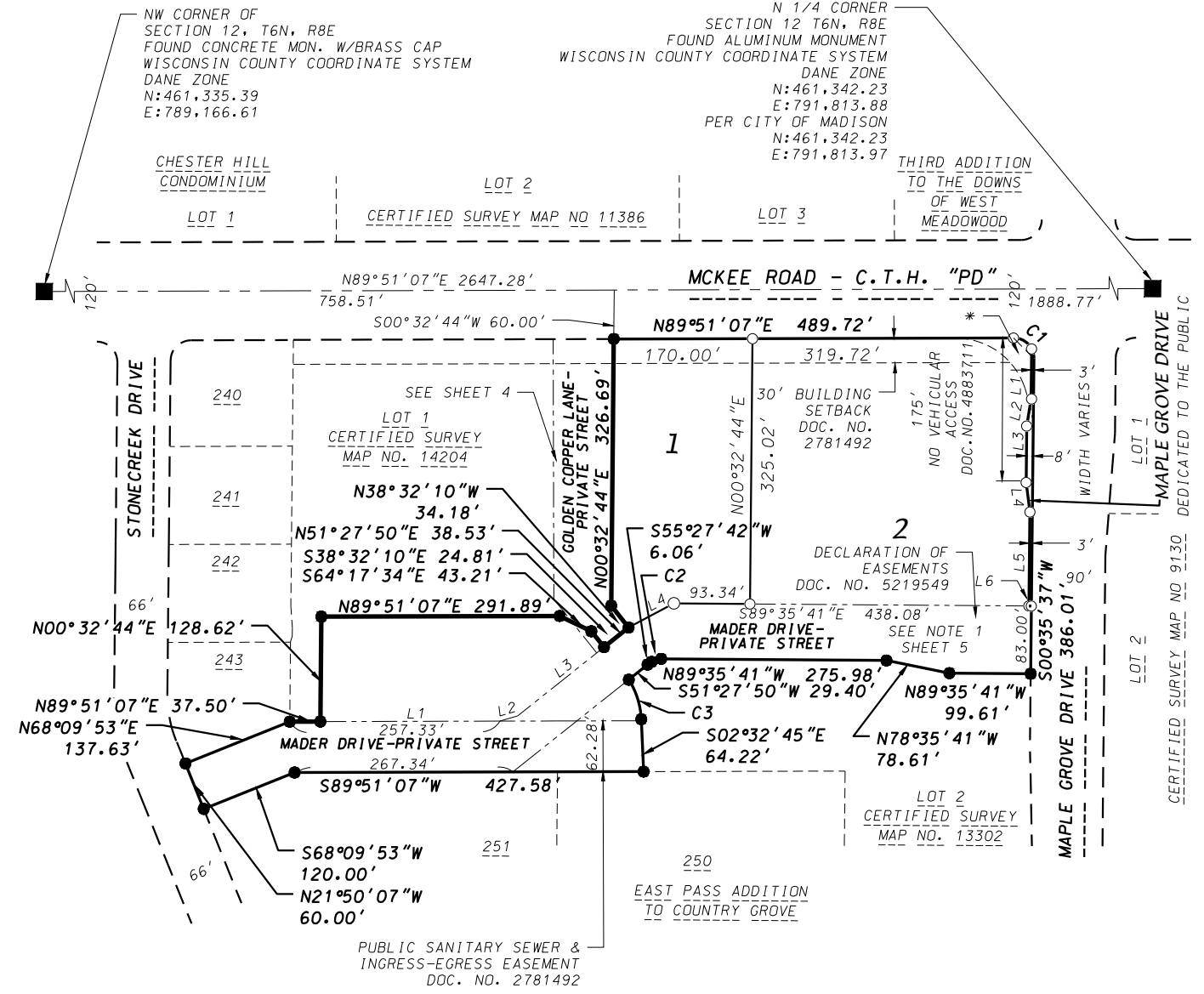


CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14204, AND A PORTION OF MCKEE ROAD, VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO._____, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	LOT AREAS
1	25.00	35.58	39.59	S44°46'38"E	90°44'30"		LOT 1 - 52,292 SQ. FT.
LOT 2	25.00	25.90	27.22	S58°57'21"E	62°23'04"		
ROW	25.00	12.25	12.37	S13°35'06"E	28°21'26"		
2	20.50	12.31	12.50	S72°56'00"W	35°56'38"		LOT 2 - 228,142 SQ. FT.
3	98.50	50.93	51.51	S17°31'38"E	29°57'46"	IN-S32°30'31"	

