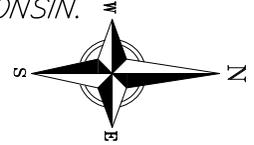
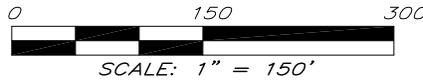
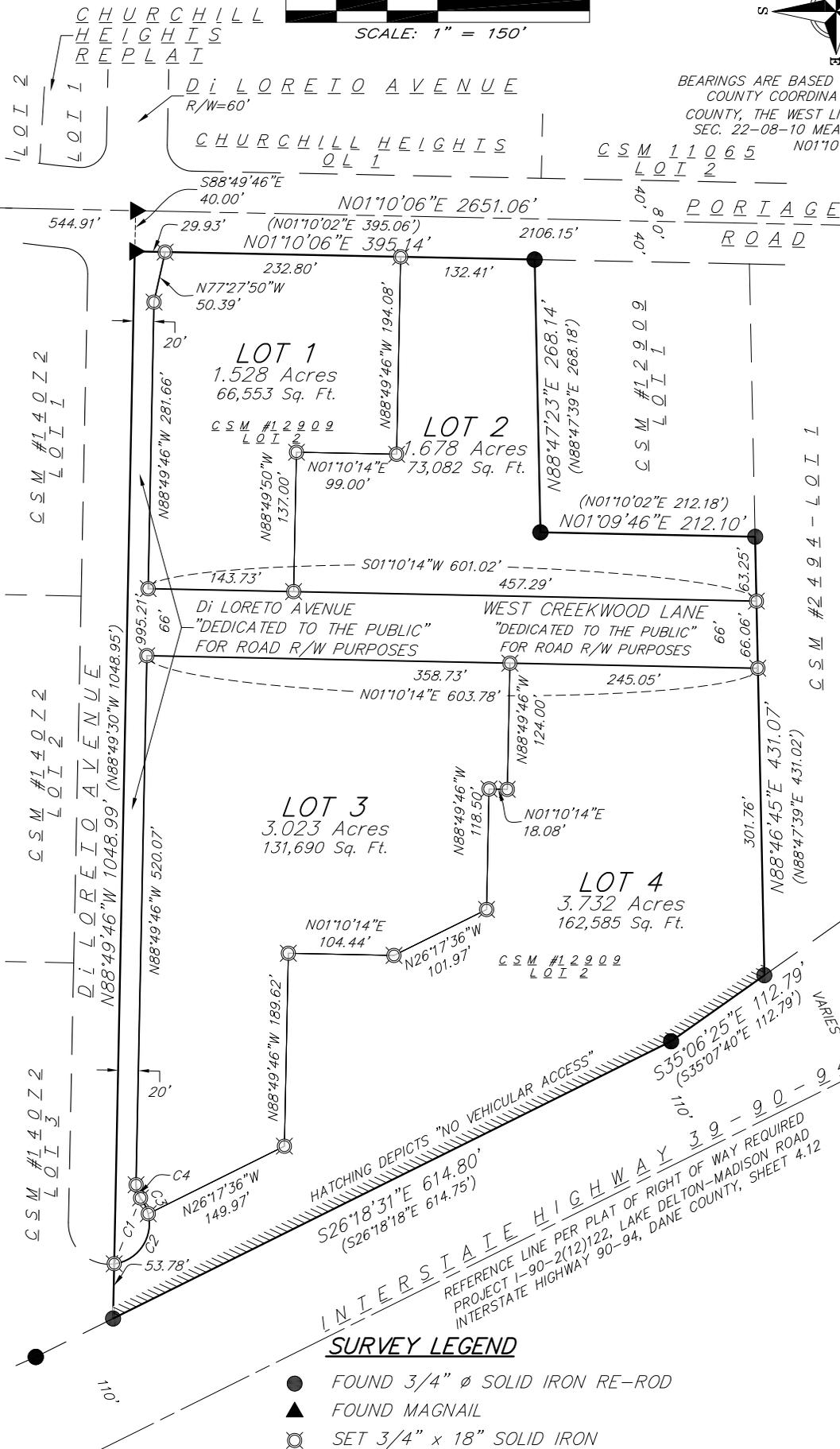


CERTIFIED SURVEY MAP No. _____

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4-NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W



WEST 1/4 CORNER OF SECTION 22, T08N, R10E
FOUND BRASS CAPPED MONUMENT OF RECORD
PUBLISHED COORDS: N=507,687.00; E=842,149.78
MEASURED COORDS: N=507,687.00; E=842,149.86

NORTHWEST CORNER OF SECTION 22, T08N, R10E
FOUND BRASS CAPPED MONUMENT OF RECORD
PUBLISHED COORDS: N=510,337.65; E=842,203.77
MEASURED COORDS: N=510,337.51; E=842,203.92

06 Sep 2022 - 6:07p M:\T Well Enterprises LLC\190233_hidden Creek Holdings\CADD\190233_CSM.dwg by: mmar

SURVEY LEGEND

- FOUND 3/4" \varnothing SOLID IRON RE-ROD
- ▲ FOUND MAGNAIL
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190233
DATE: 09/06/2022
REV:
Drafted By: MMAR
Checked By: MZIE

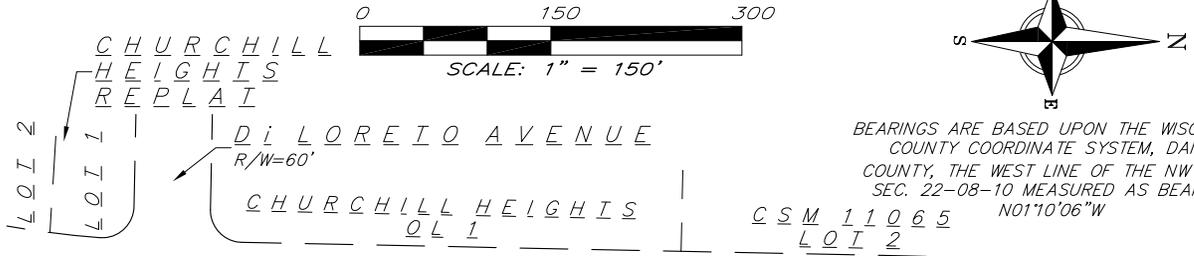
SURVEYED FOR:
HIDDEN CREEK HOLDINGS, LLC
P.O. BOX 620037
MIDDLETON, WI 53562

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

