

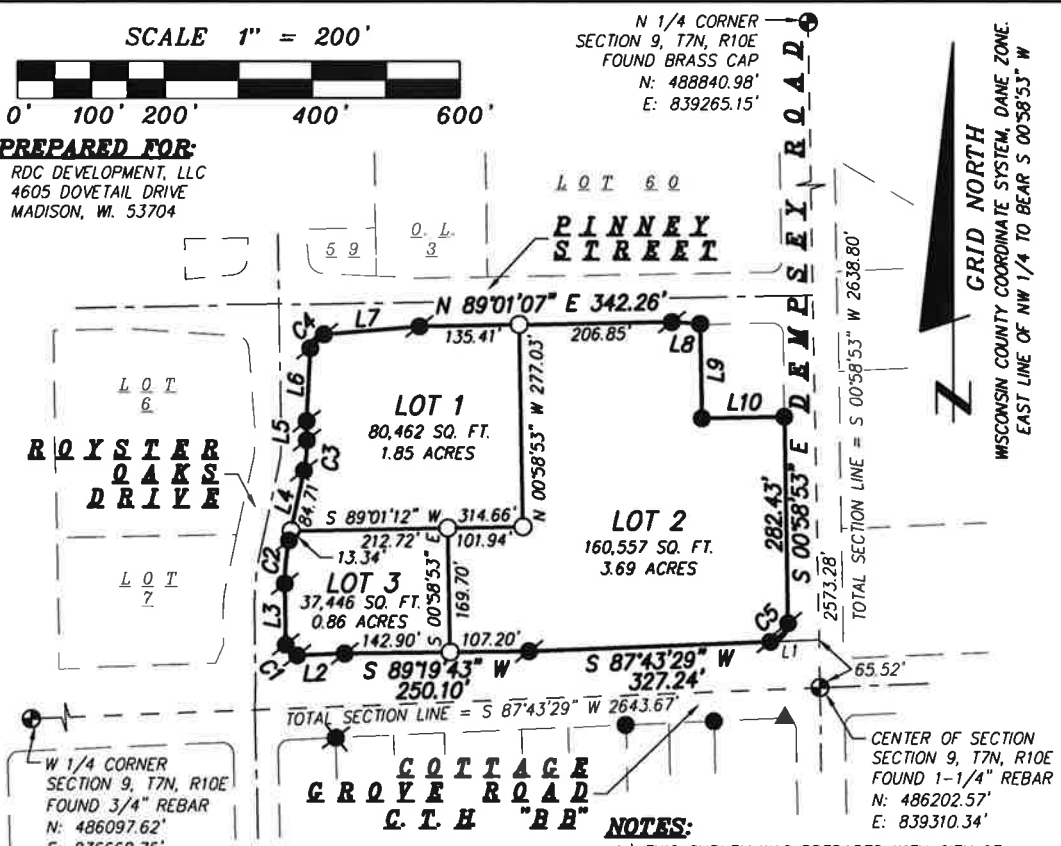


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lots 2, 3, 4 and 5, Royster Corners



PREPARED FOR:
RDC DEVELOPMENT, LLC
4605 DOVETAIL DRIVE
MADISON, WI. 53704

LINE TABLE:

L#	BEARING	LENGTH
L1	S 87°43'29" W	66.45'
L2	S 87°43'29" W	64.61'
L3	N 00°48'05" W	83.39'
L4	N 12°03'41" E	98.05'
L5	N 00°53'25" W	25.92'
L6	N 02°55'25" E	100.10'
L7	N 85°12'16" E	130.17'
L8	S 86°24'27" E	38.33'
L9	S 00°58'53" E	129.44'
L10	N 89°01'07" E	111.79'

LEGEND

- = SET 3/4"x18" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1-1/4" REBAR
- ⊗ = FOUND 1" PIPE
- ▲ = FOUND CHISELED "X"
- ⊕ = FOUND SECTION CORNER
- (#) = RECORDED AS

CURVE TABLE:

C#	RADIUS	CHORD BEARING	LENGTH	ARC LENGTH	DELTA
C1	15.00'	N 46°32'18" W	21.48'	23.95'	91°28'26"
C2	265.00'	N 05°37'48" E	59.37'	59.49'	12°51'46"
C3	185.00'	N 05°35'08" E	41.73'	41.82'	12°57'06"
C4	20.00'	N 44°03'50.5" E	26.32'	28.72'	82°16'51"
C5	25.00'	S 43°22'18" W	34.95'	38.71'	88°42'22"

