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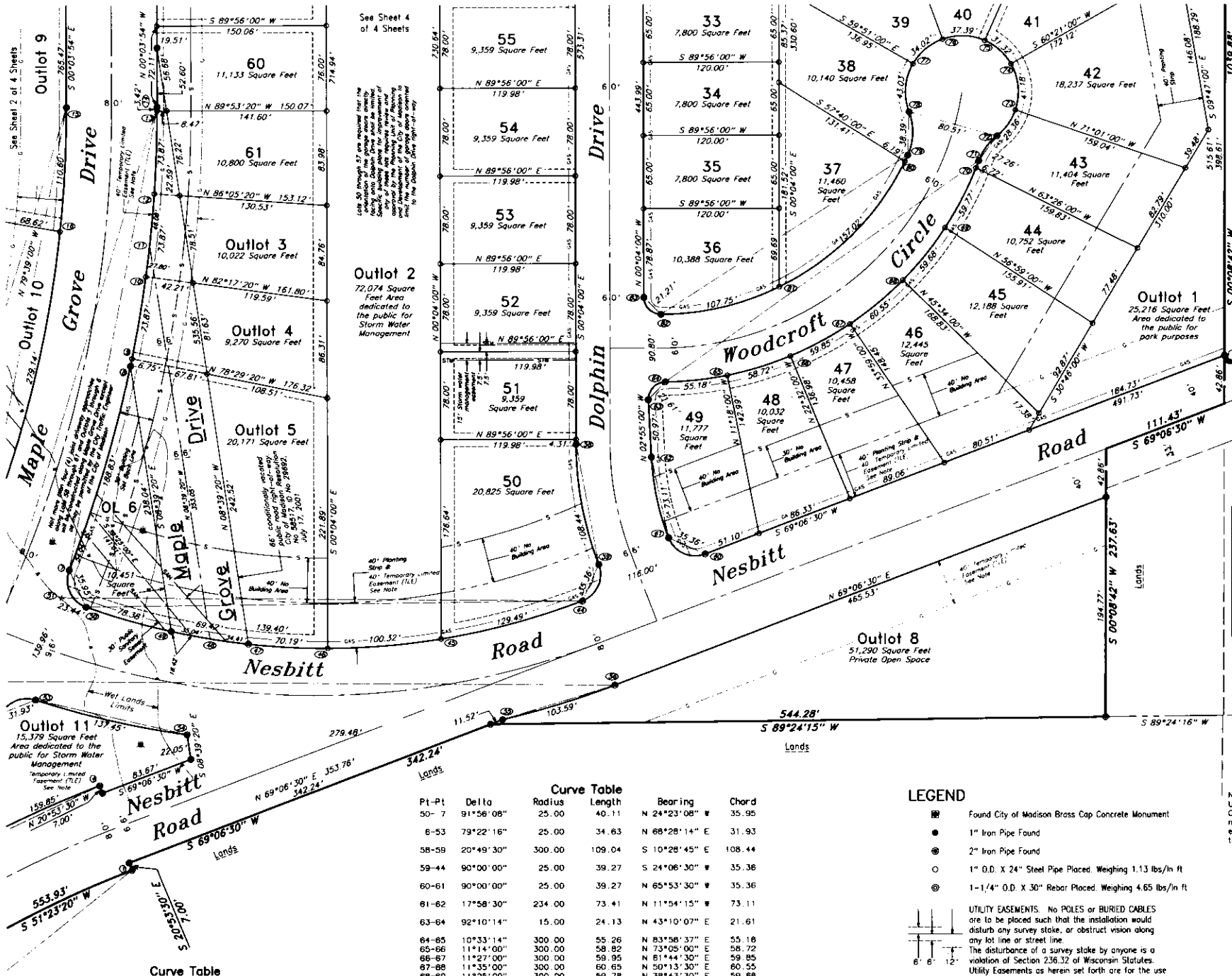
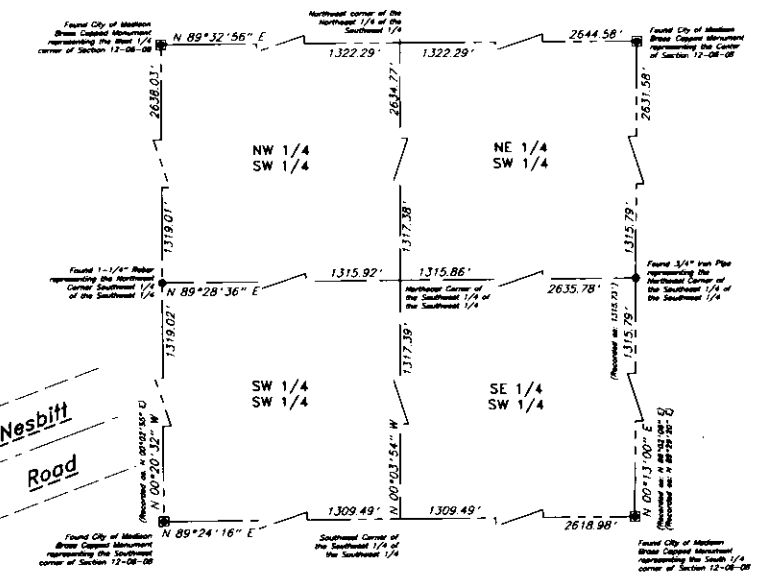
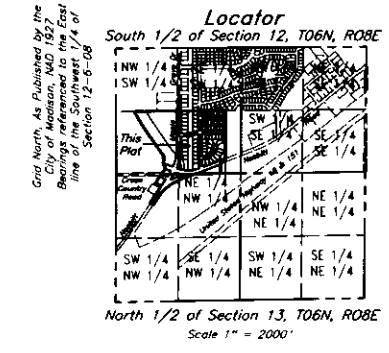




There are no objections to this plat with the respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 22nd day of October 2001.

