

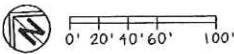
PLAT OF SURVEY WILLOW LANE & HIGHLANDS WEST PARK

Unnumbered 'Park' parcel in Highlands plat (Doc. 312300) adjoining Lots 11-13 Highlands, and adjoining CSM 4212, CSM 2011 and CSM 4721; also Willow Lane within said 'Park', all in the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 13, T7N R8E, City of Madison, Dane County, WI



NOTES:

1. Date(s) of field work: Aug. 31, Sept 5, 6 & 12, Nov. 1 & 5, 2007
2. Site address(es) / tax parcel number(s): 1059 Willow Lane / 0708-134-0222-2 (Highlands West Open Space)
3. All surface and subsurface improvements on and adjacent to the site are not necessarily shown. Trees, hedges and ground cover are not shown.
4. Except as specifically stated or shown, this map does not show easements, building setbacks, zoning and land use restrictions, covenants, or any other restrictions or benefits that a current and accurate title search may disclose.
5. See additional pages for dimensions and notes.

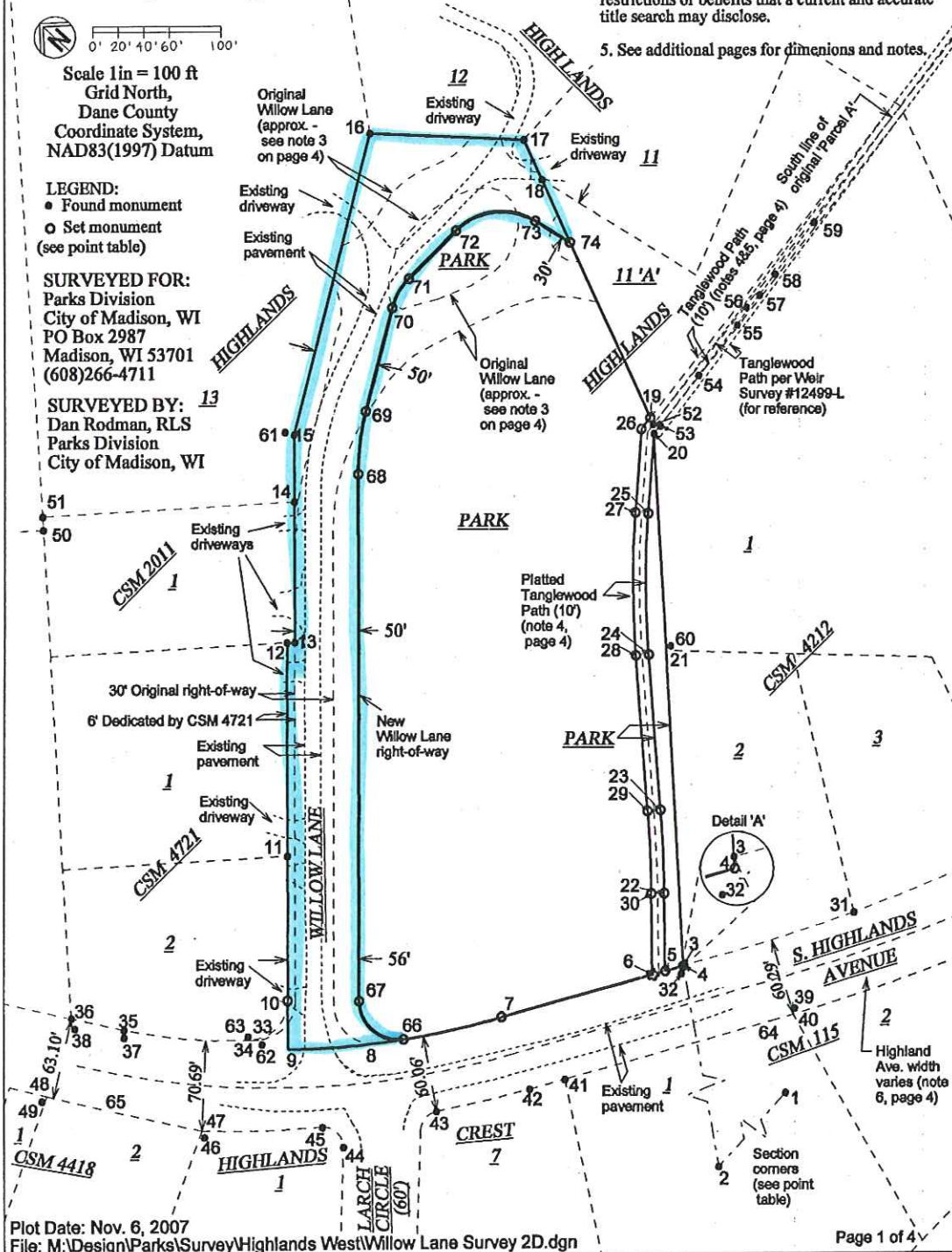


Scale 1in = 100 ft
Grid North,
Dane County
Coordinate System,
NAD83(1997) Datum

LEGEND:
● Found monument
○ Set monument
(see point table)

SURVEYED FOR:
Parks Division
City of Madison, WI
PO Box 2987
Madison, WI 53701
(608)266-4711

SURVEYED BY: **13**
Dan Rodman, RLS
Parks Division
City of Madison, WI



Plot Date: Nov. 6, 2007

File: M:\Design\Parks\Survey\Highlands West Willow Lane Survey 2D.dgn

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POINT TABLE

See notes 1 and 2 on page 4.

Monument dimensions in inches, outside diameter (unless noted)

All set monuments are 18" long, unless otherwise specified.

Coordinates are shown to 0.0001 ft only to enable check of bearing computations on short lines. Coordinates are not actually known to 0.0001 ft.

PT	NORTHING	EASTING	MONUMENT	NOTES
1	483015.2500	794838.3000	Brass cap in box	SE Corner Section 13 T7N R8E
2	483024.9600	792203.4100	Brass cap in box	S 1/4-Corner Section 13 T7N R8E
3	484202.0224	793127.9322	1-3/4" pipe	
4	484201.6910	793127.6046	Set 2-3/8" pipe, 3.65lb/ft	Jog in right-of-way; see notes
5	484209.7553	793114.9568	Set 2-3/8" pipe, 3.65lb/ft	
6	484215.3119	793106.2420	Computed corner	12" diameter tree on corner
7	484281.0540	793003.1339	Set 2-3/8" pipe, 3.65lb/ft	
8	484341.0847	792923.2293	Computed corner	
9	484389.6900	792873.5379	Computed corner	
10	484414.7873	792901.2071	Set PK nail	
11	484489.8902	792984.0065	1-1/4" rod	
12	484601.5904	793107.1536	1-1/4" rod	
13	484597.3537	793111.4154	1" pipe, 1ft below ground	
14	484671.3335	793192.9766	3/4" rod	
15	484706.7656	793232.0397	1" pinch pipe	
16	484821.1100	793448.7200	1" pipe	
17	484727.5700	793525.0800	1" pipe, 1ft below ground	
18	484696.2767	793511.1619	1" pipe at driveway edge, 0.6 ft below driveway	
19	484508.0724	793427.4555	Set 2-3/8" pipe, 3.65lb/ft	
20	484497.5162	793419.9631	1-3/4" pipe	
21	484376.2816	793300.1492	Computed corner	See #60
22	484250.5303	793158.9294	Set 2-3/8" pipe, 3.65lb/ft	
23	484296.1675	793205.0641	Set 2-3/8" pipe, 3.65lb/ft	
24	484384.4625	793288.7369	Set 2-3/8" pipe, 3.65lb/ft	
25	484458.8098	793370.4815	Set 2-3/8" pipe, 3.65lb/ft	
26	484507.2752	793416.2084	Set 2-3/8" pipe, 3.65lb/ft	
27	484486.6863	793384.3202	Set 2-3/8" pipe, 3.65lb/ft	
28	484391.3422	793281.4795	Set 2-3/8" pipe, 3.65lb/ft	
29	484303.0460	793197.8056	Set 2-3/8" pipe, 3.65lb/ft	
30	484257.8629	793152.1300	Set 2-3/8" pipe, 3.65lb/ft	
31	484129.4814	793247.6753	1-3/4" pipe	
32	484198.4000	793123.7100	1-3/4" pipe off corner	3.62' S & 4.22' W of #3
33	484411.4593	792864.1240	Computed corner	Old right-of-way
34	484416.0727	792859.5571	Computed corner	
35	484494.9263	792799.5108	1-1/4" rod	
36	484531.5514	792778.9332	1" pinch pipe	
37	484491.3200	792795.4500	1-1/2" pinch pipe off corner	3.61' S & 4.06' W of #35
38	484528.6400	792775.7000	1-1/2" pinch pipe off corner	2.91' S & 3.23' W of #36
39	484112.0580	793157.2990	1-3/4" pinch pipe, leaning off corner	0.27' N & 0.15' E of #40
40	484111.7880	793157.1444	Computed corner	See #39
41	484211.6023	793000.4567	1-1/4" pinch pipe	
42	484227.1654	792976.0452	1" rod	
43	484270.3448	792914.4549	1" rod	
44	484306.3833	792845.1801	1" rod	
45	484329.0629	792845.8675	1" rod	
46	484397.1680	792780.8790	1" pipe off corner	0.52' S & 0.40' W of #47
47	484397.6873	792781.2829	Computed corner See #46	
48	484505.9260	792721.0624	Computed corner See #49	
49	484505.9150	792720.6570	3/4" rod 0.4 ft below ground	0.01' S & 0.41' W of #48
50	484802.2700	793045.9000	1" pipe	
51	484809.8900	793053.3700	3/4" rod	
52	484502.8967	793425.1535	1" pipe	
53	484497.8300	793427.9300	1" pipe	
54	484502.2300	793477.7200	1-3/8" pipe	Wier Survey 12499L
55	484506.5800	793527.5100	1-3/8" pipe	Wier Survey 12499L
56	484510.2000	793543.0400	1" pipe	
57	484509.0700	793557.0900	1-1/2" pipe	
58	484510.9800	793577.4500	1-3/8" pipe	Wier Survey 12499L
59	484515.4300	793628.2500	1-3/8" pipe	Wier Survey 12499L
60	484376.2400	793300.2800	1-3/4" pipe off corner	0.04' S & 0.13' E of #21
61	484709.8800	793230.4980	1" pipe off corner	3.11' N & 1.54' W of #15
62	484411.4200	792863.9000	1" pinch pipe off corner	0.04' S & 0.22' W of #33
63	484416.1900	792859.6100	1-1/4" rod off corner	0.12' N & 0.05' E of #34
64	484119.5455	793144.8362	Computed corner	
65	484462.4999	792744.9333	Computed corner	
66	484327.3876	792939.3330	Set 2-3/8" pipe, 3.65lb/ft	
67	484372.7724	792938.2415	Set 2-3/8" pipe, 3.65lb/ft	
68	484648.5297	793242.2581	Set 2-3/8" pipe, 3.65lb/ft	
69	484677.2730	793283.2843	Set 2-3/8" pipe, 3.65lb/ft	
70	484716.7421	793358.0774	Set 2-3/8" pipe, 3.65lb/ft	
71	484722.4698	793383.6891	Set 2-3/8" pipe, 3.65lb/ft	
72	484720.0499	793436.7923	Set 2-3/8" pipe, 3.65lb/ft	
73	484678.6804	793483.7748	Set 2-3/8" pipe, 3.65lb/ft	
74	484647.0755	793489.2790	Set 2-3/8" pipe, 3.65lb/ft	



