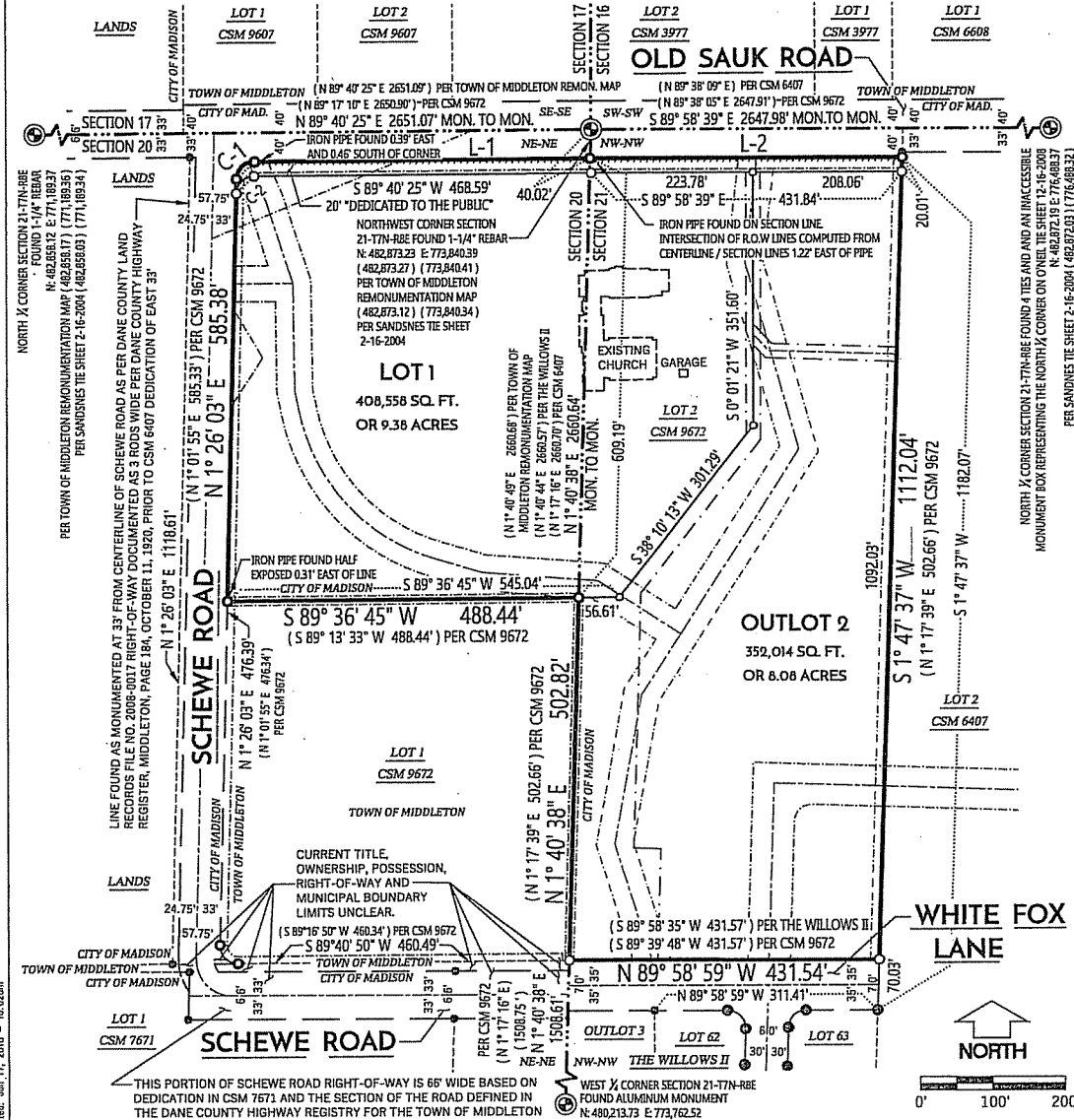


CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 9672 RECORDED ON MAY 1, 2000 IN VOLUME 55 OF CERTIFIED SURVEY MAPS ON PAGES 302-305 AS DOCUMENT NO. 3209045, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



