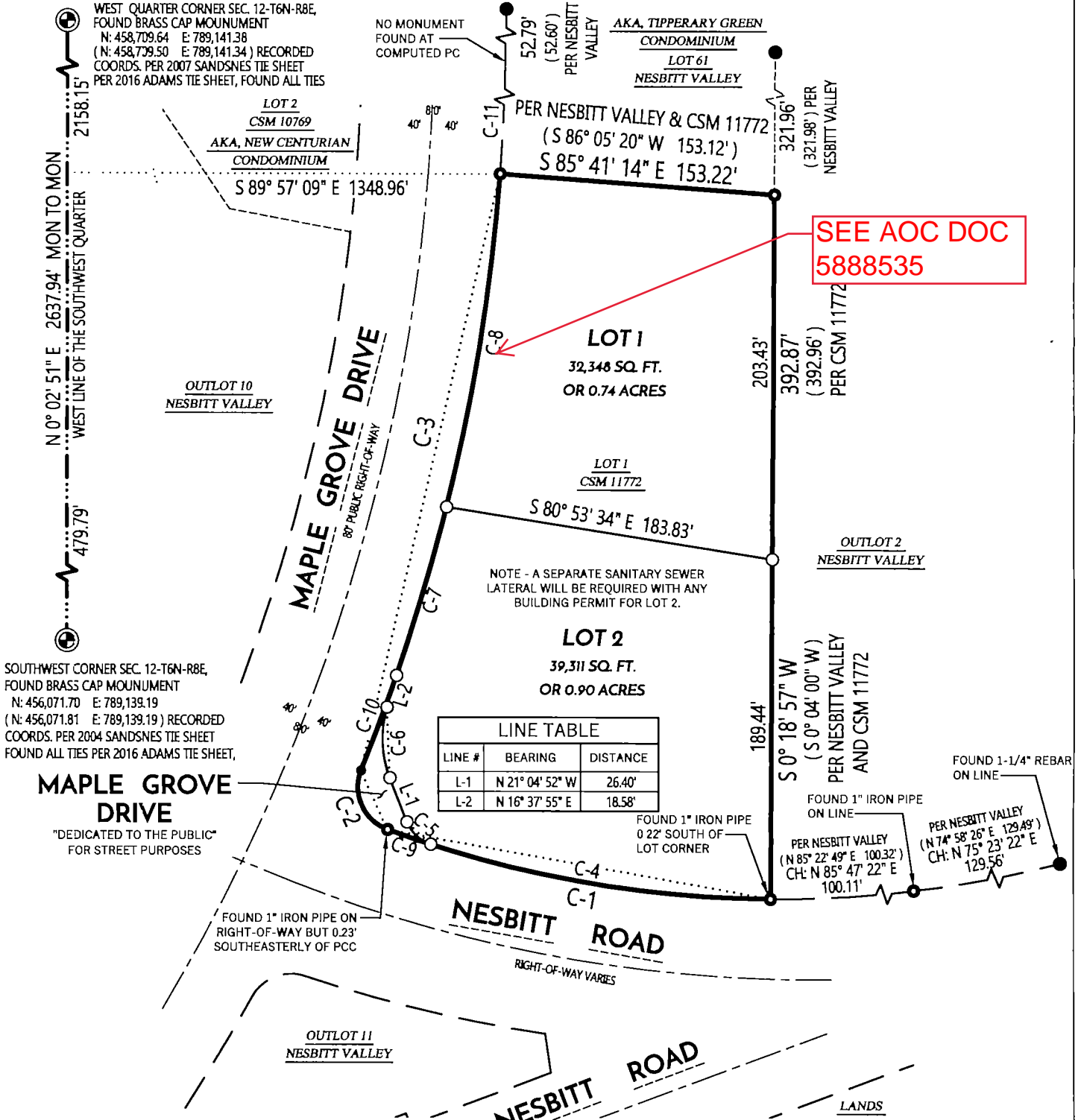


# CERTIFIED SURVEY MAP NO. 16222

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SEE AOC DOC  
5888535

- LEGEND**
- SECTION CORNER FOUND / RECOVERED
  - 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND
  - 1-1/4" REBAR FOUND
  - 3/4" REBAR SET 1.50 LB/FT
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - CHORD LINE
  - PLATTED LINE
  - ( ) RECORDED INFORMATION

- NOTES:**
1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 14TH, 21ST, AND 28TH 2022.
  2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, R8E, BEARS N 0°02' 51" E
  3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  4. SEE SHEET 2 OF 6 FOR FURTHER DETAILS ON EASEMENTS.
  5. SEE SHEET 3 OF 6 FOR EXISTING SITE IMPROVEMENTS.
  6. SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.

