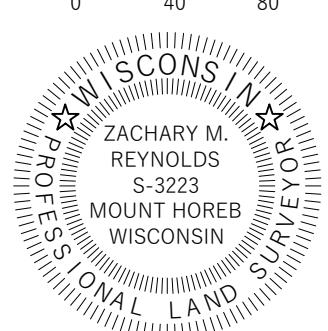
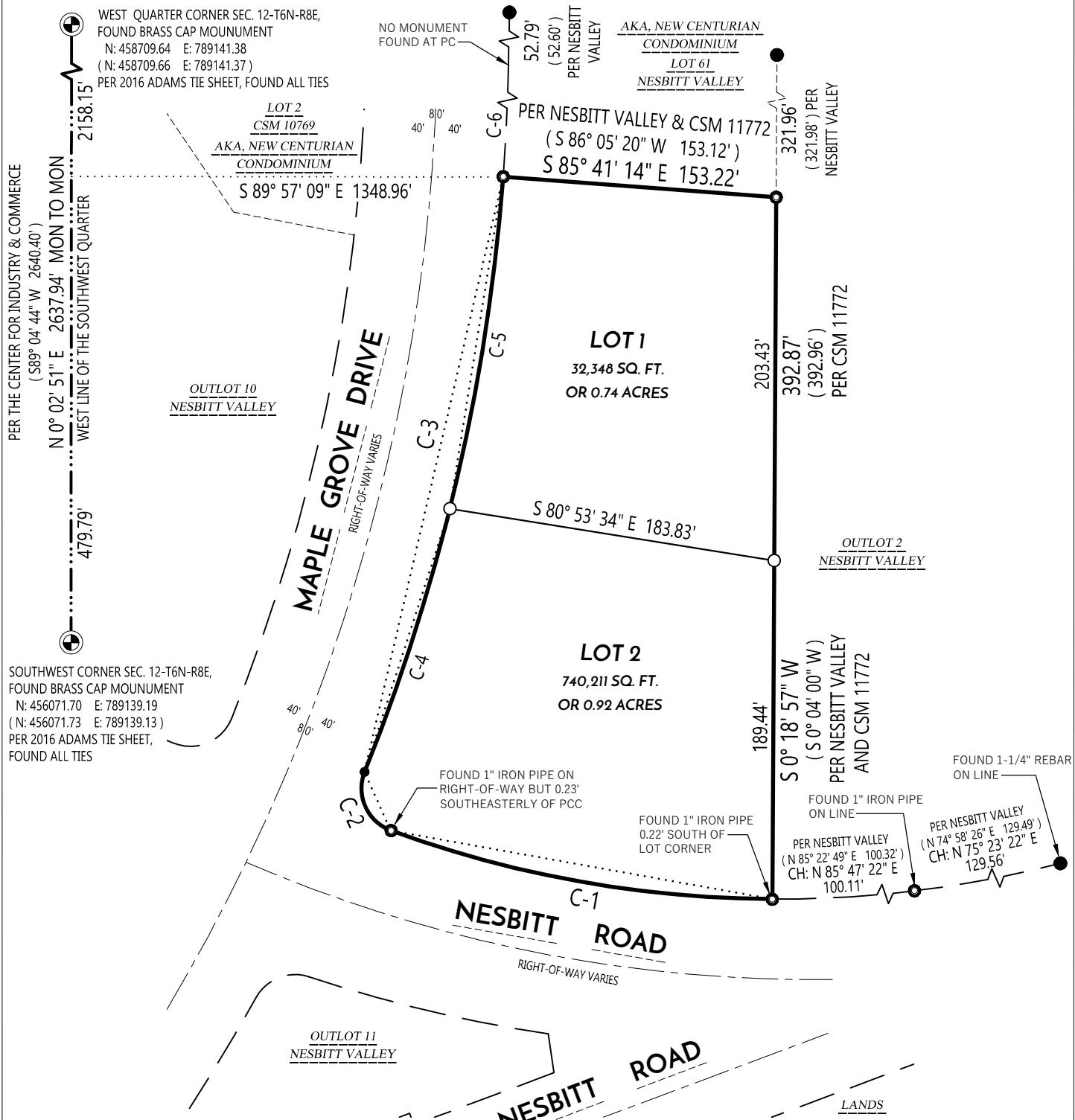


## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

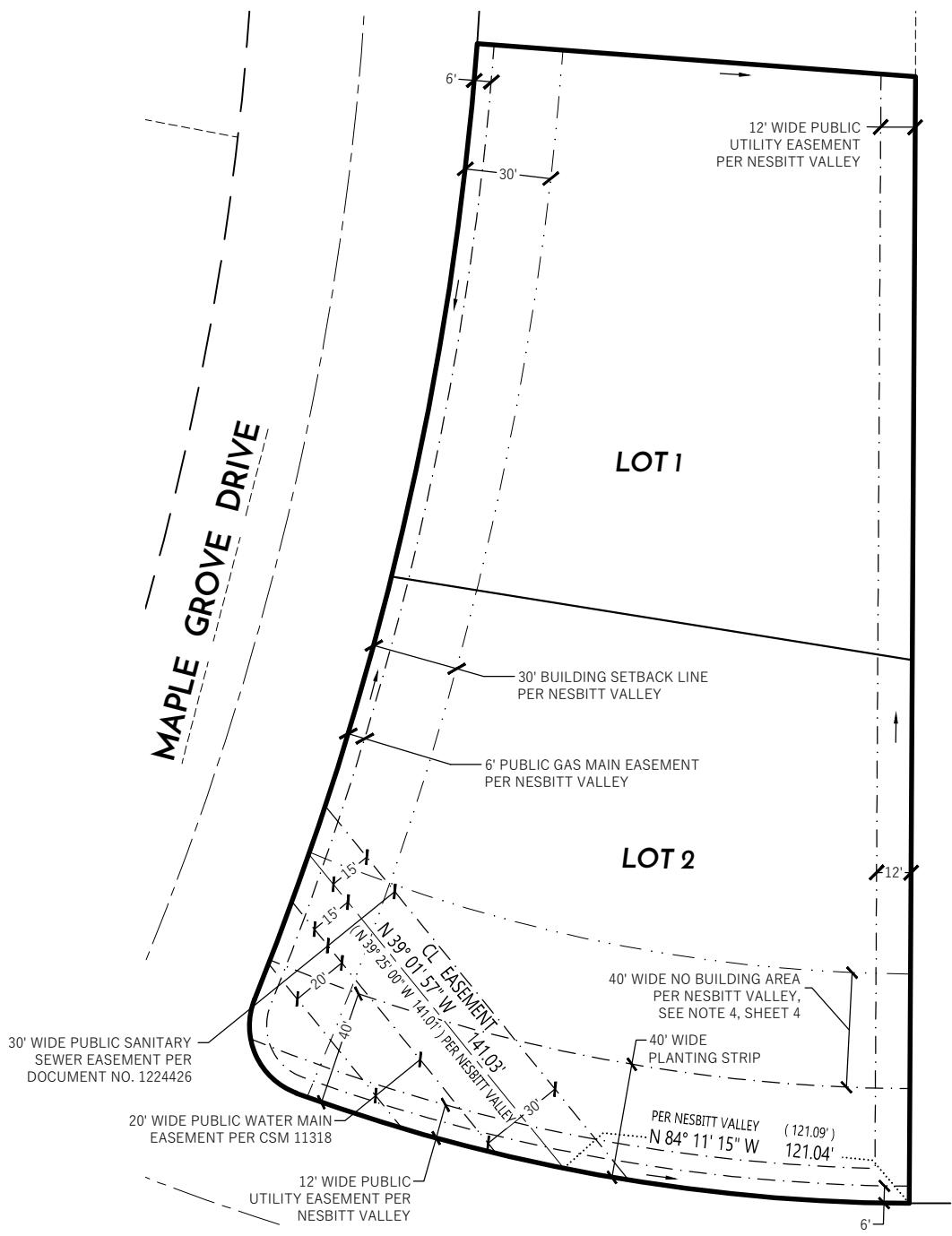
LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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### EXISTING EASEMENTS AND RESTRICTIONS

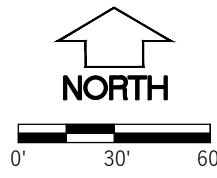


### LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- SETBACK LINE
- EXISTING EASEMENT
- DRAINAGE INDICATORS PER CSM 11772 RECORDED AS DOCUMENT NO. 4195153. SEE NOTE 1 ON SHEET 4 OF 6.
- ( ) RECORDED INFORMATION

### NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 5 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS
3. SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.



