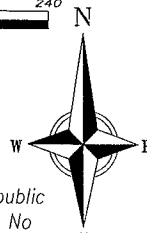
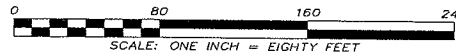


CERTIFIED SURVEY MAP No.

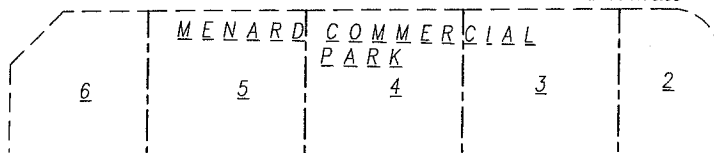
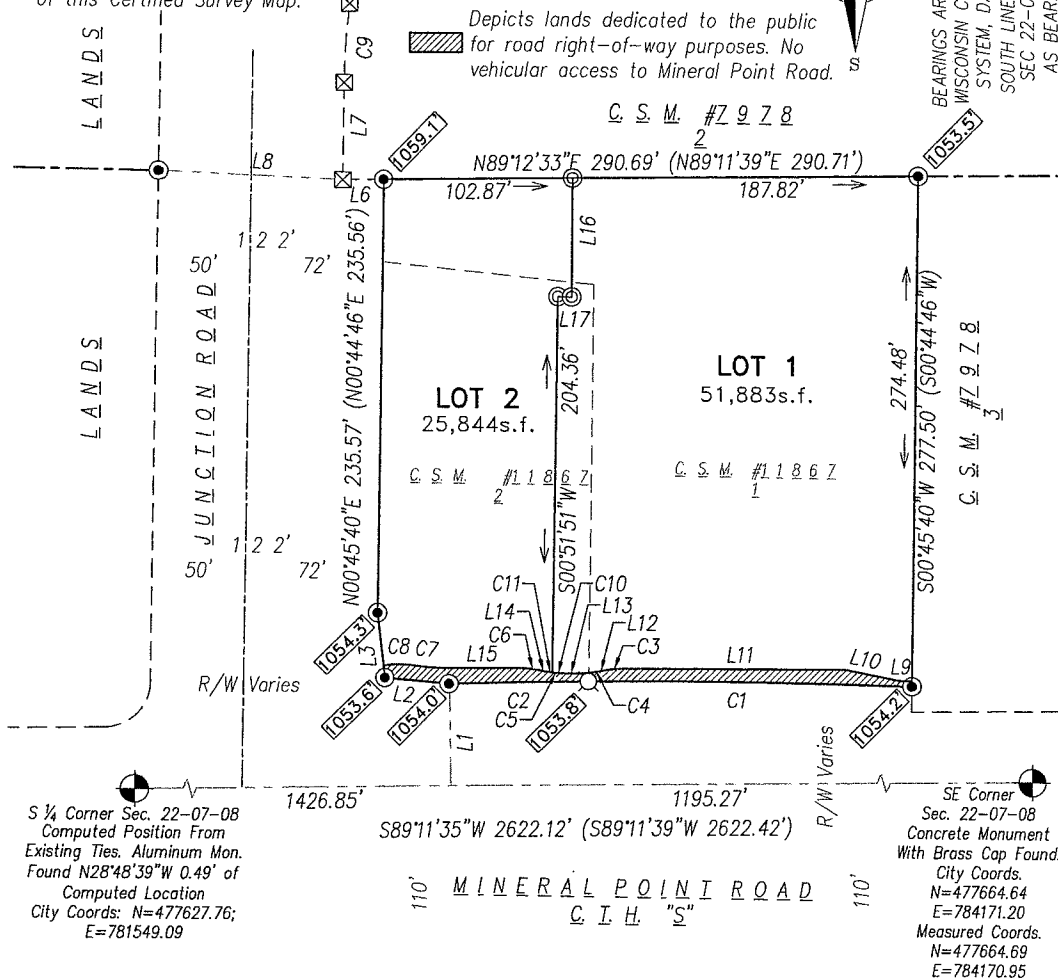
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. See sheets 3 & 4 for easements.
2. See sheet 5 for existing conditions.
3. See sheet 2 for R/W dedication detail and legend.
4. See sheet 6 for additional notes, line table & curve table.
5. See sheet 7 for description & surveyor's certificate.
6. There shall be no vehicular access to Mineral Point Road from Lots 1 & 2 of this Certified Survey Map.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