**NORTH**

0' 40' 80'

WISCONSIN  
 01/04/2023  
 ZACHARY M. REYNOLDS  
 S-3223  
 MOUNT HOREB  
 WI

*Zachary M. Reynolds*

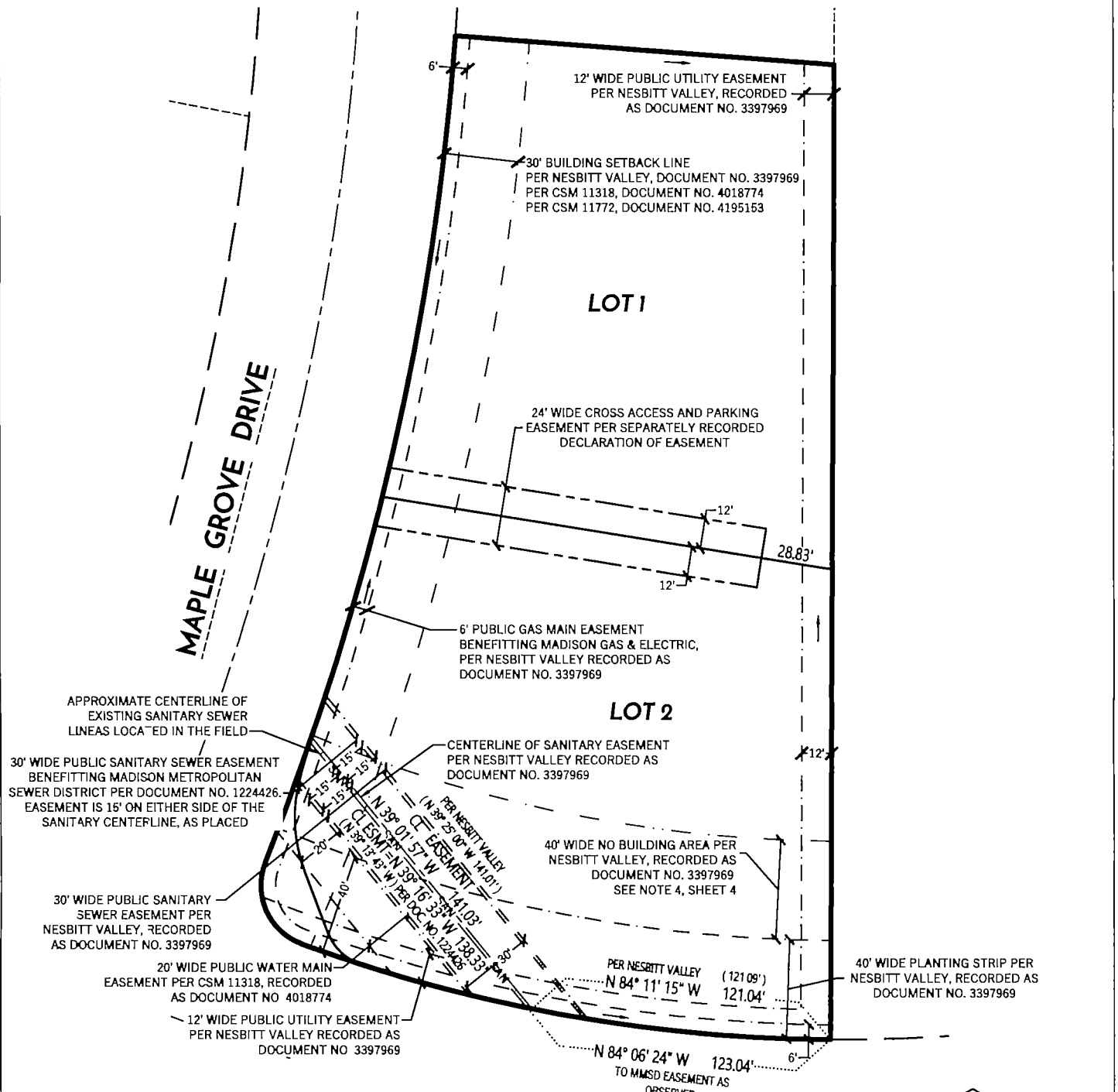
File: W:\2021\210865\_Sketchworks - 4109 Maple Grove Dr\DWG\210865\_CSM.dwg Layout: CSM 1 of 6 User: Zach Plot: Oct 18, 2022 - 11:15am