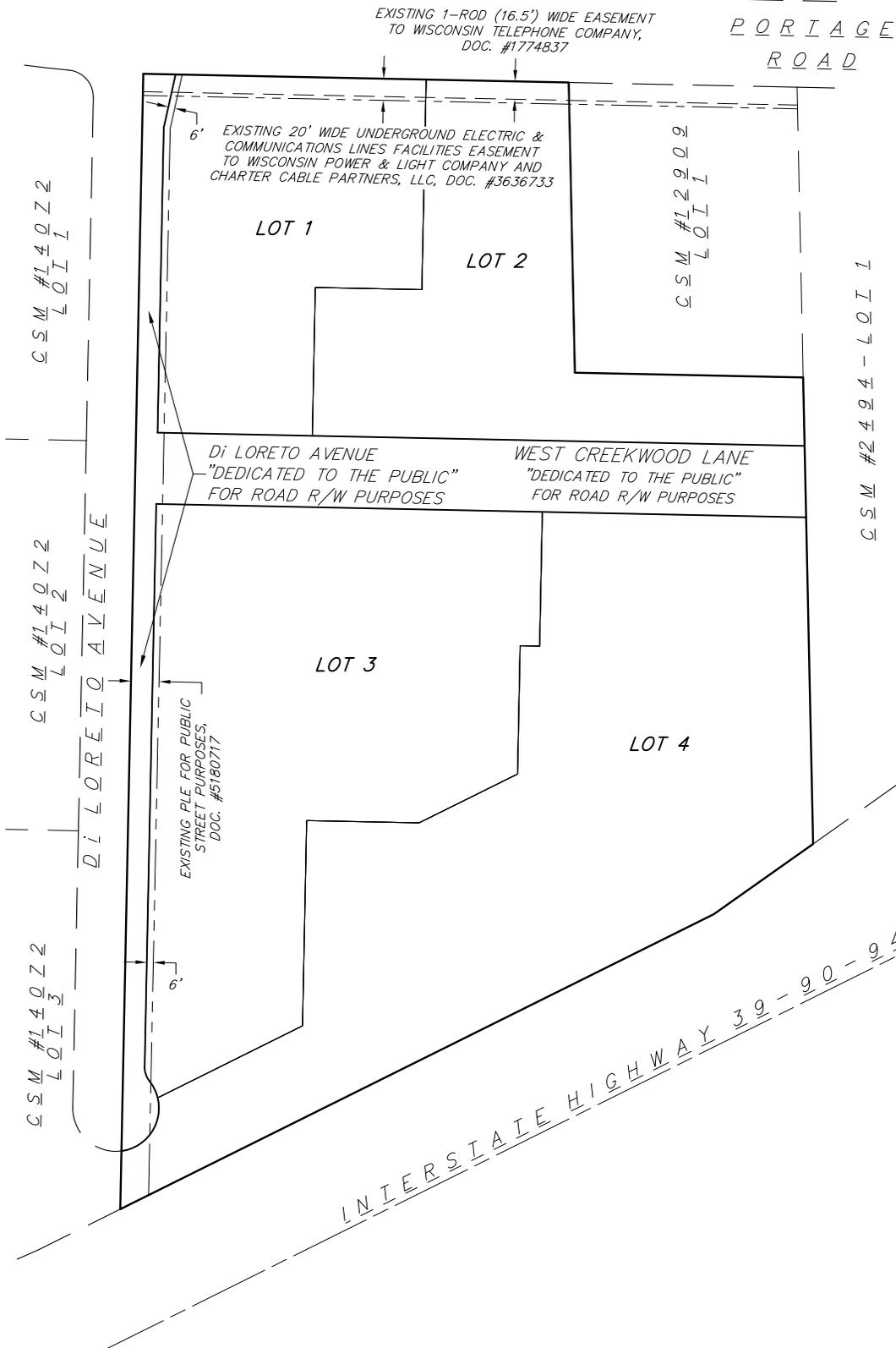
SHEET
1 OF 7

CERTIFIED SURVEY MAP No. _____

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW $\frac{1}{4}$ OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W



EXISTING EASEMENTS DETAIL

06 Sep 2022 - 6:07p M:\T Well Enterprises LLC\190233_hidden Creek Holdings\CADD\190233_CSM.dwg by: mmr

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FN: 190233
DATE: 09/06/2022
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
HIDDEN CREEK HOLDINGS, LLC
P.O. BOX 620037
MIDDLETON, WI 53562

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 7**

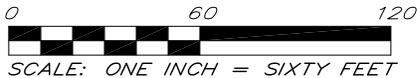
Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW $\frac{1}{4}$ OF SEC. 22-08-10 MEASURED AS BEARING N01 $^{\circ}$ 10'06"W



C S M # 2 4 9 4 - L O T 1

ANGLED HATCHING DEPICTS THE LIMITS OF EASEMENT TO THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. SEE NOTES.

