

# CERTIFIED SURVEY MAP No.

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 8220, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS, ON PAGES 151-155, AS DOCUMENT NUMBER 2765162, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NW 1/4 - SW 1/4 AND THE SW 1/4 - SW 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

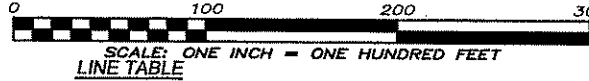
**NOTES:**

1. See sheet 2 for easements.
2. See sheet 3 for section detail drawing.
3. See sheets 4 & 5 for building details.
4. See sheet 6 for existing conditions detail.
5. See sheet 7 for additional notes.



**NORTH**

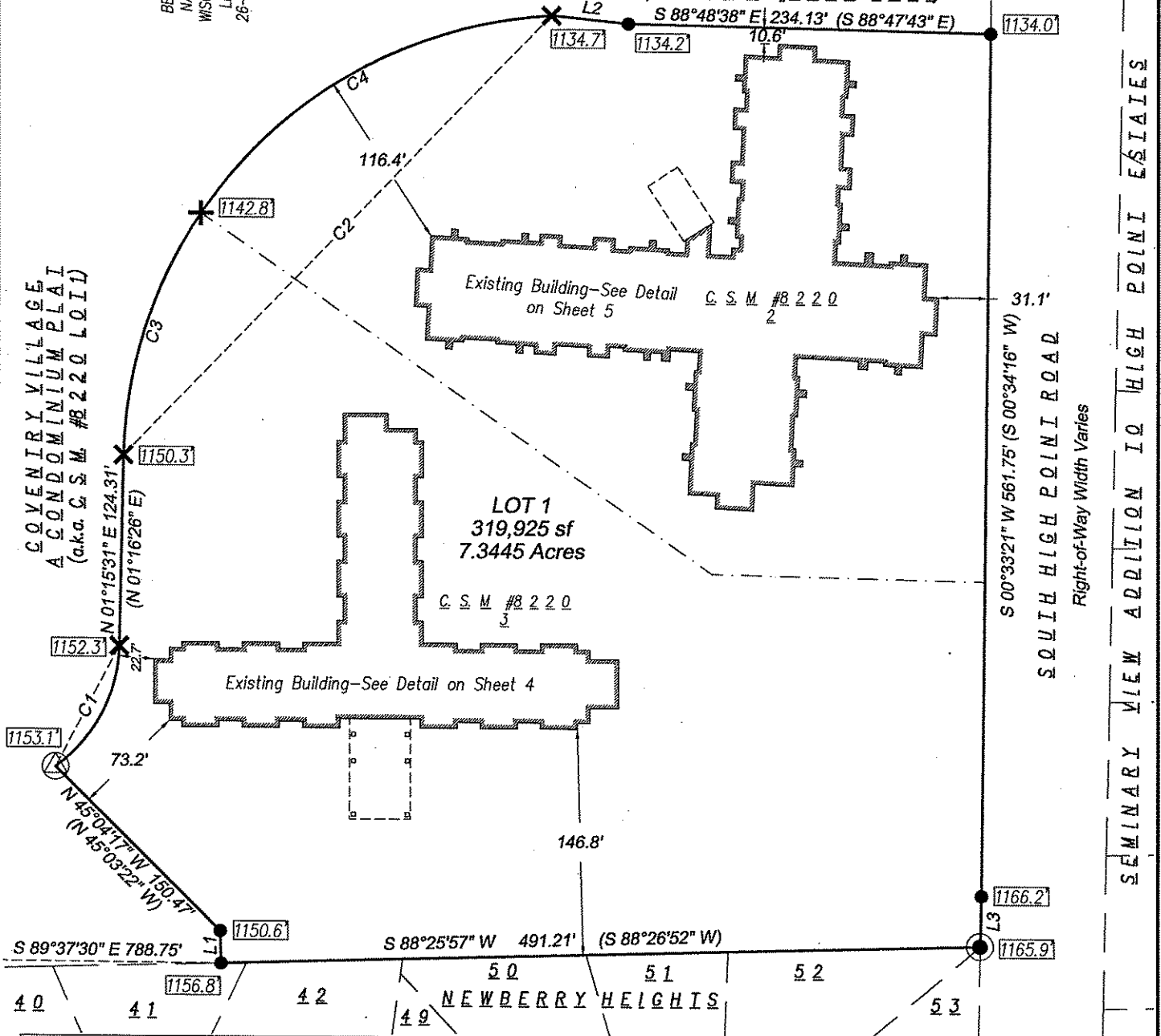
BEARINGS ARE BASED UPON THE MAD83(97) COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE, THE WEST LINE OF THE SW 1/4 OF SECTION 26-07-08, MEASURED AS BEARING N 00°22'30" E



