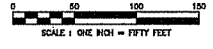
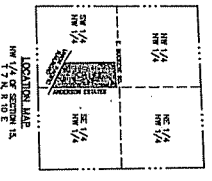


# BUCKEYE MEADOWS # 4143116

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 4448, AS RECORDED IN VOLUME 5980 OF CERTIFIED SURVEY MAPS, ON PAGES 60-61, AS DOCUMENT NUMBER 1846598 DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



TOTAL PLAT AREA = 373,785 SQ. FT.  
(8.5805 ACRES)



- NOTES:**
- 1) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A SOURCE OF 25 (25) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE EXTENT OF EACH LOT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERMETER OF THE PLAT. EASEMENTS SHALL NOT BE RECORDED ON PROPERTY LINES BOUNDARY WITH ADJACENT PUBLIC STREETS. (SEE DETAIL)
  - 2) THE SITE-BLOCK DRAINAGE EASEMENTS SHALL BE CREATED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE IN ACCORDANCE WITH THE APPROVED STORMWATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS REQUIRED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.
  - 3) THE SUBDIVISION IS SUBJECT TO THE UNLAWFUL ZONING SECTION OF CHAPTER 23 OF THE MADISON GENERAL ORDINANCES. THIS PROVISION SHALL BE SATISFIED BY A SEPARATE RECORDED RESTRICTION.
  - 4) LANDS SOUTH OF THE RAILROAD ARE ZONED M-1 AND WILL BE DEVELOPED WITH M-1 USES. LOTS ON THIS PLAT MAY BE SUBJECT TO HOUSE FROM THIS AREA, OF OTHER JURISDICTIONS.
  - 5) THE STOP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBBERY BY THE OWNER. THE BURNING OF BURNING HERBICIDE IS PROHIBITED AND THE 30-FOOT STOP SHALL NOT BE COINTEGRATED AS ANY RECORDED REAR YARD. MAINTENANCE OF THE STOP IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
  - 6) Changes shall be "side-loaded" with shared driveways where possible on lots 1-7, and 9-17.

- LEGEND:**
- 3/4" SOLID IRON ROD FOUND
  - 1" IRON PIPE FOUND
  - × CHISELED CROSS FOUND
  - 1-1/4" x 10" SOLID IRON RE-ROD SET, WT. 4.30 LB./FT. ALL OTHER LOT AND OUTLET CORNERS MARKED BY A 3/4" x 10" SOLID IRON RE-ROD, WT. 1.20 LB./FT.
- UTILITY EASEMENTS, HO PILES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 238.02 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- ( ) INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

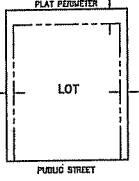
BEARINGS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, 7TH, R10E, ASSUMED TO BEAR N 60°34'14" E.

W 1/4 CORNER OF SECTION 15, 7TH, R10E, FOUND BRASS CAP IN CONCRETE MONUMENT, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 238018.09 E 213633.28 AS PUBLISHED BY THE CITY OF MADISON.

CENTER OF SECTION 15, 7TH, R10E, FOUND 1" SOLID IRON ROD, WISCONSIN STATE PLANE COORDINATES (SOUTH ZONE) ARE: N 238018.09 E 213633.28 AS PUBLISHED BY THE CITY OF MADISON.

SOUTH 1/4 CORNER OF SECTION 15, 7TH, R10E, FOUND 1-1/4" SOLID IRON ROD  
N 00°41'22" W 288.27'  
N 00°41'17" W 221.46'

EASEMENT DETAIL (TYPICAL)



**CURVE DATA**

NUMBER	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD	TANGENT BEARING BACK	TANGENT BEARING AHEAD
C1	67°28'00"	S 43°32'00" W	25.00	37.82	34.17	S 85°30'31" E	S 00°34'27" E
C2	83°33'55"	N 43°26'22" E	120.00	172.21	183.01	S 00°34'27" E	S 86°00'18" E
C3	85°33'55"	N 43°26'22" E	120.00	172.21	184.52	N 89°58'18" W	N 00°24'32" W
C4	07°34'48"	N 82°20'54.8" W	180.00	23.81	23.80	N 89°58'18" W	N 78°33'30" W
C5	28°00'37"	N 62°29'11.3" W	100.00	34.47	37.23	N 78°33'30" W	N 58°24'53" W
C6	02°42'24"	N 87°13'41" W	120.00	20.13	20.12	N 89°58'18" W	N 44°30'29" W
C7	27°21'17"	N 37°19'20.5" W	180.00	63.94	65.12	N 44°30'29" W	N 18°30'12" W
C8	120°44'48"	N 00°19'48.2" W	120.00	20.13	20.13	N 89°58'18" W	N 00°24'32" W
C9	85°47'02"	N 47°27'58" W	25.00	40.92	38.50	N 00°34'27" W	S 00°30'31" W



DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *Richard J. Dowd* 2/24/2005

*Richard J. Dowd*  
Department of Administration

11-13

# BUCKEYE MEADOWS

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 4448, AS RECORDED IN VOLUME 5980 OF CERTIFIED SURVEY MAPS, ON PAGES 60-61, AS DOCUMENT NUMBER 1846598, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 230 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Miller Construction, Inc., owner of said land, I have surveyed, divided and mapped BUCKEYE MEADOWS; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is located in the Southwest Quarter of the Northwest Quarter of Section 15, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

All of Lots 1 & 2, Certified Survey Map Number 4448, as recorded in Volume 5660 of Certified Survey Maps, on pages 60-61, as Document Number 1846598, Dane County Registry and located in the Southwest Quarter of the Northwest Quarter of Section 15, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West quarter corner of said Section 15; thence North 88 degree 34 minutes 14 seconds East, along the South line of the Northwest Quarter of said Section 15, 1321.10 feet; thence North 00 degree 40 minutes 17 seconds West, 221.48 feet to the Northeastly right-of-way of the Union Pacific Railroad and the point of beginning of this description; thence North 64 degree 47 minutes 41 seconds West, along said Northeastly right-of-way line, 209.12 feet to a point of curvature; thence along said Northeastly right-of-way line and the arc of a curve to the right through a central angle of 04 degree 40 minutes 12 seconds, an arc distance of 238.51 feet, a radius of 2814.93 feet and a chord bearing North 62 degree 23 minutes 05 seconds West, 238.74 feet; thence North 00 degree 42 minutes 40 seconds West, 823.71 feet to the Southerly right-of-way line of East Buckeye Road; thence North 85 degree 38 minutes 31 seconds East, along said Southerly right-of-way line, 397.93 feet to the West line of ANDERSON ESTATES plat, according to the recorded plat thereof; thence South 00 degree 40 minutes 17 seconds East, along said West plat line, 1032.76 feet to the point of beginning. This description contains approximately 373,705 square feet or 8.6905 acres.

Dated this 24<sup>TH</sup> day of OCTOBER, 2005.

Signed: Michael J. Ziehr  
Michael J. Ziehr  
Registered Land Surveyor, S-2401

Renewed this 21<sup>ST</sup> day of November, 2005.



### CONSENT OF MORTGAGEE

Anchor Bank, f.b., 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 dedication of the land described on this plat, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Anchor Bank, f.b. has caused these presents to be signed by LOUI J. KRACK, its VP and countersigned by Edward W. Kinney, its Vice President at Madison, Wisconsin, this 24<sup>TH</sup> day of December, 2005.

Anchor Bank, f.b.  
By: Lou J. Krack Edward W. Kinney  
State of Wisconsin )  
County of Dane )

Personally came before me this 8<sup>TH</sup> day of December, 2005, Lou J. Krack and Edward W. Kinney of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such VP and Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officers of the deed of said banking association, by its authority.

Mark Nawacki  
Notary Public Mark Nawacki  
My Commission expires: 1-11-09



### OWNER'S CERTIFICATE OF DEDICATION

Miller Construction, Inc., as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Common Council, City of Madison  
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Miller Construction, Inc., has caused these presents to be signed by Eric C. Miller, its Treas, at Madison, Wisconsin on this 6<sup>TH</sup> day of Dec, 2005.

By: Eric C. Miller Treas  
Miller Construction, Inc.

State of Wisconsin )  
County of Dane )

Personally came before me this 6<sup>TH</sup> day of December, 2005, the above named Miller Construction, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Daphne L. Miller  
Notary Public

My Commission expires: 12-26-09



### COMMON COUNCIL RESOLUTION CITY OF MADISON, WISCONSIN

"RESOLVED that this plat known as BUCKEYE MEADOWS, located in the City of Madison was hereby approved by Enactment Number RES 08-0086 ID Number 01669 adopted on the 17<sup>TH</sup> day of October, 2005, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use."

Dated this 14<sup>TH</sup> day of December, 2005.

