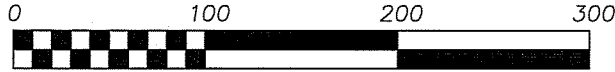
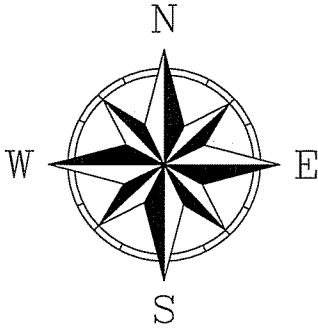


# CERTIFIED SURVEY MAP No.

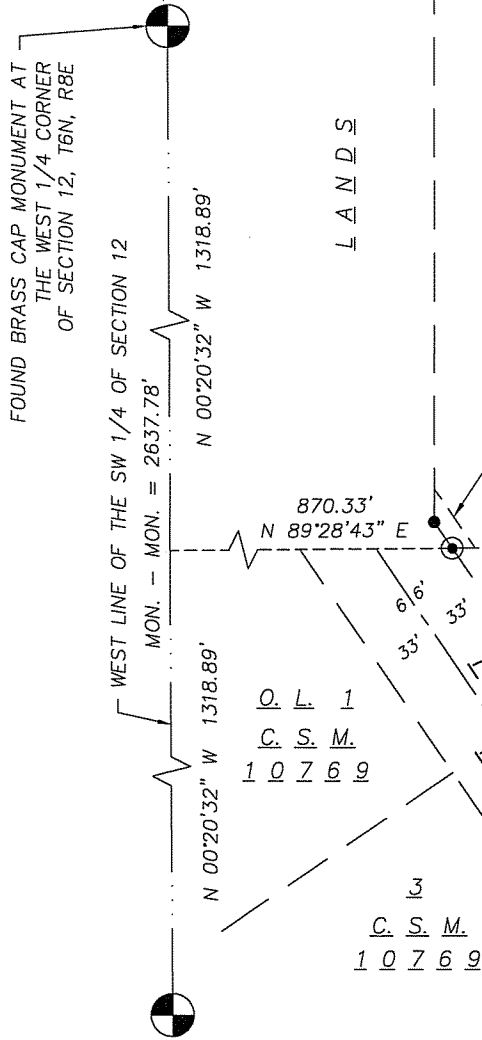
PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY, AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET

TOTAL PLATTED AREA = 50,201 SQ. FT.  
(1.1525 ACRES)

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 12, RECORDED AS N 00°20'32" W PER C.S.M 12108



LANDS

COUNTRY GROVE CONDOMINIUM PLAT.

1

N89°38'07"W 26.64"

EXISTING 10' WIDE GRADING AND SLOPING EASEMENT Doc. No. 4295323

EXISTING PRIVATE ACCESS EASEMENT Doc. No. 4152910

O. L. 1  
C. S. M.  
1 0 7 6 9

C. S. M.  
1 0 7 6 9

FAIRBORN DAKEN

SPRING CREEK CONDOMINIUM PLAT.

1  
C. S. M.  
1 0 7 6 9

EXISTING 16.5' WIDE EASEMENT TO MT. VERNON TELEPHONE CO. Doc. No. 3894166

N0°21'53"E 32.00"

N0°00'00"E 108.92"

N0°21'53"E 139.75"

**LOT 1**  
50,201 SQ. FT.

CENTERLINE OF EXISTING 10' WIDE WATERMAIN EASEMENT Doc. No. XXXXXXX

CENTERLINE OF EXISTING 10' WIDE SANITARY SEWER EASEMENT Doc. No. XXXXXXX

**NOTE:**  
SEE SHEET 2 OF 4 FOR NOTES AND THE LEGEND.

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
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7' 3"  
33' 40'  
105.06'  
S00°23'48"W  
WIDTH VARIES  
277.98'  
S0°23'48"W  
WIDTH VARIES  
8' 0"  
40' 40'