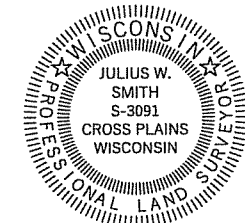
LEGEND

- ⊙ SECTION CORNER FOUND / COMPUTED FROM TIES
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" IRON PIPE FOUND
- SET 1-1/4" X 18" REBAR
- SET 3/4" X 18" REBAR
- CSM BOUNDARY
- - - RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 27TH, 2017.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20 BEARS N 1°40' 38" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3, OF 6 FOR FOR EASEMENT DETAILS.
5. SEE SHEET 3 OF 6 FOR CURVE TABLE.

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 89° 40' 25" E	488.04'
()	(N 89° 17' 10" E)	(466.96')
L-2	S 89° 58' 39" E	432.52'
()	(N 89° 38' 05" E)	(433.85')



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PREPARED FOR:
ENCORE HOMES, INC
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 170455
SHEET NO: 1 of 6

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DOC. NO. _____
C.S.M. NO. _____

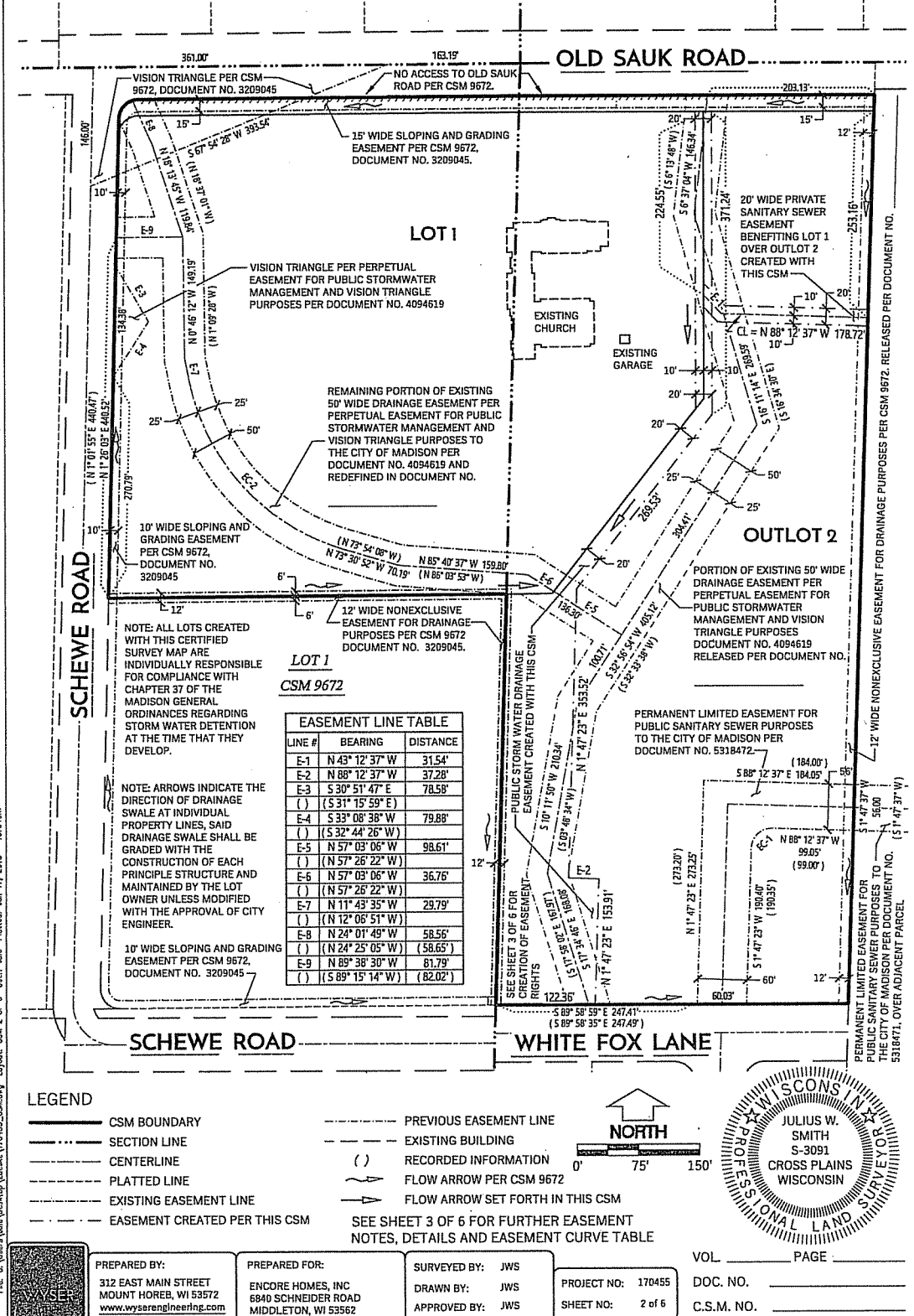
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11012

