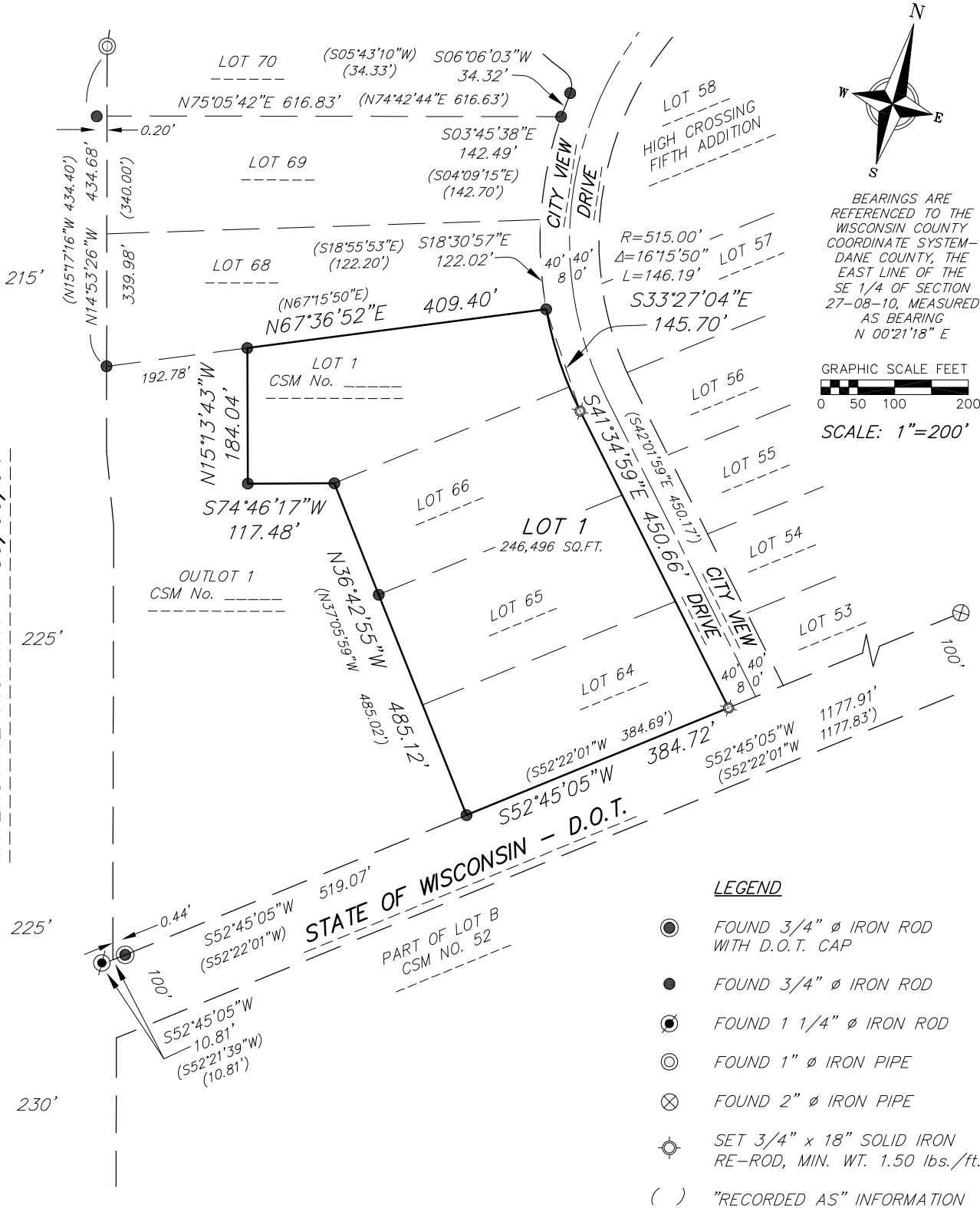


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

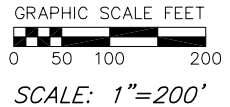
LOT 1, CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS, PAGES \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_ AND LOTS 64-66, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

INTERSTATE HIGHWAY - 39/90/94

HIGHWAY REFERENCE LINE PER CITY PROJECT NO. 53B0043 (R/W WIDTH VARIES)



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 27-08-10, MEASURED AS BEARING N 00°21'18\"/>



**LEGEND**

- FOUND 3/4" Ø IRON ROD WITH D.O.T. CAP
- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1 1/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⊗ FOUND 2" Ø IRON PIPE
- ⊙ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) "RECORDED AS" INFORMATION

**NOTE:**  
SEE SHEETS 2, 3, AND 4 FOR NOTES. SEE SHEET 2 FOR SECTION TIE DETAIL. SEE SHEETS 3 AND 4 FOR EXISTING EASEMENTS.

