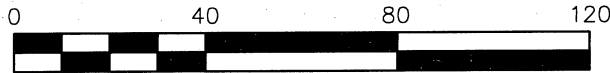


CERTIFIED SURVEY MAP No. 14138

ALL OF LOTS 21-23, MOSAIC RIDGE, AS RECORDED IN VOLUME 60-011B OF PLATS, ON PAGES 57-58, AS DOCUMENT NUMBER 4952397, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FORTY FEET

GRID NORTH
BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 05 BEARS N89°28'32"W

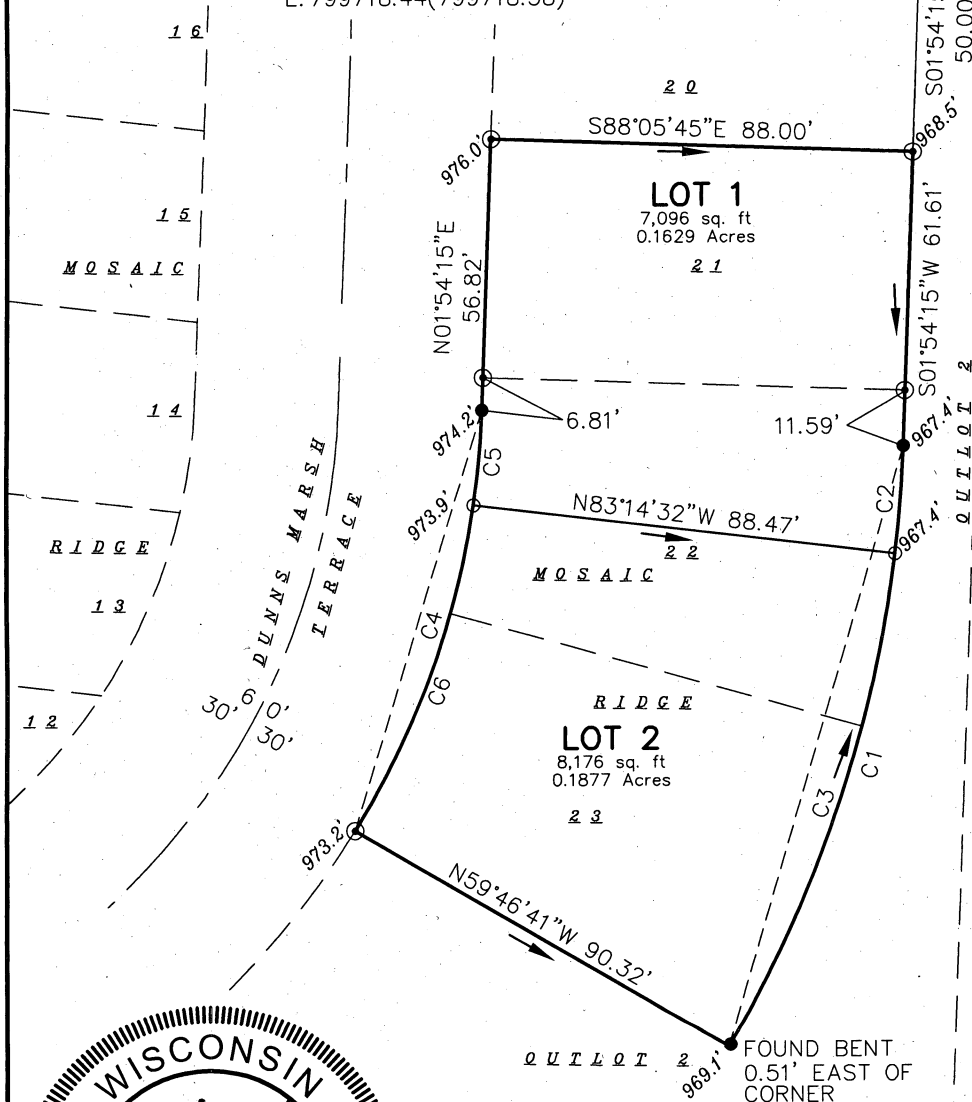
FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 32-07-09
N: 467205.09(467205.09)
E: 799973.97(799973.83)

FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 05-06-09
N: 467206.87(467206.87)
E: 799718.44(799718.38)

MON TO MON S89°27'44"E 2390.60'
1401.86' 988.74'

MON TO MON S89°36'05"E 255.54'

FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 05-06-09
N: 467182.65 (467182.65)
E: 802364.47 (802364.47)



CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	132.45	28°19'03"	268.00	S16°03'47"W	131.11
C2	22.70	04°51'12"	268.00	N04°19'52"E	22.69
C3	109.75	23°27'50"	268.00	N18°29'23"E	108.99
C4	93.18	29°39'41"	180.00	S16°44'06"W	92.15
C5	20.03	06°22'27"	180.00	N05°05'29"E	20.01
C6	73.16	23°17'14"	180.00	N19°55'19"E	72.66