Roy Fisher  
Roy Fisher, City Clerk  
City of Madison, Dane County, Wisconsin

### CERTIFICATE OF COUNTY TREASURER

State of Wisconsin )  
County of Dane )

I, David M. Gowenda, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unpaid taxes and no unpaid special assessments as of this 17<sup>TH</sup> day of December, 2005, affecting the lands included in the plat of BUCKEYE MEADOWS.

12/14/05  
Date David M. Gowenda  
County Treasurer

### CERTIFICATE OF CITY TREASURER

State of Wisconsin )  
County of Dane )

I, Roy Fisher, being the duly elected, qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 17<sup>TH</sup> day of December, 2005, on any of the lands included in the plat of BUCKEYE MEADOWS.

12-14-2005  
Date Roy Fisher  
Roy Fisher, City Treasurer

### DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified November 29<sup>th</sup> 2005  
Renata P. Pank  
Department of Administration

### RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS  
Received for recording this 14<sup>th</sup> day of December, 2005, at 11:06 o'clock P.M. and recorded in Volume 58-0910 of Plats, on page 448-500  
Jane Licht by Debra Spangenberg deputy  
Register of Deeds

11-13

# BUCKEYE MEADOWS CONDOMINIUMS, A CONDOMINIUM PLAT

ALL OF LOTS 1-7, AND 9-17, BUCKEYE MEADOWS, AS RECORDED IN VOLUME 58-096B OF PLATS, ON PAGES 499-500, AS DOCUMENT NUMBER 4143116, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

