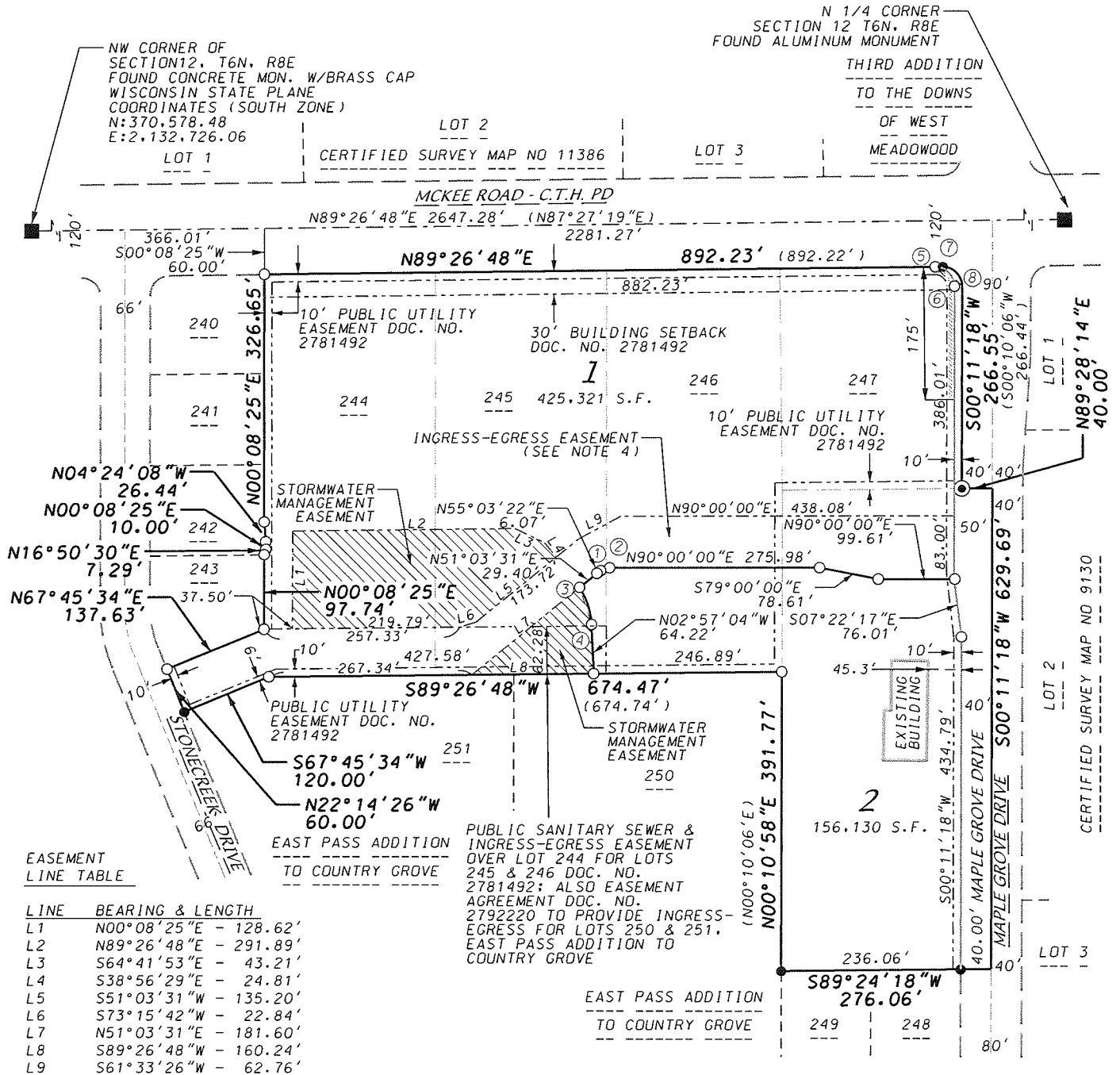


# CERTIFIED SURVEY MAP

LOTS 245, 246, 247 AND PART OF LOT 244, EAST PASS ADDITION TO COUNTRY GROVE  
AND A PARCEL OF LAND  
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T6N, R8E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT  
LINE TABLE

