

CERTIFIED SURVEY MAP

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 1393

LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 22,
AND IN THE SW1/4 OF THE NW1/4 OF SECTION 23, T8N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CENTER 1/4 CORNER
SEC. 22, T8N, R10E

10' UTILITY EASEMENT

C1
R= 1034.93
CH= S32°36'47"E - 280.99'
CEN ANG = 15°36'16"
ARC= 281.86'
TAN IN= S24°48'40"E
TAN OUT= S40°24'55"E

L1
S00°48'19"W - 55.89'

L2
S00°48'19"W - 40.20'

C2
R= 1024.93
CH= S35°01'33"E - 271.08'
CEN ANG= 15°11'54"
ARC= 271.87'
TAN IN= S25°25'36"E
TAN OUT= S40°37'30"E

E1/4 CORNER
SEC. 22, T8N, R10E
N: 507,801.79
E: 847,426.70



LEGEND

- ⊗ FOUND 1-1/4" IRON REBAR
- ⊙ FOUND 1-1/4" IRON PIPE
- FOUND 3/4" IRON REBAR
- PLACED 3/4"x 18" IRON REBAR
WT. = 1.5 LBS/LF
- FOUND CITY OF MADISON BRASS
CAP MONUMENT

▭ EXISTING BUILDING

▨ NO VEHICULAR ACCESS

() "RECORDED AS" INFORMATION



GRID NORTH, WISCONSIN COUNTY
COORDINATE SYSTEM, DANE ZONE,
REFERENCED TO THE SOUTH
LINE OF THE NW 1/4 OF
SECTION 23, T8N, R10E
BEARING S89°28'38"W

0 200
Scale 1" = 200'