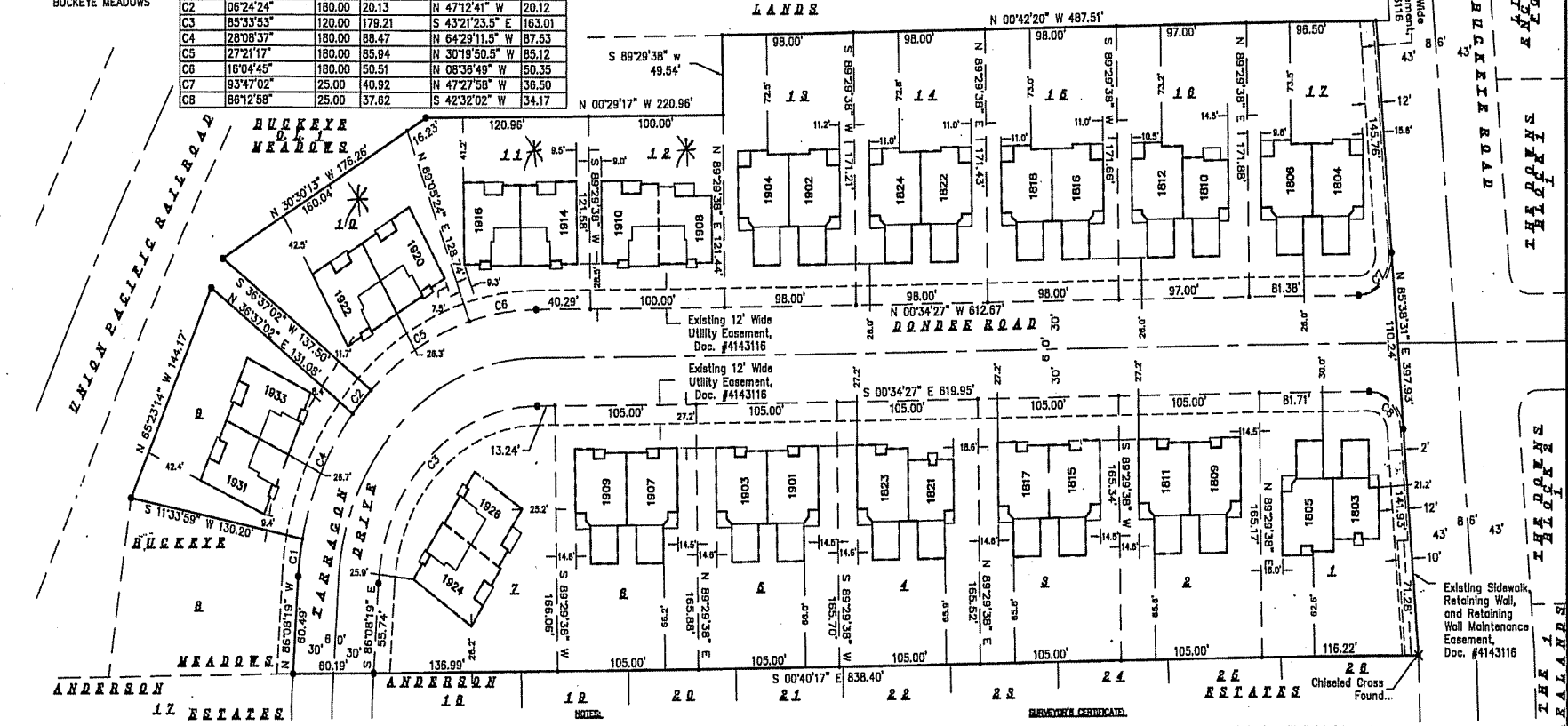
**NORTH**  
BEARINGS ARE BASED UPON THE RECORDED PLAT OF BUCKEYE MEADOWS

**CURVE TABLE**

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	07°34'49"	180.00	23.81	N 82°20'54.5" W	23.80
C2	06°24'24"	180.00	20.13	N 47°12'41" W	20.12
C3	85°33'53"	120.00	179.21	S 43°21'23.5" E	163.01
C4	28°08'37"	180.00	88.47	N 64°28'11.5" W	87.53
C5	27°21'17"	180.00	85.94	N 30°19'50.5" W	85.12
C6	16°04'45"	180.00	50.51	N 08°36'49" W	50.35
C7	93°47'02"	25.00	40.92	N 47°27'58" W	36.50
C8	86°12'58"	25.00	37.62	S 42°32'02" W	34.17



4163216



**LEGEND**

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

UNIT BOUNDARY

**RECORDING DATA**  
**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this 20th day of February, 2006, at 12:15 o'clock P.M. and recorded in Volume 5-105B of Condominium Plats, on pages 1-3

*Jane Light*  
Jane Light, Dane County  
Register of Deeds

- NOTES:**
- For the recorded plot of BUCKEYE MEADOWS, each lot within this plot is subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the exterior of the plot. Easements shall not be required on property lines shared with graveyards or public streets.
  - For the recorded plot of BUCKEYE MEADOWS, the intra block drainage easements shall be graded with the construction of each principal structure in accordance with the approved stormwater drainage plan on file with the city engineer and the zoning administrator, as amended in accordance with the Madison General Ordinances.
  - For the recorded plot of BUCKEYE MEADOWS, this subdivision is subject to the preliminary zoning section of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction.
  - For the recorded plot of BUCKEYE MEADOWS, lands south of the railroad are zoned M-1 and will be developed with M-1 uses. Lots on this plot may be subject to noise from this zone, or other impacts.
  - For the recorded plot of BUCKEYE MEADOWS, Garages shall be "side-loaded" with shared driveways where possible on Lots 1-7, and 9-17.
  - See sheets 2 & 3 for floor plans and additional notes.
  - See sheet 2 for site layout showing location of limited common elements.

**SURVEYOR'S CERTIFICATE:**

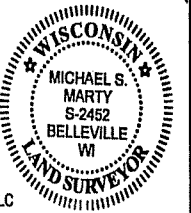
I, Michael S. Marty, Registered Land Surveyor, No. 2452, hereby certify that in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed and mapped the following described lands:

All of Lots 1-7, and 9-17, BUCKEYE MEADOWS, as recorded in Volume 58-096B of Plats, on Pages 499-500, as Document Number 4143116, Dane County Registry, also located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 15, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

I further certify that this condominium plat correctly represents the condominium described; that the floor plans are reproduced from plans furnished by the architect; and the location and identification of each unit and the common elements can be determined from the plat.