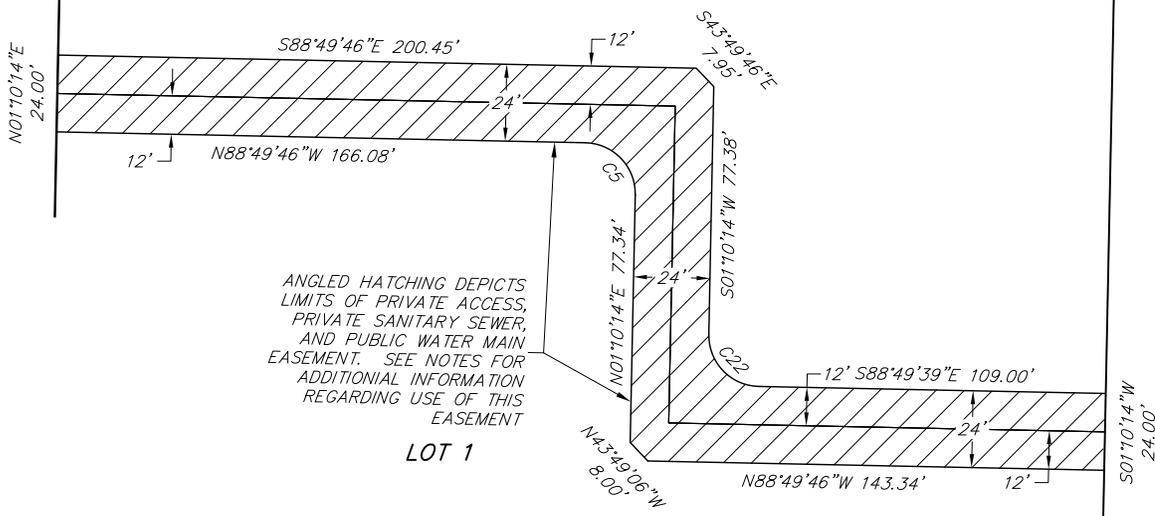
CROSS-HATCHING DEPICTS THE LIMITS OF TEMPORARY PUBLIC ACCESS EASEMENT. EASEMENT SHALL TERMINATE WITHOUT NOTICE UPON THE EXTENSION OF WEST CREEKWOOD LANE NORTH OF THIS CSM.

C S M # 1 2 9 0 9
L O T 1

P O R T A G E R O A D

WEST CREEKWOOD LANE

LOT 2



LOT 1 & LOT 2 NEW EASEMENTS DETAIL

06 Sep 2022 - 6:07p M:\T Well Enterprises LLC\190233_hidden Creek Holdings\CADD\190233_CSM.dwg by: mmarr

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FN: 190233
DATE: 09/06/2022
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
HIDDEN CREEK HOLDINGS, LLC
P.O. BOX 620037
MIDDLETON, WI 53562

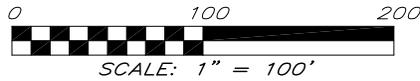
C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
3 OF 7**