LINE	BEARING & LENGTH
L1	N00°08'25"E - 128.62'
L2	N89°26'48"E - 291.89'
L3	S64°41'53"E - 43.21'
L4	S38°56'29"E - 24.81'
L5	S51°03'31"W - 135.20'
L6	S73°15'42"W - 22.84'
L7	N51°03'31"E - 181.60'
L8	S89°26'48"W - 160.24'
L9	S61°33'26"W - 62.76'

## LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 3/4"x18" Iron Rebar Weighing 1.50 LBS./FT.
- RECORDED AS
- NO VEHICULAR ACCESS

Public utility easement (10' wide unless otherwise dimensioned).  
Utility easements as herein set forth are for the use of PUBLIC  
BODIES and PRIVATE PUBLIC UTILITIES having the right to serve  
the area.



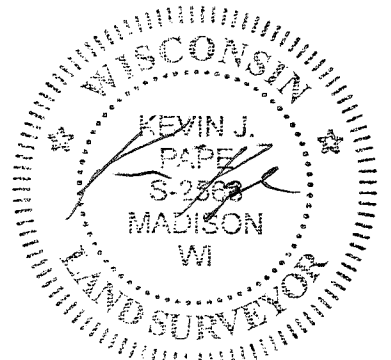
BEARING REFERENCE:  
GRID NORTH  
WISCONSIN STATE PLANE  
COORDINATE SYSTEM  
(SOUTH ZONE) NAD 27

0 200  
Scale 1" = 200'

SHEET 1 OF 4

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	20.50	12.31	12.50	N72°31'41"E	34°56'38"	
3-4	98.50	50.93	51.51	S17°55'58"E	29°57'48"	3-S32°54'52"E
5-6	25.00	35.58	39.59	S45°10'57"E	90°44'30"	
7-8	25.00	35.58	39.59	S45°10'57"E	90°44'30"	



DATE: 01-09-12  
F.N.: 10-07-101  
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

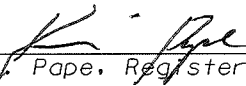
# CERTIFIED SURVEY MAP

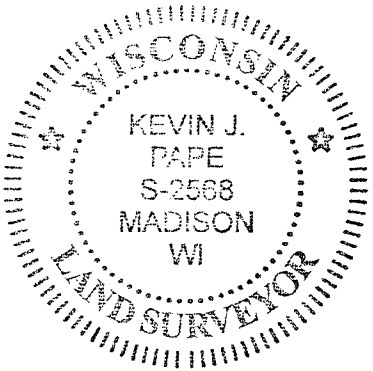
## SURVEYORS CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor S-2568, do hereby 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, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 245, 246, 247 and part of Lot 244 East Pass Addition to Country Grove, recorded in Volume 57-057B of Plats on pages 228 and 229 as Document No. 2781492, Dane County Registry, and a parcel of land located in the NW1/4 of the NW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the northwest corner of said Section 12; thence N89°26'48"E, along the north line of the northwest quarter, 366.01 feet; thence S00°08'25"W, 60.00 feet to the northwest corner of said Lot 244 and the point of beginning; thence N89°26'48"E along the north line of said Lots 244, 245, 246 and 247, 892.23 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°10'57"E, 35.58 feet; thence S00°11'18"W along the east line of said lot 247, 266.55 feet to the southeast corner of said lot 247; thence N89°28'14"E, 40.00 feet; thence S00°11'18"W, 629.69 feet; thence S89°24'18"W, 276.06 feet to the northwest corner of lot 249 said East Pass Addition to Country Grove; thence N00°10'58"E along the east line of lot 250, said East Pass Addition to Country Grove, 391.77 feet to the southeast corner said lot 246; thence S89°26'48"W along the south line of said lots 246, 245 and 244, 674.47 feet; thence S67°45'34"W along said south line of Lot 244, 120.00 feet to a point on the east right-of-way line of Stonecreek Drive; thence N22°14'26"W along said east right-of-way line, 60.00 feet to the southwest corner of Lot 243 of said East Pass Addition to Country Grove; thence N67°45'34"E along the southerly line of said Lot 243, 137.63 feet to the southeast corner of said Lot 243; thence N00°08'25"E, along the east line of said Lot 243, 97.74 feet to the northeast corner of said Lot 243; thence N16°50'30"E, 7.29 feet; thence N00°08'25"E, 10.00 feet; thence N04°24'08"W, 26.44 feet to a point on the east line of Lot 242, East Pass Addition to Country Grove; thence N00°08'25"E, along the east line of Lots 242, 241 and 240, East Pass Addition to Country Grove, 326.65 feet to the point of beginning. Containing 611.131 square feet (14.03 acres).


