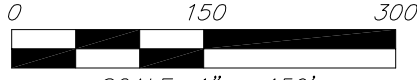
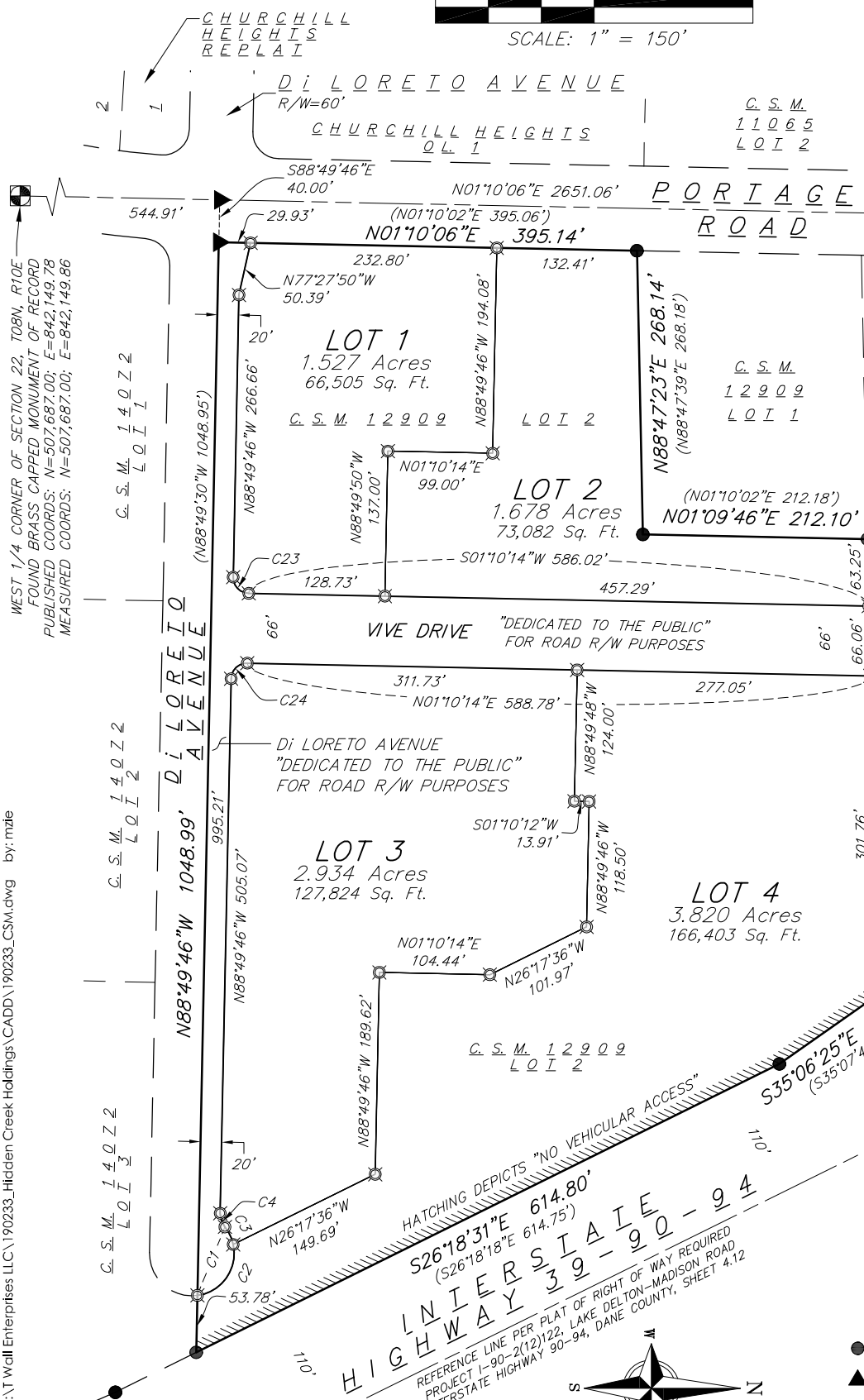


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NORTHWEST CORNER OF SECTION 22, T08N, R10E FOUND BRASS CAPPED MONUMENT OF RECORD PUBLISHED COORDS: N=510,337.65; E=842,203.77 MEASURED COORDS: N=510,337.51; E=842,203.92



07/07/2023

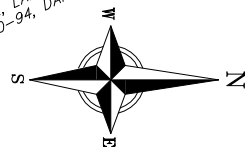
WEST 1/4 CORNER OF SECTION 22, T08N, R10E FOUND BRASS CAPPED MONUMENT OF RECORD PUBLISHED COORDS: N=507,687.00; E=842,149.78 MEASURED COORDS: N=507,687.00; E=842,149.86

13 Jul 2023 - 8:22a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze

**NOTES:**

1. See Sheet 2 of 7 for Easement Details.
2. See Sheet 3 of 7 for Lot 1 & Lot 2 New Easement Details.
3. See Sheet 4 of 7 for Lot 3 & Lot 4 New Easement Details.
4. See Sheet 5 of 7 for Curve Table.
5. See Sheets 6 and 7 for Additional Notes.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W



**SURVEY LEGEND**

- FOUND 3/4" Ø IRON ROD
  - ▲ FOUND MAGNAIL
  - ⊙ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

**vierbicher**  
planners | engineers | advisors  
Phone: (800) 261-3898



FN: 190233  
DATE: 09/26/2022  
REV: 07/07/2023  
Drafted By: MZIE  
Checked By: JLIL

SURVEYED FOR:  
HIDDEN CREEK HOLDINGS, LLC  
P.O. BOX 620037  
MIDDLETON, WI 53562

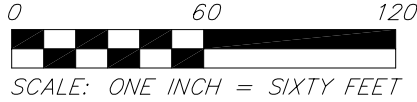
C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET 1 OF 8**



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06" W

C. S. M. 2 4 9 4 L O I 1

C. S. M. 1 2 9 0 9

CROSS-HATCHING DEPICTS THE LIMITS OF TEMPORARY LIMITED EASEMENT BENEFITTING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF VIVE DRIVE NORTH OF THIS CSM ALONG WITH THE REMOVAL OF THE PUBLIC TEMPORARY TURNAROUND IMPROVEMENTS WITHIN THE EASEMENT AREA

L O I 1

P O R T I A G E R O A D

V I V E D R I V E

LOT 2

LOT 1

## LOT 1 & LOT 2 NEW EASEMENT DETAILS



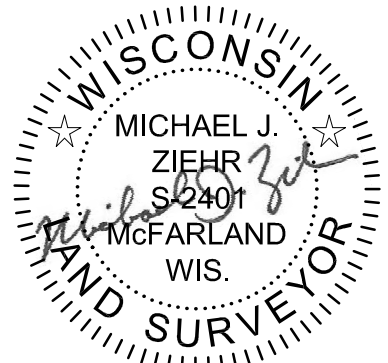
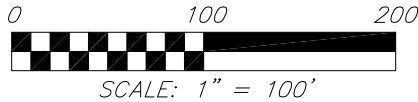
ANGLED HATCHING DEPICTS LIMITS OF PRIVATE ACCESS, SANITARY SEWER, AND WATER MAIN EASEMENT, SEE NOTE 5 ON SHEET 6