Renee M. Powell
Department of Administration



Grid North As Published by the City of Madison, Wisconsin. Bearings referenced to the East line of the Southwest 1/4 of Section 12-6-08.

1309.49' to 40 Corner
431.37'
S 89°24'16" W
2618.98'
Found City of Madison Brass Capped Monument representing the South 1/4 corner of Section 12-06-08. Wisconsin State Plane Coordinates, as Published by the City of Madison, NAD 1927. N = 265,342.98 E = 2,135,353.88

Grid North As Published by the City of Madison, Wisconsin. Bearings referenced to the East line of the Southwest 1/4 of Section 12-6-08, bearing N 00°13'00" E

Notes:
Upon final platting of Outlots 5 and/or 6 as developable lots, the City of Madison Common Council may reduce in width the 40 foot no-build/no-improvement zone based upon the approval of an exemplary berming, landscaping and building siting plan at the time of the approval of the final plat.

Curve Table

Pt-Pt	Delta	Radius	Length	Bearing	Chord
1- 2	35°28'20"	910.00	562.86	S 51°23'20" W	553.93
3- 4	09°15'42"	990.00	160.03	N 84°28'39" E	159.85
6- 7	07°12'10"	1114.00	140.04	N 25°11'01" E	139.95
7- 8	09°43'26"	1114.00	189.06	N 16°43'13" E	188.84
8- 9	00°20'50"	1114.00	6.75	N 11°41'05" E	6.75
9-10	03°48'00"	1114.00	73.88	N 09°36'40" E	73.87
10-11	01°25'48"	1114.00	27.80	N 06°59'46" E	27.80
11-12	02°22'12"	1114.00	46.08	N 05°05'46" E	46.08
12-13	03°48'00"	1114.00	73.88	N 02°00'46" E	73.87
13-14	00°10'34"	1114.00	3.42	N 00°01'23" E	3.42
7-11	15°18'04"	1114.00	297.50	N 13°55'54" E	296.61
8-14	11°55'24"	1114.00	231.82	N 05°53'46" E	231.41
11-14	06°20'46"	1114.00	123.39	N 03°06'29" E	123.33
7-14	21°38'50"	1114.00	420.89	N 10°45'31" E	418.39
15-16	06°07'54"	1034.00	110.66	S 03°00'03" W	110.60
16-17	15°30'54"	1034.00	279.99	S 13°49'27" W	279.14
44-45	11°43'52"	633.55	129.72	S 74°58'26" W	129.49
45-46	09°04'54"	633.55	100.42	S 85°22'49" W	100.32
46-47	06°21'02"	633.55	70.22	N 86°54'13" W	70.19
47-48	03°06'46"	633.55	34.42	N 82°10'19" W	34.41
48-49	03°10'08"	633.55	35.04	N 79°01'52" W	35.04
49-50	07°05'38"	633.55	78.43	N 73°54'00" W	78.38
50-51	02°07'12"	633.55	23.44	N 69°17'36" W	23.44
44-47	27°09'48"	633.55	300.36	S 82°41'24" W	297.56
44-48	30°16'34"	633.55	334.78	S 84°14'47" W	330.90
47-49	06°16'54"	633.55	69.46	N 80°35'15" W	69.42
48-50	10°15'44"	633.55	113.47	N 75°29'04" W	113.32
44-50	40°32'18"	633.55	448.25	S 89°22'39" W	438.96
44-51	42°39'30"	633.55	471.69	N 88°33'45" W	460.87
53-54	10°17'18"	766.46	137.63	S 76°59'17" E	137.45
54-55	21°00'36"	766.46	281.05	N 87°21'46" E	279.48
55-56	07°44'58"	766.46	103.67	N 72°58'59" E	103.59

Curve Table

Pt-Pt	Delta	Radius	Length	Bearing	Chord
50- 7	91°56'08"	25.00	40.11	N 24°23'08" W	35.95
8-53	79°22'16"	25.00	34.63	N 68°28'14" E	31.93
58-59	20°49'30"	300.00	109.04	S 10°28'45" E	108.44
59-44	90°00'00"	25.00	39.27	S 24°06'30" W	35.36
60-61	90°00'00"	25.00	39.27	N 65°53'30" W	35.36
61-62	17°58'30"	234.00	73.41	N 11°54'15" W	73.11
63-64	92°10'14"	15.00	24.13	N 43°10'07" E	21.61
64-65	10°33'14"	300.00	55.26	N 83°58'37" E	55.18
65-66	11°14'00"	300.00	58.82	N 73°05'00" E	58.72
66-67	11°27'00"	300.00	59.95	N 61°44'30" E	59.85
67-68	11°35'00"	300.00	60.65	N 50°13'30" E	60.55
68-69	11°25'00"	300.00	59.78	N 38°43'30" E	59.68
69-70	11°26'00"	300.00	59.86	N 27°18'00" E	59.77
70-71	01°16'56"	300.00	6.72	N 20°56'32" E	6.72
64-71	68°57'10"	300.00	361.04	N 54°46'39" E	339.84
71-72	31°37'56"	50.00	27.60	N 36°07'02" E	27.26
72-73	32°57'00"	50.00	28.75	N 35°27'30" E	28.36
73-74	48°38'00"	50.00	42.44	N 05°20'00" E	41.16
74-75	36°30'00"	50.00	31.85	N 47°54'00" W	31.32
75-76	43°55'00"	50.00	38.32	N 88°08'30" W	37.39
76-77	39°47'00"	50.00	34.72	S 50°02'30" W	34.02
77-78	50°58'36"	50.00	44.49	S 04°39'42" W	43.03
72-78	252°45'36"	50.00	220.57	N 74°26'48" W	80.51
78-79	45°08'58"	50.00	39.40	S 01°44'53" W	38.39
79-80	01°28'38"	240.00	6.19	S 25°03'41" W	6.19
80-81	38°11'20"	240.00	159.97	S 44°53'40" W	157.02
81-82	25°56'40"	240.00	108.68	S 76°57'40" W	107.75
79-82	65°36'38"	240.00	274.83	S 57°07'41" W	260.06
82-83	90°00'00"	15.00	23.56	N 45°04'00" W	21.21

