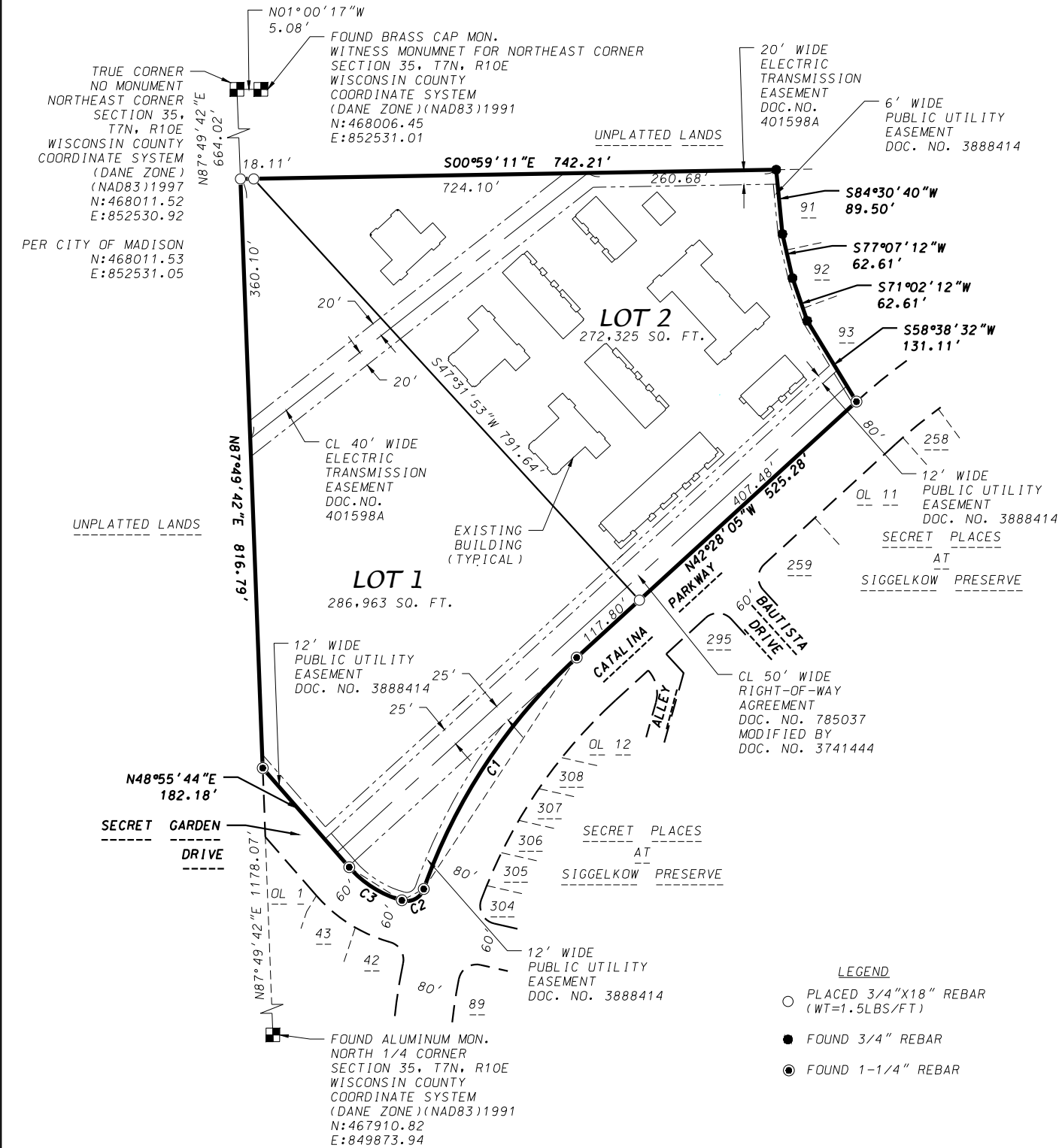
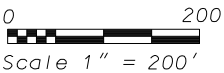


CERTIFIED SURVEY MAP

LOT 90, SECRET PLACES AT SIGGLEKOW PRESERVE
LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 35, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE) (NAD83) 1991
THE NORTH LINE OF THE NE1/4 OF
SECTION 35, T7N, R10E
BEARS N87°49'42"E