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2058 SIDEWINDER CT  
GRAND JUNCTION, CO 81507

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

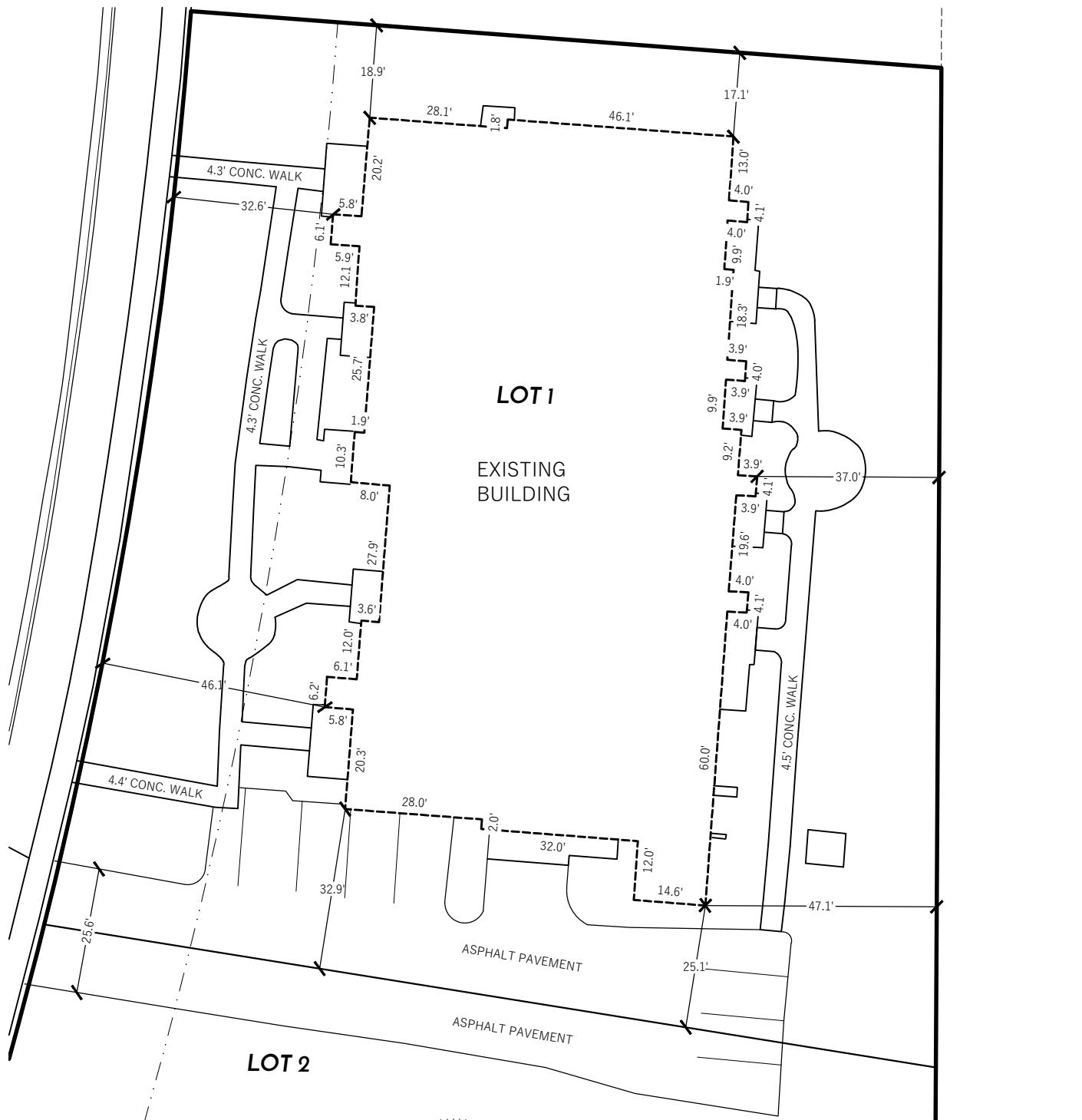
PROJECT NO: 210865  
SHEET NO: 2 of 6

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## CERTIFIED SURVEY MAP NO.

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## EXISTING SITE IMPROVEMENTS



## LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- — — RIGHT-OF-WAY LINE
- — — CENTERLINE
- — — PLATTED LINE
- . . — SETBACK LINE
- — — EDGE OF ASPHALT
- — — EDGE OF CONCRETE

## NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.



**NORTH**

0' 15' 30'