PUBLIC STREET EASEMENT & PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L1	S89°51'07"W - 219.79'
L2	S73°40'01"W - 22.84'
L3	S51°27'50"W - 135.20'
L4	S61°57'45"W - 62.76'
L5	S38°32'10"E - 24.81'
L6	S64°17'34"E - 43.21'
L7	N89°51'07"E - 291.89'
L8	N00°32'44"E - 128.62'
L9	N51°27'50"E - 181.60'
L10	S89°51'07"W - 160.24'

LEGEND

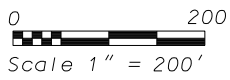
- FOUND 3/4" IRON REBAR
- PLACED 3/4"x18" IRON REBAR (WT. = 1.5LBS./FT.)

MAPLE GROVE RIGHT-OF-WAY LINE TABLE

L1	- S00°35'37"W 61.00'
L2	- S09°10'29"W 34.00'
L3	- S00°35'37"W 69.00'
L4	- S07°23'23"E 36.00'
L5	- S00°35'37"W 115.62'
L6	- S89°35'41"E 3.00'



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE THE NORTH
LINE OF THE NW1/4
SEC. 12, T6N, R8E
BEARS N89°51'07"E



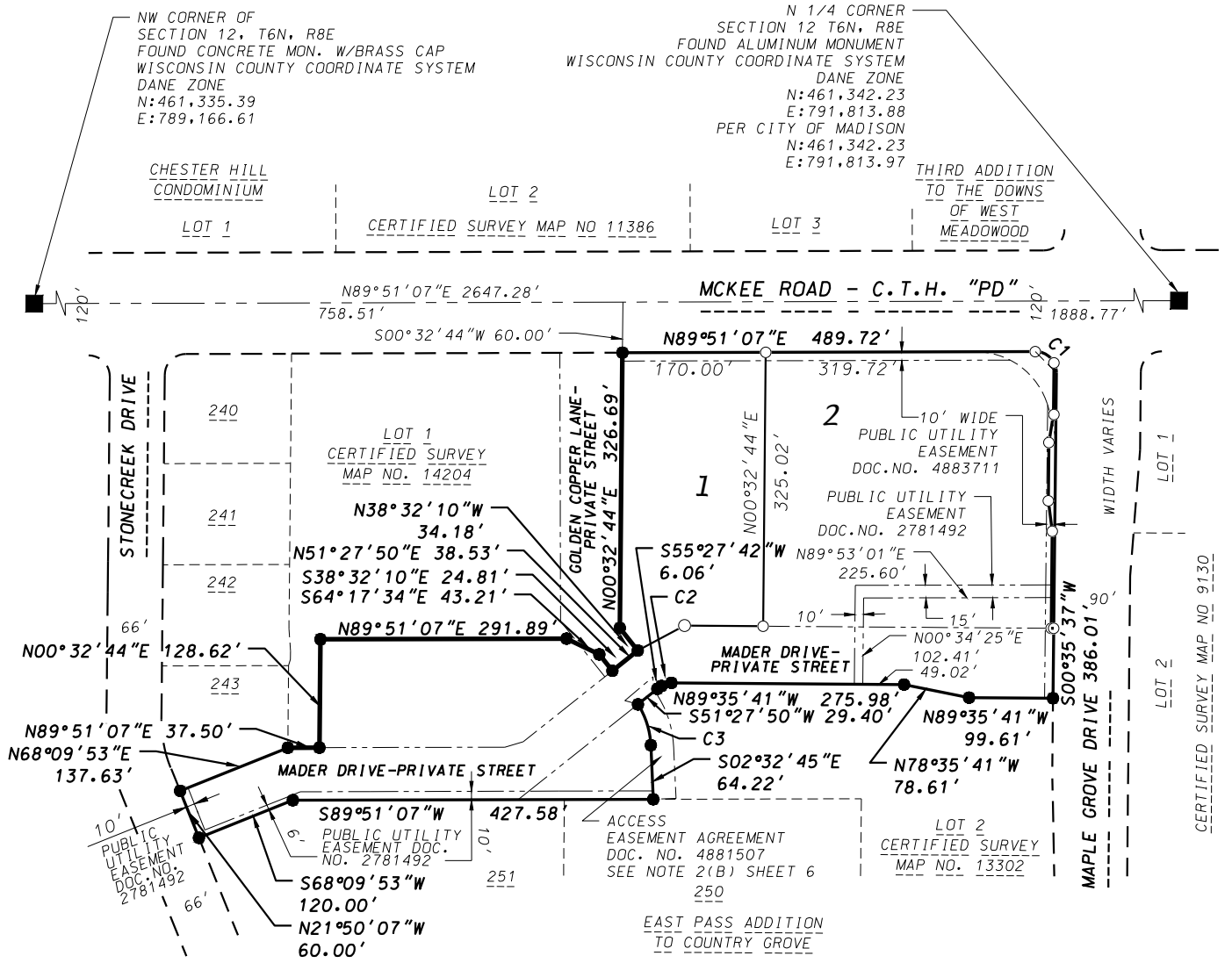
* PUBLIC RIGHT-OF-WAY VACATED BY CITY OF MADISON RES-_____
RECORDED AS DOC. NO. _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 22, 2022
F.N.: 22-07-105
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

