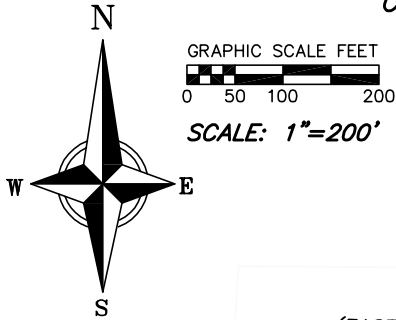
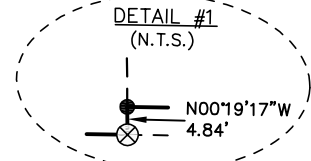
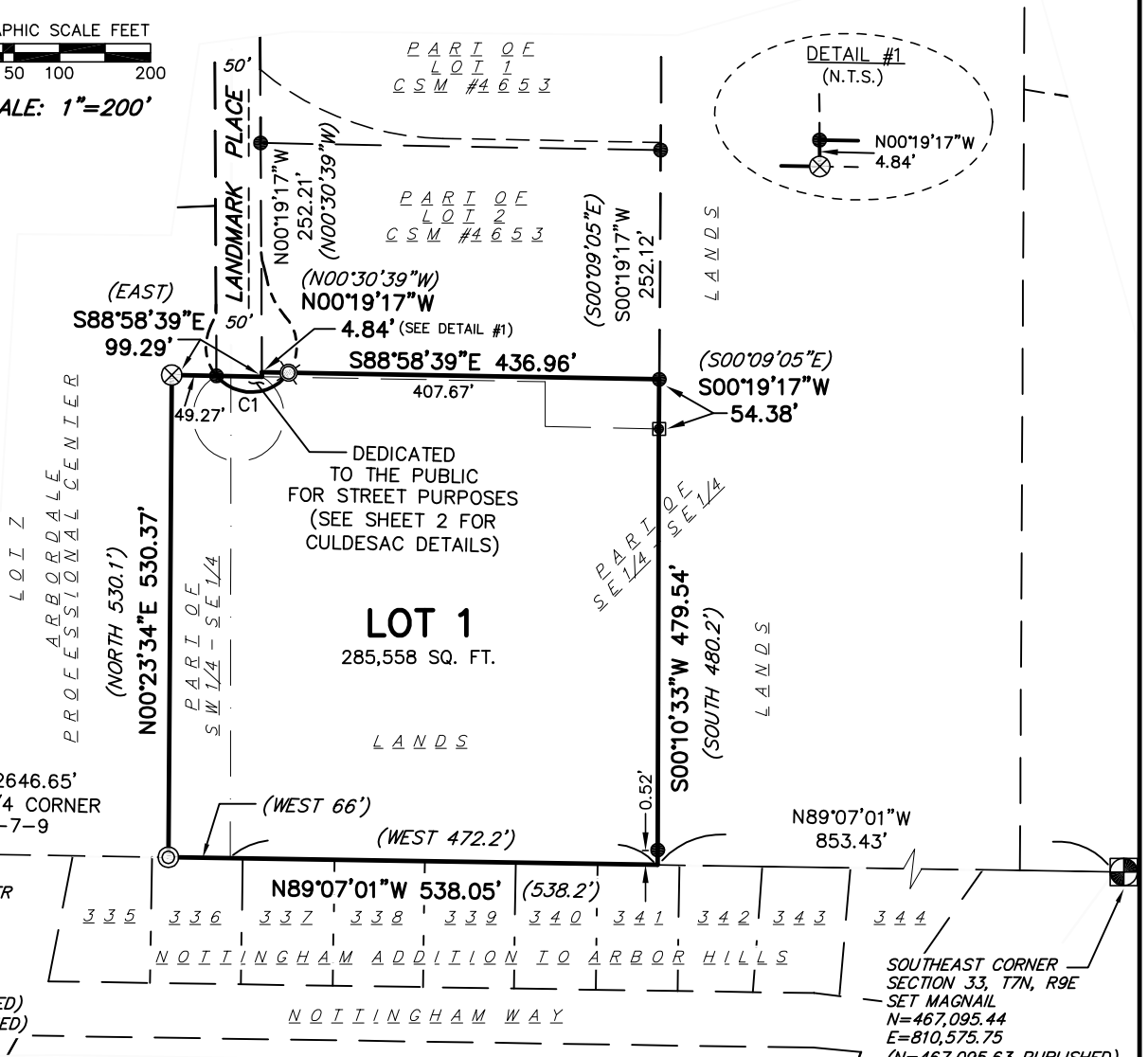


CERTIFIED SURVEY MAP No.