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	PROJECT NO: 210865	VOL. 120 PAGE 89
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81507	DRAWN BY: ZMR APPROVED BY: ZMR	SHEET NO: 1 of 6	DOC. NO. 5886783

# CERTIFIED SURVEY MAP NO. 16222

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## EXISTING EASEMENTS AND RESTRICTIONS

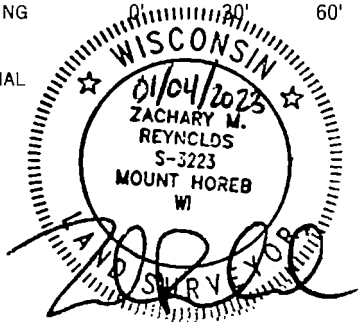
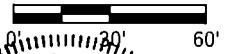


### LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- SETBACK LINE
- SAN UNDERGROUND SANITARY SEWER
- EXISTING EASEMENT
- NEW EASEMENT
- DRAINAGE INDICATORS PER CSM 11772 RECORDED AS DOCUMENT NO. 4195153. SEE NOTE 1 ON SHEET 4 OF 6.
- ( ) RECORDED INFORMATION

### NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 5 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS
3. SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.



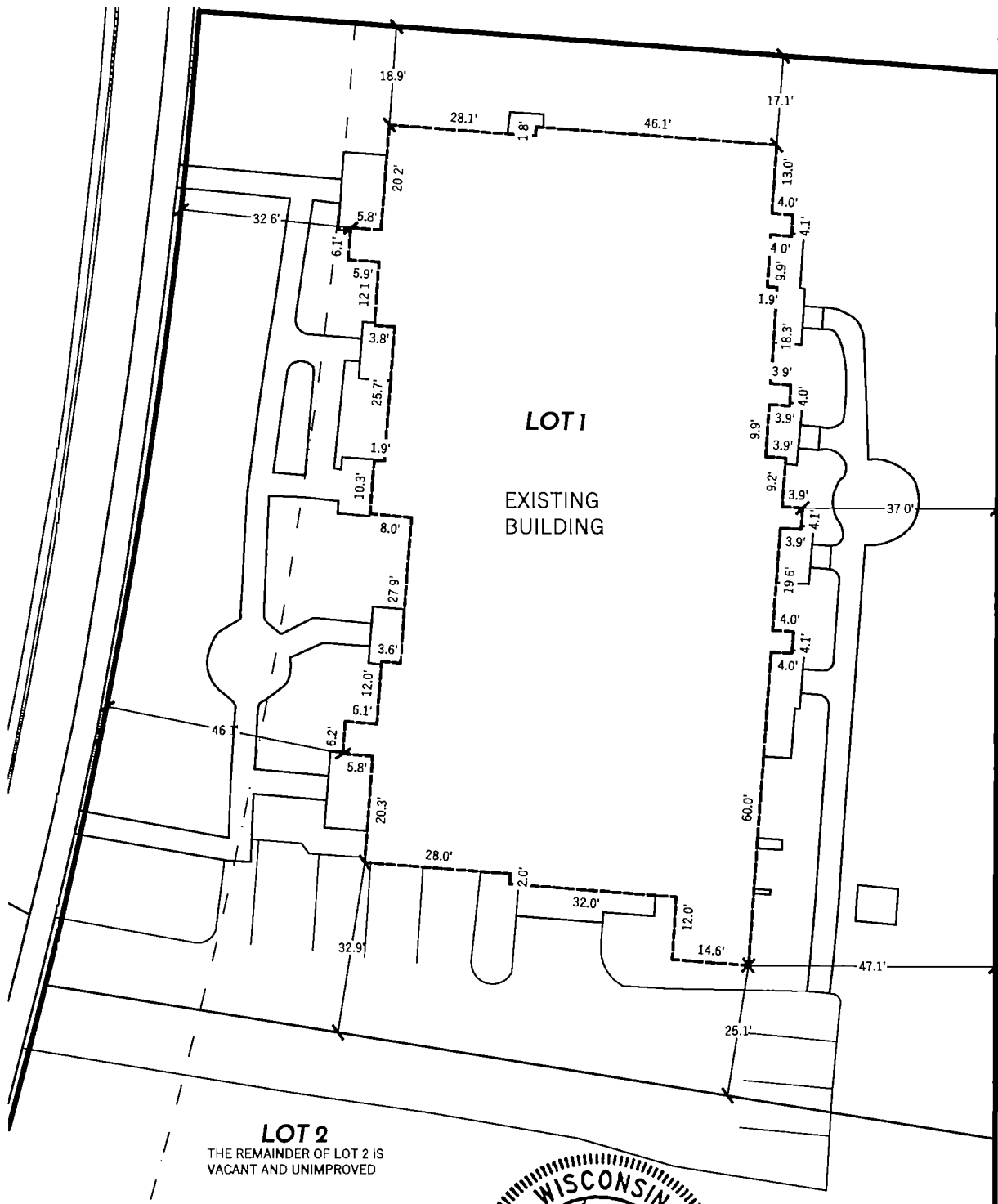
File # 2021\210865\_Surveys - 4109 Maple Grove Dr\DWG\210865\_CSM.dwg Layout: CSM 2 of 6 User: Zach PlotDate: Feb 15, 2023 - 1:51pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	PROJECT NO. 210865	VOL. <u>120</u> PAGE <u>90</u>
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81607	DRAWN BY: ZMR APPROVED BY: ZMR	SHEET NO. 2 of 6	DOC. NO. <u>5886783</u>