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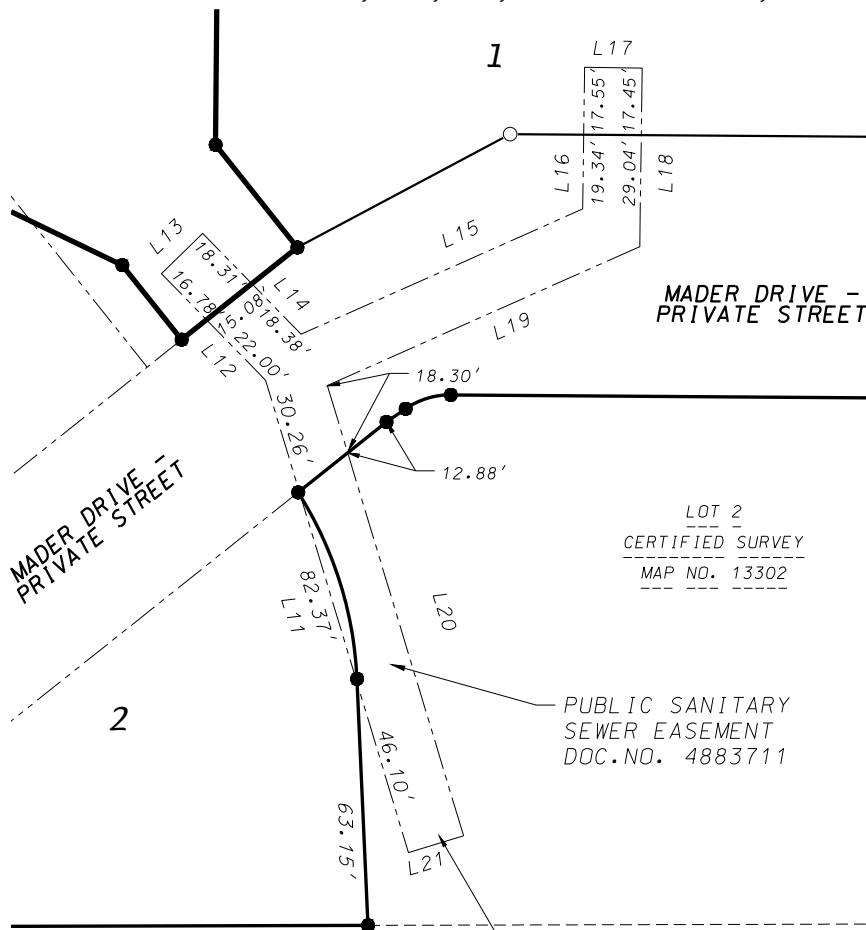
GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE THE NORTH
LINE OF THE NW1/4
SEC. 12, T6N, R8E
BEARS N89°51'07"E
0 200
Scale 1" = 200'

