

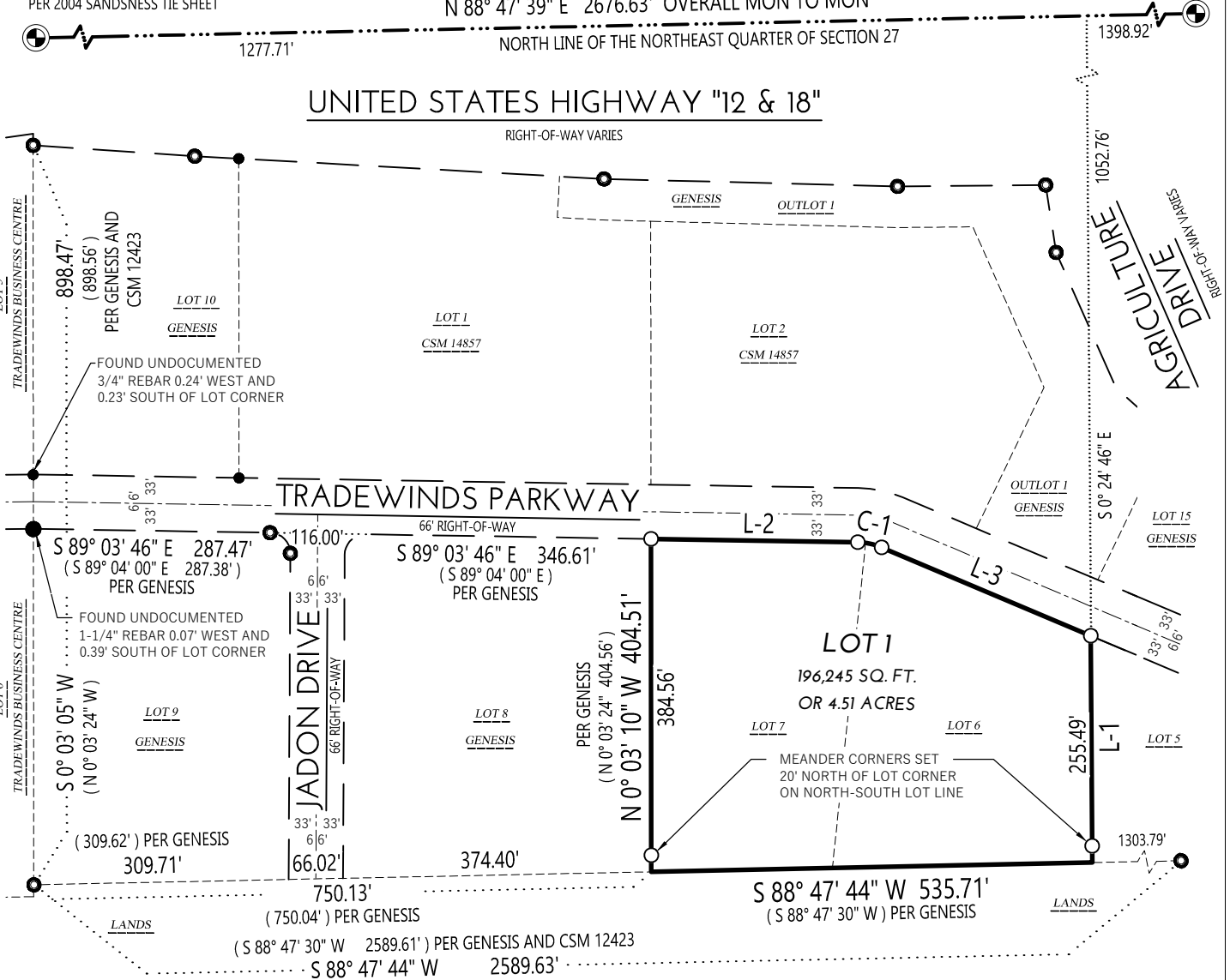
CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NORTH QUARTER CORNER OF SECTION 27-T7N-R10E
 FOUND BRASS CAP MONUMENT
 N: 473087.87 E: 844553.48
 (N: 473087.89 E: 844553.46)
 PER 2004 SANDSNESS TIE SHEET

(N 88° 47' 45" E 2676.64') PER GENESIS PLAT AND CSM 12423
 N 88° 47' 39" E 2676.63' OVERALL MON TO MON

NORTHEAST CORNER OF SECTION 27-T7N-R10E
 FOUND 2" PIPE WITH BRASS ROD IN MIDDLE
 N: 473144.20 E: 847229.51
 (N: 473144.14 E: 847229.51)
 PER 2004 SANDSNESS TIE SHEET