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 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107379
 DATE: 11/12/2010

Drafted By: MMAR
 Checked By: JQUA

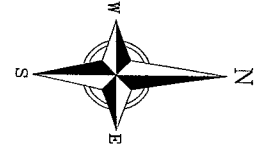
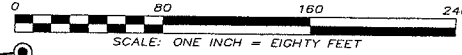
SURVEYED FOR:
 Flad Development & Investment Corp.
 7941 Tree Lane,
 Suite #105
 Madison, WI 53717

C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____


SHEET
 1 OF 8

CERTIFIED SURVEY MAP No.

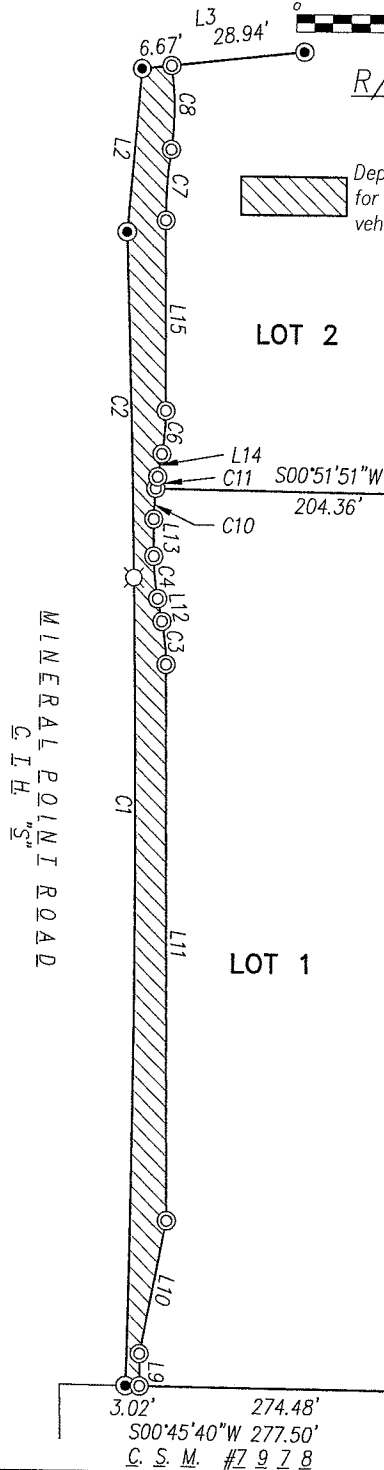
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN









R/W DEDICATION DETAIL (Not to Scale)

 Depicts lands dedicated to the public for road right-of-way purposes. No vehicular access to Mineral Point Road.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



LEGEND

-  YELLOW CAPPED STAKE FOUND "WOOLPERT LLP" STAMPED ON TOP
-  EXISTING BRASS "SURVEY MARKER" IN CONC.
-  EXISTING 3/4" dia. IRON ROD
-  SET 3/4" dia. x 24" SOLID IRON RE-BAR WT. 1.50 lbs./lin.ft.
-  1059.1 PROPERTY CORNER SPOT ELEVATION NAVD88 DATUM
-  DRAINAGE ARROW (SEE NOTE #1 ON SHEET 6)

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999 Fawcett Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



FN: 33107379
DATE: 11/12/2010

Drafted By: MMAR
Checked By: JQUA

SURVEYED FOR:
Flad Development &
Investment Corp.
7941 Tree Lane,
Suite #105
Madison, WI 53717

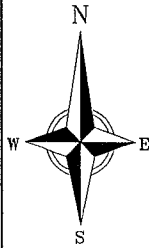
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
2 OF 8

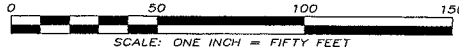
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CERTIFIED SURVEY MAP No.


ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



EXISTING EASEMENT LEGEND

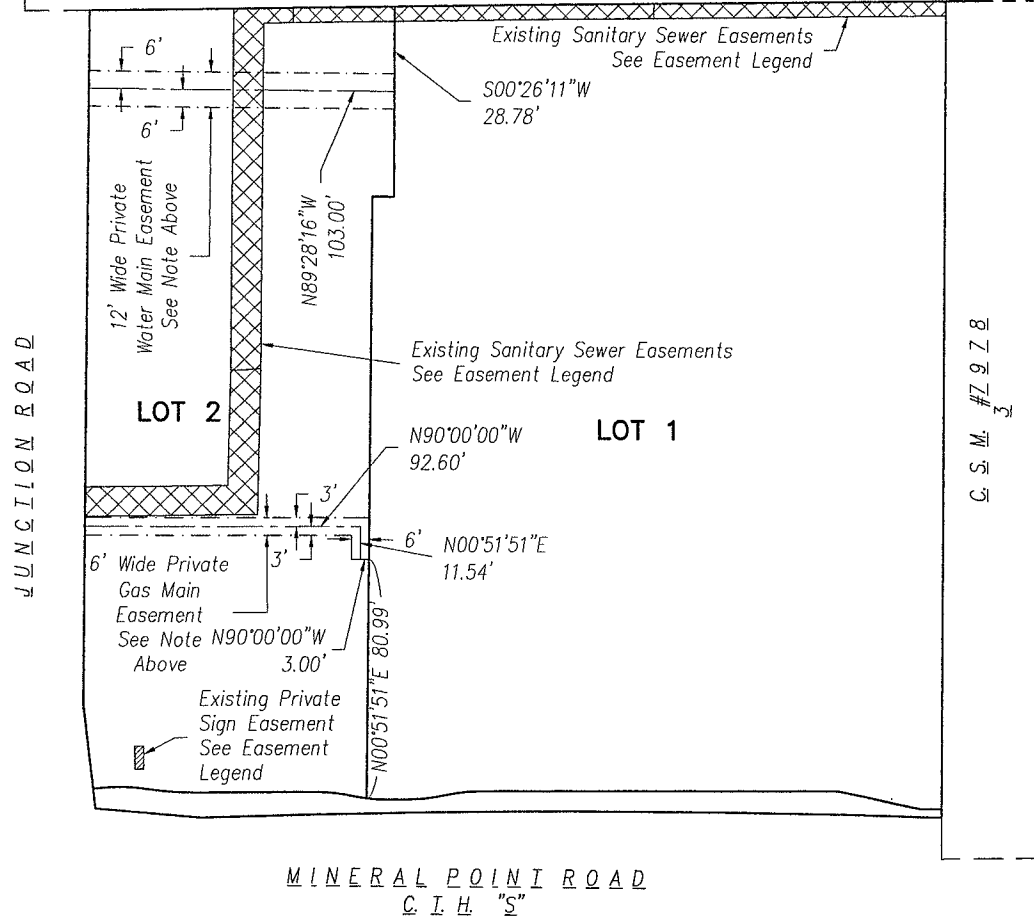
 Existing Sanitary Sewer Easements as shown on C.S.M. #11867, per Doc. #'s 2259818, 2278423, 2278424, & 2278425.

 Existing Private Sign Easement, per Doc. # _____.


NOTE: The private water main & private gas main easements are for the benefit of Lot 1 of this C.S.M. only.

EASEMENT DETAIL

C. S. M. #Z 9 7 8
2



C. S. M. #Z 9 7 8
3

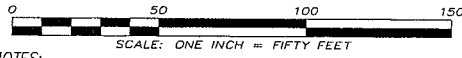
vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 626-0532 Fax: (608) 626-0530		FN: 33107379 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 8
		Drafted By: MMAR Checked By: JQUA	Drawing Name: W:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flad_CSM_7379.dwg		

CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



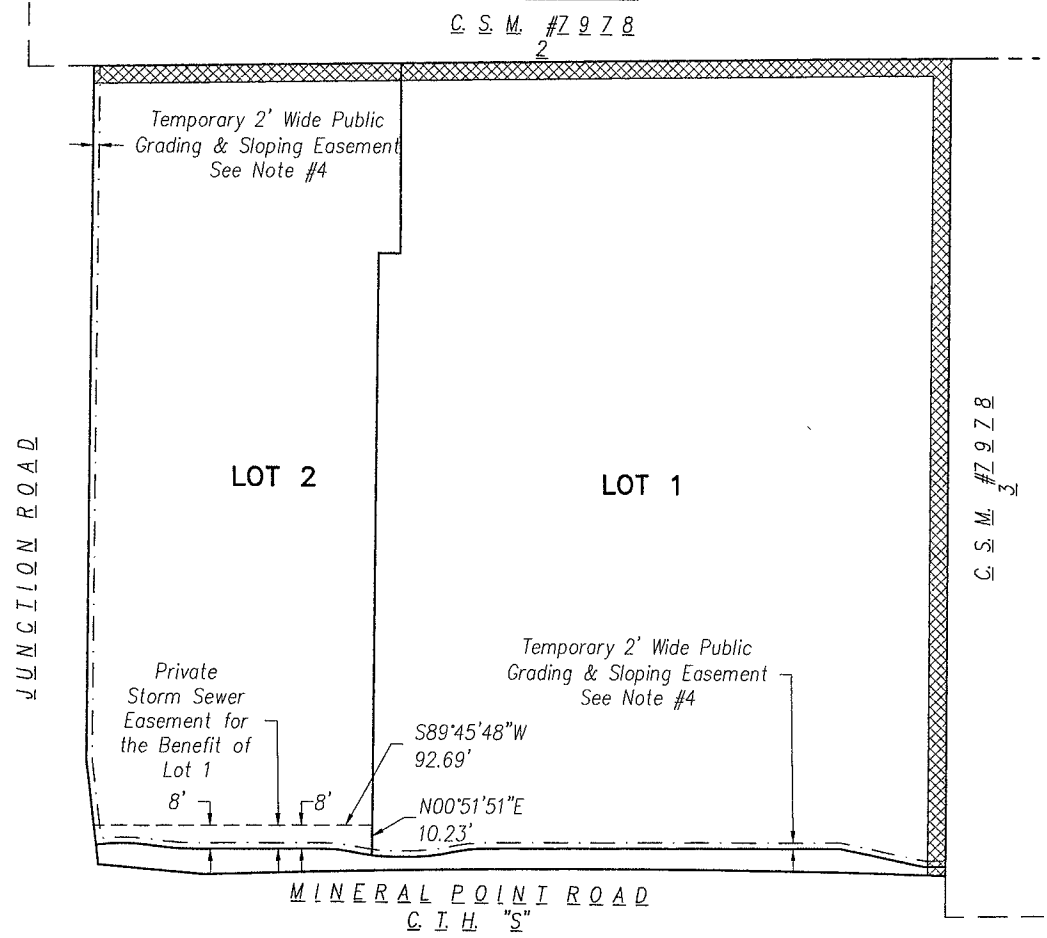
NOTES:



1. The existing 6' wide Public Utility Easement as shown on C.S.M. #11867 and recorded as Doc. #2530338 lies entirely within the R/W of Junction Road and therefore is not shown.
2. The existing 6' wide Public Utility easement recorded as Doc. #2530337 lies partially within the existing R/W of Mineral Point Road. That part within said R/W has not been shown hereon.
3. The existing 6' wide Public Utility easement recorded as Doc. #2530339 lies partially within the existing R/W of Junction Road. That part within said R/W has not been shown hereon.
4. Temporary 2' wide Public Grading & Sloping Easement, to terminate upon the completion of improvements to Mineral Point Road and/or Junction Road or on (date to be determined) whichever comes first.

EXISTING EASEMENT LEGEND

 Existing 6' Wide Public Utility Easement as shown on C.S.M. #11867, per Doc. #'s 2530336, 2530337, & 2530339.

EASEMENT DETAIL



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		Drafted By: MMAR Checked By: JQUA	Drawing Name: \\M:\Flod Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flod_CSM_7379.dwg		

CERTIFIED SURVEY MAP No.