NUMBER	DIRECTION	DISTANCE
L1	N 01°34'03" W (N 01°33'28" W)	21.00'
L2	S 84°13'20" E (S 84°12'55" E)	50.16'
L3	S 01°09'48" W (S 01°10'43" W)	32.85'

**GANSER HEIGHTS**  
1

**COVENTRY VILLAGE  
A CONDOMINIUM PLAI**  
(a.k.a. C. S. M. #8220 LQ11)



**LEGEND**

- 3/4" SOLID IRON ROD FOUND ( ) INDICATES RECORDED AS DATA
- ⊙ PK/MAG NAIL FOUND DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ✕ CHISELED "X" FOUND
- ⊙ 2-1/4" OUTSIDE DIA. IRON PIPE FOUND
- 1153.7 PROPERTY CORNER SPOT ELEVATION—NAVD88 DATUM

**CURVE TABLE**

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	52°32'32"	100.50	92.16	N 27°31'47" E (S 27°32'42" W)	88.97
C2	85°14'04"	294.50	438.10	N 43°52'31" E (S 43°53'26" W)	398.81
C3	32°34'22"	294.50	167.42	N 17°32'40" E (S 17°33'37" W)	165.18
C4	52°39'38"	294.50	270.68	N 60°09'42" E (S 60°10'37" W)	261.25

**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

FN: 33107228  
DATE: 05/03/2010  
REV:

**SURVEYED FOR:**  
Coventry Village of Wisconsin, LP  
708 Florshelm Dr.  
Suite #10  
Libertyville, IL 60048

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
1 OF 7

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

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 8220, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS, ON PAGES 151-155, AS DOCUMENT NUMBER 2765162, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NW 1/4 - SW 1/4 AND THE SW 1/4 - SW 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