Dated this 9<sup>TH</sup> day of JANUARY, 2012

  
Kevin J. Pape, Registered Land Surveyor, S-2568



## NOTES

1. Common lot line between lots 242 and 244 East Pass Addition to Country Grove was adjusted by Warranty Deed Recorded as Document No. 3196293.
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.  
  
Note: In the event of the City of Madison Plan Commission and/or Common Council approve 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 management at the time they develop.
4. Ingress-Egress Easement over Lot 1 for the benefit of Lot 2 of this Certified Survey, and Lots 250 & 251, East Pass Addition to Country Grove.

  
**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**

DATE: 01-09-12  
F.N.: 10-07-101  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

## NOTES

5. This certified survey map is subject to:
- A. The Terms and Conditions contained in the Planned Unit Development 13-32 General Development Plan, Cross Country Neighborhood Southwest Corner of County Highway PD and Maple Grove Drive recorded on May 21, 1997 as Document No. 2855373.
  - B. Declaration of Conditions and Covenants recorded as Document No. 2799700.
  - C. Groundwater Use Restriction recorded as Document No. 3245346.
  - D. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: vehicular and pedestrian access shall be provided between Lots 244, 245, 246 and 247 of this plat so that direct access to all driveways and walkways serving any of these lots is available for use by vehicular and pedestrian traffic generated in any of the other lots.
  - E. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: Lot 247 allowed one driveway access point to Maple Grove Drive. One access point along McKee Road between Lot 240 and Maple Grove Drive shall be granted at such time as there is a physical median provided on McKee Road which restricts turns at this access point to only right turns in and right turns out. The location of this access point shall be roughly 700 feet plus or minus from Maple Grove Drive and ultimately determined by the City Traffic Engineer.

## OWNERS CERTIFICATE

MAD GROVE LLC, a Wisconsin limited liability company, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

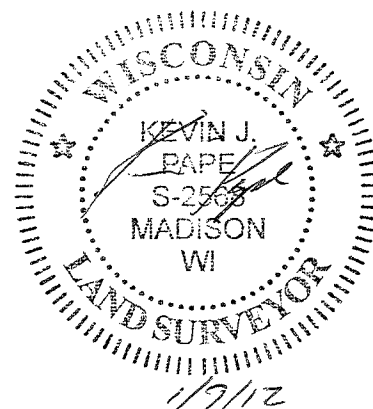
Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

MAD GROVE LLC

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, the above named Limited Liability Company officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin



**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**

DATE: 01-09-12

F.N.: 10-07-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

## MORTGAGEE CERTIFICATE

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

In witness whereof, said Park Bank, has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

PARK BANK

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires \_\_\_\_\_ Notary Public, Dane County, Wisconsin

## 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 \_\_\_\_\_, 2012, 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."

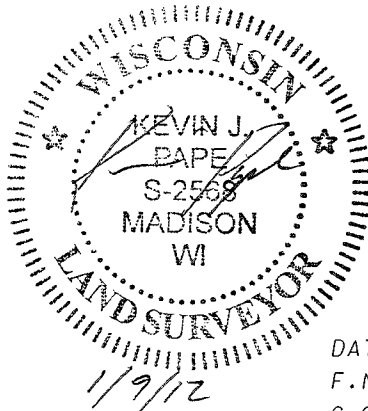
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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

DATE: 01-09-12

F.N.: 10-07-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

SHEET 4 OF 4