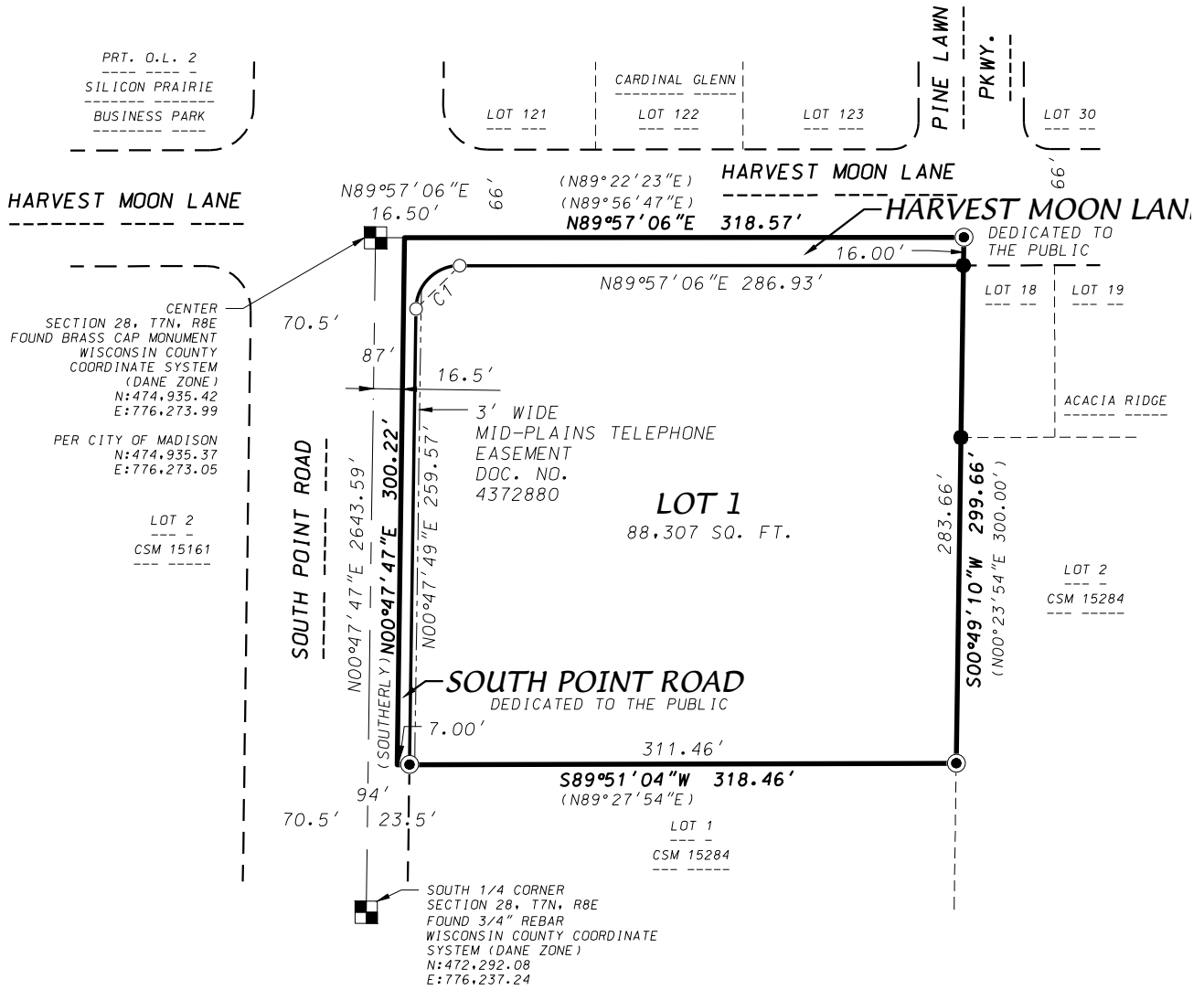


CERTIFIED SURVEY MAP

LANDS, LOCATED IN THE NW1/4 OF THE SE1/4
SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CENTER
SECTION 28, T7N, R8E
FOUND BRASS CAP MONUMENT
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)
N: 474,935.42
E: 776,273.99

PER CITY OF MADISON
N: 474,935.37
E: 776,273.05

LOT 2
CSM 15161

LOT 2
CSM 15284

LOT 1
CSM 15284

SOUTH 1/4 CORNER
SECTION 28, T7N, R8E
FOUND 3/4" REBAR
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)
N: 472,292.08
E: 776,237.24

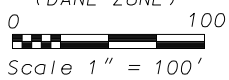
CURVE TABLE

- LEGEND**
- FOUND 1" PIPE
 - FOUND 3/4" REBAR
 - PLACED 1-1/4" x 18" REBAR (WT=1.50 LBS/FT)

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	35.09	38.90	N45° 22' 27" E	89° 09' 19"



BEARINGS REFERENCED TO
THE WEST LINE
OF THE SOUTHEAST QUARTER
OF SECTION 28, T7N, R8E
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)



DATE: April 28, 2020
 F.N.: 20-07-101
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP
LANDS, LOCATED IN THE NW1/4 OF THE SE1/4
SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

A parcel of land located in the NW1/4 of the SE1/4 of Section 28, Township 7 North, Range 8 East in the City of Madison, Dane County, Wisconsin, described as follows:
Commencing at the South 1/4 corner of said Section 28; thence N00°47'47"E, 2643.59 feet to the Center of said Section 28; thence N89°57'06"E, 16.50 feet along the North line of said SE1/4, to a point on the East right-of-way line of South Point Road and the South right-of-way line of Harvest Moon Lane, also being the point of beginning; thence N89°57'06"E, 318.57 feet along said North and South lines; thence S00°49'10"W, 299.66 feet along a jog in the South right-of-way line of Harvest Moon Lane and the West line of Lot 18, Acacia Ridge and the West line of Lot 2, Certified Survey Map No. 15284, to the Northeast corner of Lot 1, Certified Survey Map No. 15284; thence S89°51'04"W, 318.46 feet along the North line of said Lot 2 and the Westerly extension thereof, to a point on the East right-of-way line of South Point Road; thence N00°47'47"E, 300.22 feet along said East right-of-way line to the point of beginning.
Containing 95,523 square feet (2.193 acres).

Dated this 28th day of April, 2020.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this Certified Survey Map 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 Certified Survey Map, EXCEPT where shown otherwise on the face of the Certified Survey Map. 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 Certified Survey Map. 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.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. No changes in drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City of Madison.



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CERTIFIED SURVEY MAP
LANDS, LOCATED IN THE NW1/4 OF THE SE1/4
SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Edison, LLC a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Edison, LLC has caused these presents to be signed this _____ day of _____, 2020.

Edison, LLC

By: _____

State of Wisconsin))
)SS.
County of Dane)

Personally came before me this _____ day of _____, 2020, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____, _____
Notary Public, Dane County, Wisconsin



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CERTIFIED SURVEY MAP
LANDS, LOCATED IN THE NW1/4 OF THE SE1/4
SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE CERTIFICATE

Old National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, Old National Bank has caused these presents to be signed by its corporate officer(s) listed below this _____ day of _____, 2020.

Old National Bank

By: _____

State of Wisconsin)
) S.S
County of Dane)

Personally came before me this _____ day of _____, 2020, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____, _____
Notary Public, Dane County, Wisconsin



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2020 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 _____, 2020.

Maribeth L. Witzel- Behl, City Clerk
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Matt Wachter, Secretary of the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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