13 Jul 2023 - 8:23a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie

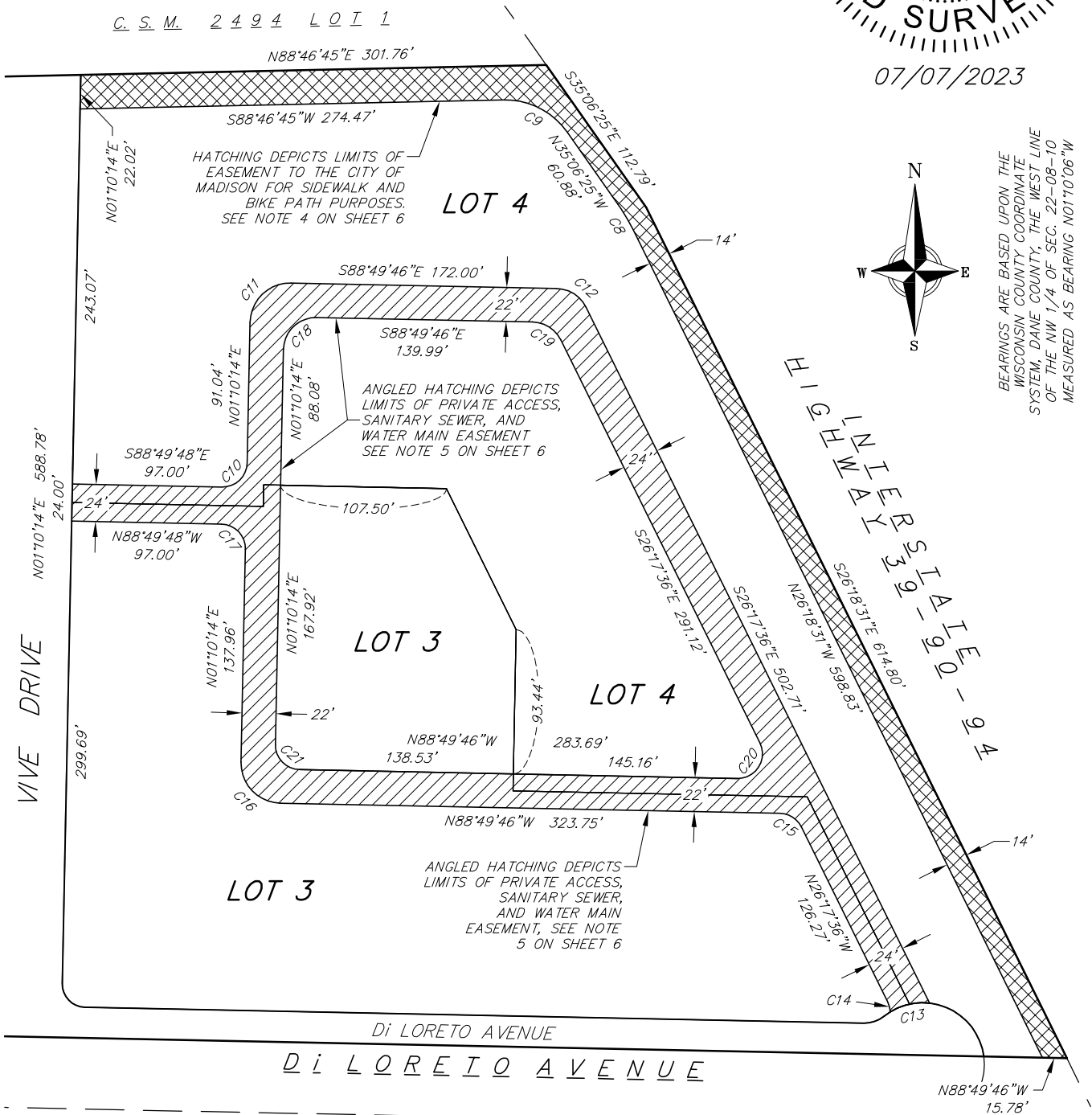


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



07/07/2023



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W

C. S. M. 14072  
LOT 2

C. S. M. 14072  
LOT 3

## LOT 3 & LOT 4 NEW EASEMENT DETAILS

13 Jul 2023 - 8:23a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190233  
DATE: 09/26/2022  
REV: 07/07/2023  
Drafted By: MZIE  
Checked By: JLIL

SURVEYED FOR:  
HIDDEN CREEK  
HOLDINGS, LLC  
P.O. BOX 620037  
MIDDLETON, WI 53562

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 8**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Lot Two (2), Certified Survey Map Number 12909, as recorded in Volume 82 of Certified Survey Maps, on Pages 85-86, as Document Number 4658523, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Containing 494,348 square feet or 11.349 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and 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 in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr

Date: JULY 07, 2023

Signed:   
Michael J. Ziehr, P.L.S. S-2401



CURVE TABLE

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	84.70'	40.00'	121°19'03"	N68°06'54"W	69.74'
C2	66.17'	40.00'	94°46'57"	N54°50'51"W	58.88'
C3	18.52'	40.00'	26°32'06"	S64°29'37"W	18.36'
C4	13.94'	20.00'	39°56'40"	S71°11'54"W	13.66'
C5	25.13'	16.00'	90°00'00"	N43°49'46"W	22.63'
C6	14.03'	17.00'	47°17'32"	N22°28'31"W	13.64'
C7	33.43'	40.50'	47°17'32"	N22°28'31"W	32.49'
C8	15.20'	99.00'	8°47'54"	N30°42'28"W	15.19'
C9	47.99'	49.00'	56°06'49"	N63°09'50"W	46.09'
C10	25.13'	16.00'	89°59'57"	N46°10'13"E	22.63'
C11	40.84'	26.00'	90°00'00"	N46°10'14"E	36.77'
C12	24.01'	22.00'	62°32'09"	S57°33'41"E	22.84'
C13	26.63'	40.00'	38°08'43"	S77°30'42"W	26.14'
C14	6.71'	16.00'	24°01'31"	N14°16'51"W	6.66'
C15	17.46'	16.00'	62°32'09"	N57°33'41"W	16.61'
C16	40.84'	26.00'	89°59'43"	N43°49'54"W	36.77'
C17	25.13'	16.00'	90°00'03"	N43°49'47"W	22.63'
C18	32.99'	21.00'	90°00'00"	N46°10'14"E	29.70'
C19	22.92'	21.00'	62°32'10"	S57°33'42"E	21.80'
C20	32.80'	16.00'	117°27'51"	S32°26'19"W	27.35'
C21	25.13'	16.00'	90°00'00"	N43°49'46"W	22.63'
C22	25.13'	16.00'	90°00'00"	S43°49'46"E	22.63'
C23	23.56'	15.00'	90°00'00"	N46°10'14"E	21.21'
C24	23.56'	15.00'	90°00'00"	S43°49'46"E	21.21'

