

# Certified Survey Map

Lot 3 of Certified Survey Map 10769 and Lot 1 of Certified Survey Map 12128,  
lying in the Southwest 1/4 of the Southwest 1/4 of Section 12, T06N, R08E,  
City of Madison, Dane County, Wisconsin

## Description:

Lot 3 of Certified Survey Map Number 10769 in Volume 64 on Pages 108-112 and Lot 1 of Certified Survey Map Number 12128 in Volume 74 on Pages 381-384, lying in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 12;

Thence N 00°02'48" E, 1319.02 feet, along the West line of said Section 12, to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 12;

Thence N 89°51'56" E, 631.06 feet, along the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 12, to the Northwest corner of said Lot 1 of Certified Survey Map Number 12128 and the Point of Beginning of this description;

Thence N 89°51'56" E, 159.64 feet, along said North line of the Southwest 1/4 of the Southwest 1/4 and the North line of said Lot 1 of Certified Survey Map Number 12128, to the West right-of-way of Fairhaven Road;

Thence S 34°09'40" E, 524.04 feet, along said West right-of-way;

Thence, continuing along said West right-of-way, being a curve to the left, having a radius of 186.00 feet and a chord bearing S 45°08'10" E, 70.82 feet, to the most Northerly corner of Lot 2 of Certified Survey Map 10769 in Volume 64 on Pages 108-112;

Thence S 33°53'20" W, 41.40 feet, along said Lot 2;

Thence, continuing along said Lot 2, S 55°50'20" W, 122.22 feet, to the most Westerly corner of said Lot 2 and the Northeasterly line of Outlot 10 of Nesbitt Valley;

Thence N 34°07'18" W, 491.30 feet, along said most Northeasterly line of Outlot 10;

Thence N 30°28'40" W, 225.54 feet along said most Northeasterly line to the Point of Beginning of this description;

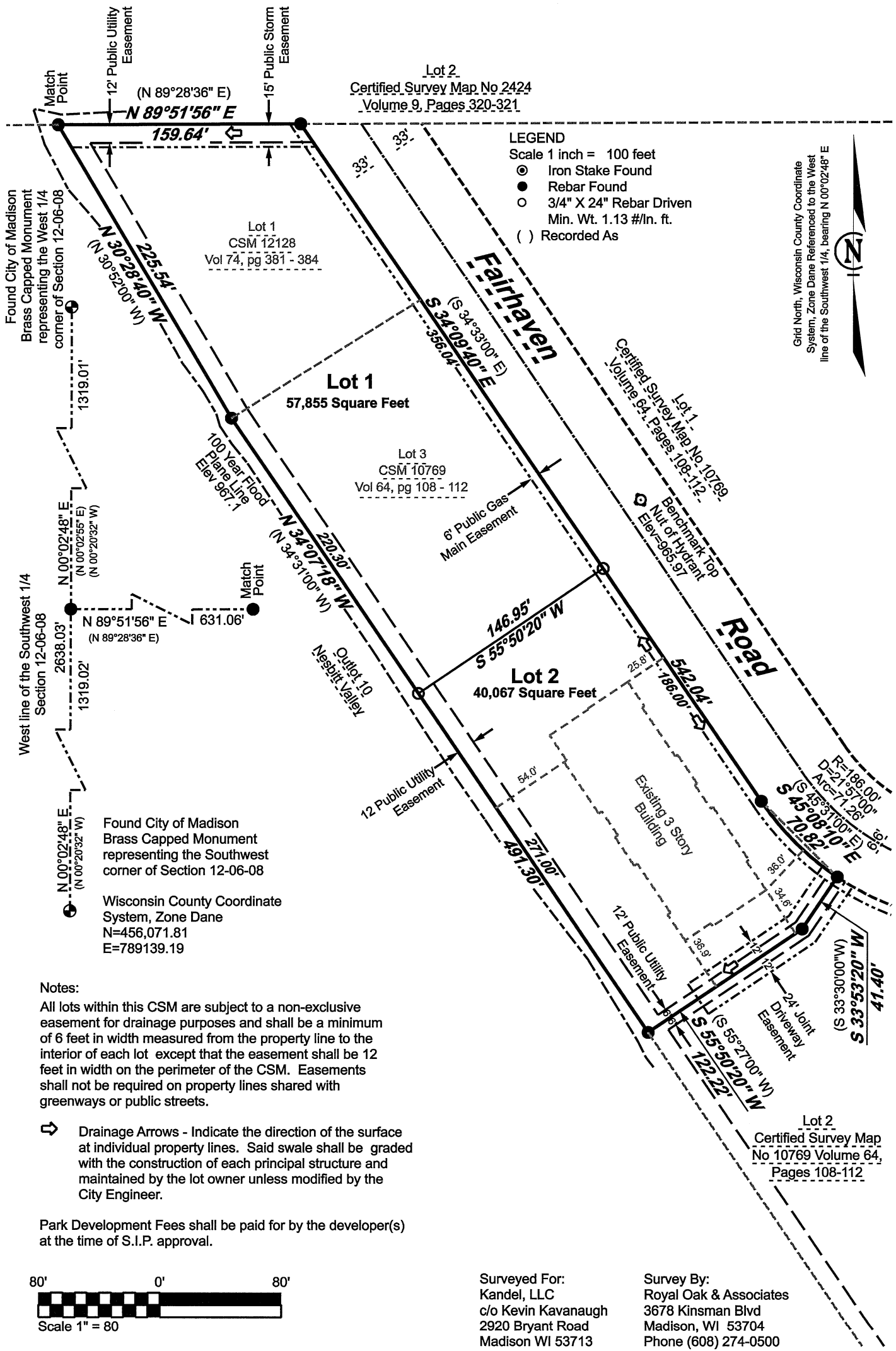
Said parcel contains 97,922 square feet or 2.248 acres.

## Surveyor's Certificate

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes and AE-7 of the Wisconsin Administrative Code. I further certify that I have surveyed and mapped the lands described hereon and that this map correctly represents all exterior boundaries of the division of the land surveyed in accordance with the information furnished.

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Carl M. Sandsnes, Professional Land Surveyor S-1819



**LEGEND**  
 Scale 1 inch = 100 feet  
 ⊙ Iron Stake Found  
 ● Rebar Found  
 ○ 3/4" X 24" Rebar Driven  
 Min. Wt. 1.13 #/ln. ft.  
 ( ) Recorded As

Grid North, Wisconsin County Coordinate System, Zone Dane Referenced to the West line of the Southwest 1/4, bearing N 00°02'48" E

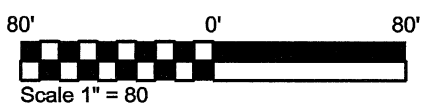


Found City of Madison Brass Capped Monument representing the Southwest corner of Section 12-06-08  
 Wisconsin County Coordinate System, Zone Dane  
 N=456,071.81  
 E=789139.19

**Notes:**  
 All lots within this CSM 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 CSM. Easements shall not be required on property lines shared with greenways or public streets.

↻ Drainage Arrows - Indicate the direction of the surface at individual property lines. Said swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified by the City Engineer.

Park Development Fees shall be paid for by the developer(s) at the time of S.I.P. approval.



Surveyed For:  
 Kandel, LLC  
 c/o Kevin Kavanaugh  
 2920 Bryant Road  
 Madison WI 53713

Survey By:  
 Royal Oak & Associates  
 3678 Kinsman Blvd  
 Madison, WI 53704  
 Phone (608) 274-0500

**Limited Liability Corporation Owners Certificate**

Kandel, LLC, a Wisconsin Limited Liability Corporation duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said Limited Liability Corporation has caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Kandel, LLC has caused these presents to be executed, signed by Kevin Kavanaugh, Member, at Madison, Wisconsin, and its corporate seal to be hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Kandel, LLC, Inc. (Seal)

by: \_\_\_\_\_  
Kevin Kavanaugh, Member

**STATE OF WISCONSIN)  
COUNTY OF DANE ) ss.**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, Kevin Kavanaugh to me known to be a member of the Kandel, LLC and acknowledge that they executed the foregoing instrument as such officers as the deed of said limited liability corporation, by its authority, for the purposes therein contained.

Notary Public, Dane County, Wisconsin  
My Commission \_\_\_\_\_

**CONSENT OF MORTGAGE HOLDER**

As mortgage holder of the hereon described land, (bank) \_\_\_\_\_ Wisconsin, does hereby consent to the surveying, dividing and mapping, of the lands described on this Certified Survey Map and to the certificate of Kandel, LLC, as owner.

WITNESS the hand and seal of (bank), \_\_\_\_\_, (city) \_\_\_\_\_, Wisconsin has caused these presents to be executed by (name) \_\_\_\_\_, (title) \_\_\_\_\_, and (name) \_\_\_\_\_, (title) \_\_\_\_\_, and the Corporate Seal of said Corporation to be affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
(name)  
(title)

Attest: \_\_\_\_\_  
(name)  
(title)

**STATE OF WISCONSIN)  
COUNTY OF DANE ) ss.**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, (name) \_\_\_\_\_, and (name) \_\_\_\_\_ of the above named corporation, to me known to be such (title) \_\_\_\_\_ and (title) \_\_\_\_\_ of said Corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority, for the purposes therein contained.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin  
My Commission \_\_\_\_\_

**Common Council Resolution  
City of Madison, Wisconsin**

"Resolved that this Certified Survey Map being in the SW 1/4 of Section 12, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number RES-13- \_\_\_\_\_ File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that said enactment further provided for acceptance of those lands dedicated and rights be said Certified Survey Map to the City for public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013

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

**Certificate of Madison Plan Commission:**

Approved for recording per the Secretary of the City of Madison Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Steven R. Cover  
Secretary Plan Commission

**Certificate of Register of Deeds**

Received for record the \_\_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_\_ 'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Page(s) \_\_\_\_\_.

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