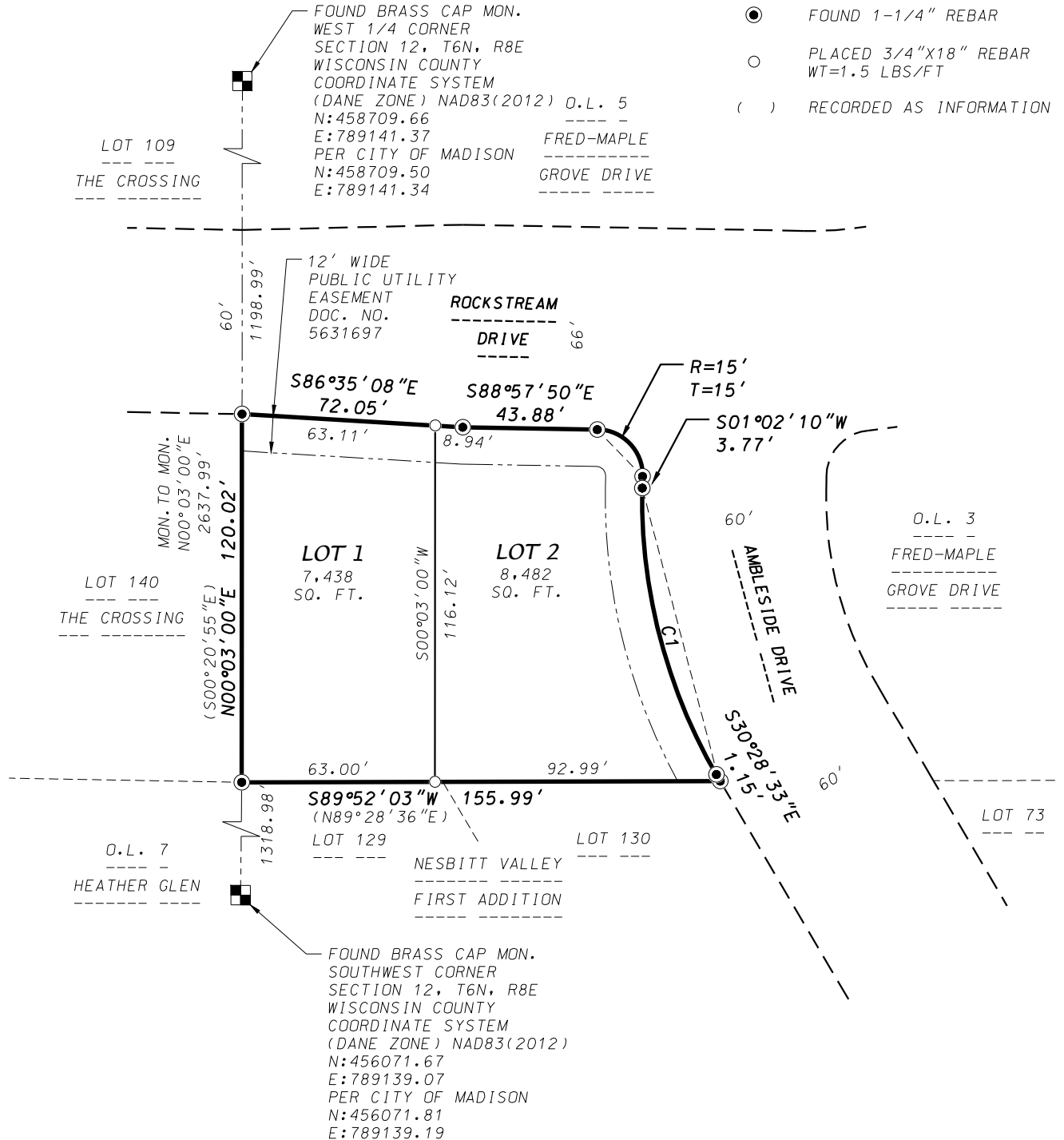


CERTIFIED SURVEY MAP

OUTLOT 4, FRED-MAPLE GROVE DRIVE, LOCATED IN THE NW1/4 OF THE SW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- FOUND 1-1/4" REBAR
- PLACED 3/4"X18" REBAR WT=1.5 LBS/FT
- () RECORDED AS INFORMATION

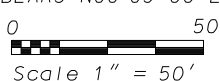


CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	180.00	97.75	99.00	S14°43'11.5"E	31°30'43"



GRID NORTH
 WISCONSIN COUNTY COORDINATE SYSTEM
 (DANE ZONE) NAD83(2012)
 THE WEST LINE OF THE SW1/4
 OF SECTION 12, T6N, R8E
 BEARS N00°03'00"E



DATE: October 4, 2021
 F.N.: 21-07-125
 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

OUTLOT 4, FRED-MAPLE GROVE DRIVE, LOCATED IN THE NW1/4 OF THE SW1/4
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, 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:

Outlot 4, FRED-Maple Grove Drive, recorded in Volume 61-033A of Plats on pages 179-179 as Document Number 5631697, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin.
Containing 15,920 square feet.

Dated this 29th day of September, 2021

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. All lots within this plat are subject to public easements 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 easements shall be 12 feet in width on the perimeter of the plat. 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 width along the perimeter of the plat. 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.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: 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. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. Subsoil information indicates that the basement of structures on Outlot 4 are to be at elevation 966.00 or higher or that a structural plan of the structure's foundation shall be submitted to the Director of the Building Inspection Division for approval with the application for a building permit as required information.
4. The lots of this Certified Survey Map are subject to the following recorded instruments:
-Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5633656.
-Declaration of Conditions and Covenants recorded as Doc. No. 5633657.
-Declaration of Conditions and Covenants recorded as Doc. No. 5633658.



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CERTIFIED SURVEY MAP

OUTLOT 4, FRED-MAPLE GROVE DRIVE, LOCATED IN THE NW1/4 OF THE SW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

FRED-Maple Grove HC, LLC, a Wisconsin limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said FRED-Maple Grove HC, LLC has caused these presents to be signed this _____ day of _____, 2021.

FRED-Maple Grove HC, LLC, a Wisconsin limited liability company

By: FRED-Maple Grove, LLC, Its Sole Member and Manager
By: Fiduciary Development, LLC., Its Manager
By: Fiduciary Real Estate Development, Inc., Its Manager

By: _____
Steven J. Bersell, Vice President & COO

State of Wisconsin)
)SS.
County of)

Personally came before me this _____ day of _____, 2021, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, _____, Wisconsin



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SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2021 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 _____, 2021.

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Secretary of the Plan Commission

Date:

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021 at _____ .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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