13 Jul 2023 - 8:23a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190233  
DATE: 09/26/2022  
REV: 07/07/2023  
Drafted By: MZIE  
Checked By: JLIL

SURVEYED FOR:  
HIDDEN CREEK  
HOLDINGS, LLC  
P.O. BOX 620037  
MIDDLETON, WI 53562

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
5 OF 8**



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85–86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 – NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

1. All buildings and outdoor recreational areas shall comply with MGO Chapter 16.23(3)(d)–Highway Noise Land Use Provisions policies and ordinance.
2. Lots within this CSM are inter-dependent upon one another for storm water runoff conveyance. An Agreement providing for rights and responsibilities of Lot owners with regard to said storm water runoff conveyance shall be recorded subsequent to the recording of this CSM.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. Public Sidewalk and Bike Path Easements:  
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 the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path 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 public use 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 CSM: 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.
5. Lots within this CSM are subject to a Private Access, Sanitary Sewer, and Water Main Easement as depicted and set forth on Sheets 3 and 4 of this CSM. An Agreement outlining rights, responsibilities, use, maintenance, and other entitlements shall be recorded subsequent to the recording of this CSM. The City of Madison shall have the right to use the Private Access Easement for the purposes of ingress and egress for emergency vehicles, which include, but are not limited to, fire trucks, police cars, and ambulances.
6. I found the Brass Capped monument and ties, representing the Northwest Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was January 27, 2015. A field inspection was performed on August 18, 2015 and again on July 28, 2022 verifying said points are still intact.
7. I found the Brass Capped monument and ties, representing the West ¼ Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was January 27, 2015. A field inspection was performed on August 18, 2015 and again on July 28, 2022 verifying said points are still intact.
8. All buildings and outdoor Recreational areas shall comply with MGO Chapter 16.23(3)(d)–Highway Noise Land Use Provisions policies and ordinance.
9. The Lots of this land division may experience noise at levels exceeding the levels in Wisconsin Administrative Code Tans 405.04, Table 1. These levels are based on federal standards. The Wisconsin Department of Transportation is not responsible for abating noise from existing State Trunk Highways or Connecting Highways, in the absence of any increase by the department to the highway’s through-lane capacity.



07/07/2023

13 Jul 2023 - 8:24a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie

<p style="font-size: 8px; margin-top: 5px;">planners   engineers   advisors</p> <p style="font-size: 8px; margin-top: 5px;">Phone: (800) 261-3898</p>	FN: 190233 DATE: 09/26/2022 REV: 07/07/2023 Drafted By: MZIE Checked By: JLIL	SURVEYED FOR: HIDDEN CREEK HOLDINGS, LLC P.O. BOX 620037 MIDDLETON, WI 53562	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 6 OF 8

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

1. Public Storm Sewer Easements:

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 underground storm sewer 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 Sewer 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 Sewer 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 CSM: 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.

2. Public Storm Water Drainage Easements:

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 CSM: 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.



07/07/2023

13 Jul 2023 - 8:24a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie

<p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 190233	SURVEYED FOR:	C.S.M. No. _____	<p style="font-size: large; font-weight: bold;">SHEET</p> <p style="font-size: large; font-weight: bold;">7 OF 8</p>
		DATE: 09/26/2022	HIDDEN CREEK HOLDINGS, LLC	Doc. No. _____	
		REV: 07/07/2023	P.O. BOX 620037	Vol. _____ Page _____	
		Drafted By: MZIE	MIDDLETON, WI 53562		
		Checked By: JLIL			