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-730303-MAD, DATED MAY 7, 2015 AT 7:00 A.M. SAID REPORT IS THE SOLE SOURCE OF EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS FOR THE SUBJECT PARCELS
 - 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED, DELINEATED OR SHOWN.
- NOTES CONTINUED ON SHEET 4

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

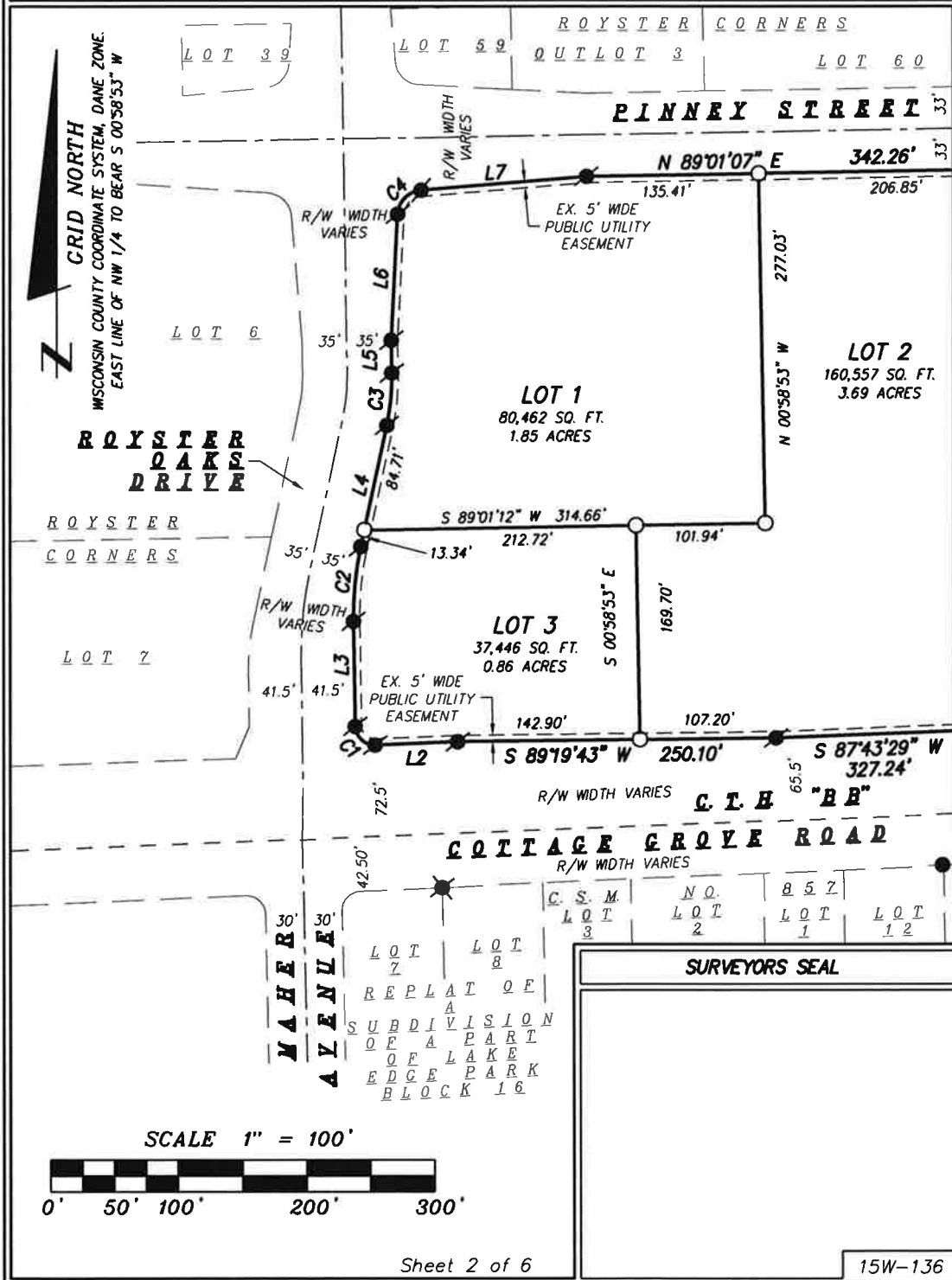


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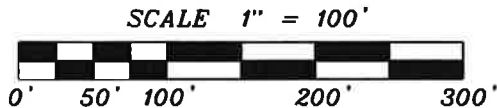
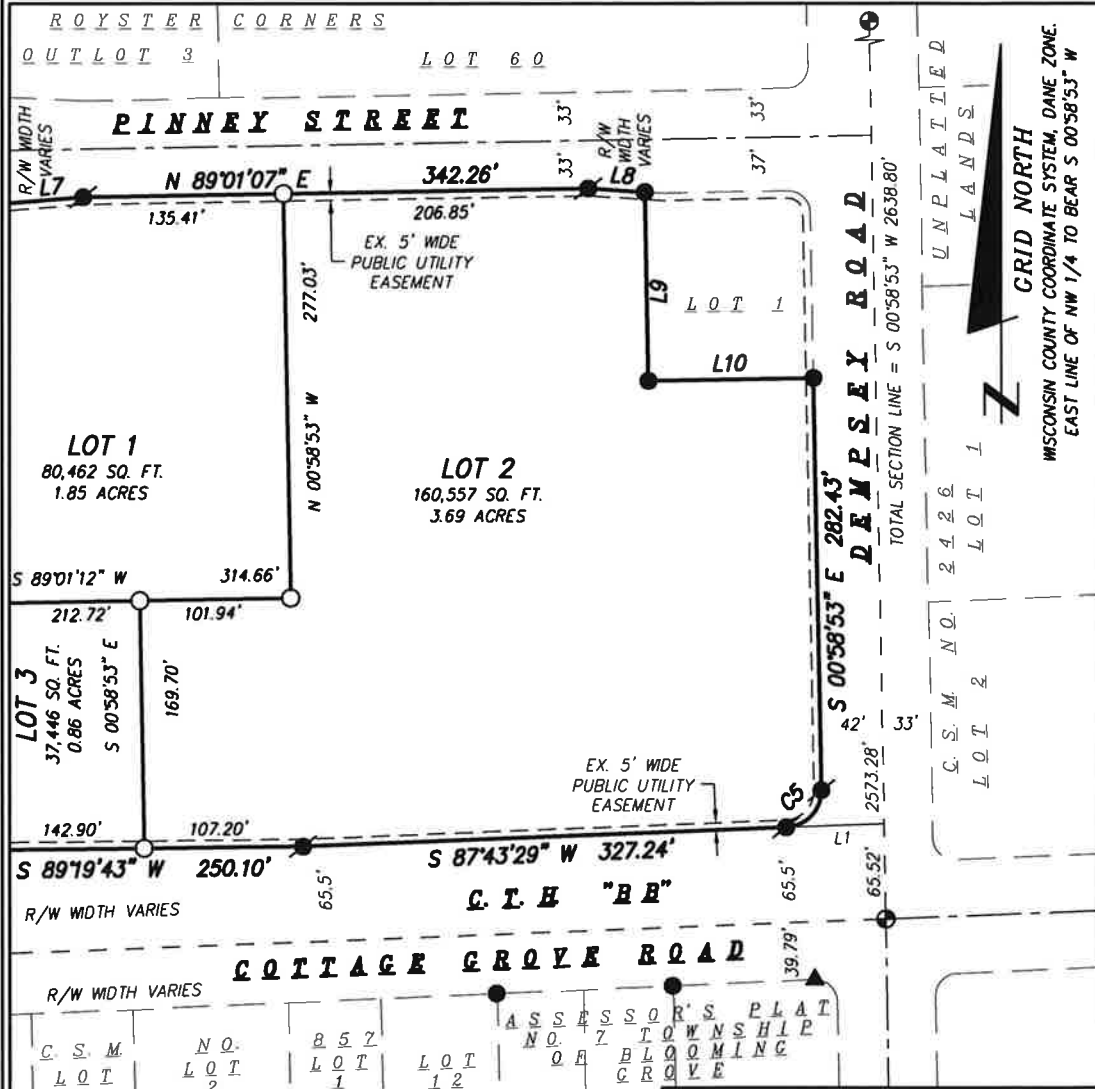


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SURVEYORS SEAL

Blank area for the surveyors' seal.