Signed this 07th day of February, 2006

*Michael S. Marty*  
Michael S. Marty, R.L.S. No. 2452



**SURVEYED BY:**  
CALKINS ENGINEERING, LLC  
5010 VOGES ROAD  
MADISON, WI 53718  
(608) 838-0444

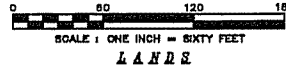
11-13

# BUCKEYE MEADOWS CONDOMINIUMS, A CONDOMINIUM PLAT

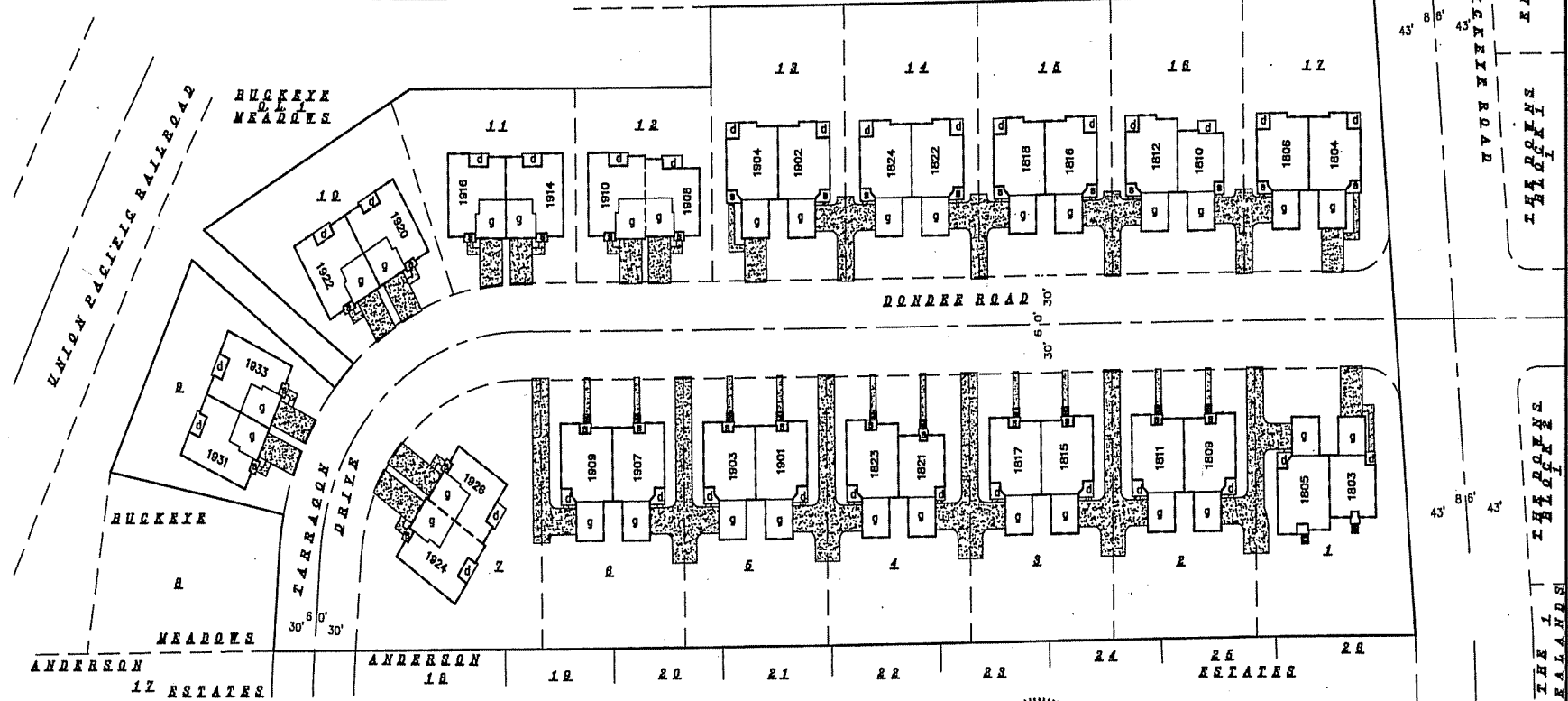
ALL OF LOTS 1-7, AND 9-17, BUCKEYE MEADOWS, AS RECORDED IN VOLUME 58-096B OF PLATS, ON PAGES 499-500, AS DOCUMENT NUMBER 4143116, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NORTH**

BEARINGS ARE BASED UPON THE RECORDED PLAT OF BUCKEYE MEADOWS



## SITE LAYOUT



- d Deck/Patio
- s Stoop
- g Garage
- Concrete Drive/Walk

**RECORDING DATA**  
**CERTIFICATE OF REGISTER OF DEEDS**  
 Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Condominium Plats, on pages \_\_\_\_\_  
 Jane Licht, Dane County Register of Deeds

- NOTES:**
- The garages are part of the Unit.
  - The decks/patios are limited common elements appurtenant to the Units to which they are attached.
  - The concrete walks/drives are limited common elements.
  - Everything outside of the Unit boundaries and limited common elements are common elements.