 <b>WYSER</b> ENGINEERING	<b>PREPARED BY:</b>  300 EAST FRONT STREET MOUNT HOREB, WI 53572 <a href="http://www.wysereengineering.com">www.wysereengineering.com</a>	<b>PREPARED FOR:</b>  OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81507	<b>SURVEYED BY:</b> MAL  <b>DRAWN BY:</b> ZMR  <b>APPROVED BY:</b> ZMR	<b>PROJECT NO:</b> 210865  <b>SHEET NO:</b> 3 of 6	<b>VOL.</b> _____ <b>PAGE</b> _____  <b>DOC. NO.</b> _____  <b>C.S.M. NO.</b> _____
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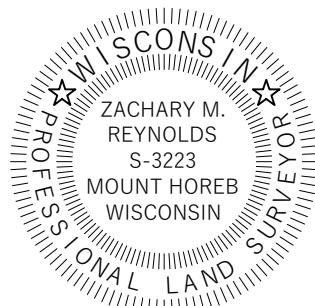
## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	218.08'	633.55'	19° 43' 21"	N 79° 49' 05" W	217.01'	N 89° 40' 45" W	N 69° 57' 24" W
( )	218.11'		19° 43' 32"	N 80° 12' 58" W	217.04'	NOT LISTED	N 70° 21' 12" W
C-2	40.10'	25.00'	91° 53' 53"	N 24° 00' 28" W	35.94'	N 69° 57' 24" W	N 21° 56' 29" E
( )	40.11'		91° 56' 08"	N 24° 23' 09" W	35.95'	N 70° 21' 12" W	N 21° 34' 56" E
C-3	343.47'	1114.00'	17° 39' 56"	N 13° 06' 31" E	342.11'	N 21° 56' 29" E	N 4° 16' 33" E
( )	343.57'		17° 40' 16"	N 12° 44' 48" E	342.22'	N 21° 34' 56" E	NOT LISTED
C-4	155.01'	1114.00'	7° 58' 21"	N 17° 57' 18"E	979.59'	N 21° 56' 29" E	N 13° 58' 08" E
C-5	188.46'	1114.00'	9° 41' 35"	N 9° 07' 20"E	985.41'	N 13° 58' 08" E	N 4° 16' 33" E
C-6	77.31'	1114.00'	3° 58' 34"	N 2° 17' 16"E	77.29'	N 4° 16' 33" E	N 0° 17' 59" E
( )						NOT LISTED	N 0° 03' 54" W

### ADDITIONAL NOTES:

1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS 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 EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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.
2. 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 MANAGEMENT AT THE TIME THEY DEVELOP.
3. PER NESBITT VALLEY, RECORDED AS DOCUMENT NO. 3397969, AND CSM NO. 11772, RECORDED AS DOCUMENT NO. 4195153, NOT MORE THAN FOUR (4) EXISTING JOINT DRIVEWAY APPROACHES ALONG LOTS 58 THROUGH 61 (A.K.A. TIPPERARY GREEN CONDOMINIUM, HAVING TWO (2) JOINT DRIVEWAY APPROACHES CURRENTLY), AND LOTS 1 AND 2 OF THIS CERTIFIED SURVEY MAP (FORMERLY LOT 1 OF CSM NO. 11772, HAVING ONE (1) EXISTING JOINT DRIVEWAY APPROACH) WILL BE CONSTRUCTED ALONG MAPLE GROVE DRIVE EXCEPT AS MAY BE PERMITTED BY THE CITY TRAFFIC ENGINEER OF THE CITY OF MADISON.
4. PER NESBITT VALLEY, RECORDED AS DOCUMENT NO. 3397969, THE PLATTING OF OUTLOTS 5 AND/OR 6 AS DEVELOPABLE LOTS (BEING LOT 2 AND A PART OF LOT 1 OF THIS CERTIFIED SURVEY MAP), 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, LANDSCAPE AND BUILDING SITING PLAN AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.



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SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 210865  
SHEET NO: 4 of 6

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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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### LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MAY 24, 2006, IN VOLUME 72, PAGE 124 AS DOCUMENT NO. 4195153, BEING A CONSOLIDATION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NUMBER 11318 IN VOLUME 68 ON PAGES 243 THROUGH 247, DOCUMENT NUMBER 4018774, LYING IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 72,559 SQUARE FEET OR 1.66 ACRES.

### SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF OAKLEAF PROPERTIES, LLC, 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.

ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



### 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
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 \_\_\_\_\_, 2022.

MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON



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GRAND JUNCTION, CO 81507

SURVEYED BY: MAL  
DRAWN BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 210865  
SHEET NO: 5 of 6

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DOC. NO. \_\_\_\_\_  
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## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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### OWNER'S CERTIFICATE

OAKLEAF PROPERTIES, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
OAKLEAF PROPERTIES, LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE ABOVE NAMED

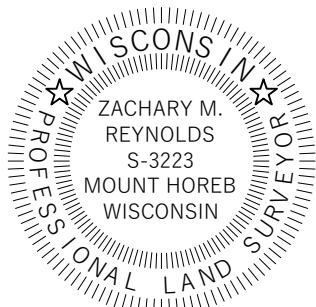
MANAGING MEMBER, \_\_\_\_\_, TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

MATTHEW WACHTER, \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY OF THE PLAN COMMISSION



### 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) \_\_\_\_\_.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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SHEET NO: 6 of 6