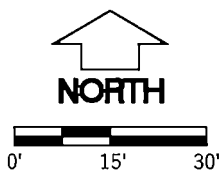
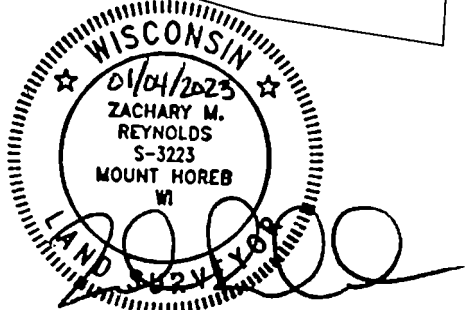
# CERTIFIED SURVEY MAP NO. 16222

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## EXISTING SITE IMPROVEMENTS



**LOT 2**  
THE REMAINDER OF LOT 2 IS  
VACANT AND UNIMPROVED



### LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- SETBACK LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE

### NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.

File: W:\2021\210865\_Sketchbooks - 4109 Maple Grove Dr\DWG\210865\_CSM.dwg Layout: CSM 3 OF 6 User: Zsch. Plotted: Jan 04, 2023 - 8:58am

<b>WYSER</b>	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. <u>120</u> PAGE <u>91</u>
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 <a href="http://www.wyserengineering.com">www.wyserengineering.com</a>	OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81507	DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 210865 SHEET NO: 3 of 6