CERTIFIED SURVEY MAP NO.

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EASEMENT DETAIL



11012

CERTIFIED SURVEY MAP NO. _____

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EXISTING EASEMENTS AND RESTRICTIONS

THIS CERTIFIED SURVEY MAP IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS ON RECORDED INSTRUMENTS AS SHOWN HEREON WHERE PLOTTABLE.

AS SET FORTH ON CERTIFIED SURVEY MAP NO. 5417, RECORDED MAY 1, 2000 AS DOCUMENT NO. 2057120:

-15' WIDE SLOPING AND GRADING EASEMENT

-10' WIDE SLOPING AND GRADING EASEMENT

-VISION TRIANGLE AS DEPICTED AND NOTE STATING: NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2 1/2 FEET ABOVE THE ELEVATION OF THE INTERSECTION EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, APPROVED PUBLIC UTILITY LINES, AND OPEN FENCES THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL EXCEPT GRASSES AND SIMILAR TURF BE PERMITTED WHICH OBSTRUCT SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

-NOTE STATING: ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NONEXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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 SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS

- PARTIALLY RELEASED IN DOCUMENT NO. _____

-NOTE STATING: ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES REGARDING STORM WATER DETENTION AT THE TIME THEY DEVELOP.

-NOTE STATING: ARROWS INDICATE THAT DIRECTION OF DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE AND BE 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.

PERPETUAL EASEMENTS FOR PUBLIC STORM WATER MANAGEMENT AND VISION TRIANGLE PURPOSES CONVEYED TO THE CITY OF MADISON, RECORDED AUGUST 15, 2005 AS DOCUMENT NO. 4094619.

PARTIALLY RELEASED IN DOCUMENT NO. _____

PERMANENT LIMITED EASEMENT FOR PUBLIC SANITARY SEWER PURPOSES CONVEYED TO THE CITY OF MADISON, RECORDED APRIL 14, 2017 AS DOCUMENT NO. 5318472.

CREATION OF PUBLIC STORM WATER DRAINAGE EASEMENT

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS AND WITHIN THE EASEMENT AREA IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORM WATER DRAINAGE PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER DRAINAGE FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

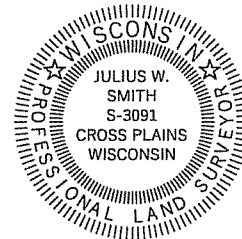
LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM WATER DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

EASEMENT CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC-1	39.27'	25.00'	90° 00' 00"	S 46° 47' 23" W	35.36'
EC-2	291.17'	270.00'	61° 47' 17"	N 42° 37' 14" W	277.26'
()				(N 43° 00' 30" W)	

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	38.50'	25.00'	88° 14' 22"	N 45° 33' 14" E	34.81'	N 1° 26' 03" E	N 89° 40' 25" E
			(88° 14' 45")	(N 45° 09' 32" E)			
C-2	38.50'	25.00'	88° 14' 22"	N 45° 33' 14" E	34.81'	N 1° 26' 03" E	N 89° 40' 25" E