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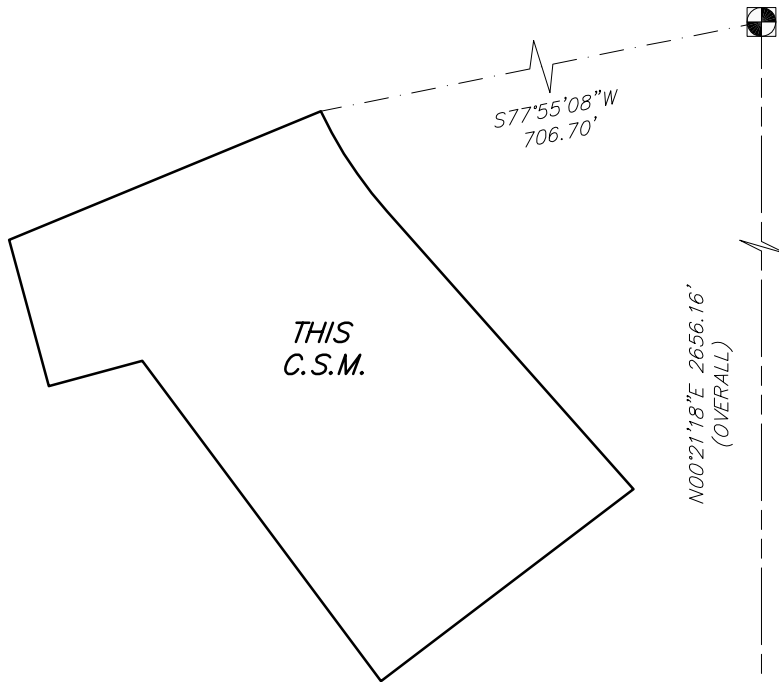
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS, PAGES \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_ AND LOTS 64-66, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 27-08-10, MEASURED AS BEARING N 00°21'18" E

## SECTION TIE DETAIL (NOT TO SCALE)



EAST QUARTER CORNER  
SECTION 27, T8N, R10E  
SET 1 1/4" REBAR  
N=502504.45  
E=847348.57  
(N=502504.36 PUBLISHED)  
(E=847348.45 PUBLISHED)

SOUTHEAST CORNER  
SECTION 27, T8N, R10E  
FOUND BRASS CAP  
MONUMENT IN  
MONUMENT BOX  
N=499848.34  
E=847332.12

THIS  
C.S.M.

### NOTES:

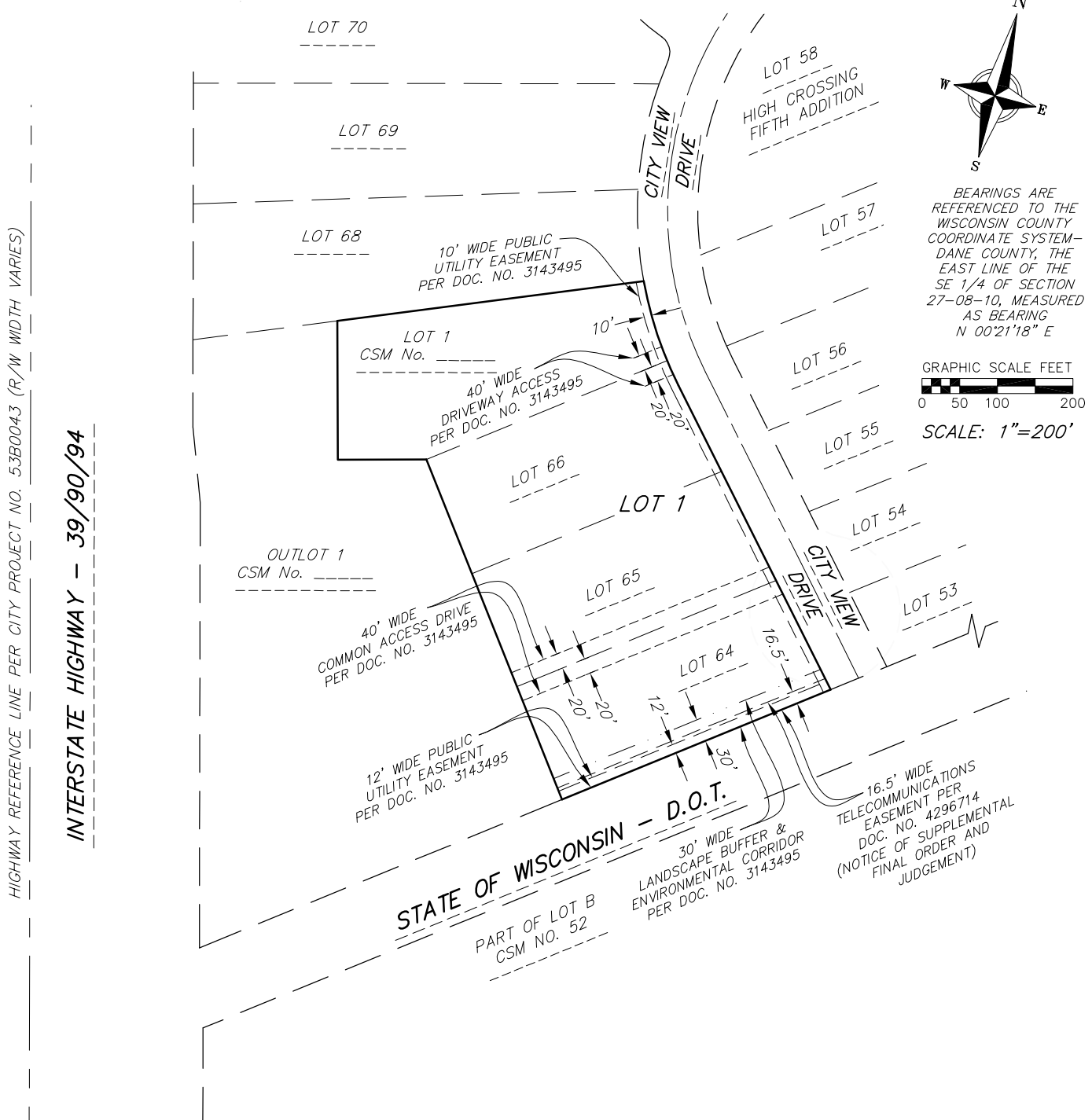
- 1) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CERTIFIED SURVEY MAP (CSM) SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 2) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).
  - A) All lots within 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 driveway agreement, except that the easement shall be twelve (12) feet 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, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. 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.
  - B) 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.
- 3) THE DRAINAGE ARROW AND SWALE CONSTRUCTION RESTRICTION PER THE PLAT OF HIGH CROSSING FIFTH ADDITION FOR LANDS WITHIN THIS CSM ARE HEREBY RELEASED BY THE CITY OF MADISON AND ARE SUPERSEDED BY THE DRAINAGE EASEMENT REQUIREMENTS PER NOTE 2 ABOVE.

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<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 210252</p> <p>DATE: 11-29-2021</p>	<p>SURVEYED FOR:</p> <p>IA CROSSROADS, LLC</p> <p>SUITE 100</p> <p>810 CARDINAL LANE</p> <p>HARTLAND, WI 53029</p>	<p>C.S.M. No. _____</p>	<p><b>SHEET</b></p> <p><b>2 OF 8</b></p>
	<p>REV:</p> <p>Drafted By: PKNU</p> <p>Checked By: MSCH</p>	<p>Vol. _____ Page _____</p>		

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS, PAGES \_\_\_\_-\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_ AND LOTS 64-66, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 27-08-10, MEASURED AS BEARING N 00°21'18" E

GRAPHIC SCALE FEET  
0 50 100 200

SCALE: 1"=200'


HIGHWAY REFERENCE LINE PER CITY PROJECT NO. 53B0043 (R/W WIDTH VARIES)