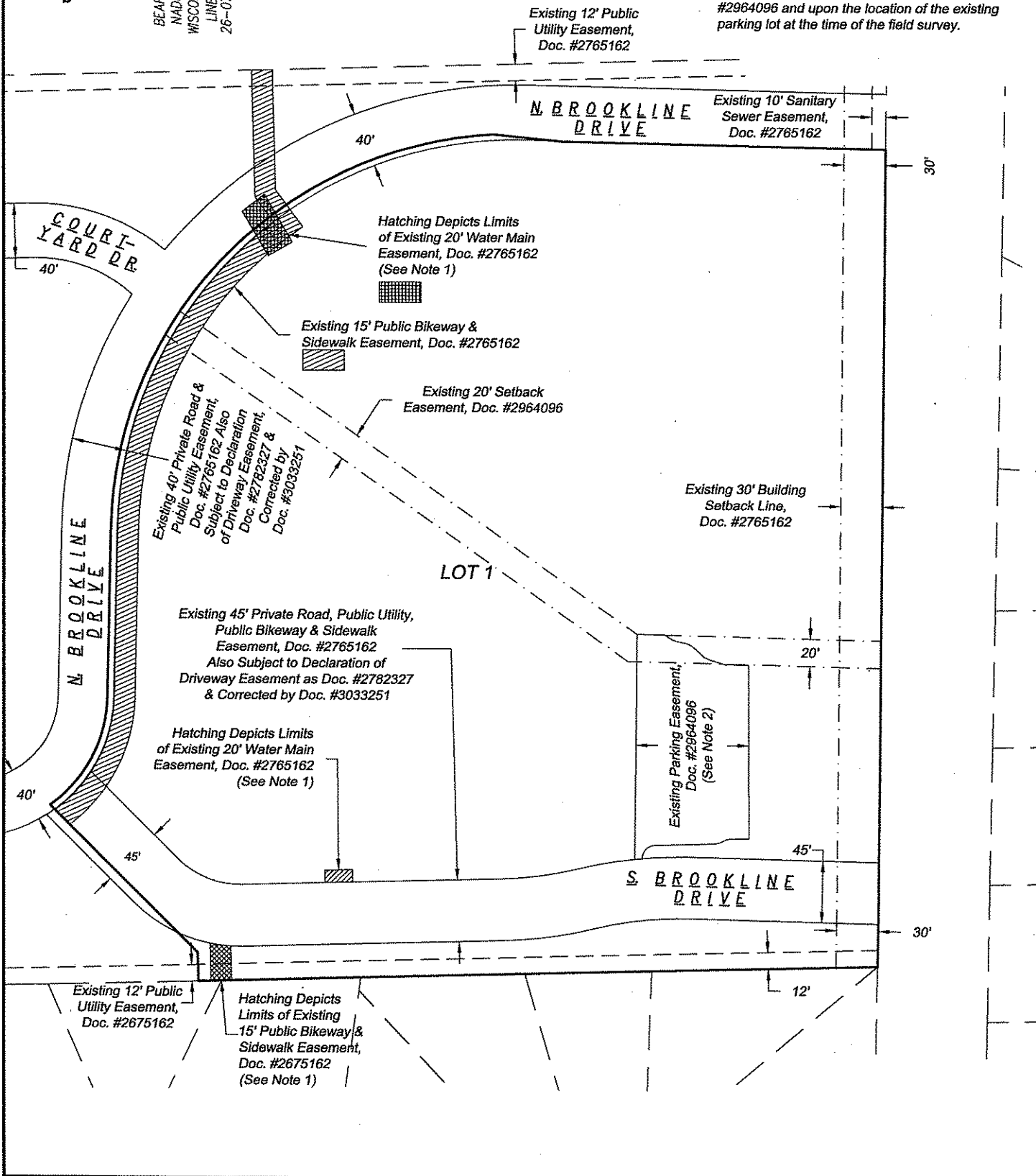
BEARINGS ARE BASED UPON THE NAD83(97) COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE, THE WEST LINE OF THE SW 1/4 OF SECTION 26-07-08, MEASURED AS BEARING N 00°22'30" E



## EASEMENTS

**NOTES:**

1. Exact location of this easement cannot be determined solely upon information depicted upon C.S.M. #8022. Scaling was used to aid in depiction of this easement.
2. The location of this easement is based upon information provided in "Exhibit A" of Doc. #2964096 and upon the location of the existing parking lot at the time of the field survey.



**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

FN: 33107228  
DATE: 05/03/2010  
REV:

**SURVEYED FOR:**  
Coventry Village of Wisconsin, LP  
708 Florsheim Dr.  
Suite #10  
Libertyville, IL 60048

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
2 OF 7

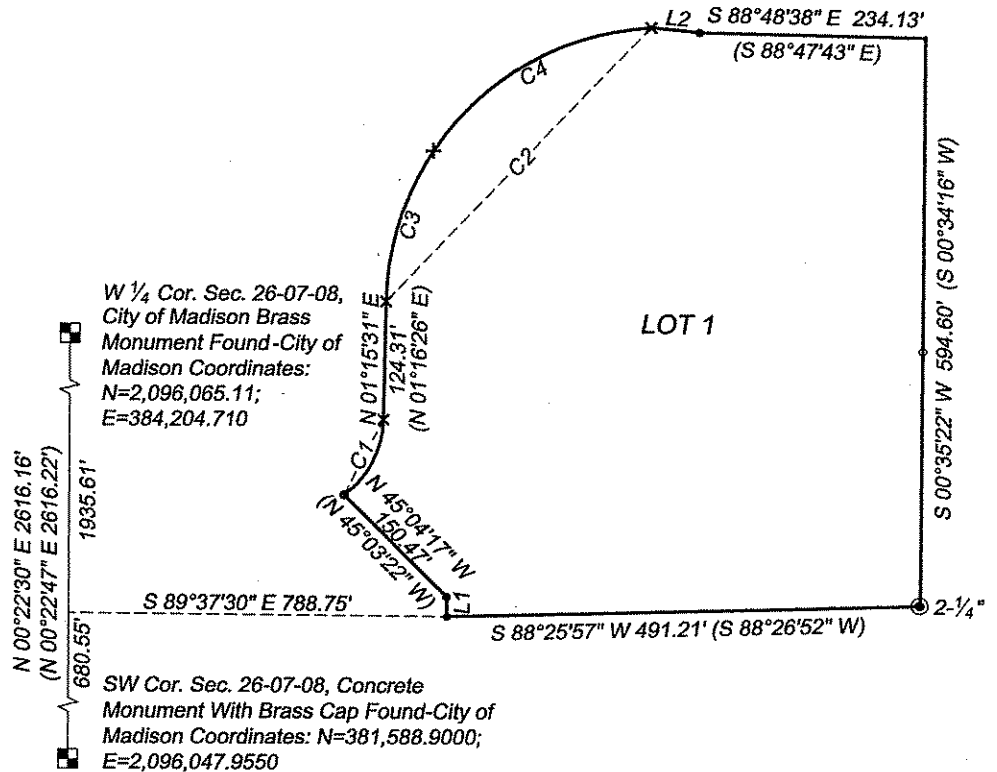
# CERTIFIED SURVEY MAP No.

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 8220, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS, ON PAGES 151-155, AS DOCUMENT NUMBER 2765162, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NW ¼ - SW ¼ AND THE SW ¼ - SW ¼ OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**NORTH**

BEARINGS ARE BASED UPON THE NAD83(97) COORDINATE SYSTEM, WISCONSIN, SOUTH ZONE; THE WEST LINE OF THE SW ¼ OF SECTION 26-07-08, MEASURED AS BEARING N 00°22'30" E



**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of \_\_\_\_\_ owner of said land, I have surveyed, divided, and mapped Lots 2 & 3, Certified Survey Map Number 8220, as recorded in Volume 44 of Certified Survey Maps, on Pages 151-155, as Document Number 2765162, Dane County Registry, also located in the NW ¼ - SW ¼ and the SW ¼ - SW ¼ of Section 26, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the SW Corner of said Section 26; thence North 00 degrees 22 minutes 30 seconds East along the West line of the SW ¼ of said Section 26, 680.55 feet; thence South 89 degrees 37 minutes 30 seconds East, 788.75 feet to a southwesterly corner of aforementioned Lot 3 and the point of beginning; thence along the boundary line of said Lot 3 for the next five (5) courses; 1- North 01 degree 34 minutes 03 seconds West, 21.00 feet; 2-thence North 45 degrees 04 minutes 17 seconds West, 150.47 feet to a point of non-tangential curvature; 3-thence 92.16 feet along the arc of a curve to the left, through a central angle of 52 degrees 32 minutes 32 seconds, a radius of 100.50 feet, and a chord bearing North 27 degrees 31 minutes 47 seconds East, 88.97 feet; 4-thence North 01 degree 15 minutes 31 seconds East, 124.31 feet to a point of curvature; 5-thence 167.42 feet along the arc of a curve to the right, through a central angle of 32 degrees 34 minutes 22 seconds, a radius of 294.50 feet, and a chord bearing North 17 degrees 32 minutes 40 seconds East, 165.18 feet to a westerly corner of aforementioned Lot 2; thence along the boundary line of said Lot 2 for the next four (4) courses; 1-thence continuing 270.68 feet along the arc of a curve to the right, through a central angle of 52 degrees 39 minutes 38 seconds, a radius of 294.50 feet, and a chord bearing North 60 degrees 09 minutes 42 seconds East, 261.25 feet; 2-thence South 84 degrees 13 minutes 20 seconds East, 50.16 feet; 3-thence South 88 degrees 48 minutes 38 seconds East, 234.13 feet to the westerly right-of-way line of South High Point Road; 4-thence South 00 degrees 33 minutes 21 seconds West along said westerly right-of-way line, 561.75 feet to the Southeast corner of aforementioned Lot 3; thence South 88 degrees 25 minutes 57 seconds West along the southerly line of said Lot 3, 491.21 feet to the point of beginning. Said description contains 319,925 square feet or 7.3445 acres.