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Record dimensions available as follows:
"Doc." recorded at Dane County Registry
"#" filed at Dane County Surveyor's Office

Highlands plat (Doc. 312300)

C.S.M. 2011 (Doc. 1468903)
& plat of survey dated 9/9/2004
by Jenkins Survey & Design (#2004-01362)

C.S.M. 4212 (Doc. 1806017)

C.S.M. 4721 (Doc. 1892382)
(replat of C.S.M. 179)
& plat of survey dated 10/20/1964
by Anthony Thousand (#Thousand 4-3336)

Lot 11 Highlands:
Plat of Survey revised 8/30/1983
by David Cheney (#Cheney 8226-L)
(exhibit 21, court case 90CV2839)

Plat of survey dated 5/31/1990
by George Weir / Arden Sandsnes
(#Weir 12499-L)

Lot 12 Highlands:
Plat of survey dated 6/27/1990
by David Cheney (#Cheney 9020-L)

AREA TABLE

NW park parcel (including Willow Lane):
+/- 173543 sq ft or 3.9840 acres
New Willow Lane:
+/- 45244 sq ft or 1.0387 acres
NW park parcel (excluding Willow Lane)
+/- 128299 sq ft or 2.9453 acres
SE park parcel:
+/- 4650 sq ft or 0.1067 acres
Tanglewood Path (between park parcels)
+/- 4296 sq ft or 0.0986 acres



I, Daniel C. Rodman, Registered Land Surveyor Number 2793, certify that this survey was executed under my direction and control, and that it meets the Minimum Standards for Property Surveys of the Wisconsin Administrative Code (AE 7), and that this map is correct to the best of my knowledge and belief.