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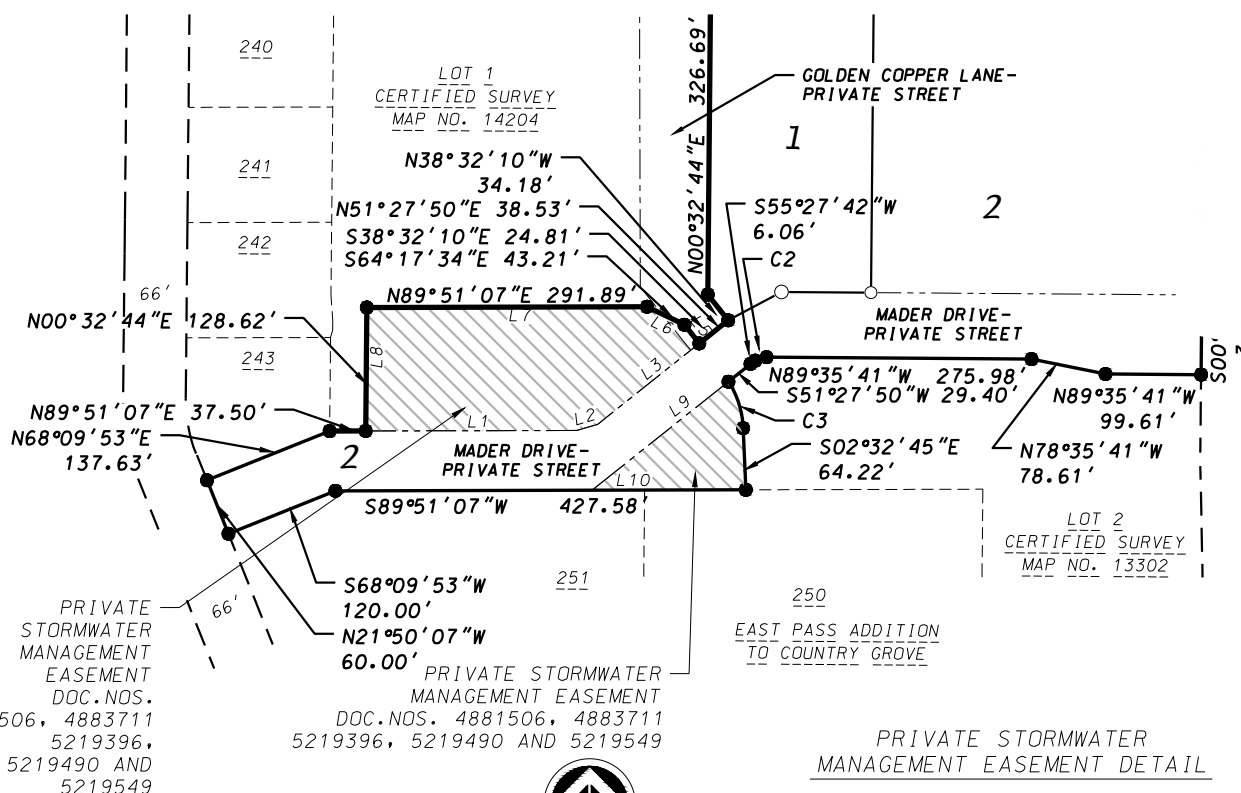
PUBLIC SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L11	N16°50'10"W	128.47'
L12	N44°20'40"W	38.78'
L13	N45°39'20"E	15.00'
L14	S44°20'40"E	36.69'
L15	N66°01'32"E	80.24'
L16	N00°47'00"E	36.89'
L17	S89°13'00"E	15.00'
L18	S00°47'00"W	46.49'
L19	S66°01'32"W	89.04'
L20	S16°50'10"E	122.47'
L21	S73°09'50"W	15.00'

PUBLIC STREET EASEMENT & PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L1	S89°51'07"W - 219.79'
L2	S73°40'01"W - 22.84'
L3	S51°27'50"W - 135.20'
L4	S61°57'45"W - 62.76'
L5	S38°32'10"E - 24.81'
L6	S64°17'34"E - 43.21'
L7	N89°51'07"E - 291.89'
L8	N00°32'44"E - 128.62'
L9	N51°27'50"E - 181.60'
L10	S89°51'07"W - 160.24'

PUBLIC SANITARY SEWER EASEMENT DETAIL
1" = 50'



PRIVATE STORMWATER MANAGEMENT EASEMENT DETAIL



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE THE NORTH LINE OF THE
NW1/4

SEC. 12, T6N, R8E
BEARS N89°51'07"E
0 200

Scale 1" = 200'

SHEET 3 OF 7

DATE: November 22, 2022

F.N.: 22-07-105

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

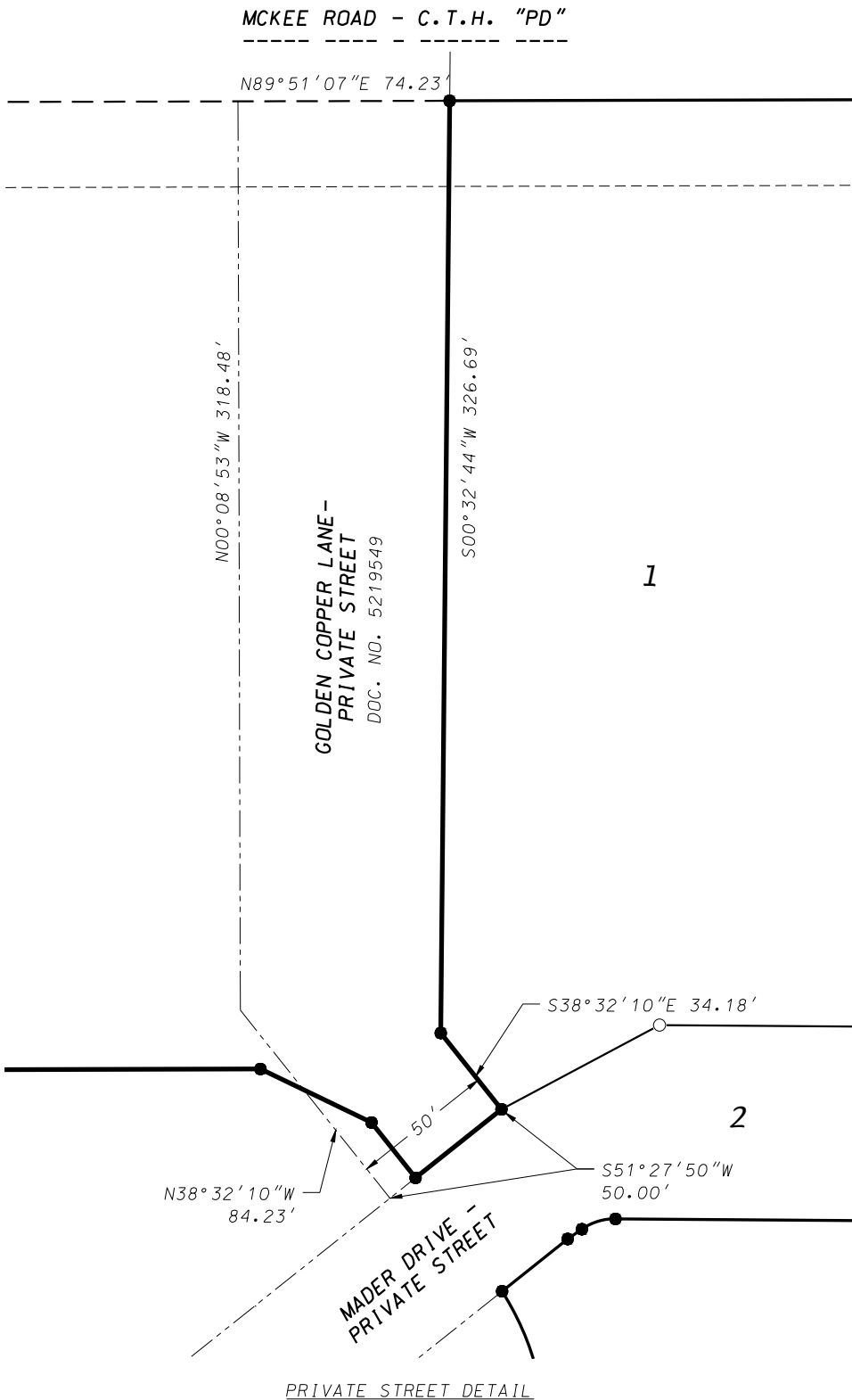
D'ONOFRIO KOTKE AND ASSOCIATES, INC.