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MIDDLETON, WI 53562

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 170455
SHEET NO: 3 of 7

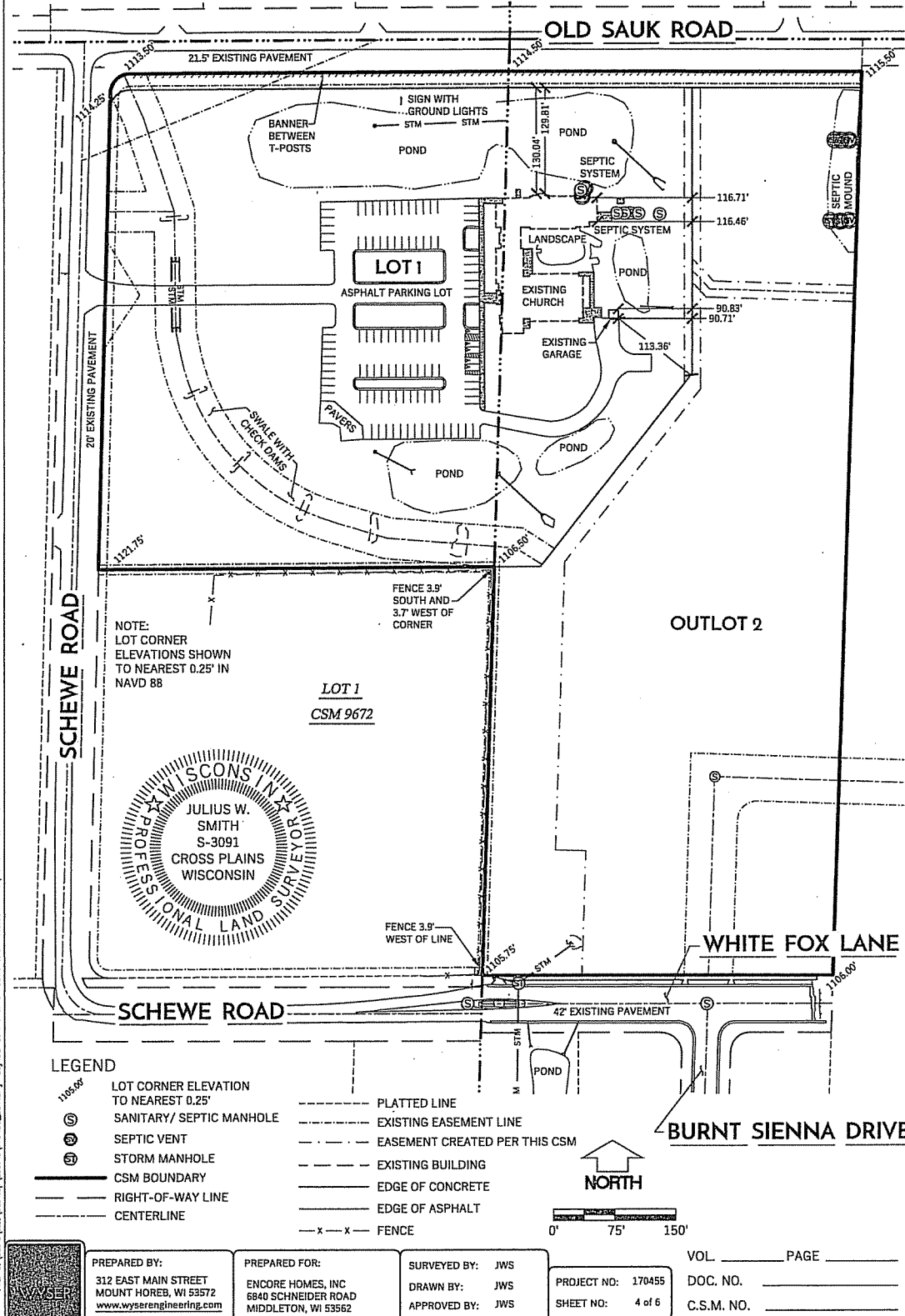
VOL _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