INTERSTATE HIGHWAY - 39/90/94

**NOTES:**

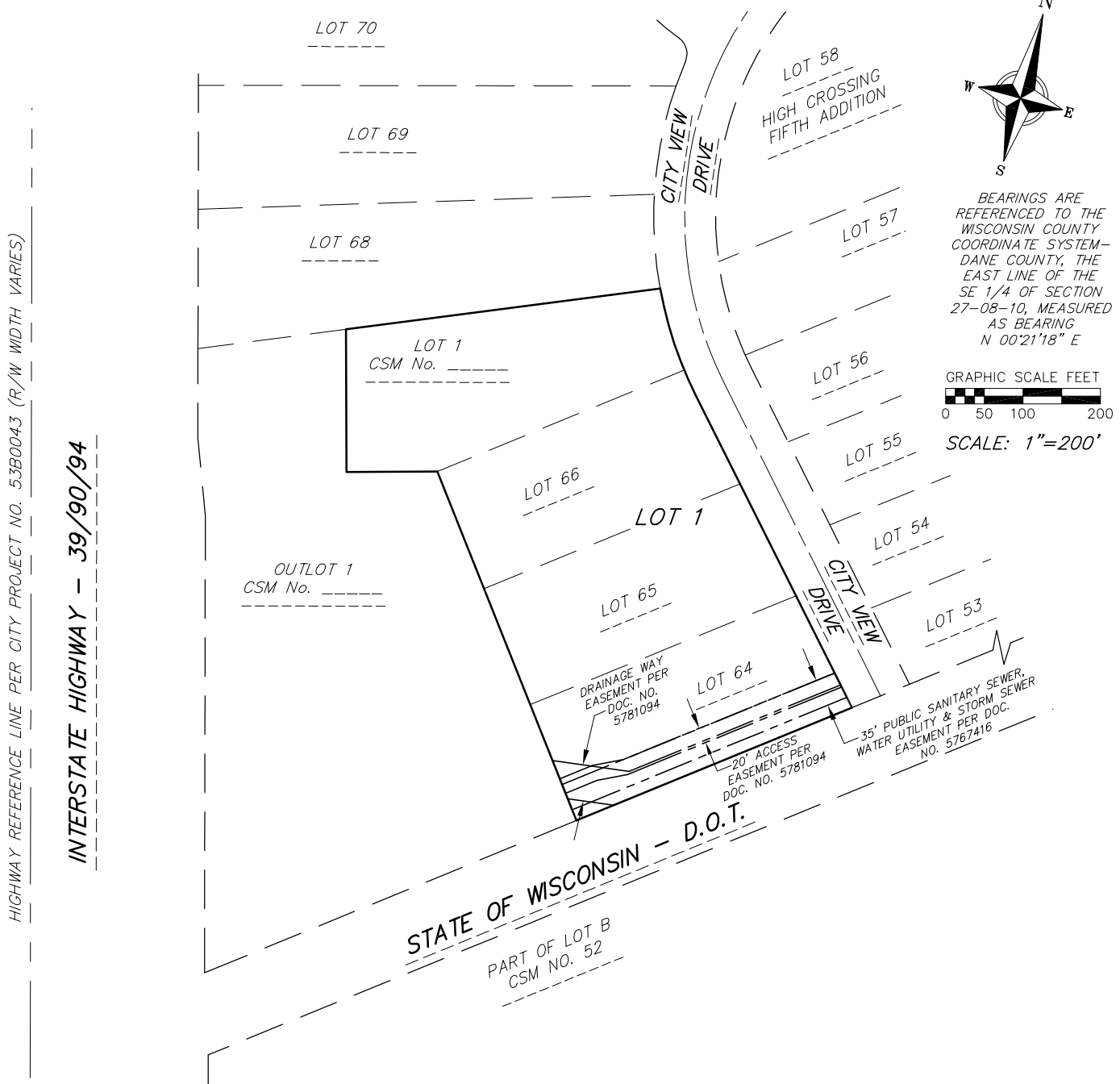
- 4) LOTS 64-69, HIGH CROSSING FIFTH ADDITION SHALL BE LIMITED TO A TOTAL OF THREE DRIVEWAY ACCESSSES, EXCEPT AS MAY OTHERWISE BE PERMITTED BY THE CITY TRAFFIC ENGINEER PER DOC. NO. 3143495.
- 5) LOT 64, HIGH CROSSING FIFTH ADDITION IS RESTRICTED AS FOLLOWS: THE 30 FOOT WIDE STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER; THE BUILDING OF BUILDINGS HEREON IS PROHIBITED AND THIS STRIP SHALL NOT BE COUNTED AS PART OF ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER, PER DOC. NO. 3143495.
- 6) THE LOTS WITHIN HIGH CROSSING FIFTH ADDITION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVEL IN TRANS. 405.04 TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS PER DOC. NO. 3143495.
- 7) LANDS WITHIN THIS CSM ARE SUBJECT TO A RESTATED DECLARATION OF RESTRICTIONS AND COVENANTS PER DOC. NO. 4100793.

