to a point of intersection with the southeasterly right-of-way line of lota Court; thence N46°13'50"E along said southeasterly right-of-way line, 97.09 feet to a point of curvature; thence continuing along said right-of-way line of lota Court 55.25 feet along the arc of a curve to the left, through a central angle of 180°53'06", a radius of 17.50 feet, and a chord bearing N11°22'47"E, 35.00 feet to the westerly most corner of said Lot 10; thence N46°13'50"E along the westerly line of said Lot 10, 6.02 feet to the northeasterly most line of Lot 1 of said Hanks' Replat; thence N43°46'55"W along said northeasterly line, 76.86 feet to the point of beginning of a meander line along Lake Mendota, said point lying \$43°46'55"W, 35.25 feet more or less from the existing shoreline of Lake Mendota; thence N48°42'41"E along said meander line, 60.07 feet to the end of said described meander line, said point lying \$43°46'55"E, 32.27 feet more or less from the existing shoreline of Lake Mendota; thence \$43°46'55"E, 242.42 feet; thence \$46°25'56"W, 9.96 feet; thence \$43°46'55"E, 68.16 feet; thence \$46°25'56"W, 50.05 feet; thence \$43°46'55"W, 66.12 feet to the easterly most corner of said Lot 7; thence \$46°12'03"W along the easterly line of said Lot 7, 131.87 feet to the point of beginning. Said description contains 39,644 square feet or 0.91 acres more or less.

I further certify that the map on Sheet 1 is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Dated this day of	, 201
Signed:	
Vierbicher Associates, Inc.	
Michael S. Marty, P.L.S. No. 2452	
REGISTER OF DEEDS CERTIFICATE:	
KEOIOTEK OT BEEBO GEKTITOTIE.	
Received for recording on this day of	, 201, at o'clockm., and recorded in
Volume of Certified Survey Maps on pages	•
	64
Kristi Chlebowski, Dane County Register of Deeds	
dish dihabawaki, Baha dadiny kagistal di Badas	
	DOCUMENT NO
	CERTIFIED SURVEY MAP NO
Sheet 5 of 9	VOLUME PAGE
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LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW1/4-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

#### **NOTES:**

- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principle structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on Sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum from published City of Madison Control.
- 2. 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.
- 3. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
- 4. The Easement for Street Lighting Purposes granted to the City of Madison and recorded February 25, 1977, as Document #1506793 lies entirely within lands "Dedicated to the Public" for R/W purposes and therefore has not been depicted on the face of this CSM.
- 5. The Easement to MG&E recorded August 10, 1983 in Volume 4806 of Records, Page 75, as Document #1794939 lies entirely within lands "Dedicated to the Public" for R/W purposes and therefore has not been depicted on the face of this CSM.
- 6. The following easements lie within this area: Existing 12' Wide Private Easement for vehicles and pedestrians, and a 4' Wide Private Easement for access to & from Lake Mendota, V65 Misc, P160, #441969 & reiterated in V9149 Records, P82, #1980563; Buried telephone cable easement to Wisconsin Telephone Company, V242 Records, P370, #824564; Right of Way Grant to MG&E for underground electric V4806 Records, P61, #1794933; Right of Way Grant to MG&E for gas main, V278 Records, P558, #451457.
- 7. Subject to Covenants, conditions and restrictions recorded January 4, 1918, in Volume 257 of Deeds, Page 211, as Document No. 367891.
- 8. This CSM subject to Non-exclusive Installation and Service Agreements recorded as Document #4621131, #4621135 and 4621125.
- 9. Subject to Lease Agreement recorded as Document #2562862 and Laundry Room Lease Agreement recorded as Document #2495880.
- 10. Subject to Assignment of Leases and Rents recorded as Document #3674988, #4037645, #3912147 & #4255218.