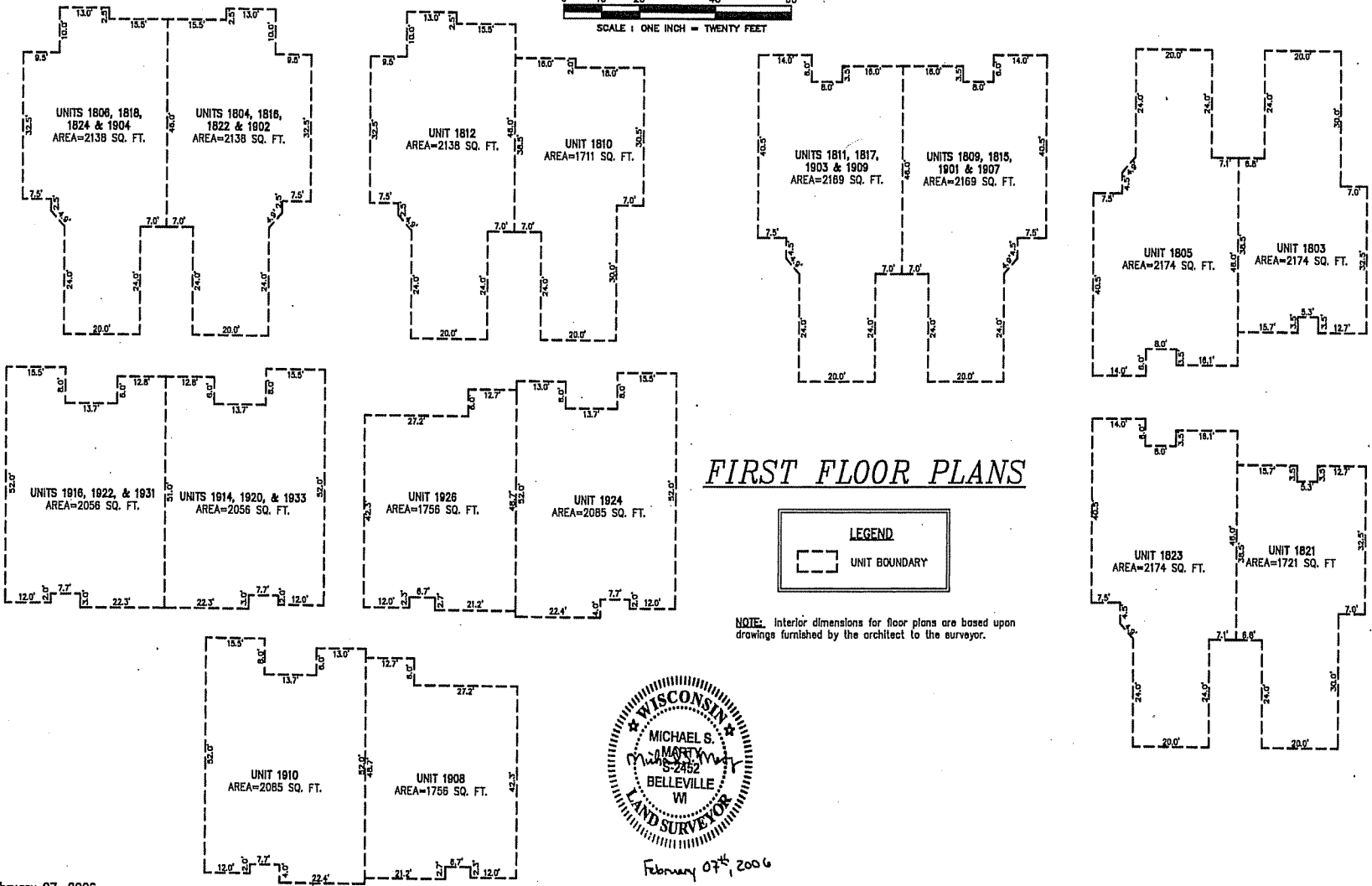
February 07<sup>th</sup>, 2006

**SURVEYED BY:**  
 CALKINS ENGINEERING, LLC  
 5010 VOGES ROAD  
 MADISON, WI 53718  
 (608) 838-0444

11-13

# BUCKEYE MEADOWS CONDOMINIUMS, A CONDOMINIUM PLAT

ALL OF LOTS 1-7, AND 9-17, BUCKEYE MEADOWS, AS RECORDED IN VOLUME 58-096B OF PLATS, ON PAGES 499-500, AS DOCUMENT NUMBER 4143116, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 15, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

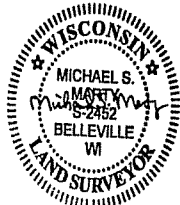


## FIRST FLOOR PLANS

**LEGEND**

— UNIT BOUNDARY

NOTE: Interior dimensions for floor plans are based upon drawings furnished by the architect to the surveyor.



February 07<sup>th</sup>, 2006

Date: February 07, 2006  
Paper Space Plot View: Sheet3  
P:\CE241\Condo\Condo CE241.dwg

11-13