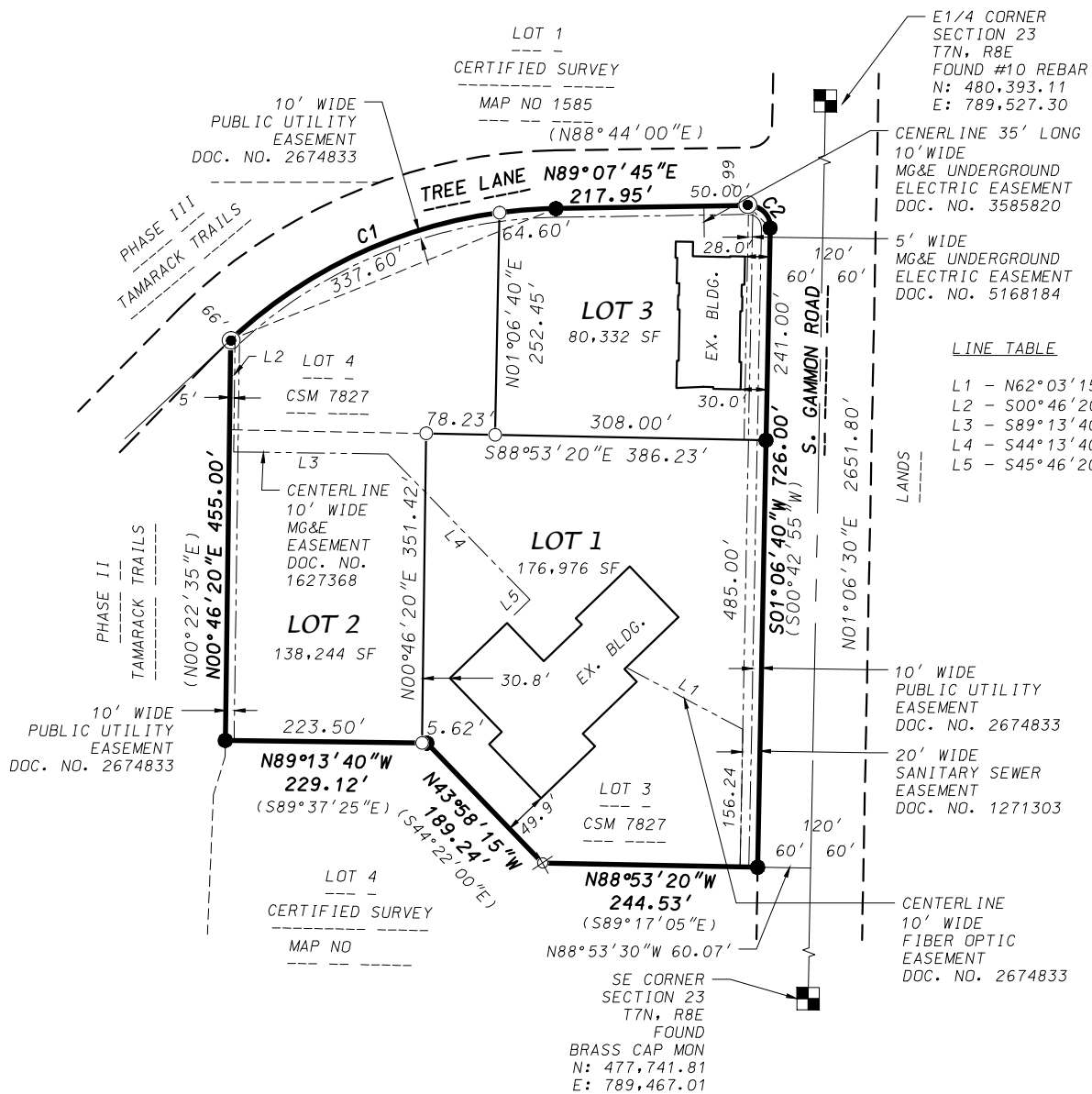


CERTIFIED SURVEY MAP

LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 7827, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 23, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LINE TABLE

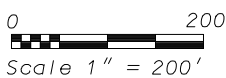
L1	-	N62°03'15"W	148.26'
L2	-	S00°46'20"W	132.00'
L3	-	S89°13'40"E	175.50'
L4	-	S44°13'40"E	231.00'
L5	-	S45°46'20"W	25.00'

LEGEND

- FOUND 3/4" IRON REBAR
- ▲ FOUND PK NAIL/RR SPIKE
- ⊗ FOUND CHISELED "X"
- PLACED 3/4" X 18" IRON REBAR (WT=1.5LB/FT)
- () RECORDED AS INFORMATION



WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE



SHEET 1 OF 6

DATE: September 19, 2017

F.N.: 17-07-117

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

LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 7827, LOCATED IN THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 23, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. This Certified Survey is subject to restrictions contained in instrument recorded June 21, 1968, as Document No. 121670 - states that no portion of this property can be used for a filling station.
2. This Certified Survey is subject to a Declaration of Reciprocal Easements recorded December 30, 1994 as Document No. 2653307.
3. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 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, EXCEPT where shown otherwise on the face 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 five (5) 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) in 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 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.

4. All lots within this certified survey shall be subject to the provisions of Chapter 37 of the Madison General Ordinances regarding on-site storm water detention.
5. Lot 1 and part of Lot 2 is subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 3887137.
6. Lot 3 and part of Lot 2 is subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 3547784.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		553.77	398.55	407.70	N68°02'17"E	42°10'56"	IN-N46°56'49"E (N46°33'04"E)
	2	553.77	337.60	343.06	N67°38'32"E	35°29'42"	
	3	553.77	64.60	64.63	N64°41'40"E	06°41'14"	
2		25.00	35.96	40.13	S44°52'47.5"E	91°58'55"	(S45°16'33"E) (91°58'54")
					S44°52'47.5"E	91°58'55"	



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DATE: September 18, 2017
 F.N.: 17-07-117
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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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:

Lots 3 and 4, Certified Survey Map No. 7827, recorded in Volume 41 of Certified Survey Maps on Pages 145-150 as Document No. 2674833, Dane County Registry, located in the SE1/4 of the SE1/4 of Section 23, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 395,552 square feet (9.081 acres).

Dated this 19th day of September, 2017.

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



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OWNER'S CERTIFICATE

West Place Three 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, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place Three LLC has caused these presents to be signed by said member, this _____ day of _____, 2017.

West Place Three LLC

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

Personally came before me this _____ day of _____, 2017, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____



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MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Natalie Erdman, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017

at _____ o'clock ____ .M. and recorded in Volume _____ of Plats on Pages

as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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