Tangent Bearings

Pt	Bearing
1	S 69°06'30" W
3	N 59°50'48" E
4	N 69°06'30" E
6	N 28°47'06" E
7	N 21°34'56" E
8	N 11°51'30" E
44	S 69°06'30" W
47	N 83°43'42" W
49	N 77°26'48" W
50	N 70°21'12" W
51	N 68°14'00" W

Tangent Bearings

Pt	Bearing
52	S 88°14'00" E
53	S 71°50'38" E
54	S 60°01'56" E
55	N 76°51'28" E
59	S 20°53'30" E
61	N 20°53'30" W
64	N 69°19'14" E
71	N 20°18'04" E
72	N 51°56'00" E
78	S 20°46'30" E
79	S 24°19'22" W
82	S 89°56'00" W

LEGEND

- Found City of Madison Brass Cap Concrete Monument
- 1" Iron Pipe Found
- 2" Iron Pipe Found
- 1" O.D. X 24" Steel Pipe Placed. Weighing 1.13 lbs/ln ft
- 1-1/4" O.D. X 30" Rebar Placed. Weighing 4.65 lbs/ln ft

UTILITY EASEMENTS. No POLES or BURIED CABLES are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility Easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

6' GAS — 6' Public gas main easement for Madison Gas and Electric for underground gas main installation

NOTES:

All distances are to the nearest hundredth of a foot
All curve distances are chord measure.
All bearings are MEASURED to the nearest 00 00'05".

All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum 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 plat. Easements shall not be required on property lines shared with greenways or public streets.

The intra-block drainage easements shall be graded with the construction of each principal 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.

Temporary Limited Easement (TLE)

Easement for grading and sloping purposes to construct Maple Grove Drive, Nesbitt Road and Cross Country Road. Easement expires by December 15, 2015.

WISCONSIN ERIC W. SANDSNES DEFOREST, WI S-2475 PROFESSIONAL LAND SURVEYOR

10/25/01

Scale 1" = 60'

60 30 0 60 120 180

Nesbitt Valley

Part of Lot 1, Certified Survey Map Number 4540 in Volume 20 on Pages 5 and 6, lying in the Northwest 1/4 of the Northwest 1/4 of Section 13, part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of Northwest 1/4 of Section 13, part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 12, all lying in Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin

Eric W. Sandsnes, Professional Land Surveyor, S-2475

Royal Oak Engineering, Inc, Madison, Wisconsin

Sheet 1 of 4 Sheets

Curve Table

Pt-Pt	Delta	Radius	Length	Bearing	Chord
1- 2	35°26'20"	910.00	562.86	S 51°23'20" W	553.93
3- 4	09°15'42"	990.00	160.03	N 64°28'39" E	159.85
5- 6	04°53'04"	1114.00	94.97	N 31°13'38" E	94.94
6- 7	07°12'10"	1114.00	140.04	N 25°11'01" E	139.95
7- 8	09°43'26"	1114.00	189.06	N 16°43'13" E	188.84
8- 9	00°20'50"	1114.00	6.75	N 11°41'05" E	6.75
9-10	03°48'00"	1114.00	73.88	N 09°36'40" E	73.87
10-11	01°25'48"	1114.00	27.80	N 06°59'46" E	27.80
11-12	02°22'12"	1114.00	46.08	N 05°05'46" E	46.08
12-13	03°48'00"	1114.00	73.88	N 02°00'40" E	73.87
13-14	00°10'34"	1114.00	3.42	N 00°01'23" E	3.42
7-11	15°18'04"	1114.00	297.50	N 13°55'54" E	296.61
11-14	06°20'46"	1114.00	123.39	N 03°06'29" E	123.33
7-14	21°38'50"	1114.00	420.89	N 10°45'31" E	418.39
5-14	33°44'04"	1114.00	655.90	N 16°48'08" E	646.48
15-16	06°07'54"	1034.00	110.66	S 03°00'03" W	110.60
16-17	15°30'54"	1034.00	279.99	S 13°49'27" W	279.14
17-18	08°12'12"	1034.00	148.04	S 25°41'00" W	147.92
18-19	03°53'04"	1034.00	70.10	S 31°43'38" W	70.09
15-17	21°38'48"	1034.00	390.65	S 10°45'30" W	388.33
15-19	33°44'04"	1034.00	606.80	S 16°48'08" W	600.04
17-20	90°11'06"	25.00	39.35	S 66°40'27" W	35.41
21-18	98°01'06"	25.00	42.77	S 19°13'27" E	37.74
46-47	06°21'02"	633.55	70.22	N 86°54'13" W	70.19
47-48	03°06'46"	633.55	34.42	N 82°10'18" W	34.41
48-49	03°10'08"	633.55	35.04	N 79°01'52" W	35.04
49-50	07°05'36"	633.55	78.43	N 73°54'00" W	78.38
50-51	02°07'12"	633.55	23.44	N 69°17'38" W	23.44
44-48	30°16'34"	633.55	334.78	S 84°14'47" W	330.90
47-49	06°16'54"	633.55	69.46	N 80°35'15" W	69.42
48-50	10°15'44"	633.55	113.47	N 75°29'04" W	113.32
44-50	40°32'18"	633.55	448.25	S 69°22'39" W	438.96
44-51	42°39'30"	633.55	471.69	N 89°33'45" W	460.87
52-53	03°36'38"	766.46	48.30	S 70°02'19" E	48.29
53-54	10°17'18"	766.46	137.63	S 76°58'17" E	137.45
54-55	21°00'36"	766.46	281.05	N 87°21'46" E	279.48
52-56	42°39'30"	766.46	570.65	S 89°33'45" E	557.56
6-53	79°22'16"	25.00	34.63	N 68°26'14" E	31.93
50- 7	91°56'08"	25.00	40.11	N 24°23'08" W	35.95

Tangent Bearings

Pt	Bearing
1	S 89°06'30" W
3	N 59°50'48" E
4	N 89°06'30" E
6	N 28°47'06" E
7	N 21°34'56" E
8	N 11°51'30" E
17	S 21°34'54" W
18	S 29°47'06" W
47	N 83°43'42" W
49	N 77°26'48" W
50	N 70°21'12" W
51	N 68°14'00" W
52	S 68°14'00" E
53	S 71°50'38" E
54	S 82°07'56" E

CORPORATE OWNERS CERTIFICATE

The City of Madison a Wisconsin municipal corporation duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said corporation caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The City of Madison, does further certify that this plat is required by Section 236.10 or Section 236.12, Wisconsin Statutes to be submitted to the following for approval or objection.

Department of Administration
Dane County Zoning and Natural Resources Committee
Common Council of the City of Madison

IN WITNESS WHEREOF, the said City of Madison, has caused these presents to be executed, signed by Ray Fisher and countersigned by NA, at Madison, Wisconsin, and its corporate seal to be hereto affixed this 8th day of November, 2001.

City of Madison, (Seal)

by: Ray Fisher
Ray Fisher, City Clerk

Attest: NA

STATE OF WISCONSIN)
COUNTY OF DANE } SS.

Personally come before me this 8th day of November, 2001, Ray Fisher and NA, to me known to be the City Clerk and of the City of Madison 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.

Nancy L. Kimelman
Notary Public, Dane County, Wisconsin
My Commission 2/20/05

COMMON COUNCIL RESOLUTION
CITY OF MADISON, WISCONSIN

"Resolved that the plat of Nesbitt Valley, being a subdivision in the Southwest 1/4 Section 12 and the Northwest 1/4 Section 13, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, having been approved by the City Planning Commission, be and the same, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said Nesbitt Valley, to the City for public use."

I, Ray Fisher, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison, and that this plat was approved by the City Council of the City of Madison, Dane County, Wisconsin by resolution No. 35021, adopted on the 4 day of September 2001, ID No. 30114 and further certify that the conditions of said approval were fulfilled on the 8 day of November, 2001.

Ray Fisher
Ray Fisher, City Clerk

CERTIFICATE OF CITY TREASURER

I, Ray Fisher, being duly appointed, qualified and acting Treasurer of the City of the City of Madison, Dane County, Wisconsin, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this 8 day of November, 2001 on any of the lands included in the plat of Nesbitt Valley.

Ray Fisher
Ray Fisher, City Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

Nesbitt Farms, LLC., a Wisconsin Limited Liability Company, duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does here by certify that said Limited Liability Company caused the lands described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Nesbitt Farms, LLC., a Wisconsin Limited Liability Company, does further certify that this plat is required by Section 236.10 or Section 236.12, Wisconsin Statutes to be submitted to the following for approval or objection.

Department of Administration
Dane County Zoning and Natural Resources Committee
Common Council of the City of Madison

IN WITNESS WHEREOF, the said Nesbitt Farms, LLC., a Wisconsin Limited Liability Company, has caused these presents to be executed, signed by Grant Langdon, President, at Madison, Wisconsin, this 19th day of October, 2001.

James Weber
James Weber, Manager

STATE OF WISCONSIN)
COUNTY OF DANE } SS

Personally came before me this 19th day of October, 2001, James Weber, to me known to be the Manager, of the above named Limited Liability Company, and acknowledge that he executed the foregoing instrument as such officers as the deed of said Limited Liability Company, by its authority, for the purposes therein contained.

Andrea T. Sandsnes
Notary Public, Dane County, Wisconsin
My Commission expires Oct 13, 2002

NOTARY PUBLIC ANDREA T. SANDSNES STATE OF WISCONSIN

CONSENT OF LAND CONTRACT VENDOR

Sharon L. Nesbitt, Owner, and Dean A Nesbitt, Owner and Elaine N. Linzmeier, Owner, and Kathryn Zweifel, Owner, and Howard Nesbitt, Owner, as Land Contract Vendors, of the land described on this plat, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and to the certificate of Nesbitt Valley, LLC, hereon.

IN WITNESS WHEREOF, the said Sharon L. Nesbitt, Owner, and Dean A Nesbitt, Owner and Elaine N. Linzmeier, Owner, and Kathryn Zweifel, Owner, and Howard Nesbitt, Owner, as Land Contract Vendors, has caused these presents to be executed this 19th day of October, 2001.

Sharon L. Nesbitt
Sharon L. Nesbitt, Owner

Dean A. Nesbitt
Dean A. Nesbitt, Owner

Elaine N. Linzmeier
Elaine N. Linzmeier, Owner

Kathryn Zweifel
Kathryn Zweifel, Owner

Howard Nesbitt
Howard Nesbitt, Owner

STATE OF WISCONSIN)
COUNTY OF DANE } SS.