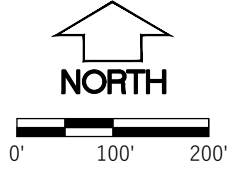


CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	29.95'	78.00'	22° 00' 00"	S 78° 03' 46" E	29.77'	S 89° 03' 46" E	S 67° 03' 46" E
()				S 78° 04' 00" E		S 89° 04' 00" E	S 67° 04' 00" E

() PER GENESIS PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 0° 24' 46" E	275.49'
()	S 0° 25' 00" E	275.55'
L-2	S 89° 03' 46" E	250.86'
()	S 89° 04' 00" E	250.87'
L-3	S 67° 03' 46" E	275.84'
()	S 67° 04' 00" E	275.83'

() PER GENESIS PLAT

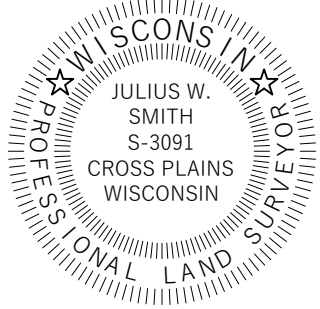


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 15TH, AND JULY 13TH 2020.
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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, T7N, R10E, BEARS N 88° 47' 39" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 6 FOR FURTHER DETAILS ON EASEMENTS, PUBLIC IMPROVEMENTS, FLOOD PLAIN LIMITS, AND WETLAND DELINEATION.



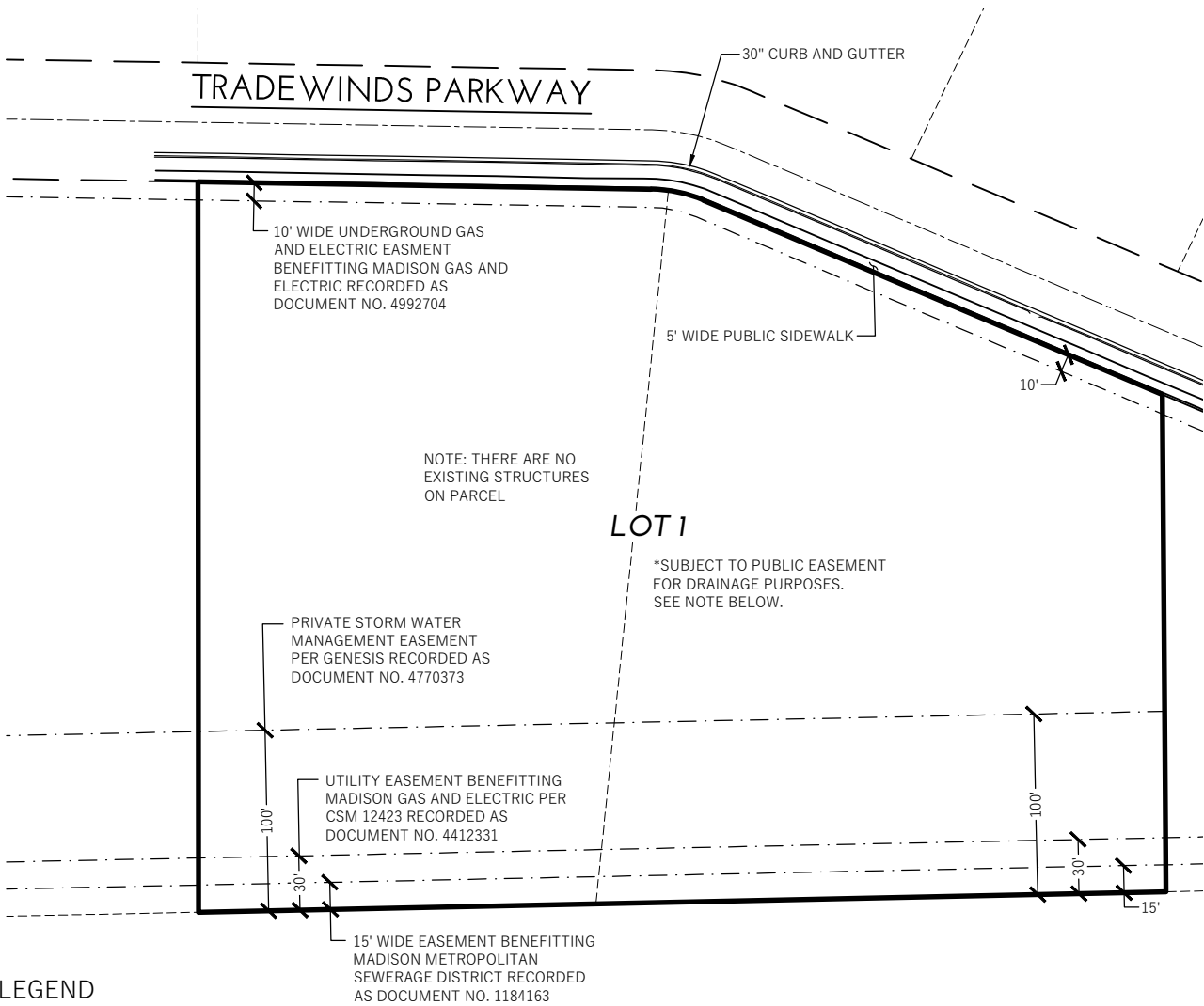
File: C:\Projects\200714_Newcomb - Genesis Plat Lots 6 & 7.dwg\200714-CSM.dwg Layout: CSM 1 OF 6 User: Zach Plotted: Jul 31, 2020 - 2:30pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	NEWCOMB CONSTRUCTION 999 FOURIER DRIVE, #102 MADISON, WI 53717	DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 200714 SHEET NO: 1 of 6

CERTIFIED SURVEY MAP NO. _____

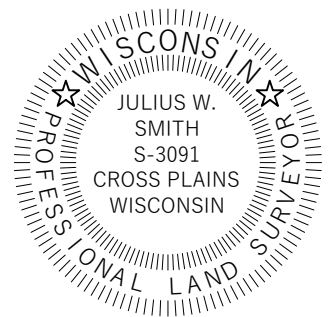
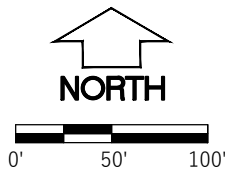
A CONSOLIDATION OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING EASEMENT AND IMPROVEMENTS DETAIL



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT



NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 5 FOR DETAILS ON FLOOD PLAIN LIMITS AND WETLAND DELINEATION.

PUBLIC EASEMENTS FOR DRAINAGE PURPOSES

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 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 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 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. 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.

THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL 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.

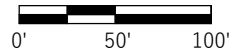
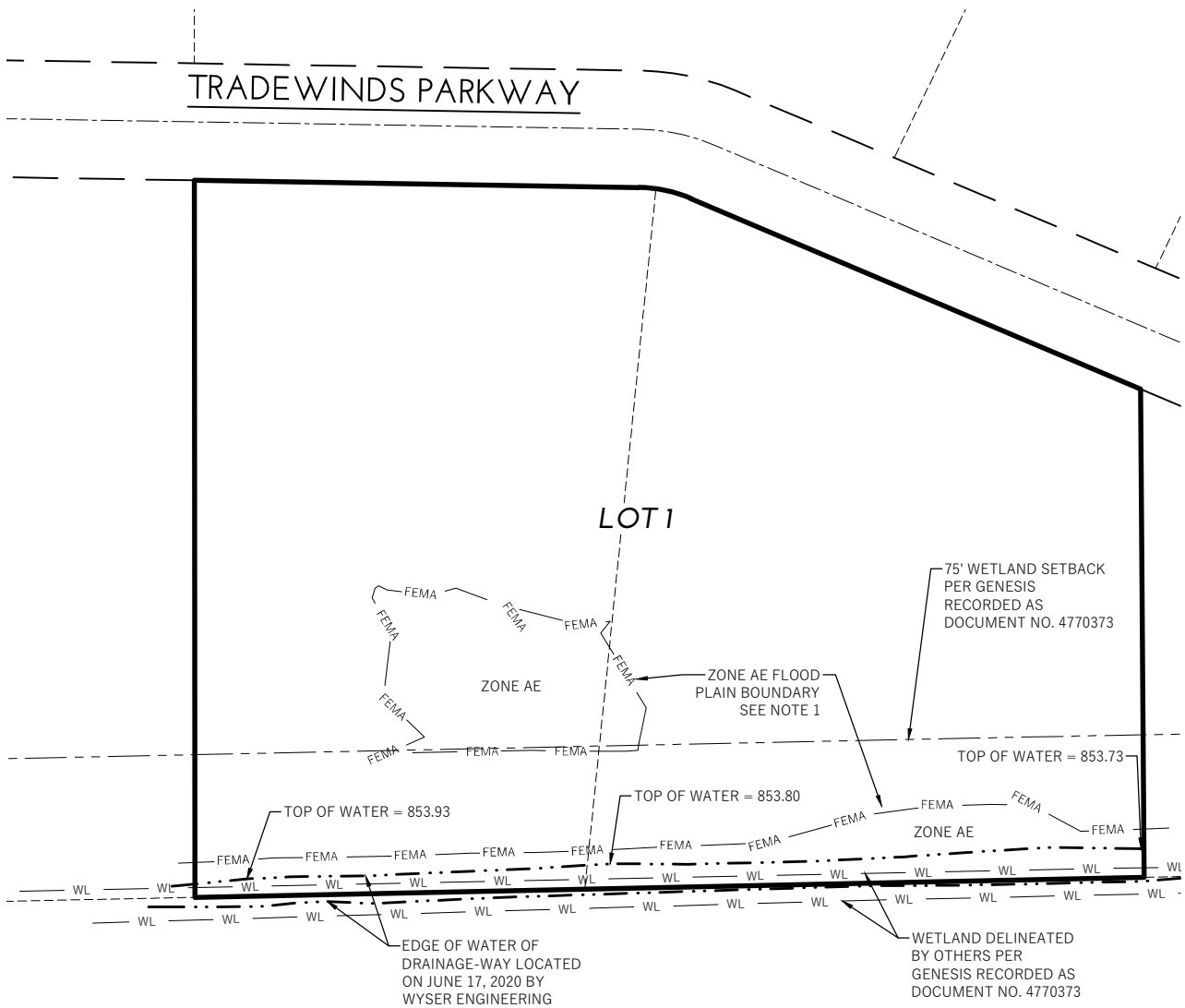
File: C:\Projects\200714_Newcomb - Genesis Plat Lots 6 & 7.dwg\200714-CSM.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Jul 31, 2020 - 2:14pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: NEWCOMB CONSTRUCTION 999 FOURIER DRIVE, #102 MADISON, WI 53717	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 200714 SHEET NO: 2 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	WYSER ENGINEERING				

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

WETLAND AND FLOOD PLAIN DETAIL

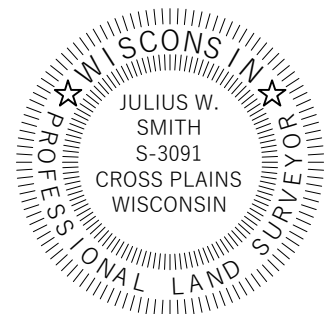


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- APPROXIMATE FLOOD PLAIN ZONE AE
- EDGE OF WATER
- WETLAND DELINEATED BY OTHERS
- WETLAND SETBACK

NOTES:

1. THE APPROXIMATE FLOOD PLAIN LIMITS OF ZONE AE SHOWN IS THE 857.27' CONTOUR BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY WYSER ENGINEERING. THE BFE OF 857.27' IS PER FLOOD INSURANCE RATE MAP 55025C0441G, WITH AN EFFECTIVE DATE OF JANUARY 2, 2009, AND REVISED TO REFLECT LOMR EFFECTIVE MARCH 15, 2013.
2. PER SURVEYOR'S NOTES ON GENESIS PLAT, RECORDED AS DOCUMENT NO. 4770373: PORTIONS OF THE LANDS WITHIN THIS PLAT ARE LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FLOOD BOUNDARY AND FLOODWAY MAPS AND THE FLOOD INSURANCE RATE MAPS, BOTH ADOPTED BY THE CITY OF MADISON AS THE OFFICIAL FLOODPLAIN ZONING MAP, DATED AS BEING EFFECTIVE ON JANUARY 2, 2009. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR NEW CONSTRUCTION OR DEVELOPMENT, ALL APPLICABLE FLOODPLAIN-RELATED REGULATIONS FOR THE DEVELOPMENT MUST BE SATISFIED.



File: C:\Projects\200714_Newcomb - Genesis Plat Lots 6 & 7.dwg\200714-CSM.dwg Layout: CSM 3 OF 6 User: Zach Plotted: Jul 31, 2020 - 2:13pm



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION
999 FOURIER DRIVE, #102
MADISON, WI 53717

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200714
SHEET NO: 3 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MATTERS AS NOTED ON TITLE REPORT PROVIDED

RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES, NOTES AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 12423 RECORDED MARCH 25, 2008 IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 215-218 AS DOCUMENT NO. 4412331. REFERENCE IS HEREBY MADE TO SAID CERTIFIED SURVEY MAP FOR PARTICULARS.

RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES, NOTES AND OTHER MATTERS SHOWN ON GENESIS PLAT RECORDED JUNE 14, 2011 IN VOLUME 59-091A OF PLATS, ON PAGES 419-421 AS DOCUMENT NO. 4770373, REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS. IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

NO BUILDING SHALL BE CONSTRUCTED WITH A LOW WINDOW OR DOOR OPENING BELOW ELEVATION 861.00 FEET.

BUILDINGS SHALL NOT BE CONSTRUCTED NOR, ELEVATIONS ALTERED WITHIN ALL PRIVATE STORMWATER MANAGEMENT EASEMENTS.

THIS SUBDIVISION IS LOCATED IN URBAN DESIGN DISTRICT 1 WHICH WILL REQUIRE URBAN DESIGN COMMISSION APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR INDIVIDUAL LOTS.

GRANT OF EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT RECORDED MAY 11, 1967, AS DOCUMENT NO. 1184163.

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 21, 2011, AS DOCUMENT NO. 4772072.

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 21, 2011, AS DOCUMENT NO. 4772073.

RELEASE OF PART OF THE DECLARATION RECORDED OCTOBER 27, 2017, AS DOCUMENT NO. 5367923.

BEING CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED OCTOBER 31, 2017, AS DOCUMENT NO. 5368624.

RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED JUNE 3, 2014, AS DOCUMENT NO. 4992704.

DECLARATION OF STORMWATER MANAGEMENT EASEMENT RECORDED NOVEMBER 20, 2015, AS DOCUMENT NO. 5199214.

DECLARATION OF CONDITIONS AND COVENANTS RECORDED MAY 22, 2012, AS DOCUMENT NO. 4874294.

LEGAL DESCRIPTION

ALL OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

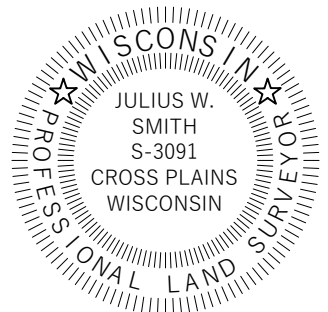
SAID PARCEL CONTAINS 196,245 SQUARE FEET OR 4.51 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF BRET NEWCOMB, PRESIDENT, NEWCOMB CONSTRUCTION COMPANY, INC., 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.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



File: C:\Projects\200714_Newcomb - Genesis Plat Lots 6 & 7.dwg\200714-CSM.dwg Layout: CSM 4 of 6 User: Zach Plotted: Jul 31, 2020 - 2:09pm



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION
999 FOURIER DRIVE, #102
MADISON, WI 53717

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200714
SHEET NO: 4 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

_____ 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: _____
BRET NEWCOMB, MANAGING MEMBER
_____ LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR _____, LLC, BRET NEWCOMB, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

_____, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

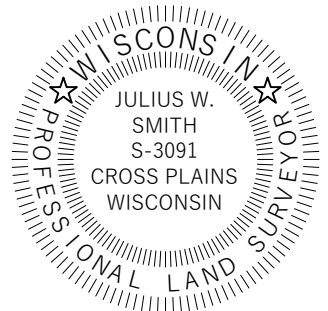
STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE

NAMED BANKING ASSOCIATION , _____ AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____



File: C:\Projects\200714_Newcomb - Genesis Plat Lots 6 & 7\dwg\200714-CSM.dwg Layout: CSM 5 OF 6 User: Zach Plotted: Jul 31, 2020 - 11:05am



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION
999 FOURIER DRIVE, #102
MADISON, WI 53717

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200714
SHEET NO: 5 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 6 AND 7 OF GENESIS RECORDED ON JUNE 14, 2011 IN VOLUME 59-091A OF PLATS ON PAGES 419-421 AS DOCUMENT NO. 4770373, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2020.
DATED THIS _____ DAY OF _____, 2020.

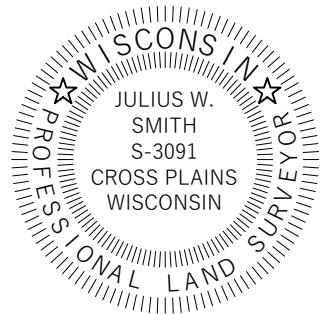
MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

MATTHEW WACHTER,
SECRETARY OF THE PLAN COMMISSION

DATE:



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

File: C:\Projects\200714_Newcomb - Genesis Plat Lots 6 & 7.dwg\200714-CSM.dwg Layout: CSM 6 OF 6 User: Zach Plotted: Jul 31, 2020 - 11:05am



PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
NEWCOMB CONSTRUCTION
999 FOURIER DRIVE, #102
MADISON, WI 53717

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 200714
SHEET NO: 6 of 6