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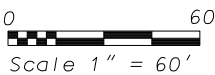
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14204, AND A PORTION OF MCKEE ROAD, VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO._____, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE THE NORTH
LINE OF THE NW1/4
SEC. 12, T6N, R8E
BEARS N89°51'07"E



SHEET 4 OF 7

DATE: November 22, 2022
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 C.S.M. NO. _____
 DOC. NO. _____
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14204, AND A PORTION OF MCKEE ROAD, VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO._____, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYORS CERTIFICATE


I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby 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, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lot 2, Certified Survey Map No. 14204, recorded in Volume 96 of Certified Survey Maps on pages 149-155 as Document Number 5221948 in the Dane County Register of Deeds Office and a portion of McKee Road vacated by the City of Madison, RES-_____, Document Number _____, located in the NW1/4 of the NW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 12; thence N89°51'07"E, 758.51 feet along the North line of said NW1/4; thence S00°32'44"W, 60.00 feet to the point of the beginning being on the South right-of-way line of McKee Road - County Highway "PD"; thence N89°51'07"E, 489.72 feet along said South right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°46'38"E, 35.58 feet to a point on the West right-of-way line of Maple Grove Drive; thence S00°35'37"W, 386.01 feet along said West right-of-way line to the Northwest corner of Lot 2, Certified Survey Map No. 13302; thence N89°35'41"W, 99.61 feet along the North line of said Lot 2; thence N78°35'41"W, 78.61 feet along said North line; thence N89°35'41"W, 275.98 feet along said North line to a point of curve; thence Southwesterly along said North line along a curve to the right which has a radius of 20.50 feet and a chord which bears S72°56'00"W, 12.31 feet; thence S55°27'42"W, 6.06 feet along said North line; thence S51°27'50"W, 29.40 feet along said North line to a point of curve at the Northwest corner of said Lot 2; thence Southerly along the West line of said Lot 2 along a curve to the right which has a radius of 98.50 feet and a chord which bears S17°31'38"E, 50.93 feet; thence S02°32'45"E, 64.22 feet along the West line of said Lot 2 to a point on the North line of Lot 250, East Pass Addition to Country Grove; thence S89°51'07"W, 427.58 feet along the North line of Lots 250 and 251, East Pass Addition to Country Grove; thence S68°09'53"W, 120.00 feet along the North line of said Lot 251 to a point on the Northeasterly right-of-way line of Stonecreek Drive; thence N21°50'07"W, 60.00 feet along said Northeasterly right-of-way line to the Southwest corner of Lot 243, East Pass Addition to Country Grove; thence N68°09'53"E, 137.63 feet to the Southeast corner of said Lot 243, also being the Southwest corner of Lot 1, Certified Survey Map No. 14204; thence N89°51'07"E, 37.50 feet along the Southerly line of said Lot 1; thence N00°32'44"E, 128.62 feet along said Southerly line; thence N89°51'07"E, 291.89 feet along said Southerly line; thence S64°17'34"E, 43.21 feet along said Southerly line; thence S38°32'10"E, 24.81 feet along said Southerly line; thence N51°27'50"E, 38.53 feet along said Southerly line to the Southeast corner of said Lot 1; thence N38°32'10"W, 34.18 feet along the East line of said Lot 1; thence N00°32'44"E, 326.69 feet along said East line to the point of beginning.
Containing 285,886 square feet (6.563 acres).