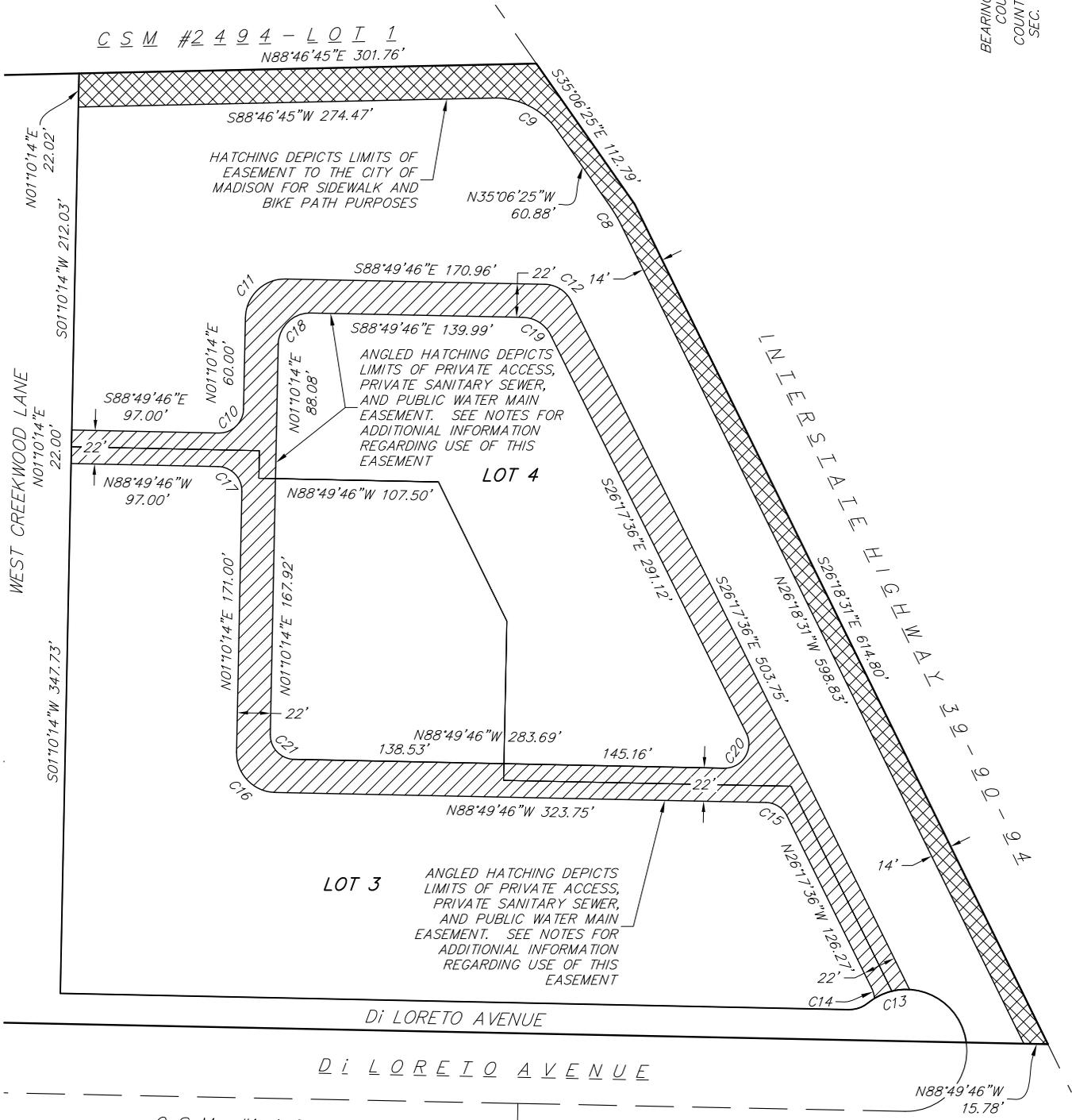
Phone: (800) 261-3898

CERTIFIED SURVEY MAP No. _____

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$ -NW $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW $\frac{1}{4}$ OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W



LOT 3 & LOT 4
NEW EASEMENTS DETAIL

06 Sep 2022 - 6:07p M:\T Well Enterprises LLC\190233_hidden Creek Holdings\CADD\190233_CSM.dwg by: mmar

vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 190233 DATE: 09/06/2022	SURVEYED FOR: HIDDEN CREEK HOLDINGS, LLC P.O. BOX 620037 MIDDLETON, WI 53562	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 7
		REV: Drafted By: MMAR Checked By: MZIE			

CERTIFIED SURVEY MAP No. _____

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW¼-NW¼ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CURVE TABLE