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LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW1/4-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWN	ER'S	CERT	IFICA	TE:

Map to be surveyed, divided, mapped and	certify that we caused the land described on this Certified Survey deducated as represented hereon; and does further certify that this tutes to be submitted to the City of Madison for approval.
Dated this day of, 20	01
Signed: Authorized Member	
RCJ Enterprises, LLC	
State of Wisconsin ) ) ss County of Dane )	
•	of, 201_, the above named
·	vn to be the persons who executed the foregoing instrument and
acknowledged the same.	
Notary Public:	My Commission expires/is permanent:
OWNER'S CERTIFICATE:	
Map to be surveyed, divided, mapped and CSM is required by S.236.34 of the State Stat	y certify that we caused the land described on this Certified Survey dedicated as represented hereon; and does further certify that this tutes to be submitted to the City of Madison for approval.
Dated this day of, 20	1
Signed: Authorized Representative Chandler 625 H, LLC	
State of Wisconsin ) ) ss County of Dane )	
Personally came before me this day, to me know	of, 201, the above named vn to be the persons who executed the foregoing instrument and
Notary Public:	
	DOCUMENT NO
	CERTIFIED SURVEY MAP NO

VOLUME\_\_\_\_\_ PAGE\_\_\_

CERTIFIED SURVEY MAP No.  LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82 FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, AS DOCUMENT NUMBER 307215A, DANE COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL PLAT OF MADISON, LOCATED IN THE SW1/4-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN
OWNER'S CERTIFICATE:
Cliff Dwellers Apartments, LLC and Cliff Dwellers Apartments II, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon; and does further certify that this CSM is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval.

## Dated this \_\_\_\_\_, 201\_\_\_. Signed: Authorized Representative Cliff Dwellers Apartments, LLC and Cliff Dwellers Apartments II, LLC State of Wisconsin ) County of Dane Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_, the above named \_\_ \_, to me known to be the persons who executed the foregoing instrument and acknowledged the same. Notary Public:\_\_\_\_ My Commission expires/is permanent:\_\_\_\_\_ **OWNER'S CERTIFICATE:** Normandy Partners, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon; and does further certify that this CSM is required by \$.236.34 of the State Statutes to be submitted to the City of Madison for approval. Dated this \_\_\_\_\_, 201\_\_. Signed:\_ Authorized Representative Normandy Partners, LLC State of Wisconsin ) ) ss County of Dane Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ \_, 201\_\_\_, the above named \_ \_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same. Notary Public:\_\_\_\_\_ My Commission expires/is permanent:\_\_\_\_\_ DOCUMENT NO.\_\_\_\_\_ CERTIFIED SURVEY MAP NO.

Sheet 8 of 9

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CERTIFIED SURVEY MAP No.  LOTS 4, 5, 6, 7 and 10, HANKS' REPLAT OF LOTS 1 & 2 AND S.W. 82  MADISON, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 41A, A COUNTY REGISTRY, ALSO PART OF LOT 6, BLOCK 60, ORIGINAL SW1/4-SE 1/4 OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAS WISCONSIN	FT. OF 3, 4, & 5, OF BLOCK 60, CITY OF AS DOCUMENT NUMBER 307215A, DANE PLAT OF MADISON, LOCATED IN THE
CONSENT OF MORTGAGEE CERTIFICATE:	
Johnson Bank, a banking association duly organized and existing under a Wisconsin, mortgagee of the above-described land, does hereby conser dedicating of the land described on this Certified Survey Map, and does Certificates.	nt to the surveying, dividing, mapping and
IN WITNESS WHEREOF, the said Johnson Bank has caused these presents to	
, its, at, at, 2	0
Signed:	
STATE OF)	
STATE OF) ) SS COUNTY OF DANE )	
Personally came before me this day of, 20 of the above named banking association, and acknowledged that they officer of the deed of said banking association.	0,, executed the foregoing instrument as such
Notary Public: My commi	ission expires/is permanent:
Approved for recording per the City of Madison Plan Commission.  Dated this day of, 201  Signed: Steven R. Cover, Secretary City of Madison Plan Commission	
MADISON COMMON COUNCIL CERTIFICATE:	
Resolved that this Certified Survey Map located in the City of Madison	
Number, File ID Number day of, 201; that said enactment pro dedicated and rights conveyed by said Certified Survey Map to the C  Dated this day of, 201	ovided for the acceptance of those lands
Signed: Maribeth Witzel-Behl, City Clerk, City of Madison Dane County, Wisconsin	
	DOCUMENT NO
	CERTIFIED SURVEY MAP NO
Sheet 9 of 9	VOLUME PAGE