Dated this _____ day of _____, 2023.

Brett T. Stoffregan, Professional Land Surveyor, S-2742


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7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 22, 2022
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VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14204, AND A PORTION OF MCKEE ROAD, VACATED BY THE CITY OF MADISON, RES-_____, DOC. NO._____, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. Ingress-Egress Easement over Lot 1, CSM 13302 for the benefit of Lot 2, CSM 13302 and Lots 250 & 251, East Pass Addition to Country Grove subject to Easement Agreement recorded as Document No. 2792220 amended by Document No. 5156035.
2. This Certified Survey is subject to the following recorded instruments:
 - a. Declaration of Reciprocal Stormwater Easements recorded as Document No. 4881506.
 - b. Access Easement Agreement recorded as Document No. 4881507; amended by Doc. No. 5156035.
 - c. Stormwater Drainage Easement recorded as Document No. 4881508
 - d. The Terms and Conditions contained in the Planned Unit Development 13-32 General Development Plan, Cross Country Neighborhood Southwest Corner of County Highway PD and Maple Grove Drive recorded on May 21, 1997 as Document No. 2855373.
 - e. Planned Development - Specific Implementation Plan recorded as Doc. No. 4768114.
 - f. Planned Development - General Development Plan recorded as Doc. No. 4845727.
 - g. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: vehicular and pedestrian access shall be provided between Lots 244, 245, 246 and 247 of this plat so that direct access to all driveways and walkways serving any of these lots is available for use by vehicular and pedestrian traffic generated in any of the other lots.
 - h. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: Lot 247 allowed one driveway access point to Maple Grove Drive. One access point along McKee Road between Lot 240 and Maple Grove Drive shall be granted at such time as there is a physical median provided on McKee Road which restricts turns at this access point to only right turns in and right turns out. The location of this access point shall be roughly 700 feet plus or minus from Maple Grove Drive and ultimately determined by the City Traffic Engineer.
 - i. Declaration of Reciprocal Easements recorded as Document No. 4890745; amended by Doc. No. 5156035.
 - j. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measured recorded as Document No. 4919917.
 - k. Declaration of Conditions and Covenants recorded as Document No. 5094548.
 - l. Declaration of Reciprocal Stormwater Easements recorded as Document No. 5219396, corrected by Affidavit of Correction recorded as Document No. 5219490.
 - m. Declaration of Easements recorded as Document No. 5219549.
3. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. All lots within this Certified Survey Map 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, EXCEPT where shown otherwise on the face 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 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) 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.

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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: November 22, 2022

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C.S.M. NO. _____

DOC. NO. _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14204, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE

Mad Grove, LLC, a Wisconsin limited liability company, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this _____ day of _____, 2023.

Mad Grove, LLC

John K. Livesey, Authorized Member

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2023, the above named Limited Liability Company member(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matt Wachter, Secretary of 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 I.D. Number _____, adopted this _____ day of _____, 2023, 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 _____, 2023.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023, at ____ o'clock ____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds


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