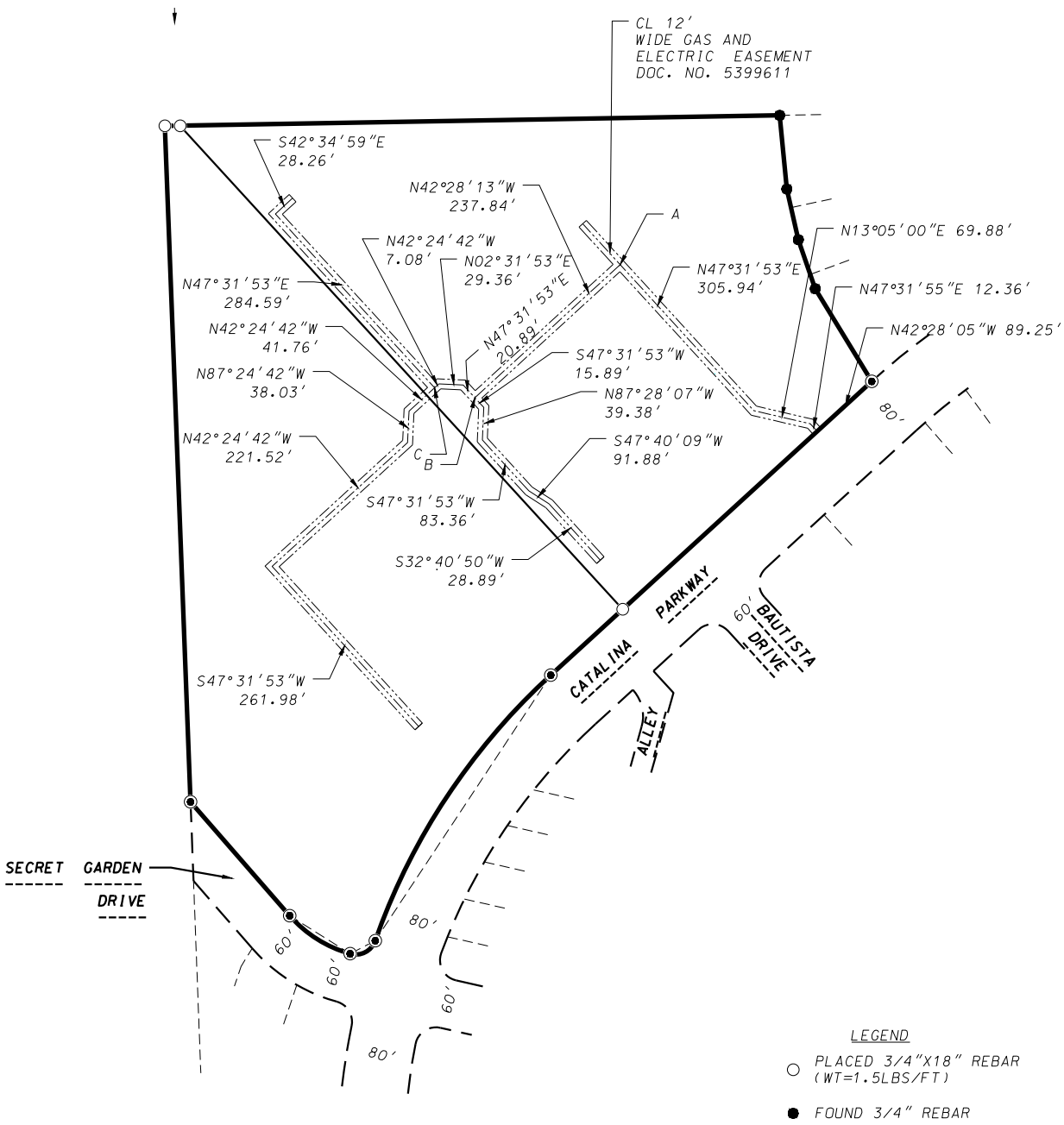
DATE: January 3, 2019
F.N.: 18-07-125
C.S.M. NO.:
DOC. NO.:
VOL.: SHEET

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

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

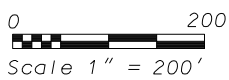
LOT 90, SECRET PLACES AT SIGGLEKOW PRESERVE
LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 35, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



MADISON GAS AND ELECTRIC EASEMENT DOC. NO. 5399611



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE) (NAD83) 1991
THE NORTH LINE OF THE NE1/4 OF
SECTION 35, T7N, R10E
BEARS N87°49'42"E



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CERTIFIED SURVEY MAP

LOT 90, SECRET PLACES AT SIGGLEKOW PRESERVE
LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 35, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professiona 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:

Lots 90, Secret Places at Sigglekow Preserve, recorded in Volume 58-046A of Plats on pages 246-254 as Document Number 3888414, Dane County Registry, located in the NE1/4 of the NE1/4 and in the NW1/4 of the NE1/4 of Section 35, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 559,288 square feet (12.839 acres).

Dated this 3rd day of January, 2018.

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

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	790.00	384.24	388.13	N56°32'35"W	28°09'00"	OUT-N70°37'05"W
C2	25.00	34.14	37.58	N27°33'10"W	86°07'50"	OUT-N15°30'45"E
C3	150.00	86.25	87.48	N32°13'14.5"E	33°24'59"	



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DATE: January 3, 2019
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CERTIFIED SURVEY MAP

LOT 90, SECRET PLACES AT SIGGLEKOW PRESERVE

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 35, T7N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

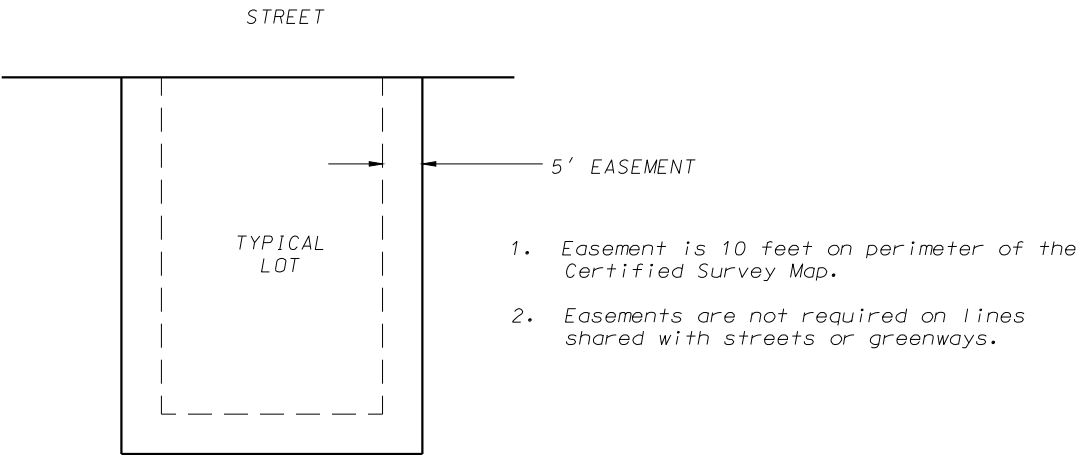
NOTES

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. The lots of this Certified Survey Map are subject to the following recorded insturments:
-Declaration of Conditions, Covenants and Restrictions recorded as #3919770; amended as #3965763; amended as #4316209; amended as #4427276; amended as #4550148; amended as #4744517; amended as #4897634.
-Declaration of Conditions and Covenants recorded as #4004645.
-Declaration of Conditions and Covenants recorded as #4004646.
-Declaration of Conditions, Covenants and Restrictions for Maintenance of Boulder Type Retaining Walls recorded as #4373194.
-Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as #5316384.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL

Not to Scale - See note 1 above

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CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE

Catalina Crossing 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 Catalina Crossing LLC has caused these presents to be signed by its Limited Liability Company member(s) listed below at Madison, Wisconsin, this_____day of _____, 2019.

Catalina Crossing LLC

By: _____

State of Wisconsin))SS.
County of Dane)

Personally came before me this_____day of _____, 2019, the above named Limited Liability Company member(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

MORTGAGEE CERTIFICATE

Verve, a credit union, 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, Verve has caused these presents to be signed by its corporate officer(s) listed below this_____day of _____, 2019.


Verve

By: _____

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

Personally came before me this_____day of _____, 2019, 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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CITY OF MADISON, DANE COUNTY, WISCONSIN

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 _____, 2018 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of the City of Madison for public use.

Dated this _____ day of _____, 2019.

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: _____
Natalie Erdmann, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2019 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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