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 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 210252</p> <p>DATE: 11-29-2021</p>	<p>SURVEYED FOR:</p> <p>IA CROSSROADS, LLC</p> <p>SUITE 100</p> <p>810 CARDINAL LANE</p> <p>HARTLAND, WI 53029</p>	<p>C.S.M. No. _____</p>	<p><b>SHEET</b></p> <p><b>3 OF 8</b></p>
	<p>REV:</p>	<p>Drafted By: PKNU</p>	<p>Doc. No. _____</p>	
	<p>Checked By: MSCH</p>	<p>Vol. _____ Page _____</p>		

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS, PAGES \_\_\_\_-\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_ AND LOTS 64-66, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE EAST LINE OF THE SE 1/4 OF SECTION 27-08-10, MEASURED AS BEARING N 00°21'18" E

GRAPHIC SCALE FEET  
0 50 100 200  
SCALE: 1"=200'

**NOTES:**

- 8) LOTS 64-67, HIGH CROSSING FIFTH ADDITION ARE SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS WITH THE CITY OF MADISON FOR ITS PORTION OF THE FULL COST OF STREET IMPROVEMENTS FOR CITY VIEW DRIVE PER DOC. NO. 4029076.
- 9) LOTS 64-67, HIGH CROSSING FIFTH ADDITION ARE SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS WITH THE CITY OF MADISON FOR RECORDED APPROVAL FOR THE SALE OR TRANSFER OF SAID LOTS PER DOC. NO. 5532350.
- 10) LOTS 64-67, HIGH CROSSING FIFTH ADDITION ARE SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS WITH THE CITY OF MADISON FOR SPECIAL ASSESSMENTS RELATED TO PUBLIC STREET IMPROVEMENTS PER DOC. NO. 5260417.
- 11) LOTS 64-67, HIGH CROSSING FIFTH ADDITION ARE SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS WITH THE CITY OF MADISON FOR RECORDED APPROVAL FOR THE SALE OR TRANSFER OF SAID LOTS PER DOC. NO. 3155315.
- 12) LOTS 64-67, HIGH CROSSING FIFTH ADDITION ARE SUBJECT TO A RESTRICTION AGREEMENT WITH THE CITY OF MADISON FOR IMPROVEMENT DISTRICT ASSESSMENTS PER DOC. NO. 3143496.

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<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 210252</p> <p>DATE: 11-29-2021</p>	<p>SURVEYED FOR:</p> <p>IA CROSSROADS, LLC</p> <p>SUITE 100</p> <p>810 CARDINAL LANE</p> <p>HARTLAND, WI 53029</p>	<p>C.S.M. No. _____</p>	<p><b>SHEET</b></p> <p><b>4 OF 8</b></p>
	<p>REV:</p> <p>Drafted By: PKNU</p> <p>Checked By: MSCH</p>		<p>Doc. No. _____</p> <p>Vol. _____ Page _____</p>	

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS,  
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 RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495,  
 DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27,  
 TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

*I, Michael S. Marty, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of IA Crossroads, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.*

Vierbicher Associates, Inc.  
 By: Michael S. Marty

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.



Signed: \_\_\_\_\_  
 Vierbicher Associates, Inc.  
 Michael S. Marty, P.L.S. No. 2452

**LEGAL DESCRIPTION:**

*Lot 1, Certified Survey Map Number \_\_\_\_\_, recorded in Volume \_\_\_\_ of Certified Survey Maps, Pages \_\_\_\_-\_\_\_\_, as Document Number \_\_\_\_\_ and Lots 64-66, High Crossing Fifth Addition, recorded in Volume 57-130B of Plats, Pages 521-522, as Document Number 3143495, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.*

*Said parcel contains 246,496 square feet or 5.659 acres, more or less.*

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 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 210252 DATE: 11-29-2021	SURVEYED FOR: IA CROSSROADS, LLC SUITE 100 810 CARDINAL LANE HARTLAND, WI 53029	C.S.M. No. _____  Doc. No. _____  Vol. _____ Page _____	<h2 style="margin: 0;">SHEET 5 OF 8</h2>
		REV: _____ Drafted By: PKNV Checked By: MSCH			



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 1, CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_, RECORDED IN VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS,  
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 DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27,  
 TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**MORTGAGEE CERTIFICATE:**

Premier Bank, a banking corporation 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 dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Premier Bank, has caused these presents to be signed by Matthew Zastrow, its Chief Lending Officer at Fort Atkinson, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:

PREMIER BANK

By: \_\_\_\_\_  
 Matthew Zastrow, Chief Lending Officer

State of Wisconsin )  
 )ss  
 County of Jefferson )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
 Matthew Zastrow, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Lending Officer of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

\_\_\_\_\_  
 Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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## MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Signed: \_\_\_\_\_  
Matthew Wachter, Secretary  
City of Madison Plan Commission

## MADISON COMMON COUNCIL CERTIFICATE:

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 \_\_\_\_\_, 202\_\_; that said enactment 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 \_\_\_\_\_, 202\_\_.

Signed: \_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison  
Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_ o'clock \_\_\_\_m., and recorded in Volume \_\_\_\_\_ of Certified Surveys on Pages \_\_\_\_\_. as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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