11012

CERTIFIED SURVEY MAP NO. _____

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EXISTING IMPROVEMENT DETAIL



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DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 170455
SHEET NO: 4 of 6

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DOC. NO. _____
C.S.M. NO. _____

110212

CERTIFIED SURVEY MAP NO. _____

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OTHER MATTERS OF TITLE NON-TRACEABLE ON SURVEY THAT AFFECT THIS PARCEL

PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT RECORDED APRIL 19, 1993 IN VOLUME 22368, PAGE 49, AS DOCUMENT NO. 2456557.

RESTRICTIVE COVENANT RECORDED MAY 1, 2000 AS DOCUMENT NO. 3209046.

DEED RESTRICTIONS RECORDED MAY 1, 2000 AS DOCUMENT NO. 3209047.

-AMENDED RESTRICTION RECORDED JUNE 21, 2004 AS DOCUMENT NO. 3931104.

-RELEASED IN DOCUMENT NO. _____

MORTGAGE BETWEEN MIDDLETON COMMUNITY CHURCH, AS MORTGAGOR, AND THE PARK BANK, AS MORTGAGEE, IN THE ORIGINAL STATED PRINCIPAL AMOUNT OF \$2,100,000.00, RECORDED APRIL 10, 2012 AS DOCUMENT NO. 4861052.

LEGAL DESCRIPTION

LOT 2 OF CERTIFIED SURVEY MAP NO. 9672 RECORDED ON MAY 1, 2000 IN VOLUME 55 OF CERTIFIED SURVEY MAPS ON PAGES 302-305 AS DOCUMENT NO. 3209045, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

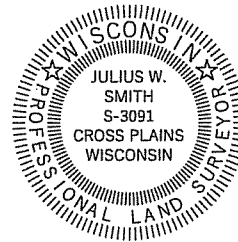
SAID PARCEL CONTAINS 779,066 SQUARE FEET OR 17.88 ACRES, AND 760,572 SQUARE FEET OR 17.46 ACRES MINUS RIGHT-OF-WAY DEDICATION.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF ENCORE HOMES, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



OWNER'S CERTIFICATE

MIDDLETON COMMUNITY CHURCH, INC., A WISCONSIN CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT IT CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. MIDDLETON COMMUNITY CHURCH, INC., DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, MIDDLETON COMMUNITY CHURCH, INC., HAS CONSENTED TO THESE PRESENTS TO BE SIGNED BY GAYLE LOVE MODERATOR FOR SAID MIDDLETON COMMUNITY CHURCH, INC.

ON THIS _____ DAY OF _____, 2018

GAYLE LOVE, MODERATOR

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
GAYLE LOVE, MODERATOR OF MIDDLETON COMMUNITY CHURCH, INC. ACTING IN SAID CAPACITY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

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312 EAST MAIN STREET
MOUNT HOREB, WI 53572
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PREPARED FOR:
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6840 SCHNEIDER ROAD
MIDDLETON, WI 53562

SURVEYED BY: JWS
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 170455
SHEET NO: 5 of 6

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C.S.M. NO. _____

11012

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CONSENT OF MORTGAGEE

THE PARK BANK, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATIONS OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,

THE ABOVE AUTHORIZED OFFICER OF THE PARK BANK _____
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2018.
DATED THIS _____ DAY OF _____, 2018.

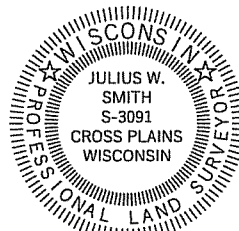
MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OFMADISON PLAN
COMMISSION.

NATALIE ERDMAN,
SECRETARY OF THE PLAN COMMISSION

DATE: _____



OFFICE OF THE REGISTER OF DEEDS

COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____

REGISTER OF DEEDS

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11012