I further certify that the map on sheet one is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Vierbicher Associates

By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_ day of \_\_\_\_\_, 201\_.

Signed:

Michael S. Marty, P.L.S. No. 2452

**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

FN: 33107228  
DATE: 05/03/2010  
REV:

SURVEYED FOR:  
Coventry Village of Wisconsin, LP  
708 Florsheim Dr.  
Suite #10  
Libertyville, IL 60048

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
3 OF 7

Drawing Name: M\Coventry Village\33107228\_Sebring Addition\Civil3D\Survey Drawings\Harris Webber\_CSM\_7228.dwg

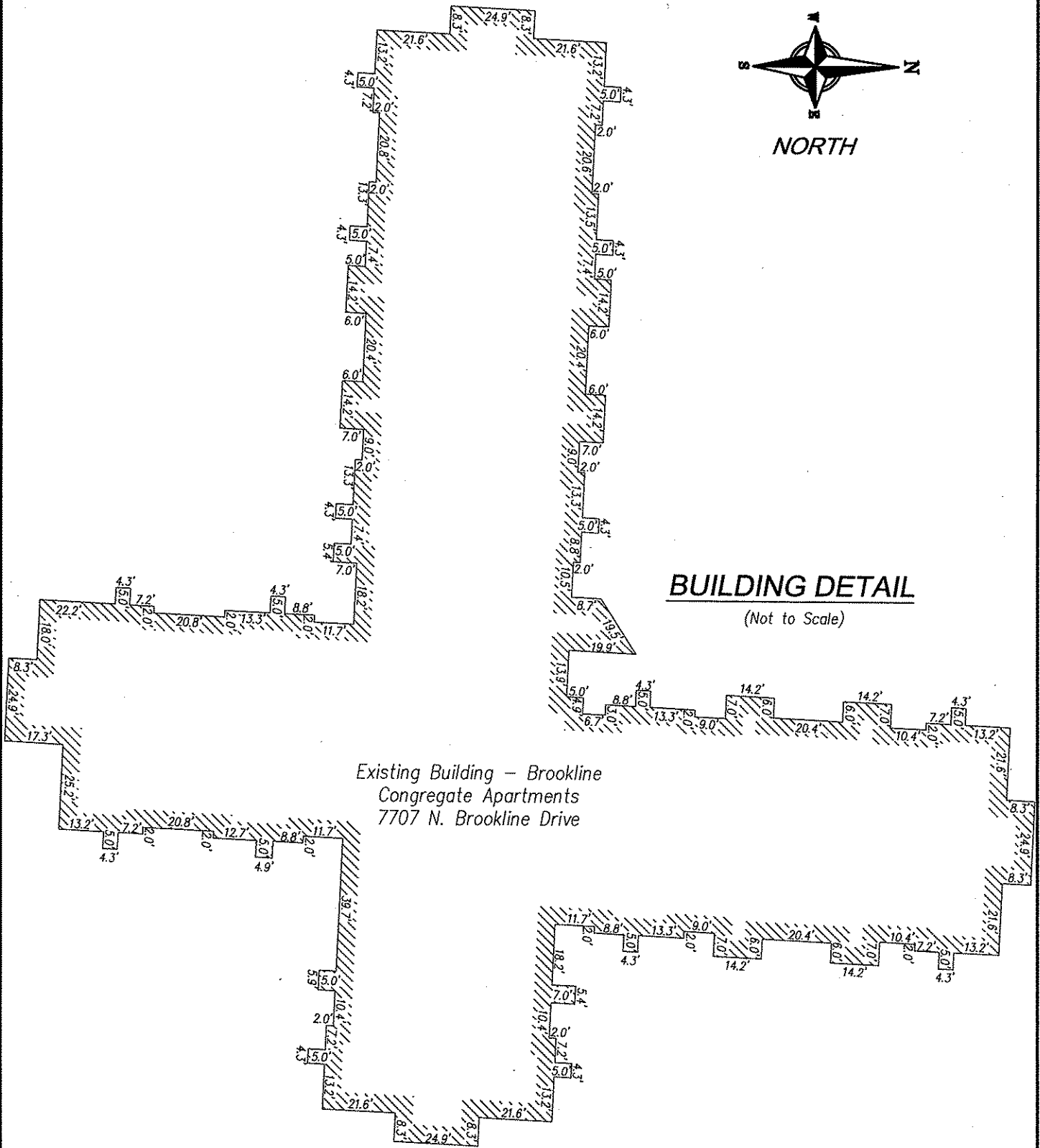