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NOTES:

- 3.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS, RECORDED OCTOBER 11, 1985, AS DOC. NO. 1904180.
- 4.) C.S.M. SUBJECT TO RESTRICTION RECORDED DECEMBER 21, 2011, AS DOC. NO. 4825681.
- 5.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074764.
- 6.) LOTS 2 THROUGH 4 OF UNDERLYING PLAT OF ROYSTER CORNERS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074765.
- 7.) LOTS 2 THROUGH 4 OF UNDERLYING PLAT OF ROYSTER CORNERS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074767.
- 8.) C.S.M. SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 6, 2014, AS DOC. NO. 5102600.
- 9.) C.S.M. SUBJECT TO NOTES FROM PLAT OF ROYSTER CORNERS RECORDED MAY 27, 2014, AS DOC. NO. 5072241; C.S.M. NO. 13176 RECORDED OCTOBER 25, 2011, AS DOC. NO. 4804316; AND C.S.M. NO. 4780 RECORDED OCTOBER 11, 1985, AS DOC. NO. 1904179.
- 10.) C.S.M. SUBJECT TO ENVIRONMENTAL NOTICE RECORDED MAY 20, 2014, AS DOC. NO. 5071103.

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, 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 _____, 20____

Maribeth Witzel-Behl
Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Steven R. Cover
Secretary Plan Commission

SURVEYORS SEAL



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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 2, 3, 4 and 5, Royster Corners, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 9; thence along the east line of said NW 1/4, S 00°58'53" E, 2573.28 feet; thence S 87°43'29" W, 66.45 feet to northerly right of way line of Cottage Grove Road and the point of beginning; thence along said north line, S 87°43'29" W, 327.24 feet; thence continuing along said north line, S 89°19'43" W, 250.10 feet; thence continuing along said north line, S 87°43'29" W, 64.61 feet; thence continuing along said north line and the arc of a curve concaved northeast, having a radius of 15.00 feet and a long chord bearing N 46°32'18" W, a distance of 21.48 feet to the east right of way line of Royster Oaks Drive; thence along said east line, N 00°48'05" W, 83.39 feet; thence continuing along said east line and the arc of a curve concaved easterly, having a radius of 265.00 feet and a long chord bearing N 05°37'48" E, a distance of 59.37 feet; thence continuing along said east line, N 12°03'41" E, 98.05 feet; thence continuing along said east line and the arc of a curve concaved westerly, having a radius of 185.00 feet and a long chord bearing N 05°35'08" E, a distance of 41.73 feet; thence continuing along said east line, N 00°53'25" W, 25.92 feet; thence continuing along said east line, N 02°55'25" E, 100.10 feet; thence continuing along said east line and the arc of a curve concaved southeasterly, having a radius of 20.00 feet and a long chord bearing N 44°03'50.5" E, a distance of 26.32 feet to the south line of Pinney Street; thence along said south line, N 85°12'16" E, 130.17 feet; thence continuing along said south line, N 89°01'07" E, 342.26 feet; thence continuing along said south line, S 86°24'27" E, 38.33 feet to the west line of Lot 1 of said Royster Corners; thence along said west line, S 00°58'53" E, 129.44 feet to the south line of said Lot 1; thence along said south line, N 89°01'07" E, 111.79 feet to the west right of way line of Dempsey Road; thence along said west line, S 00°58'53" E, 282.43 feet; thence continuing along said west line and the arc of a curve concaved northwesterly, having a radius of 25.00 feet and a long chord bearing S 43°22'18" W, 34.95 feet to the point of beginning. This description contains 278,465 square feet or 6.39 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor - Owner

OWNERS' CERTIFICATE:

RDC Development, LLC, a limited liability company duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. RDC Development, LLC, does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____ day of _____, 2015.

RDC Development, LLC

STATE OF WISCONSIN)
DANE COUNTY)

Carl Ruedebusch
Manager

Personally came before me this _____ day of _____, 2015, Carl Ruedebusch, manager of RDC Development, LLC, and known by me to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



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CONSENT OF MORTGAGEE:

City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said City of Madison, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 20____.

City of Madison

Paul R. Saglin
Mayor

Maribeth Witzel-Behl
Clerk

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 20____, Paul R. Saglin, it's mayor, City of Madison, and known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 20____, Maribeth Witzel-Behl, it's clerk, City of Madison, and known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____ M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL