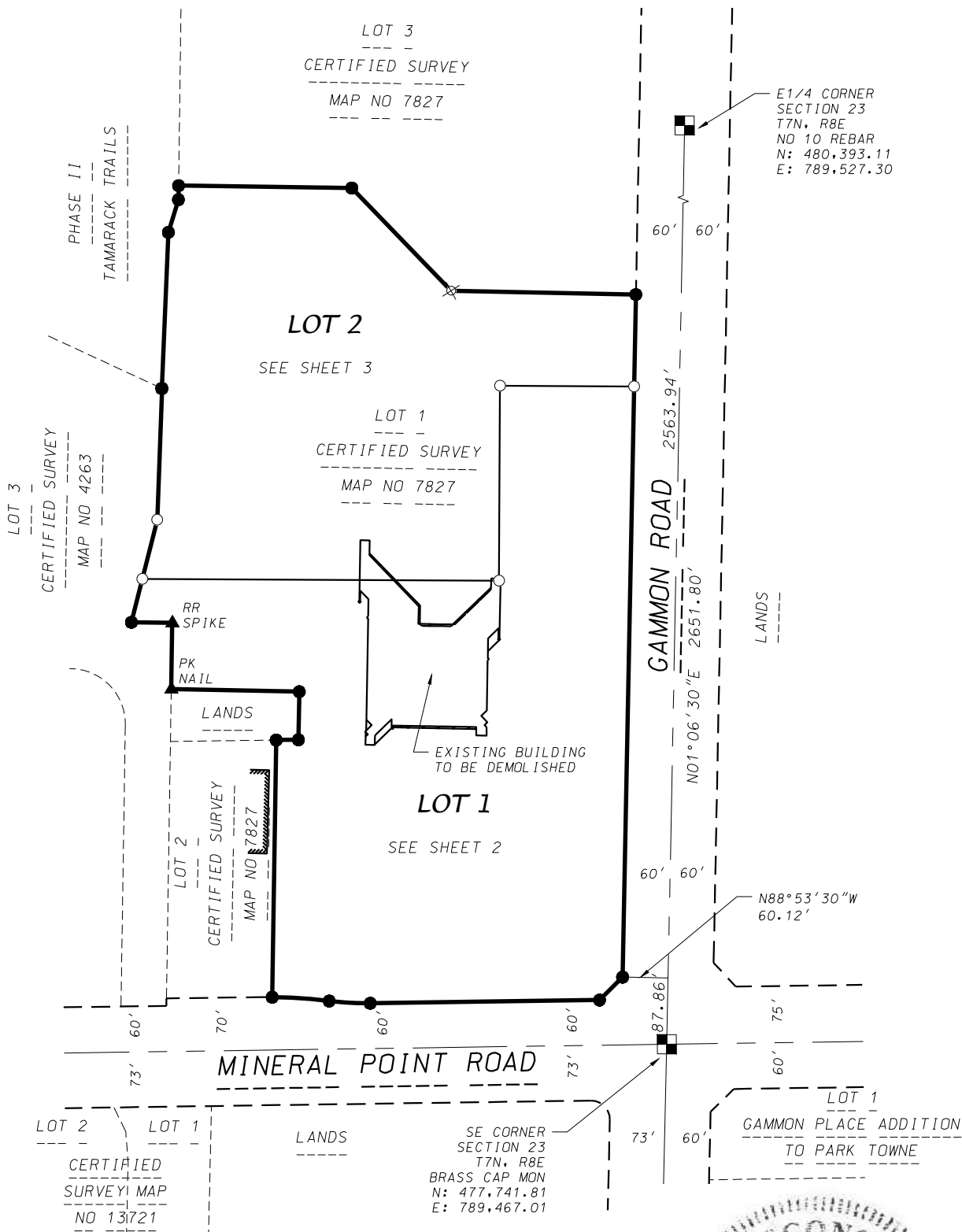


CERTIFIED SURVEY MAP

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 7827, LOCATED IN THE SE1/4 OF THE SE1/4 SECTION 23, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

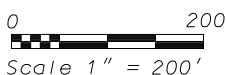
- FOUND 3/4" IRON REBAR
- ▲ FOUND PK NAIL/RR SPIKE
- ⊗ FOUND CHISELED "X"
- PLACE 3/4"x18" IRON REBAR (WT=1.5LB/FT)