Signed: *Daniel C. Rodman*

Date: Nov 6, 2007

LINE/CURVE TABLE (refer to Point Table on page 2)

From	To	Bearing	Dist/Chord	Radius	Curve Arc	Central
					Dirac. Length	Angle
* SOUTHWEST PARK PARCEL						
1	2	N89°47'20"W	2,634.91 ft			
2	3	N38°08'52"E	1,496.74 ft			
3	4	S44°40'11"W	0.47 ft			
4	5	N57°28'42"W	15.00 ft			
5	22	N47°09'39"E	59.97 ft			
22	23	N45°18'38"E	64.89 ft		1,005.00 ft left	64.90 ft 3°42'01"
23	24	N43°27'37"E	121.64 ft			
24	25	N47°42'48"E	110.50 ft		745.00 ft right	110.60 ft 8°30'21"
25	20	N51°57'58"E	62.82 ft			
20	21	S44°39'44"W	170.45 ft			
21	3	S44°39'44"W	245.00 ft			
* NORTHEAST PARK PARCEL (INCLUDING WILLOW LANE)						
5	6	N57°28'42"W	10.34 ft			
6	7	N57°28'42"W	120.55 ft			
7	8	N53°05'00"W	99.94 ft		652.09 ft right	100.04 ft 8°47'24"
8	9	N45°37'59"W	69.51 ft		652.09 ft right	69.54 ft 6°06'38"
9	10	N47°47'26"E	37.36 ft			
10	11	N47°47'26"E	111.79 ft			
11	12	N47°47'26"E	166.26 ft			
12	13	S45°10'09"E	6.01 ft			
13	14	N47°47'26"E	110.11 ft			
14	15	N47°47'26"E	52.74 ft			
15	16	N62°10'44"E	245.00 ft			
16	17	S39°13'34"E	120.75 ft			
17	18	S23°58'40"W	34.25 ft			
18	19	S23°58'40"W	205.98 ft			
19	26	S85°56'44"W	11.28 ft			
26	27	S51°57'58"W	65.88 ft			
27	28	S47°42'48"W	111.98 ft		755.00 ft left	112.08 ft 8°30'21"
28	29	S43°27'37"W	121.48 ft			
29	30	S45°18'38"W	64.57 ft		995.00 ft right	64.59 ft 3°43'09"
30	6	S47°09'39"W	62.42 ft			
* S HIGHLANDS AVENUE						
31	3	N58°47'32"W	140.00 ft		1,399.71 ft right	140.06 ft 5°43'60"
40	64	N57°46'41"W	14.55 ft			
64	41	N57°28'42"W	171.23 ft			
41	42	N57°28'52"W	28.95 ft			
42	47	N48°47'48"W	258.86 ft		857.17 ft right	259.86 ft 17°22'11"
42	43	N54°58'00"W	75.22 ft		857.17 ft right	75.24 ft 5°01'46"
43	44	N62°30'55"W	78.09 ft			
44	45	N01°44'10"E	22.69 ft		15.23 ft left	25.60 ft 96°18'11"
45	47	N43°15'47"W	94.24 ft		857.17 ft right	94.28 ft 6°18'08"
47	65	N29°17'08"W	74.31 ft			
65	48	N28°47'50"W	49.55 ft		2,894.83 ft right	49.56 ft 0°58'51"
10	34	N88°13'58"W	41.67 ft		30.00 ft right	46.06 ft 87°58'28"
34	33	S44°42'35"E	6.49 ft			
34	35	N37°17'20"W	99.11 ft		408.49 ft right	99.36 ft 13°58'10"
35	36	N29°19'45"W	42.01 ft		4,115.26 ft right	42.01 ft 0°35'06"
* INTERIOR TIES						
14	51	N45°12'59"W	196.69 ft			
51	50	S44°25'50"W	10.67 ft			
19	52	S23°58'41"W	5.66 ft			
52	20	S43°58'11"W	7.48 ft			
20	53	N87°44'40"E	7.97 ft			
53	54	N84°56'59"E	49.98 ft			
54	55	N85°00'25"E	49.98 ft			
55	56	N76°52'44"E	15.95 ft			
56	57	S85°24'06"E	14.10 ft			
57	58	N84°38'26"E	20.45 ft			
55	58	N84°57'54"E	50.13 ft			
58	59	N84°59'38"E	50.99 ft			
* NEW WILLOW LANE						
1	2	N89°47'20"W	2,634.91 ft			
2	3	N38°08'52"E	1,496.74 ft			
3	4	S44°40'11"W	0.47 ft			
4	7	N57°28'42"W	147.62 ft			
7	66	N54°00'43"W	78.85 ft		652.09 ft right	78.90 ft 6°55'57"
66	9	N46°33'43"W	90.61 ft		652.09 ft right	90.69 ft 7°58'05"
9	12	N47°47'26"E	315.40 ft			
12	13	S45°10'09"E	6.01 ft			
13	14	N47°47'26"E	110.11 ft			
14	15	N47°47'26"E	52.74 ft			
15	16	N62°10'44"E	245.00 ft			
16	17	S39°13'34"E	120.75 ft			
17	74	S23°58'40"W	88.10 ft			
74	73	N09°52'46"W	32.08 ft		50.00 ft left	67.64 ft 77°30'42"
73	72	N48°38'06"W	62.60 ft			
72	71	N87°23'27"W	53.16 ft			
71	70	S77°23'38"W	26.24 ft		50.00 ft left	26.56 ft 30°25'49"
70	69	S62°10'44"W	84.57 ft			
69	68	S54°59'05"W	50.09 ft		200.00 ft left	50.23 ft 14°23'18"
68	67	S47°47'28"W	410.45 ft			
67	66	S01°22'40"E	45.40 ft		30.00 ft left	51.49 ft 96°20'11"