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	84.70'	40.00'	121°19'03"	N68°06'54"W	69.74'
C2	67.20'	40.00'	96°15'16"	N55°35'01"W	59.57'
C3	17.50'	40.00'	25°03'47"	S63°45'28"W	17.36'
C4	13.94'	20.00'	39°56'40"	N71°11'54"E	13.66'
C5	25.13'	16.00'	90°00'00"	N43°49'46"W	22.63'
C6	14.03'	17.00'	47°17'32"	N22°28'31"W	13.64'
C7	31.74'	40.50'	44°54'03"	S23°40'16"E	30.93'
C8	15.20'	99.00'	8°47'54"	N30°42'28"W	15.19'
C9	47.99'	49.00'	56°06'49"	N63°09'50"W	46.09'
C10	25.13'	16.00'	90°00'00"	N46°10'14"E	22.63'
C11	40.84'	26.00'	90°00'00"	S46°10'14"W	36.77'
C12	21.83'	20.00'	62°32'09"	N57°33'41"W	20.76'
C13	24.29'	40.00'	34°47'43"	S75°50'12"W	23.92'
C14	6.71'	16.00'	24°01'31"	N14°16'51"W	6.66'
C15	17.46'	16.00'	62°32'09"	N57°33'41"W	16.61'
C16	40.84'	26.00'	89°59'43"	S43°49'54"E	36.77'
C17	25.13'	16.00'	90°00'00"	N43°49'46"W	22.63'
C18	32.99'	21.00'	90°00'00"	S46°10'14"W	29.70'
C19	22.92'	21.00'	62°32'10"	N57°33'42"W	21.80'
C20	32.80'	16.00'	117°27'51"	N32°26'19"E	27.35'
C21	25.13'	16.00'	90°00'00"	S43°49'46"E	22.63'
C22	25.13'	16.00'	90°00'00"	S43°49'46"E	22.63'

LEGAL DESCRIPTION

Lot Two (2), Certified Survey Map Number 12909, as recorded in Volume 82 of Certified Survey Maps, on Pages 85-86, as Document Number 4658523, Dane County Registry, located in the SW¼-NW¼ of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Containing 494,348 square feet or 11.349 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of _____, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 06th day of September, 2022

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

06 Sep 2022 - 6:04p M:\T Well Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mmr



CERTIFIED SURVEY MAP No. _____

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85–86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW¼–NW ¼ OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

1. All buildings and outdoor recreational areas shall comply with MGO Chapter 16.23(3)(d)–Highway Noise Land Use Provisions policies and ordinance.
2. Lots within this CSM are inter-dependent upon one another for storm water runoff conveyance. An Agreement providing for rights and responsibilities of Lot owners with regard to said storm water runoff conveyance shall be recorded subsequent to the recording of this CSM.
3. Lots within this CSM are subject to a Private Access, Private Sanitary Sewer, and Public Water Main Easement as depicted and set forth hereon. An Agreement outlining rights, responsibilities, use, maintenance, and other entitlements shall be recorded subsequent to the recording of this CSM. The City of Madison shall have the right to use the Private Access Easement for the purposes of ingress and egress for emergency vehicles, which include, but are not limited to, fire trucks, police cars, and ambulances.
4. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
5. I found the Brass Capped monument and ties, representing the Northwest Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was January 27, 2015. A field inspection was performed on August 18, 2015 and again on July 28, 2022 verifying said points are still intact.
6. I found the Brass Capped monument and ties, representing the West ¼ Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was January 27, 2015. A field inspection was performed on August 18, 2015 and again on July 28, 2022 verifying said points are still intact.
7. Public Water Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

8. Public Sidewalk and Bike Path Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

06 Sep 2022 - 6:04p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_CSM.dwg by: mmar



CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE OF DEDICATION

_____, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ___ day of _____, 202__.

By: _____

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 202__, _____, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

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

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202__ at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

06 Sep 2022 - 6:04p M:\T Weill Enterprises LLC\190233_hidden Creek Holdings\CADD\190233_CSM.dwg by: mmar

vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 190233 DATE: 09/06/2022	<u>SURVEYED FOR:</u> HIDDEN CREEK HOLDINGS, LLC P.O. BOX 620037 MIDDLETON, WI 53562	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 7 OF 7
		REV: Drafted By: MMAR Checked By: MZIE			