Personally come before me this 19th day October, 2001, Sharon L. Nesbitt, Owner, and Dean A Nesbitt, Owner and Elaine N. Linzmeier, Owner, and Kathryn Zweifel, Owner, and Howard Nesbitt, Owner, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Andrea T. Sandsnes
Notary Public, Dane County, Wisconsin
My Commission expires Oct 13, 2002

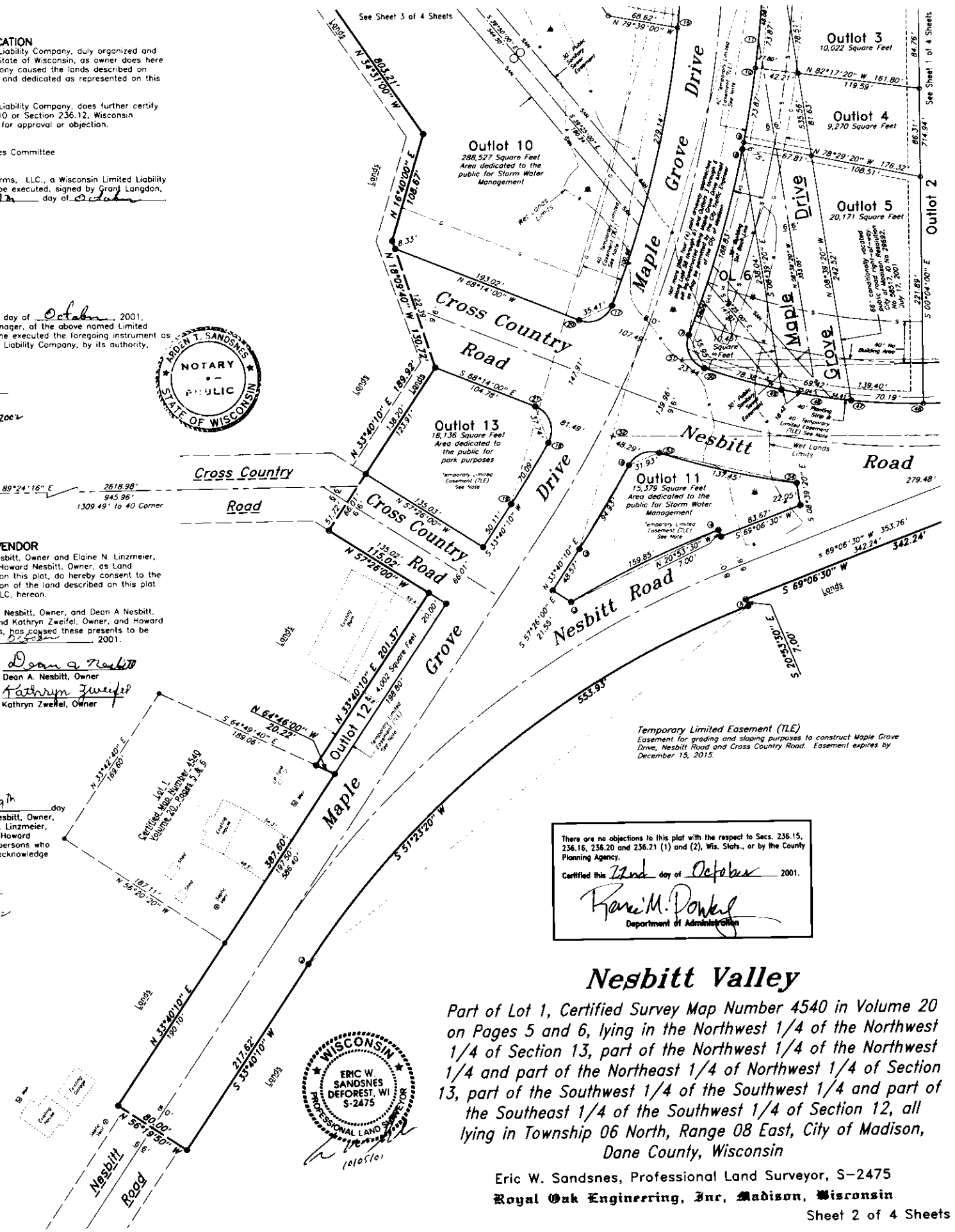
Found City of Madison Brass Capped Monument representing the Southwest corner of Section 12-06-08

N 89°24'16" E 2618.98'
945.96'
1309.49' to 40 Corner

Grid North, as Published by the City of Madison, NAD 1927 Bearings referenced to the East line of the Southwest 1/4 of Section 12-6-08, bearing N 00°13'00" E

Scale 1" = 60'