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NOTES:

1. Horizontal coordinates are Dane County Coordinates, U.S. survey feet, NAD83(1997) datum, computed using Real Time Kinematic Global Positioning System (RTK GPS) techniques from the City of Madison base station at 43°03'17.13258"N latitude, 89°22'57.67569"W longitude (Easting = 821567.38 US survey feet, Northing = 475567.53 US survey feet) and combined with conventional measurements in a least-squares network adjustment. The Wisconsin Coordinate Reference Systems (WISCRS) parameters were used to compute Easting, Northing coordinates. See http://gis.cityofmadison.com/Madison_GPS/ and www.sco.wisc.edu/coordsys/
2. City-published section corner coordinates for Point 1 (SE Corner of Section 13, T7N R9E) are N=483015.23 US ft, E=794838.26 US ft, NAD83(1997) Datum, per 3/20/2007 Sandsnes tie sheet, and for Point 2 (S Corner Section 13, T7N R9E) are N=483025.06 US ft, E=792203.47 US ft, NAD83(1991) Datum, per 3/10/2004 Sandsnes tie sheet. Coordinates listed in the Point Table are independently measured values.
3. Willow Lane right-of-way created by the Highlands plat is 30 feet wide heading northeasterly off of Highlands Ave., with unspecified dimensions for the northeastern circle and stubs. Location shown here is based on graphical scaling from the plat where dimensions are not shown. The east corner radius at S. Highlands Ave was assumed to have a radius of 30 feet, equal to the west corner radius per CSM 4721 (perpetuating earlier CSM 179).
4. Tanglewood Path was created 10 feet wide by Highlands plat. In 1992 the circuit court declared Tanglewood Path a separate parcel (court case 90CV2839, judgement recorded as Document 2354217, Dane County Registry). Its location within the park parcel is not dimensioned on the Highlands plat. Tanglewood Path as conveyed from Highlands Company to Highlands Community Association by Trustees Deed recorded June 27, 1990 as Document Number 2207443, Dane County Registry, is also ambiguous as to path location within the park parcel. Location shown here is based on the two calls in Document 2207443 for (1) the Northwest corner of Lot 10, Highlands (replatted as C.S.M. 4212) and (2) a point 15 feet northwest of the southwest corner of Lot 10 Highlands (C.S.M. 4212), both of which points are assumed to refer to the southerly line of the Path rather than the centerline, based on scaling from the Highlands plat. Since it is impossible for the path to be (per Document 2207443) both "parallel to the westerly line of Lot 10" and also end at a point 15 feet off of Lot 10, the "parallel" requirement in Document 2207443 is interpreted by graphical scaling from the plat, which shows the Path having a curved trajectory.
5. Tanglewood Path between Lot 11 Highlands and Lot 1 C.S.M. 4212 (replat of Lot 10 Highlands) is located per C.S.M. 4212, not per Wier Survey No. 12499L filed in the Dane County Surveyor's Office. Its 10-foot width is located north of C.S.M. 4721 and includes the southerly 5 feet of 'Parcel A' in Lot 11 Highlands as described in Document 1805243, Dane County Registry.
6. The northeasterly right-of-way of S. Highlands Ave. was computed from centerline dimensions on the Highlands plat (degree of curvature 8°24' = radius 682.09 feet for point of curvature at station 30+00). A point of tangency exists on Highlands plat at Station 28+00 which was not perpetuated by CSM 4212. The small lateral jog in the right-of-way at the west corner of Lot 2, CSM 4212 is the difference between the curve per CSM 4212 and the original tangent per Highlands plat. The total right-of-way width of S. Highlands Ave. was platted as 60 feet, but now varies between about 60 and 70 feet in this area, based on actual locations of subsequent dedications by later plats and CSMs.