Revised: 11-11-15 FJL

MAP NO. 14138

DOCUMENT NO. 5203063

VOLUME 95 PAGES 194

Date: 11-11-2015
Plot View: CSM
BSE1829\DWG\BSE1829.DWG

SURVEYED FOR:
CITY OF MADISON - CDA
215 MARTIN LUTHER KING JR. BLVD
MADISON, WI 53701

SURVEYED BY:
Burse

surveying & engineering inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

CERTIFIED SURVEY MAP No. 14138

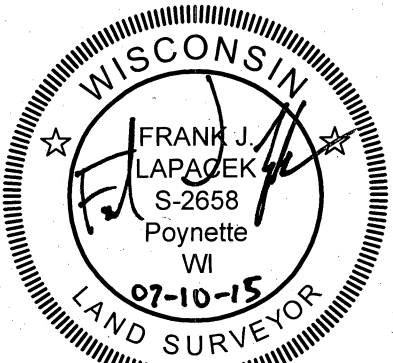
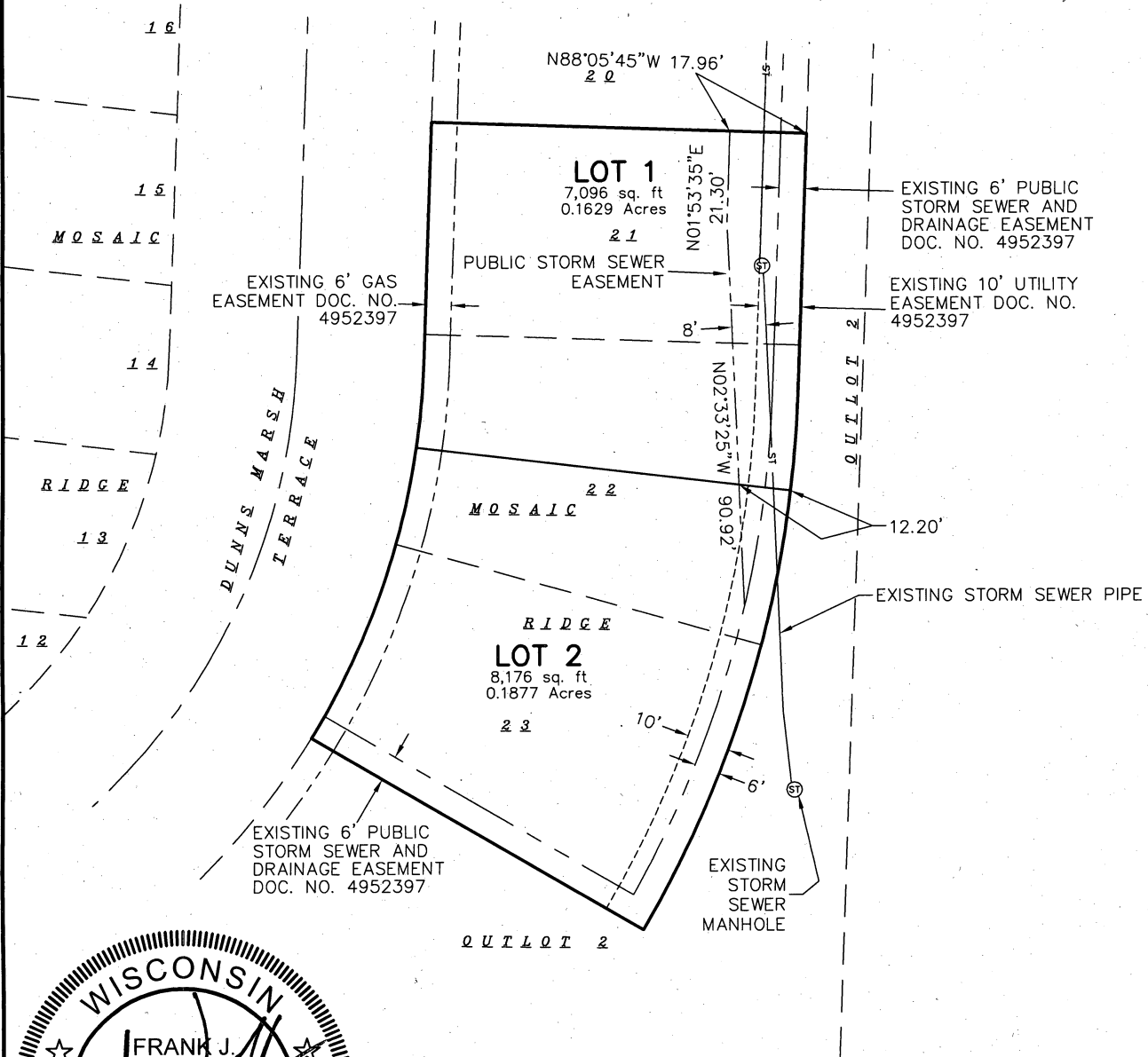
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SCALE : ONE INCH = FORTY FEET

EASEMENT DETAILS

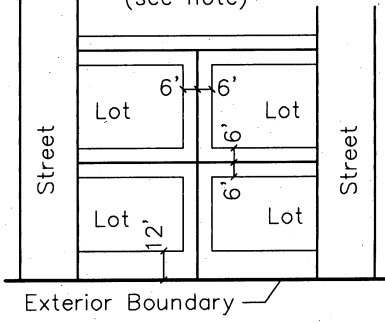


Revised: 11-11-15 FJL

NOTE:

The storm sewer easement granted herein does not include any of the area already granted as a storm sewer easement by the plat of Mosaic Ridge.