SHEET 1 OF 5

DATE: NOVEMBER 30, 2011

F.N.: 11-07-108

C.S.M. NO. _____

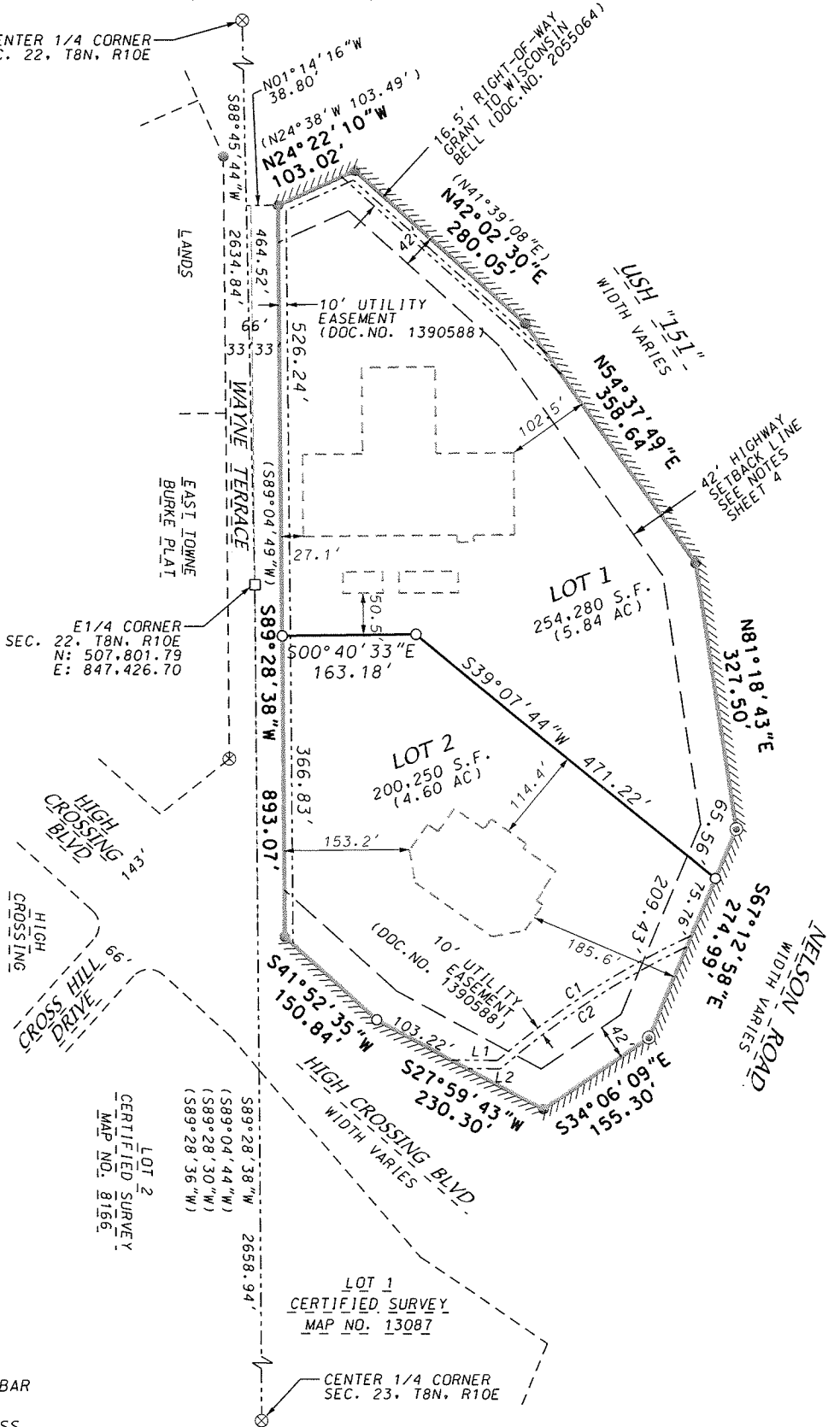
DOC. NO. _____

VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



CERTIFIED SURVEY MAP

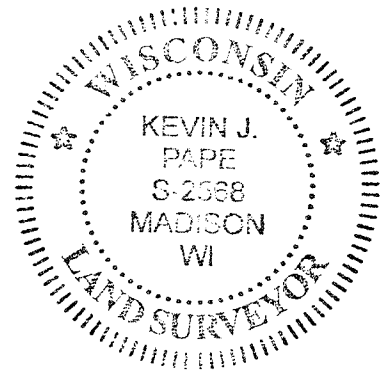
SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor, S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

A part of Lot 1, Certified Survey Map No. 1393, recorded in Volume 6 of Certified Survey Maps on Pages 50-53 as Document No. 1390588, located in the SE1/4 of the NE1/4 of Section 22 and the SW1/4 of the NW1/4 of Section 23, T8N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 22; thence S88°45'44"W along the south line of said NE1/4 of Section 22, 464.52 feet; thence N01°14'16"W, 38.80 to a point on the north right-of-way line of Wayne Terrace and point of beginning; thence N24°22'10"W, 103.02 feet; thence N42°02'30"E, 280.05 feet; thence N54°37'49"E, 358.64 feet; thence N81°18'43"E, 327.50 feet; thence S67°12'58"E, 274.99 feet; thence S34°06'09"E, 155.30 feet; thence S27°59'43"W, 230.30 feet; thence S41°52'35"W, 150.84 feet; thence S89°28'38"W along the north line of said Wayne Terrace, 893.07 feet to the point of beginning. Containing 454,530 square feet (10.435 AC)

Dated this 30TH day of NOVEMBER, 2011.


Kevin J. Pape, S-2568



OWNER'S CERTIFICATE

LLS Enterprises, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

LLS Enterprises, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval or objection:

IN WITNESS WHEREOF, the said LLS Enterprises, LLC has caused these presents to be signed by said member, this _____ day of _____, 20____.


Larry L. Skartvedt


Date

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 20____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____


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Scale 1" = 200'

SHEET 2 OF 5

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CERTIFIED SURVEY MAP

CONSENT OF CORPORATE MORTGAGEE

Johnson Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Johnson Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 20 ____.

JOHNSON BANK

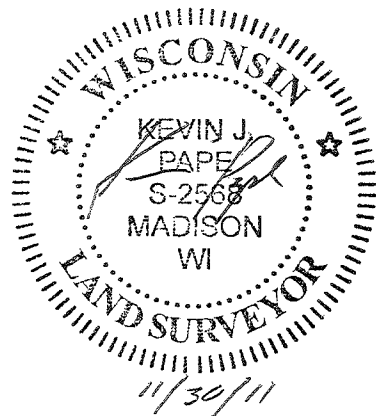
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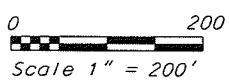
STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 20 ____, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____.



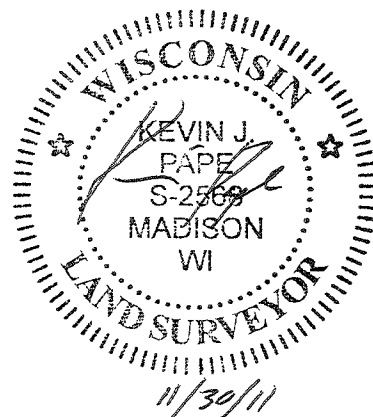

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CERTIFIED SURVEY MAP

NOTES:

1. No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
2. Any structure or improvement lawfully placed within a setback area under ch. Trans 233 prior to February 1, 1999 or lawfully placed within a setback area before a land division, may be kept in a state of repair, efficiency or validity in order to preserve from failure or decline, and if unintentionally or tortiously destroyed, may be replaced substantially in kind.
3. Access to USH 151 and ramps is controlled under Controlled Access Project CA 017-2(3).
4. ACCESS RESTRICTION NOTE
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S. Highway 151; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
5. The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table 1. These levels are based on federal standards. The 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.
6. The lots of this Certified Survey Map are subject to a Declaration of Protective Covenants recorded as Document No. 2590777.
7. The lots of this Certified Survey Map are subject to a non-exclusive telephone easement recorded as Document No. 482727.



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MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

"Resolved that this Certified Survey Map located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2011, 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."

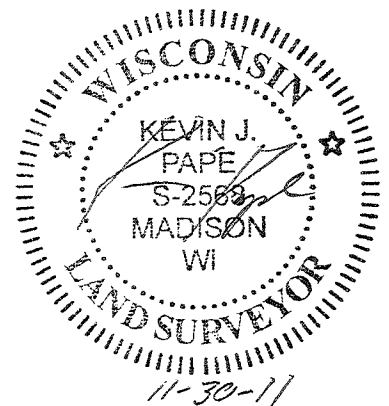
Dated this _____ day of _____, 2011.


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


REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2011 at _____ o'clock ____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds




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