## CERTIFIED SURVEY MAP NO. 16222

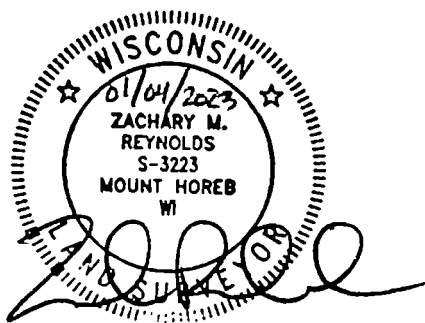
LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	218.08'	633.55'	19° 43' 21"	N 79° 49' 05" W	217.01'	N 89° 40' 45" W	N 69° 57' 24" W
( )	218.11'		19° 43' 32"	N 80° 12' 58" W	217.04'	S 89° 55' 16" W	N 70° 21' 12" W
C-2	40.10'	25.00'	91° 53' 53"	N 24° 00' 28" W	35.94'	N 69° 57' 24" W	N 21° 56' 29" E
( )	40.11'		91° 56' 08"	N 24° 23' 09" W	35.95'	N 70° 21' 12" W	N 21° 34' 56" E
C-3	343.47'	1114.00'	17° 39' 56"	N 13° 06' 31" E	342.11'	N 21° 56' 29" E	N 4° 16' 33" E
( )	343.57'		17° 40' 16"	N 12° 44' 48" E	342.22'	N 21° 34' 56" E	N 3° 54' 40" E
C-4	192.55'	633.55'	17° 24' 49"	N 80° 58' 21" W	191.81'	N 89° 40' 45" W	N 72° 15' 56" W
C-5	18.76'	21.00'	51° 11' 04"	N 46° 40' 24" W	18.14'	N 72° 15' 56" W	N 21° 04' 52" W
C-6	40.15'	61.00'	37° 42' 47"	N 2° 13' 29" W	39.43'	N 21° 04' 52" W	N 16° 37' 55" E
C-7	98.22'	1114.00'	5° 03' 06"	N 16° 29' 41" E	98.19'	N 19° 01' 14" E	N 13° 58' 08" E
C-8	188.46'	1114.00'	9° 41' 35"	N 9° 07' 20" E	985.41'	N 13° 58' 08" E	N 4° 16' 33" E
C-9	25.53'	633.55'	2° 18' 32"	N 71° 06' 40" W	25.53'	N 72° 15' 56" W	N 69° 57' 24" W
C-10	56.79'	1114.00'	2° 55' 15"	N 20° 28' 51" E	56.78'	N 21° 56' 29" E	N 19° 01' 14" E
C-11	77.31'	1114.00'	3° 58' 34"	N 2° 17' 16" E	77.29'	N 4° 16' 33" E	N 0° 17' 59" E
( )						NOT LISTED	N 0° 03' 54" W

188.24'

**ADDITIONAL NOTES AND OTHER MATTERS OF TITLE:**

1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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/CERTIFIED SURVEY. 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 DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. 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. 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. 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.
3. PER NESBITT VALLEY, RECORDED AS DOCUMENT NO. 3397969, AND CSM NO. 11772, RECORDED AS DOCUMENT NO. 4195153, NOT MORE THAN FOUR (4) EXISTING JOINT DRIVEWAY APPROACHES ALONG LOTS 58 THROUGH 61, AND LOTS 1 AND 2 OF THIS CERTIFIED SURVEY MAP (FORMERLY LOT 1 OF CSM NO. 11772) WILL BE CONSTRUCTED ALONG MAPLE GROVE DRIVE EXCEPT AS MAY BE PERMITTED BY THE CITY TRAFFIC ENGINEER OF THE CITY OF MADISON.
4. PER NESBITT VALLEY, RECORDED AS DOCUMENT NO. 33997969, THE PLATTING OF OUTLOTS 5 AND/OR 6 AS DEVELOPABLE LOTS (BEING LOT 2 AND A PART OF LOT 1 OF THIS CERTIFIED SURVEY MAP), THE CITY OF MADISON COMMON COUNCIL MAY REDUCE IN WIDTH THE 40 FOOT NO-BUILD/NO-IMPROVEMENT ZONE BASED UPON THE APPROVAL OF AN EXEMPLARY BERMING, LANDSCAPE AND BUILDING SITING PLAN AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.
5. THIS PARCEL IS SUBJECT TO PREVIOUSLY RECORDED DECLARATIONS AND COVENANTS DOCUMENTS RECORDED AS DOCUMENT NOS: 3613810, 3613811, 4209503, 4209503, 4209504, AND 4218367



File # 2021\210865\_Sketchns - 4100 Maple Grove Dr\DWG\210865\_CSM.dwg Layout: CSM 4 OF 8 User: Zach Plotfile: Jan 04, 2023 - 8:57am

<b>WYSER</b>	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	PROJECT NO: 210865	VOL. <u>120</u> PAGE <u>92</u>
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 <a href="http://www.wyserengineering.com">www.wyserengineering.com</a>	OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81507	DRAWN BY: ZMR APPROVED BY: ZMR	SHEET NO: 4 of 6	DOC. NO. <u>5886783</u>