60 30 0 60 120 180



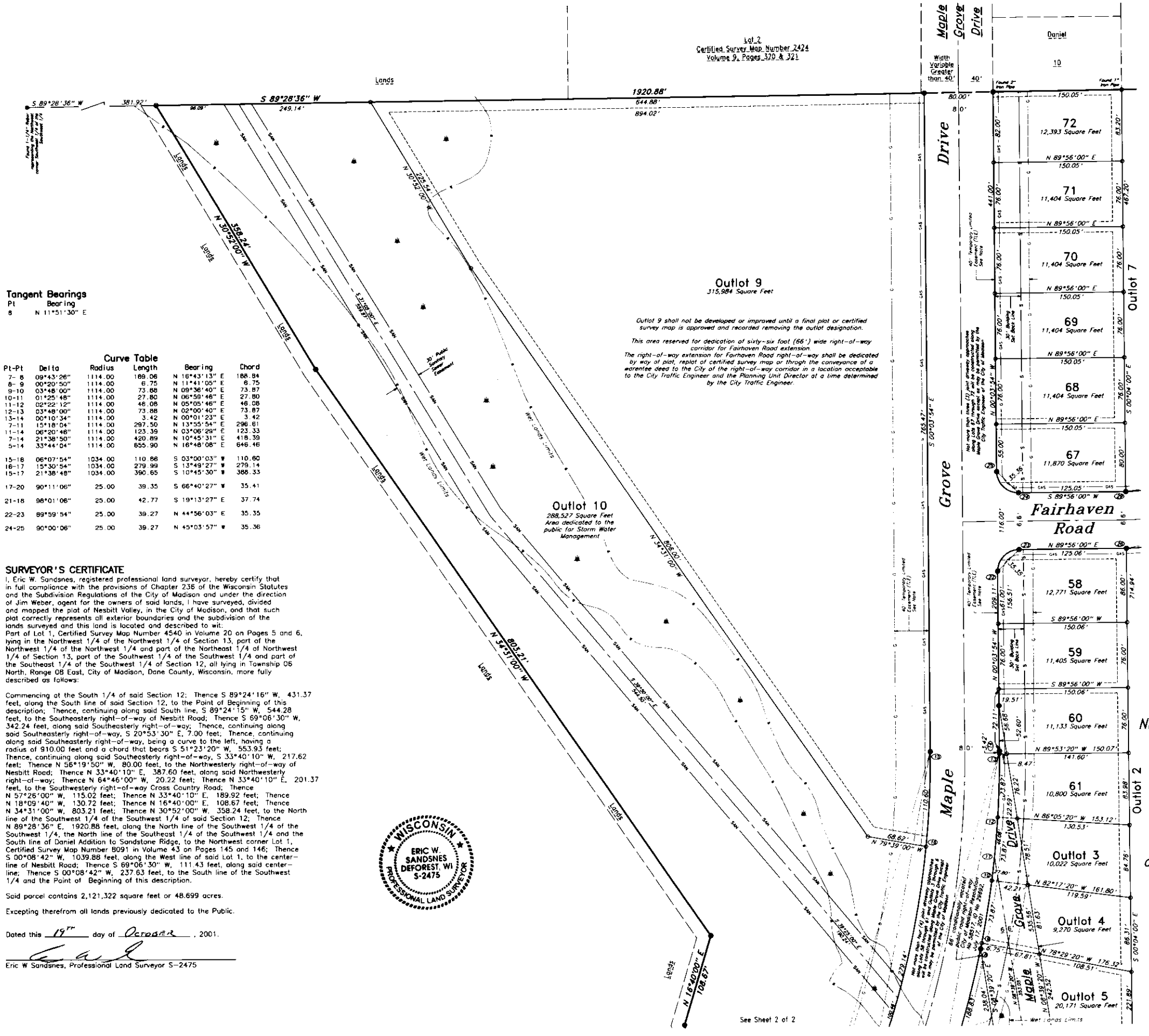
Nesbitt Valley

Part of Lot 1, Certified Survey Map Number 4540 in Volume 20 on Pages 5 and 6, lying in the Northwest 1/4 of the Northwest 1/4 of Section 13, part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of Northwest 1/4 of Section 13, part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 12, all lying in Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin

Eric W. Sandsnes, Professional Land Surveyor, S-2475

Royal Oak Engineering, Inc, Madison, Wisconsin

Sheet 2 of 4 Sheets



Tangent Bearings

Pt	Bearing
8	N 11°51'30" E

Curve Table

Pt-Pt	Delta	Radius	Length	Bearing	Chord
7- 8	09°43'26"	1114.00	189.06	N 16°43'13" E	188.84
8- 9	00°20'50"	1114.00	6.75	N 11°41'05" E	6.75
9-10	03°48'00"	1114.00	73.88	N 09°36'40" E	73.87
10-11	01°25'48"	1114.00	27.80	N 06°59'46" E	27.80
11-12	02°22'12"	1114.00	46.08	N 05°05'46" E	46.08
12-13	03°48'00"	1114.00	73.88	N 02°00'40" E	73.87
13-14	00°10'34"	1114.00	3.42	N 00°01'23" E	3.42
7-11	15°18'04"	1114.00	297.50	N 13°55'54" E	296.61
11-14	06°20'46"	1114.00	123.39	N 03°06'29" E	123.33
7-14	21°38'50"	1114.00	420.89	N 10°45'31" E	418.39
5-14	33°44'04"	1114.00	655.90	N 16°48'08" E	646.46
15-18	06°07'54"	1034.00	110.86	S 03°00'03" W	110.60
16-17	15°30'54"	1034.00	279.99	S 13°49'27" W	279.14
15-17	21°38'48"	1034.00	390.65	S 10°45'30" W	388.33
17-20	90°11'06"	25.00	39.35	S 66°40'27" W	35.41
21-18	98°01'06"	25.00	42.77	S 19°13'27" E	37.74
22-23	89°59'54"	25.00	39.27	N 44°56'03" E	35.35
24-25	90°00'06"	25.00	39.27	N 45°03'57" W	35.36

SURVEYOR'S CERTIFICATE

I, Eric W. Sandsnes, registered professional land surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison and under the direction of Jim Weber, agent for the owners of said lands, I have surveyed, divided and mapped the plat of Nesbitt Valley, in the City of Madison, and that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and this land is located and described to wit:
Part of Lot 1, Certified Survey Map Number 4540 in Volume 20 on Pages 5 and 6, lying in the Northwest 1/4 of the Northwest 1/4 of Section 13, part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of Northwest 1/4 of Section 13, part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 12, all lying in Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 of said Section 12; Thence S 89°24'16" W, 431.37 feet, along the South line of said Section 12, to the Point of Beginning of this description; Thence, continuing along said South line, S 89°24'15" W, 544.28 feet, to the Southeasterly right-of-way of Nesbitt Road; Thence S 69°06'30" W, 342.24 feet, along said Southeasterly right-of-way; Thence, continuing along said Southeasterly right-of-way, S 20°53'30" E, 7.00 feet; Thence, continuing along said Southeasterly right-of-way, being a curve to the left, having a radius of 910.00 feet and a chord that bears S 51°23'20" W, 553.93 feet; Thence, continuing along said Southeasterly right-of-way, S 33°40'10" W, 217.62 feet; Thence N 56°19'50" W, 80.00 feet, to the Northwesterly right-of-way of Nesbitt Road; Thence N 33°40'10" E, 387.60 feet, along said Northwesterly right-of-way; Thence N 64°46'00" W, 20.22 feet; Thence N 33°40'10" E, 201.37 feet, to the Southwesterly right-of-way Cross Country Road; Thence N 57°26'00" W, 115.02 feet; Thence N 33°40'10" E, 189.92 feet; Thence N 18°09'40" W, 130.72 feet; Thence N 16°40'00" E, 108.67 feet; Thence N 34°31'00" W, 803.21 feet; Thence N 30°52'00" W, 358.24 feet, to the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 12; Thence N 89°28'36" E, 1920.88 feet, along the North line of the Southwest 1/4 of the Southwest 1/4, the North line of the Southeast 1/4 of the Southwest 1/4 and the South line of Daniel Addition to Sandstone Ridge, to the Northwest corner Lot 1, Certified Survey Map Number 8091 in Volume 43 on Pages 145 and 146; Thence S 00°08'42" W, 1039.88 feet, along the West line of said Lot 1, to the center-line of Nesbitt Road; Thence S 69°06'30" W, 111.43 feet, along said center-line; Thence S 00°08'42" W, 237.63 feet, to the South line of the Southwest 1/4 and the Point of Beginning of this description.

Said parcel contains 2,121,322 square feet or 48.699 acres.

Excepting therefrom all lands previously dedicated to the Public.

Dated this 19TH day of October, 2001.

Eric W Sandsnes, Professional Land Surveyor S-2475

WISCONSIN ERIC W. SANDSNES DEFOREST, WI S-2475 PROFESSIONAL LAND SURVEYOR

Temporary Limited Easement (TLE)

Easement for grading and sloping purposes to construct Maple Grove Drive, Nesbitt Road and Cross Country Road. Easement expires by December 15, 2015.

Park Requirements

Park Dedications and Park Development Fees were paid as follows:

1 Single Family Residence Per Lot	Lots 1 through 49
2 Single Family Residence Per Lot	50 through 57 62 through 66
4 Multifamily Residence Per Lot	58 through 61 67 through 72 Outlots 3 through 6
50 Multifamily Residence	Outlot 9

Development of the Multifamily Lots at a higher density than listed above, may require additional Park Fees and/or dedications

See Sheet 4 of 4 Sheets

Grid North, As Published by the City of Madison, NAD 1927 Bearings referenced to the East line of the Southwest 1/4 of Section 12-6-08, bearing N 00°13'00" E

Scale 1" = 60'

60 30 0 60 120 180

There are no objections to this plat with the respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 22nd day of October 2001.

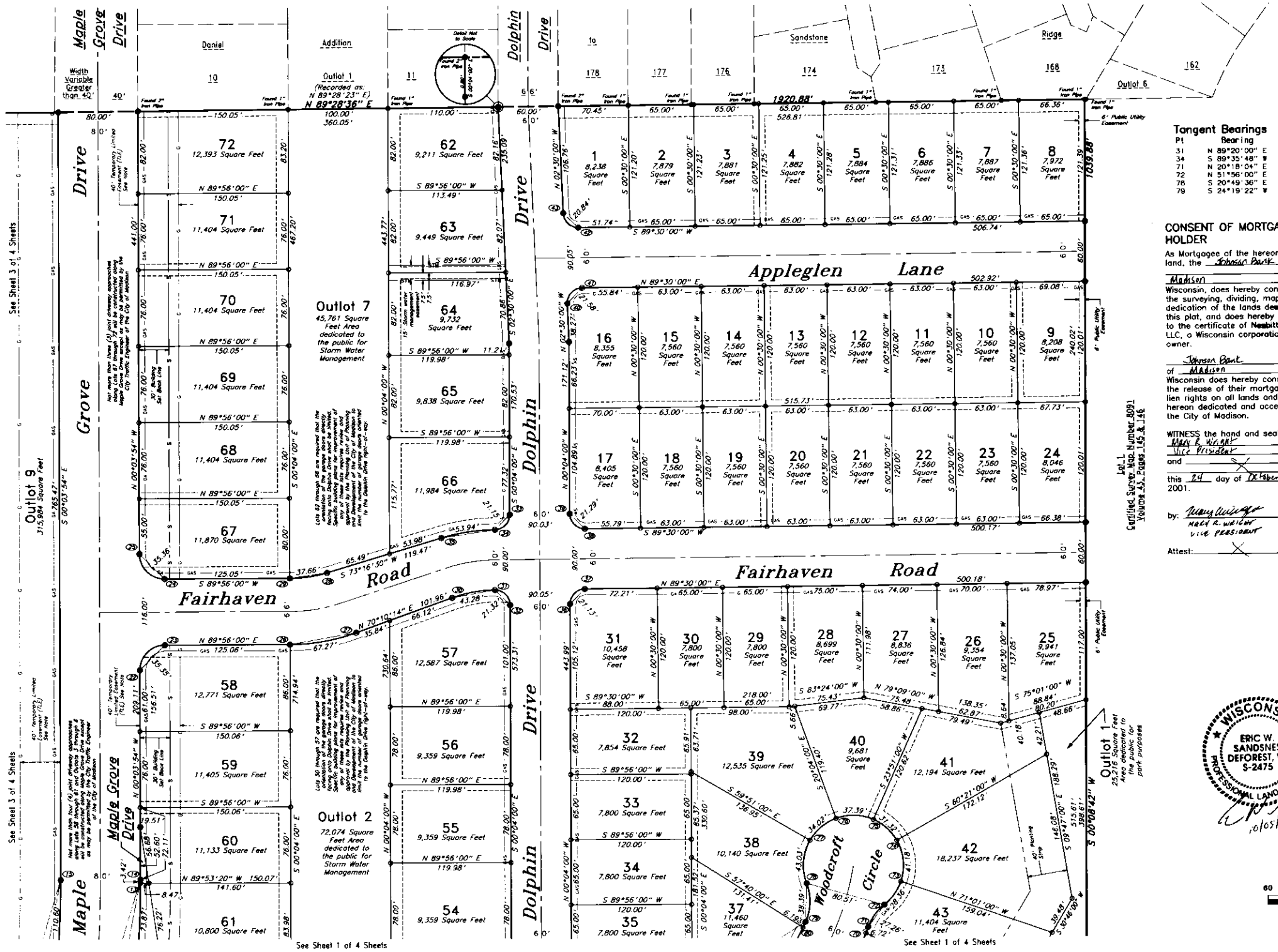
Department of Administration

Nesbitt Valley

Part of Lot 1, Certified Survey Map Number 4540 in Volume 20 on Pages 5 and 6, lying in the Northwest 1/4 of the Northwest 1/4 of Section 13, part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of Northwest 1/4 of Section 13, part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 12, all lying in Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin

Eric W. Sandsnes,
Professional Land Surveyor, S-2475

Royal Oak Engineering,
Inc, Madison, Wisconsin



Curve Table

Pt-Pt	Delta	Radius	Length	Bearing	Chord
12-13	03°48'00"	1114.00	73.88	N 02°00'40" E	73.87
13-14	00°10'34"	1114.00	3.42	N 00°01'23" E	3.42
7-14	21°38'50"	1114.00	420.89	N 10°45'31" E	418.39
15-16	06°07'54"	1034.00	110.66	S 03°00'03" W	110.60
15-17	21°38'48"	1034.00	390.65	S 10°45'30" W	388.33
22-23	89°59'54"	25.00	39.27	N 44°56'03" E	35.35
24-25	90°00'06"	25.00	39.27	N 45°03'57" W	35.36
26-27	19°45'46"	196.00	67.61	N 80°03'07" E	67.27
28-29	18°39'30"	130.00	37.80	S 81°36'15" W	37.66
30-31	19°09'46"	130.00	43.48	N 79°45'07" E	43.28
31-32	90°36'00"	15.00	23.72	S 45°22'00" E	21.32
33-34	89°39'48"	15.00	23.47	S 44°45'54" W	21.15
34-35	16°19'18"	190.00	54.13	S 81°26'09" W	53.94
36-37	89°34'00"	15.00	23.45	N 44°43'00" E	21.13
38-39	90°26'00"	15.00	23.68	N 45°17'00" W	21.29
40-41	92°00'00"	15.00	24.09	N 43°30'00" E	21.58
42-43	88°00'00"	15.00	23.04	N 46°30'00" W	20.84
70-71	01°16'58"	300.00	6.72	N 20°56'32" E	6.72
71-72	31°37'56"	50.00	27.60	N 36°07'02" E	27.26
72-73	32°57'00"	50.00	28.75	N 35°27'30" E	28.36
73-74	48°38'00"	50.00	42.44	N 05°20'00" W	41.18
74-75	36°30'00"	50.00	31.85	N 47°54'00" W	31.32
75-76	43°55'00"	50.00	38.32	N 88°06'30" W	37.39
76-77	39°47'00"	50.00	34.72	S 50°02'30" W	34.02
77-78	50°58'36"	50.00	44.49	S 04°39'42" W	43.03
72-78	252°45'36"	50.00	220.57	N 74°26'48" W	80.51
78-79	45°08'58"	50.00	39.40	S 01°44'53" W	38.39
79-80	01°28'38"	240.00	6.19	S 25°03'41" W	6.19

Tangent Bearings

Pt	Bearing
31	N 89°20'00" E
34	S 89°35'48" W
71	N 20°18'04" E
72	N 51°56'00" E
78	S 20°49'38" E
79	S 24°19'22" W

CONSENT OF MORTGAGE HOLDER

As Mortgagee of the hereon described land, the Johnson Bank of Madison Wisconsin, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this plat, and does hereby consent to the certificate of Nesbitt Valley, LLC, a Wisconsin corporation, as owner.

Johnson Bank of Madison Wisconsin does hereby consent to the release of their mortgage and lien rights on all lands and rights hereon dedicated and accepted by the City of Madison.

WITNESS the hand and seal of Mary R. Wright, Vice President, and X, this 24 day of October, 2001.

by: Mary R. Wright
MARY R. WRIGHT
VICE PRESIDENT

Attest: X

Lot 1 Certified Survey Map Number 8091 Volume 45, Pages 45 & 46

Temporary Limited Easement (TLE)
Easement for grading and sloping purposes to construct Maple Grove Drive, Nesbitt Road and Cross Country Road. Easement expires by December 15, 2015.

STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally came before me this 24th day of October, 2001, Mary R. Wright and X N/A of the above named corporation, to me known to be such Vice President and X N/A of said Corporation, and acknowledge that they SHE 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 Expires 8/13/02

NOTARY PUBLIC — ARDEN T. SANDSNES — STATE OF WISCONSIN

WISCONSIN — ERIC W. SANDSNES — DEFOREST, WI. — S-2475 — PROFESSIONAL LAND SURVEYOR
10/05/01

Grid North, As Published by the City of Madison, NAD 1927 Bearings referenced to the East line of the Southwest 1/4 of Section 12-6-08, bearing N 00°11'00" E

Scale 1" = 60'
60 30 0 60 120 180

CERTIFICATE OF COUNTY TREASURER

I, Dave Gawenda, being duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 8th day of November, 2001, affecting the lands included in the plat of Nesbitt Valley.

Dave Gawenda, Dane County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

Received for record the 8 day of NOVEMBER, 2001 at 2:12 o'clock p m. and recorded in Volume 57-186A of Plats on Pages 174, 175, 176 + 777

Jane C. Licht, Dane County Register of Deeds by Carol Kriegel, Deputy

There are no objections to this plat with the respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 2nd day of October 2001.

Department of Administration

Nesbitt Valley

Part of Lot 1, Certified Survey Map Number 4540 in Volume 20 on Pages 5 and 6, lying in the Northwest 1/4 of the Northwest 1/4 of Section 13, part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of Northwest 1/4 of Section 13, part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 12, all lying in Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin

Eric W. Sandsnes, Professional Land Surveyor, S-2475
Royal Oak Engineering, Inc, Madison, Wisconsin