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4653 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 33-07-09, MEASURED AS BEARING N 89°07'01" W



N89°07'01" W 2646.65'
SE CORNER-S 1/4 CORNER
SECTION 33-7-9

SOUTH QUARTER CORNER
SECTION 33, T7N, R9E
FOUND BRASS CAP
CONCRETE MONUMENT
N=467,136.23
E=807,929.42
(N=467,136.11 PUBLISHED)
(E=807,929.26 PUBLISHED)

SOUTHEAST CORNER
SECTION 33, T7N, R9E
SET MAGNAIL
N=467,095.44
E=810,575.75
(N=467,095.63 PUBLISHED)
(E=810,575.68 PUBLISHED)

LEGEND

- ▣ FOUND 1/4" ROD IN 4"x4" CONCRETE MONUMENT
- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊙ SET 3/4" SOLID IRON ROD
- () RECORDED AS INFORMATION

NOTES:

- 1) THE LOT CREATED BY THIS CERTIFIED SURVEY IS INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME IT DEVELOPS.
- 2) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT OF THE LOT WITHIN THIS CERTIFIED SURVEY SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 3) THE BOUNDARY FOR THIS CSM IS BASED UPON A PLAT OF SURVEY PREPARED BY VIERBICHER ASSOCIATES, INC. DRAWING NUMBER S-452, DATED AUGUST 6, 2012 AND ON FILE AT THE DANE COUNTY SURVEYOR'S OFFICE, AS SURVEY 2012-00844.
- 4) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO A REDEVELOPMENT PLAN FOR THE TODD DRIVE REDEVELOPMENT DISTRICT PER DOCUMENT NUMBER 4286829.

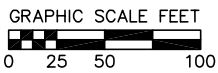
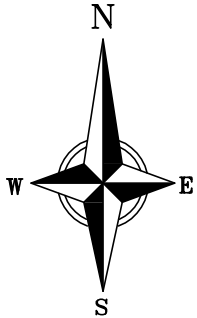
NOTE: SEE SHEET 2 FOR CUL-DE-SAC DETAIL AND EASEMENT

M:\Wortenson Inv Gp\150279-Landmark Oaks\CADD\150279 - CSM.dwg by: pkrnu

CERTIFIED SURVEY MAP No. _____

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4653 AND PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 07 NORTH, RANGE 09 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