November 15, 2016



WISCONSIN COUNTY
COORDINATE SYSTEM
-DANE ZONE



SHEET 1 OF 7

DATE: November 15, 2016
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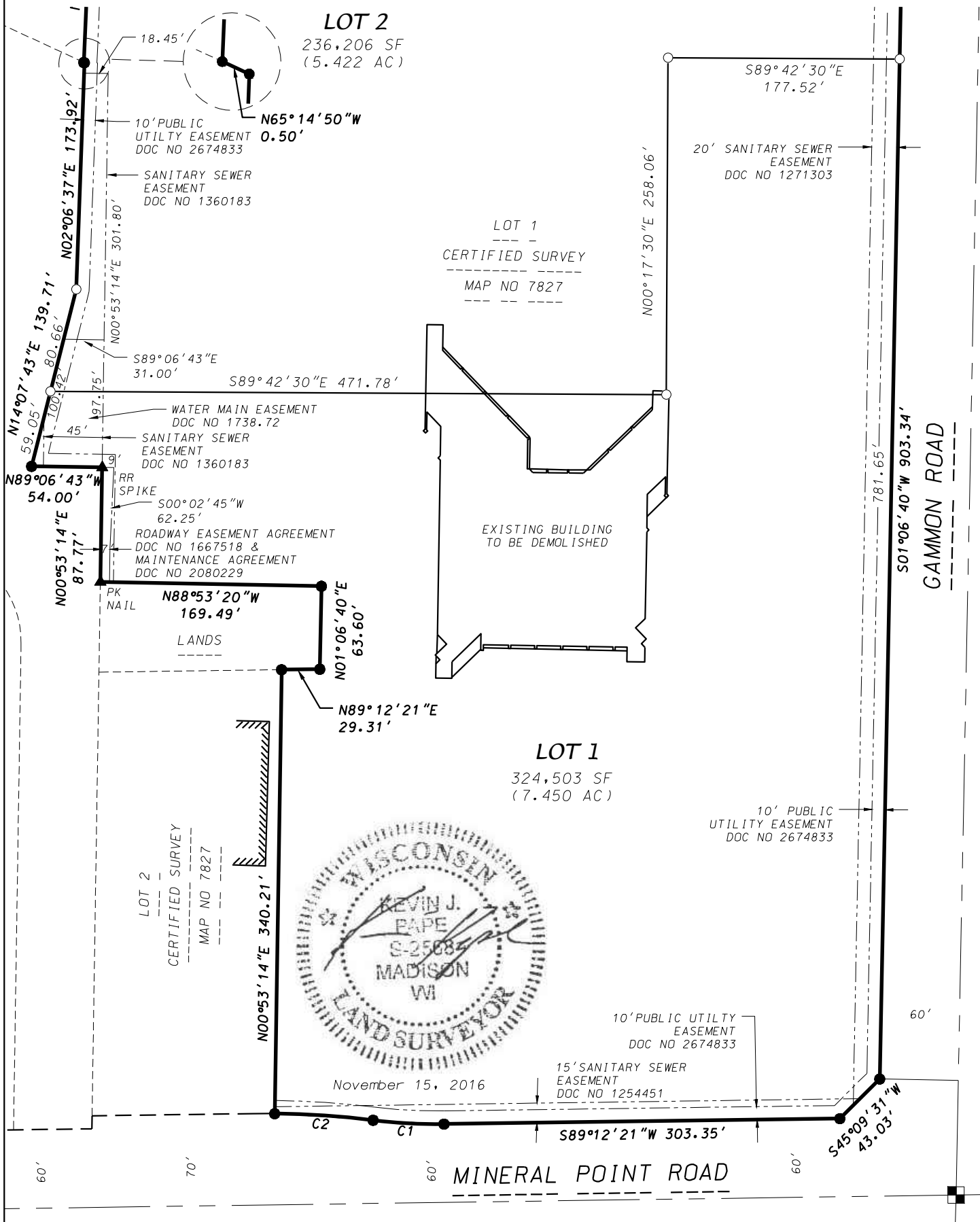