Boundary Description of New Willow Lane:

Part of the unnumbered 'Park' parcel in Highlands plat (Doc. 312300), which 'Park' adjoins Lots 11-13 Highlands, and adjoins CSM 4212, CSM 2011 and CSM 4721; located in the NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 13, T7N R8E, City of Madison, Dane County, Wisconsin, described more particularly as follows: Commencing at the southeast corner of Section 13, T7N R8E; thence N89°47'20"W, 2634.91 feet to the south quarter-corner of said Section 13; thence N38°08'52"E, 1496.74 feet to the west corner of Lot 2, Certified Survey Map No. 4212, on the easterly right-of-way of South Highlands Avenue; thence S44°40'11"W, 0.47 feet along a jog in said right-of-way; thence N57°28'42"W, 147.62 feet along said right-of-way to a tangent curve; thence 78.90 feet along said right-of-way on a curve to the right, radius 652.09 feet, long chord bears N54°00'43"W, 78.85 feet to the point of beginning; thence 90.68 feet along said right-of-way on a curve to the right, radius 652.09 feet, long chord bears N46°33'43"W, 90.61 feet; thence N47°47'26"E, 315.40 feet along the southwesterly extension of the southeasterly line of Lot 2, Certified Survey Map (C.S.M.) Number 4721, and along the southeasterly lines of Lots 2 and 1 of said C.S.M. 4721, to the east corner of said Lot 1; thence S45°10'09"E, 6.01 feet along the southwesterly line of Lot 1, C.S.M. 2011 to the south corner of Lot 1, C.S.M. 2011; thence N47°47'26"E, 110.11 feet along the southeasterly line of Lot 1, C.S.M. 2011 to the east corner of Lot 1, C.S.M. 2011; thence N47°47'26"E, 52.74 feet along the southeasterly line of Lot 13, Highlands, to an angle point in said line; thence N62°10'44"E, 245.00 feet along last mentioned southeasterly line to the west corner of Lot 12, Highlands; thence S39°13'34"E, 120.75 feet along the southwesterly line of said Lot 12 to the northeast corner of Lot 11, Highlands; thence S23°58'40"W, 88.10 feet along the northwest line of said Lot 11 to the right-of-way of Willow Lane; thence N09°52'46"W, 32.08 feet along said right-of-way to a tangent curve; thence 67.64 feet along said right-of-way on a curve to the left, radius 50.00 feet, long chord bears N48°38'06"W, 62.60 feet to a point of tangency; thence N87°23'27"W, 53.16 feet along said right-of-way to a tangent curve; thence 26.55 feet along said right-of-way on a curve to the left, radius 50.00 feet, long chord bears S77°23'38"W, 26.24 feet to a point of tangency; thence S62°10'44"W, 84.57 feet along said right-of-way to a tangent curve; thence 50.22 feet along said right-of-way on a curve to the left, radius 200.00 feet, long chord bears S54°59'05"W, 50.09 feet to a point of tangency; thence S47°47'26"W, 410.45 feet along said right-of-way to a tangent curve; thence 51.49 feet along said right-of-way on a curve to the left, radius 30.00 feet, long chord bears S01°22'40"E, 45.40 feet to a point of compound curvature on the easterly right-of-way of South Highlands Avenue and the point of beginning.

Containing 45,244 square feet or 1.0387 acres, more or less.

Bearings referenced to the Dane County Coordinate System, NAD83(1997) Datum.

Description drafted per October, 2007 survey by Dan Rodman, City of Madison Parks Division Surveyor.