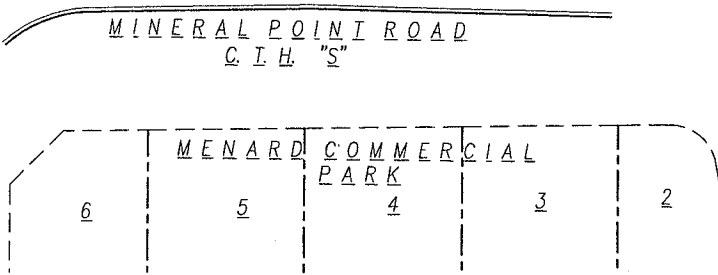
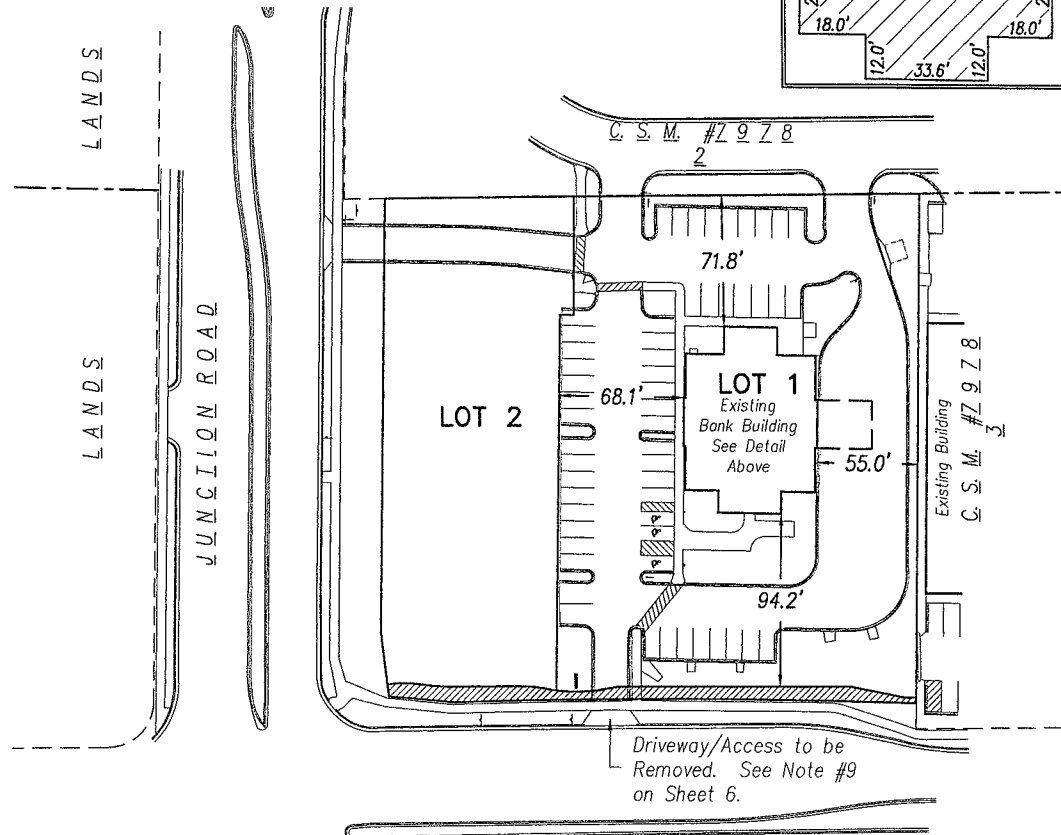
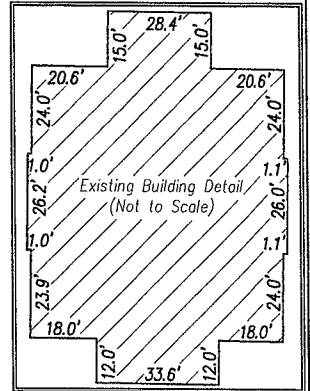
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



EXISTING CONDITIONS DETAIL



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FN: 33107379
DATE: 11/12/2010
Drafted By: MMAR
Checked By: JQUA

SURVEYED FOR:
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7941 Tree Lane,
Suite #105
Madison, WI 53717

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
5 OF 8

Drawing Name: W:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flad_CSM_7379.dwg



CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE						LINE TABLE			LINE TABLE		
Curve No.	Radius	Delta	Length	Chord Bearing	Ch. Length	Line No.	Bearing	Distance	Line No.	Bearing	Distance
C1	4025.00'	02°30'02"	175.66'	N89°36'35"W (N89°37'30"W)	175.65'	L1	N00°48'25"W	55.65'	L8	N87°21'36"W	100.05'
C2	4025.00'	01°04'06"	75.05'	S88°36'21"W (S88°35'26"W)	75.05'	L2	N84°55'03"W (N84°55'57"W)	35.61'	L9	S89°45'48"W	7.02'
C3	50.50'	10°43'04"	9.45'	S84°24'15"W	9.43'	L3	N06°23'55"W (N06°24'49"W)	35.61'	L10	N78°29'28"W	29.47'
C4	49.50'	10°43'04"	9.26'	S84°24'15"W	9.25'	L4	S00°26'11"W	64.68'	L11	S89°45'48"W	120.92'
C5	49.50'	10°43'04"	9.26'	N84°52'40"W	9.25'	L5	N89°08'09"W	7.41'	L12	S79°02'43"W	5.03'
C6	50.50'	10°43'04"	9.45'	N84°52'40"W	9.43'	L6	S89°12'50"W (S89°11'39"W)	22.02'	L13	S89°45'48"W	8.09'
C7	99.00'	08°57'01"	15.47'	N85°45'42"W	15.45'	L7	N00°45'40"E (N00°20'37"E)	52.61'	L14	N79°31'08"W	5.03'
C8	61.00'	17°11'09"	18.30'	N89°52'46"W	18.23'				L15	S89°45'48"W	41.29'
C9	390.00'	06°19'29"	43.05'	N03°55'24"E (N03°50'22"E)	43.03'				L16	S00°26'11"W	64.68'
C10	49.50'	07°46'02"	6.71'	N86°21'11"W	6.71'				L17	N89°08'09"W	7.41'
C11	49.50'	02°57'02"	2.55'	N80°59'39"W	2.55'						

NOTES:

1. Arrows indicate the direction of surface drainage swale 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 depicted on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
2. All lots within this survey are subject to a public easement 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 easement shall be 12-feet in width on the perimeter of the Certified Survey Map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer. In the event of the City of Madison Plan Commission and/or Common Council approved re-division 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.
3. All lots created by this Certified Survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.
4. Distances are ground and measured to the nearest hundredth of a foot (0.01').
5. Dates of field work: September 10, 13, 14 and October 01 & 04, 2010.
6. All lots within this Certified Survey Map are subject to Highway Access Control Regulations as recorded in V.447 of Records, Page 483-496 as Doc. #1368501.
7. Subject to Restriction on New Development recorded as Doc. #4004421.
8. Subject to an Access Easement Agreement recorded as Doc. #4216284. Easement provides additional Ingress/Egress rights to Junction Road & Mineral Point Road from adjacent properties. Refer to document for conditions & restrictions.
9. Subject to Highway Access Deed Restriction recorded as Doc. #4218375. Document provides the right by the City to order the removal of direct access to Mineral Point Road. Refer to document for conditions & restrictions.
10. Subject to Planned Unit Development General Development Plan & Specific Implementation Plan recorded as Doc. #4218912. (Subject to revised Planned Unit Development General Development Plan & Specific Implementation Plan recorded as Doc. #_____)
11. Subject to Declaration of Conditions and Covenants recorded as Doc. #'s 4281325 & 4281327.
12. Subject to Declaration of Conditions, Covenants, and Restrictions for the Maintenance of Stormwater Management Measures recorded as Doc. #4241433. Subject to Amendment to Declaration of Conditions, Covenants, and Restrictions for the Maintenance of Stormwater Management Measures recorded as Doc. #_____
13. The private stormwater easement as shown on C.S.M. #11867 has been released by "Release of Private Stormwater Easement" document recorded as Doc. #_____. Therefore easement not shown.
14. The temporary 30' wide Public Grading & Sloping Easement as shown on C.S.M. #11867 has been released by "Release of Temporary Easement" document recorded as Doc. #_____. Therefore easement not shown.
15. Subject to a Reciprocal Access Easement Agreement recorded as Doc. #_____

 <p style="font-size: small;">planners engineers advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fouler Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 626-0332 Fax: (608) 626-0330</p>		FN: 33107193	SURVEYED FOR:	C.S.M. No. _____	<p style="font-size: large; font-weight: bold;">SHEET</p> <p style="font-size: large; font-weight: bold;">6 OF 8</p>
		DATE: 11/12/2010	Flood Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	Doc. No. _____	
		Drafted By: MMAR	Vol. _____ Page _____		
		Checked By: JOUA	Drawing Name: W:\Flood Development\33107193 Wolgreens-Wausau\Flood_CSM_7193.dwg		

CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that under the direction of Flad Development & Investment Corp., and WCB Properties, LLC, owners of said land, I have surveyed, divided, and mapped Lots 1 & 2, Certified Survey Map (C.S.M.) #11867, as recorded in Volume 72 of Certified Survey Maps, on Pages 340-344, as Document Number 4217624, Dane County Registry, located in the SE ¼ of the SE ¼ of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the SE corner of said Section 22; thence N89°11'35"W along the South line of the SE ¼ of said Section 22, 1195.27'; thence N00°48'25"W, 55.65' to the southerly line of said C.S.M. #11867, a point of intersection with the northerly right-of-way line of Mineral Point Road, and the point of beginning; thence along the boundary of said C.S.M. #11867 for the next six (6) courses; 1-thence N84°55'03"W along said northerly right-of-way line, 35.61' to the easterly right-of-way line of Junction Road; 2-thence N06°23'55"W along said easterly right-of-way line, 35.61'; 3-thence N00°45'40"E along said easterly right-of-way line, 235.56'; 4-thence N89°12'33"E, 290.71'; 5-thence S00°45'40"W, 277.50' to the said northerly right-of-way line of Mineral Point Road and a point of non-tangential curvature; 6-thence 250.71' along said northerly right-of-way line and the arc of a curve to the left, through a central angle of 03°34'08", a radius of 4025.00', and a chord bearing S89°51'21"W, 250.67' to the point of beginning. Said description contains 79,684 square feet.

I further certify that the map on sheet 1 is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Vierbicher Associates
By: Michael S. Marty, P.L.S. No. 2452

Dated this ___ day of _____, 201__

Signed: _____
Michael S. Marty, P.L.S. No. 2452

OWNER'S CERTIFICATE:

Flad Development & Investment Corp., as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon.

Dated this ___ day of _____, 201__

Signed: _____
John J. Flad, President
Flad Development & Investment Corp.

State of Wisconsin)
)
County of Dane)

Personally came before me this ___ day of _____, 201__, the above named John J. Flad, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____
My Commission Expires/is permanent: _____

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____ File ID Number _____, adopted on the ___ day of _____, 201__, 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 ___ day of _____, 201__


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

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this ___ day of _____, 201__

Signed: _____
Mark A. Olinger, Secretary,
Madison Plan Commission

 <p style="font-size: small;">planners engineers advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Foulter Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530</p>	FN: 33107193 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 7 OF 8
	Drafted By: MMAR Checked By: JQUA	Drawing Name: \\W\Flad Development\33107193 Wolgreens-Wausou\Flad_CSM_7193.dwg		

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE:

WCB Properties, LLC as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mopped, and dedicated as represented hereon.

Dated this _____, day of _____, 201__.

Signed: _____, Authorized Representative

State of Wisconsin)
)
 County of Dane)

Personally came before me this _____, day of _____, 201__, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____ My Commission Expires/is permanent: _____

CONSENT OF MORTGAGEE:

_____, a banking association 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 surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____, day of _____, 201__.

Signed: _____, Authorized Representative

State of Wisconsin)
)
 County of Dane)

Personally came before me this _____, day of _____, 201__, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My Commission Expires/is permanent: _____

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this _____ day of _____, 201__, at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

 Kristi Chlebowski, Dane County Register of Deeds

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REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107193
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 Madison, WI 53717

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
 8 OF 8

Drawing Name: \\Flad Development\33107193 Walgreens-Wausau\Flad_CSM_7193.dwg