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

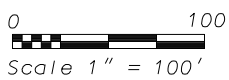
7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP



WISCONSIN COUNTY
COORDINATE SYSTEM
-DANE ZONE



SHEET 2 OF 7

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CERTIFIED SURVEY MAP

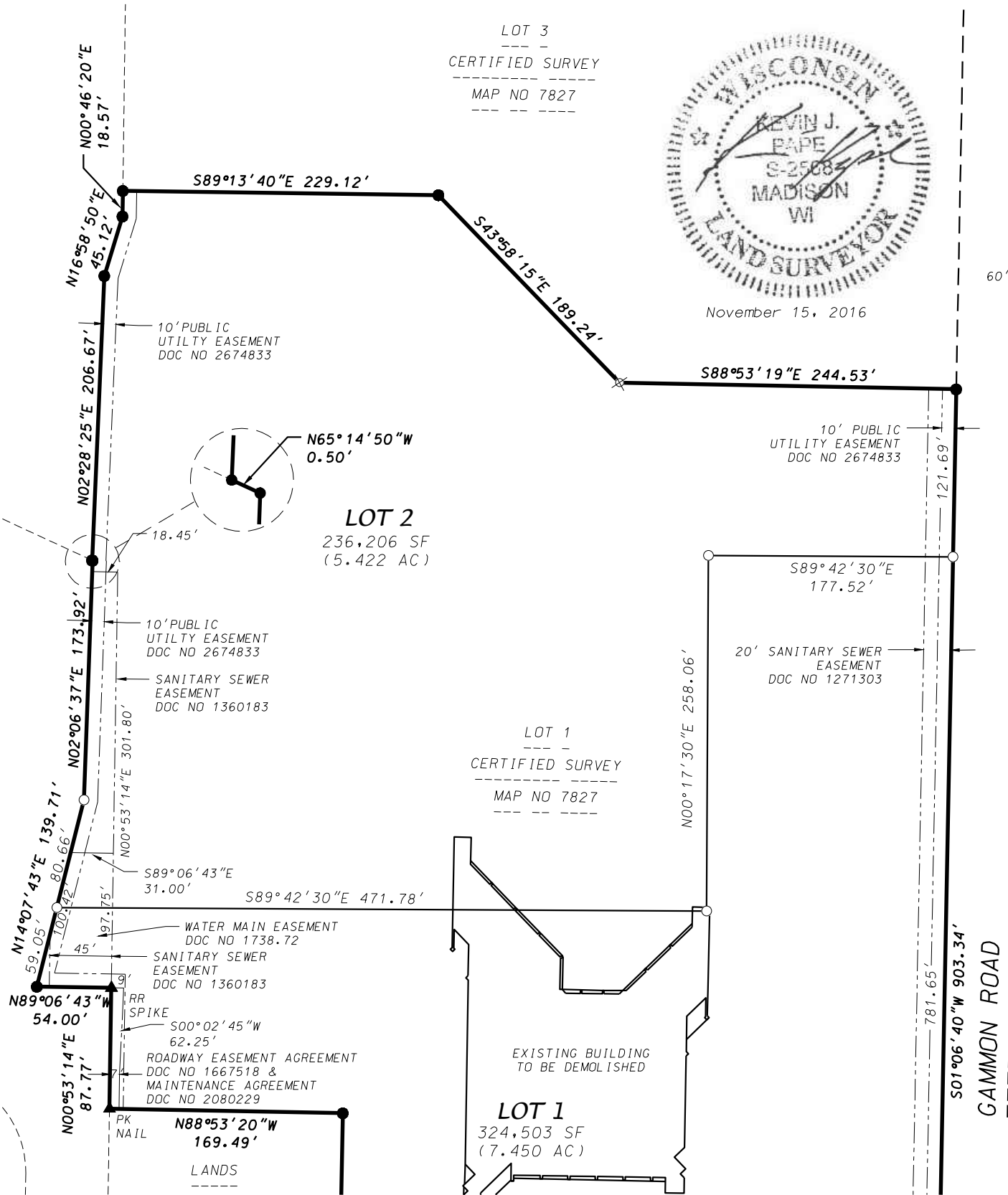
LOT 3

 CERTIFIED SURVEY

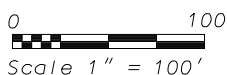
 MAP NO 7827



November 15, 2016



WISCONSIN COUNTY
 COORDINATE SYSTEM
 -DANE ZONE



SHEET 3 OF 7

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

NOTES:

1. This Certified Survey is subject to restrictions contained in instrument recorded June 21, 1968, as Document No. 121670 - states that no portion of this property can be used for a filling station.
2. This Certified Survey is subject to a Declaration of Reciprocal Easements recorded December 30, 1994 as Document No. 2653307.
3. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face 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 five (5) 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) 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.