**CERTIFIED SURVEY MAP NO. 16222**

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**LEGAL DESCRIPTION**

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MAY 24, 2006, IN VOLUME 72, PAGE 124 AS DOCUMENT NO. 4195153, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 08 EAST, ALL LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

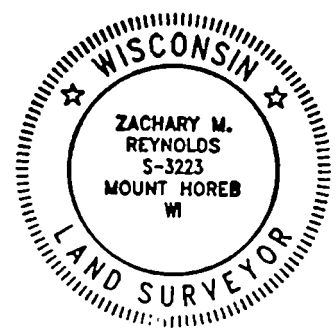
SAID PARCEL CONTAINS 72,559 SQUARE FEET OR 1.66 ACRES.

**SURVEYOR'S CERTIFICATE**

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF OAKLEAF PROPERTIES, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER 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 AND DANE COUNTY, WISCONSIN.

Zachary M. Reynolds  
ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

01/04/2023  
DATE



**OWNER'S CERTIFICATE**

OAKLEAF PROPERTIES, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

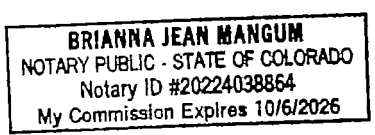
BY: Bick Senger  
MANAGING MEMBER  
OAKLEAF PROPERTIES, LLC

~~STATE OF WISCONSIN~~ SS Colorado  
~~DANE COUNTY~~ SS Mesa County Br RS

PERSONALLY CAME BEFORE ME THIS 9 DAY OF January, 2023, THE ABOVE NAMED

MANAGING MEMBER, Bick Senger, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Brianna Jean Mangum  
NOTARY PUBLIC, ~~STATE OF WISCONSIN~~ Colorado  
Br RS 10/6/2026  
MY COMMISSION EXPIRES



File: W:\2021\210865\_Sketchmech - 4100 Maple Grove Dr\DWG\210865\_CSM.dwg Layout: CSM 5 OF 6 User: Zach Plotfile: Jan 04, 2023 - 8:56am

<b>WYSER</b>	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. <u>120</u> PAGE <u>93</u>
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81507	DRAWN BY: ZMR APPROVED BY: ZMR	DOC. NO. <u>5886783</u>
			PROJECT NO: 210865 SHEET NO 5 of 6	C.S.M. NO. <u>16222</u>

**CERTIFIED SURVEY MAP NO. 16222**

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, 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 ENACTMENT

NUMBER 22-00614, FILE ID NUMBER 72771, ADOPTED ON THIS 6th DAY OF September, 2022, 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 14th DAY OF February, 2023.

*Maribeth Witzel-Behl*

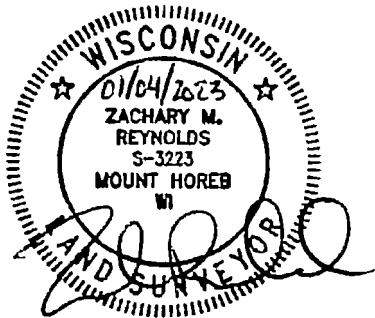
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

*Timothy M Parks*, for  
MATTHEW WACHTER,  
SECRETARY OF THE PLAN COMMISSION

14 February 2023  
DATE:



Received 2-17-23 11:23 am

OFFICE OF THE REGISTER OF DEEDS	
<u>Dane</u> COUNTY, WISCONSIN	
RECEIVED FOR RECORD <u>February 17th</u>	
20 <u>23</u> AT <u>11:51</u> O'CLOCK <u>A</u> M AS	
DOCUMENT # <u>5886783</u>	
IN VOL. <u>120</u> OF CERTIFIED SURVEY	
MAPS ON PAGE(S) <u>89-94</u>	
<i>Kristi Chlebowski</i> KRISTI CHLEBOWSKI, REGISTER OF DEEDS, <u>Deputy</u>	

File: W:\2021\210865\_Surveys\210865\_CSAL.dwg Layout: CSM 6 OF 6 User: Zach Plot Date: Jan 04, 2023 - 8:55am



PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyser-engineering.com	PREPARED FOR: OAKLEAF PROPERTIES, LLC 2058 SIDEWINDER CT GRAND JUNCTION, CO 81507	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 210865 SHEET NO: 6 of 6
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