TYPICAL DRAINAGE EASEMENTS:
(see note)



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LEGEND			
●	1-1/4" SOLID IRON ROD FOUND	→	DRAINAGE ARROW. SEE NOTE
⊙	7/8" SOLID IRON ROD FOUND	96.9'	GROUND ELEVATION AT LOT CORNER
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.		DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
()	INDICATES RECORDED AS		

NOTES:

- Arrows indicate the direction of surface drainage swales at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6 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 certified survey. 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. 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. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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.
- 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.
- Surveyor was provided with Title Report Number NCS-734701-MAD from First American Title Insurance Company, dated June 4, 2015.
- Lots within the CSM are subject to Declaration of Conditions and Covenants per Document No. 4710076.
- The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map is/are subject to the following conditions: a.) The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities. b.) No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.) c.) Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner. d.) The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division. e.) The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped

ALL OF LOTS 21-23, MOSAIC RIDGE, AS RECORDED IN VOLUME 60-011B OF PLATS, ON PAGES 57-58, AS DOCUMENT NUMBER 4952397, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. under the direction of the Community Development Authority of the City of Madison, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 10th day of July, 2015

Signed: Frank J. Lapacek
Frank J. Lapacek, P.L.S. No. 2658

Revised this 11th day of November, 2015

MAP NO. 14138

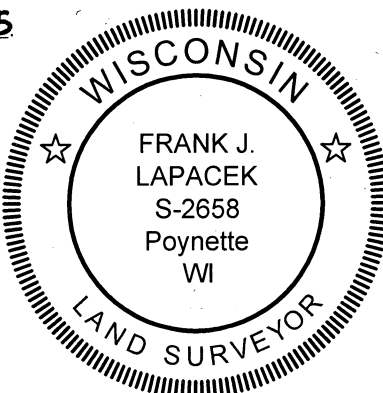
DOCUMENT NO. 5203063

VOLUME 95 PAGES 196

Date: 11-11-2015

Plot View: CSM

PROJECTS\BSE1726\CSM\BSE1726CSM.DWG



SURVEYED BY :

Burse

surveying & engineering ^{INC}

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CERTIFIED SURVEY MAP No. 14138

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OWNER'S CERTIFICATE

Community Development Authority of the City of Madison, a Wisconsin redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Community Development Authority of the City of Madison has caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Community Development Authority of the City of Madison does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed by Dean Brasser, Chairperson and Natalie L. Erdman, Executive Director and Secretary on this 9th day of December, 2015.

By: [Signature]
Dean Brasser, Chairperson

By: [Signature]
Natalie L. Erdman, Executive Director and Secretary

Lauren Lofton Vice

STATE OF WISCONSIN)

)ss

County of Dane)

Personally came before me this 9th day of December, 2015
Lauren Lofton, Vice-Chair of Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 2-27-2019
[Signature]
Notary Public, Wisconsin

STATE OF WISCONSIN)

)ss

County of Dane)

Personally came before me this 9th day of December, 2015
Natalie Erdman, Director of Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 2-27-2019
[Signature]
Notary Public, Wisconsin

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number 15-00801, File I.D. Number 39650, adopted on the 6th day of October, 2015, 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 11th day of December, 2015.

[Signature] SR

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this 12th day of NOVEMBER, 2015

[Signature] FOR
Natalie Erdman, Secretary of Planning Commission.

SURVEYED BY :

Burse

surveying & engineering INC

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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
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Office of the Register of Deeds

Dane County, Wisconsin

Received for Record

December 11, 2015 at

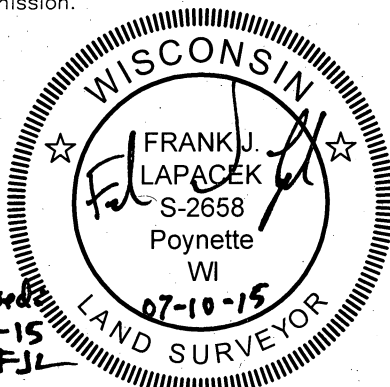
11:28 o'clock A.M as

Document No. 5203063

in vol. 95 of CSMs,

pages 194-197

[Signature]
Register of Deeds Deputy



Revised
11-11-15
FJL

MAP NO. 14138

DOCUMENT NO. 5203063

VOLUME 95 PAGES 197

Date: 11-11-2015

Plot View: CSM

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SHEET 4 OF 4

Received 12-11-2015 11:00 am