MAPLE GROVE DRIVE

DANIEL ADDITION TO SANDSTONE RIDGE

NESBITT VALLEY

**SURVEYED FOR:**  
Copper Creek Apartments, LLC  
6417 Odana Road  
Suite 10  
Madison, WI 53719

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718 (608)  
838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

FN: FM106  
DATE: 01-07-14  
REVISIONS:  
DATE: 01-27-14  
DATE: 02-14-14

SHEET  
1 OF 4

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY, AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

- 1) All lots within this plat are 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. 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. 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 redivision 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.
- 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 detention at the time they develop.
- 4) Lands within this certified survey map are subject to the following documents: Doc. No. 3638679, 4152910, 4171304 and 4247186.

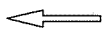
**LEGEND**

- ⊙ 1" IRON PIPE (I.P.) FOUND
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

245.0 LOT CORNER ELEVATION



DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

**CITY OF MADISON COMMON COUNCIL RESOLUTION**

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, City Clerk  
City of Madison, Dane County, Wisconsin

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

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SHEET  
2 OF 4

Plot View: Sheet 2

P: \PROJECTS\F\FM106 - Maple Grove\Survey\CSM\FM106-CSM.dwg

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY, AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Copper Creek Apartments, LLC, as owner(s), we 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 \_\_\_\_\_, 20\_\_\_\_.

Copper Creek Apartments, LLC

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public, State of Wisconsin

## CONSENT OF MORTGAGEE

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the Surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such and \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.


My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public, State of Wisconsin

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

<p><b>SURVEYED FOR:</b>                  Copper Creek Apartments, LLC                  6417 Odana Road Suite 10                  Madison, WI 53719</p>	<p><b>SURVEYED BY:</b>                  Snyder &amp; Associates, Inc.                  5010 Voges Road                  Madison, WI 53718 (608) 838-0444                  www.snyder-associates.com</p>	<p style="text-align: center;"> <b>SNYDER &amp; ASSOCIATES</b>                  Engineers and Planners</p> <p>Plot View: Sheet 3                  P: \PROJECTS\F\FM106 - Maple Grove\Survey\CSM\FM106-CSM.dwg</p>	<p>FN: FM106                  DATE: 01-07-14</p> <p>REVISIONS:                  DATE: 01-27-14                  DATE: 02-14-14</p>	<p style="text-align: center;">SHEET                  3 OF 4</p>

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12108, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEY MAPS, ON PAGES 321-325, AS DOCUMENT NUMBER 4295323, DANE COUNTY REGISTRY, AND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Part of Lot 1, Certified Survey Map Number 12108, as recorded in Volume 74 of Certified Survey Maps, on Pages 321-325, as Document Number 4295323, Dane County Registry and Located in the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Lot 1; thence South 00 degrees 23 minutes 48 seconds West, along the Westerly right-of-way line of Maple Grove Road, 105.06 feet to the point of beginning; thence continuing along said Westerly right-of-way line, South 00 degrees 23 minutes 48 seconds West, 277.98 feet to the South line of said Lot 1; thence South 89 degrees 28 minutes 43 seconds West, along said South line, 174.17 feet; thence North 00 degrees 21 minutes 53 seconds East, 139.75 feet; thence North 89 degrees 38 minutes 07 seconds West, 26.64 feet; thence North 00 degrees 00 minutes 00 seconds East, 108.92 feet; thence South 89 degrees 38 minutes 07 seconds East, 71.18 feet; thence North 00 degrees 21 minutes 53 seconds East, 32.00 feet; thence South 89 degrees 38 minutes 07 seconds East, 130.46 feet to the point of beginning. This description contains approximately 50,201 square feet or 1.1525 acres.

## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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 Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. S-3017

Date: \_\_\_\_\_

## CITY OF MADISON APPROVAL

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

By: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Dane County Register of Deeds

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**SNYDER & ASSOCIATES**  
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SHEET  
4 OF 4

Plot View: Sheet 4

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