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.

4. All lots within this certified survey shall be subject to the provisions of Chapter 37 of the Madison General Ordinances regarding on-site storm water detention.



November 15, 2016

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	1	400.00	54.43	54.47	N86°53'34"W	07°48'09"	OUT- N82°59'29"W
C2	1	680.00	75.56	75.60	N86°10'35"W	06°22'12"	OUT- N89°21'41"W

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CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor, S-2568, 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:

Being a part of Lot 1, Certified Survey Map No. 7827, recorded in Volume 41 of Certified Survey Maps on Pages 145-150 as Document No. 2674833, Dane County Registry, located in the SE1/4 of the SE1/4 of Section 23, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southeast corner of said Section 23; thence N01°06'30"E, 87.86 feet along the east line of the SE1/4 of said Section 23; thence N88°53'30"W, 60.12 feet to a point on the west right-of-way line of Gammon Road and point of beginning; thence S45°09'31"W, 43.03 feet; thence S89°12'21"W, 303.35 feet along the north right-of-way line of Mineral Point Road to a point of curve; thence northwesterly along said north right-of-way line on a curve to the right which has a radius of 400.00 feet and a chord which bears N86°53'34"W, 54.43 feet to a point of reverse curve; thence northwesterly along said north right-of-way line on a curve to the left which has a radius of 680.00 feet and a chord which bears N86°10'35"W, 75.56 feet to the southeast corner of Lot 2, Certified Survey Map Number 7827; thence N00°53'14"E, 340.21 feet along the east line of said Lot 2 to the northeast corner of said Lot 2; thence N89°12'21"E, 29.31 feet; thence N01°06'40"E, 63.60 feet; thence N88°53'20"W, 169.49 feet; thence N00°53'14"E, 87.77 feet along the east line of Lot 3, Certified Survey Map No. 4263; thence N89°06'43"W, 54.00 feet along the north line of said Lot 3; thence N14°07'43"E, 139.71 feet along the east line of said Lot 3; thence N02°06'37"E, 173.92 feet along said east line; thence N65°14'50"W, 0.50 feet along the northerly line of said Lot 3; thence N02°28'25"E, 206.67 feet along the east line of Phase II Tamarack Trails; thence N16°58'50"E, 45.12 feet along said east line; thence N00°46'20"E, 18.57 feet along said east line; thence S89°13'40"E, 229.12 feet along the south line of Lot 3, Certified Survey Map No. 7827; thence S43°58'15"E, 189.24 feet along said south line; thence S88°53'19"E, 244.53 feet along said south line; thence S01°06'40"W, 903.34 feet along the west right-of-way line of Gammon Road to the point of beginning; Contains 560,709 square feet (12.872 acres).

Dated this 15th day of November, 2016.


Kevin J. Pape, S-2568



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

DATE: November 15, 2016

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CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

West Place One 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 company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place One LLC has caused these presents to be signed by said member, this _____ day of _____, 2017.

West Place One LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2017, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____



November 15, 2016

CONSENT OF CORPORATE MORTGAGEE

McFarland State 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 surveying, dividing, mapping and dedicating of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said McFarland State Bank, has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2017.

McFarland State Bank

Print name and title

Print name and title

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2017, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, _____ County, Wisconsin
My commission expires _____



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CERTIFIED SURVEY MAP

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Natalie Erdman, Secretary Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map, located in the City of Madison, was hereby approved by Resolution Number _____, File I.D. Number _____, adopted this _____ day of _____, 2016, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2017.

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017
at _____ o'clock ____ .M. and recorded in Volume _____ of Plats on Pages
as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



November 15, 2016



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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