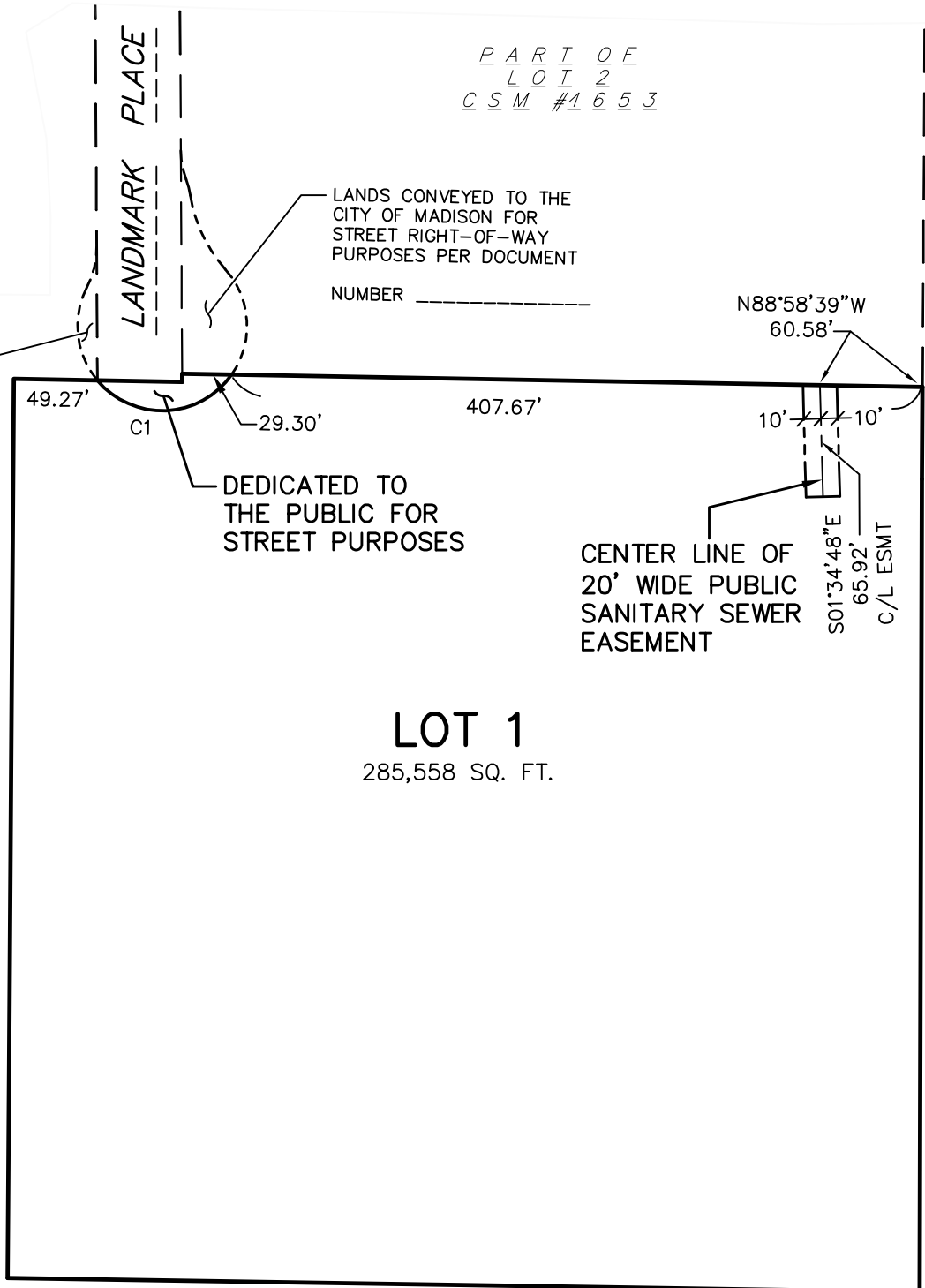
CUL-DE-SAC & EASEMENT DETAILS



SCALE: 1"=100'

PART OF
LOT 2
CSM #4653

FUTURE STREET
RIGHT-OF-WAY
AREA FOR
CULDESAC

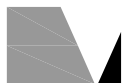


Curve Table

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	TANGENT BEARING
C1	91.64'	50.00'	105°00'37"	N87°31'34"E	79.34'	S39°58'07"E	N35°01'15"E

M:\Mortenson Inv Gp\150279_Landmark Oaks\CADD\150279 - CSM.dwg by: pkn

vierbicher
planners | engineers | advisors



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

DATE: 4-26-2016

REV:

Drafted By: PKN

Checked By: MSCH

SURVEYED FOR:

MIG COMMERCIAL
REAL ESTATE, LLC
3001 W. BELTLINE HWY.
MADISON, WI 53713

Doc. No. _____

C.S.M. No. _____

Vol. _____ Page _____

**SHEET
2 OF 7**

CERTIFIED SURVEY MAP No. _____

*PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4653 AND PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 07 NORTH, RANGE 09 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN*

Public Sanitary Sewer Easements:

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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities 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 Sanitary Sewer Facilities 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.

M:\Mortenson Inv Gp\150279_Landmark Oaks\CADD\150279 - CSM.dwg by: pkn

vierbicher
planners | engineers | advisors



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

DATE: 4-26-2016
REV:
Drafted By: PKN
Checked By: MSCH

SURVEYED FOR:
MIG COMMERCIAL
REAL ESTATE, LLC
3001 W. BELTLINE HWY.
MADISON, WI 53713

Doc. No. _____
C.S.M. No. _____
Vol. _____ Page _____

**SHEET
3 OF 7**

CERTIFIED SURVEY MAP No. _____

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4653 AND PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 07 NORTH, RANGE 09 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Mortenson Investment Group, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey; that such Certified Survey correctly represents all exterior boundaries of the land surveyed; and that this land is part of Lot 2, Certified Survey Map Number 4653, recorded in Volume 20 of Certified Surveys, Pages 227-230, as Document Number 1879864 and unplatted lands being part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 33; thence N 89°07'01" W, 853.43 feet along the south line of the Southeast 1/4 of said Section 33 to the Point of Beginning; thence N 89°07'01" W, 538.05 feet along the south line of said Southeast 1/4; thence N 00°23'34" E, 530.37 feet; thence S 88°58'39" E, 99.29 feet to the southwest corner of said Lot 2; thence N 00°19'17" W, 4.84 feet along the west line of said Lot 2; thence S 88°58'39" E, 436.96 feet to the intersection with the east line of said Lot 2; thence S 00°19'17" W, 54.38 feet along the east line of said Lot 2 to the southeast corner thereof; thence S 00°10'33" W, 479.54 feet to the Point of Beginning.

Said parcel contains 286,592 square feet or 6.58 acres, more or less.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this _____ day of _____, 201__.

Signed: _____
Vierbicher Associates, Inc.
Paul R. Knudson, P.L.S. No. 1556

M:\Mortenson Inv Grp\150279_Landmark Oaks\CADD\150279 - CSM.dwg by: pknud



CERTIFIED SURVEY MAP No. _____

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4653 AND PART OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 07 NORTH, RANGE 09 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 201____.

Signed: _____
Natalie Erdman, Secretary
City of Madison Plan Commission

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 _____, 201____; that said enactment 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 _____, 201____.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ___ day of _____, 201____, at
_____ o'clock ___m., and recorded in Volume _____ of Certified Surveys
on Pages _____. as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

M:\Mortenson Inv Gp\150279_Landmark Oaks\CADD\150279 - CSM.dwg by: pknru