# CERTIFIED SURVEY MAP No.

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 8220, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS, ON PAGES 151-155, AS DOCUMENT NUMBER 2765162, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NW ¼ - SW ¼ AND THE SW ¼ - SW ¼ OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**BUILDING DETAIL**  
(Not to Scale)



Existing Building - Brookline  
Congregate Apartments  
7707 N. Brookline Drive

**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



FN: 33107228  
DATE: 05/03/2010  
REV:

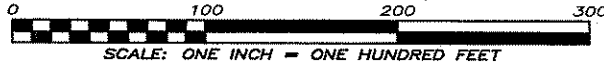
SURVEYED FOR:  
Coventry Village of  
Wisconsin, LP  
708 Florsheim Dr.  
Suite #10  
Libertyville, IL 60048

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
5 OF 7

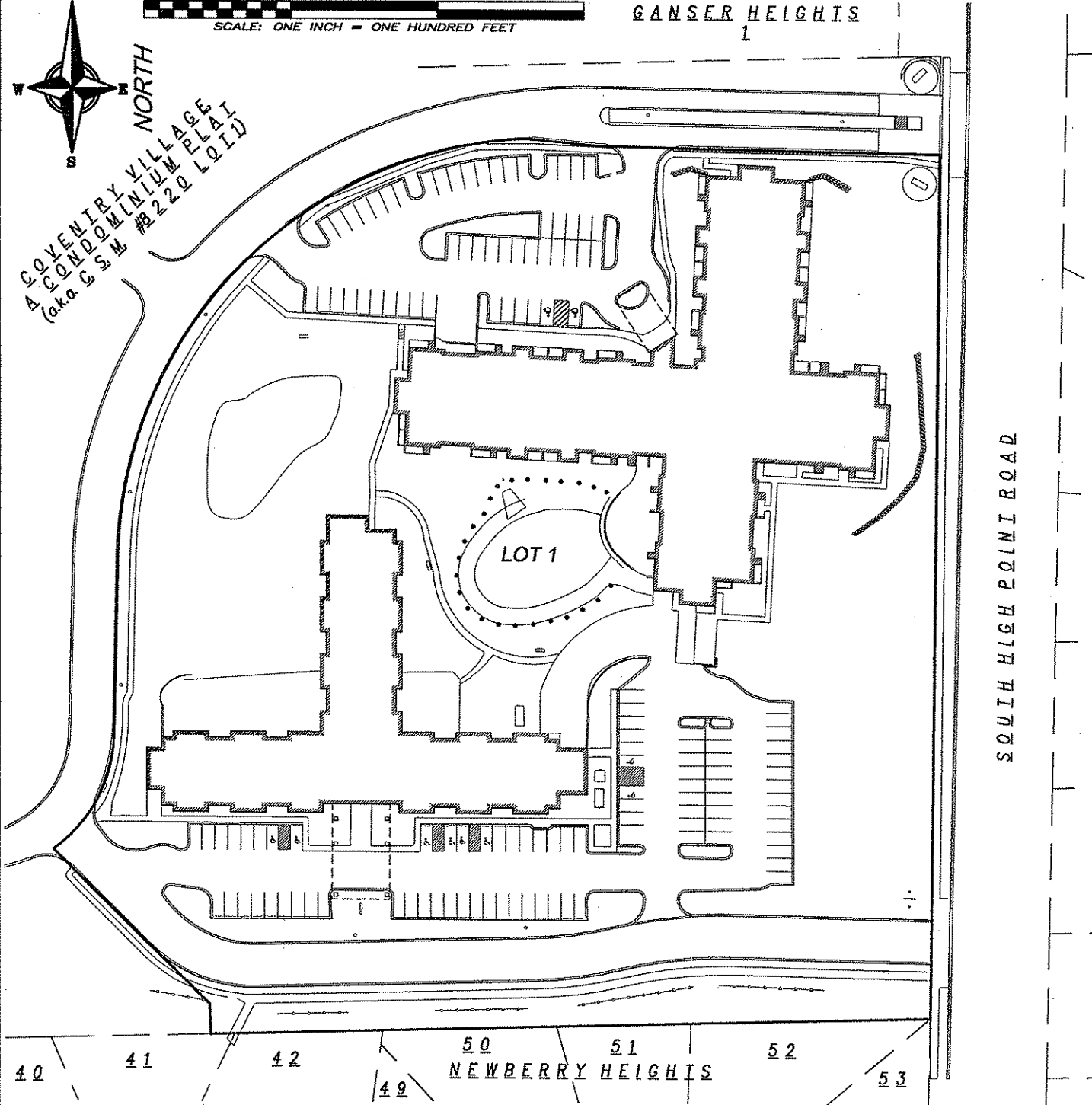
# CERTIFIED SURVEY MAP No.

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 8220, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS, ON PAGES 151-155, AS DOCUMENT NUMBER 2765162, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NW ¼ - SW ¼ AND THE SW ¼ - SW ¼ OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GANSEMER HEIGHTS  
1

COVENTRY VILLAGE  
 A CONDOMINIUM PLAT  
 (a.k.a. C.S.M. #8220 LOT 1)



**EXISTING CONDITIONS EXHIBIT**

**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



FN: 33107228  
 DATE: 05/03/2010  
 REV:

**SURVEYED FOR:**  
 Coventry Village of  
 Wisconsin, LP  
 708 Florsheim Dr.  
 Suite #10  
 Libertyville, IL 60048

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
 6 OF 7**

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

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 8220, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS, ON PAGES 151-155, AS DOCUMENT NUMBER 2765162, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NW ¼ - SW ¼ AND THE SW¼ - SW ¼ OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

1. Notes per the recorded C.S.M. #8220:
  - 1.1. The private drive across Lots 1 & 3 are for the benefit of all lots in this Certified Survey.
  - 1.2. Owners of Lots 1, 2, & 3 shall be responsible for the maintenance of all sidewalks & pavements, including snow removal within all public bikeway and sidewalk easements.
  - 1.3. All lots within this certified survey are subject to a non-exclusive easement for drainage purposes and shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets.
  - 1.4. The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
2. Subject to Planned Unit Development (General Development Plan/Specific Implementation Plan) recorded as Doc. #2723299; amended as Doc. #2729430; amended as Doc. #2761656; amended as Doc. #3347575; amended as Doc. #3359548; amended as Doc. #3678545
3. Subject to Declaration of Driveway Easement recorded as Doc. #2782327; corrected by Correction Affidavit recorded as Doc. #3033251. (Easement subjects that portion of Lots One (1) and Three (3) labeled on Certified Survey Map No. 8220 as "North Brookline Drive", "South Brookline Drive", "Sebring Court", and "Courtyard Drive (the "Driveway Parcel") to this Declaration for the purpose of creating over the Driveway Parcel an easement for driveway access to South High Point Road for the mutual benefit of the Occupants and Beneficiaries of the Lots.)
4. Subject to Declaration of Easement recorded as Doc. #2964096.
5. Subject to Non Exclusive Installation and Distribution Agreement recorded as Doc. #4595762.

**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_

Mark A. Olinger, Secretary,  
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\_\_, 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 \_\_\_\_\_, 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 Survey Maps  
on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

**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

FN: 33107228  
DATE: 05/03/2010  
REV: \_\_\_\_\_

**SURVEYED FOR:**  
Coventry Village of  
Wisconsin, LP  
708 Flarsheim Dr.  
Suite #10  
Libertyville, IL 60048

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
7 OF 7