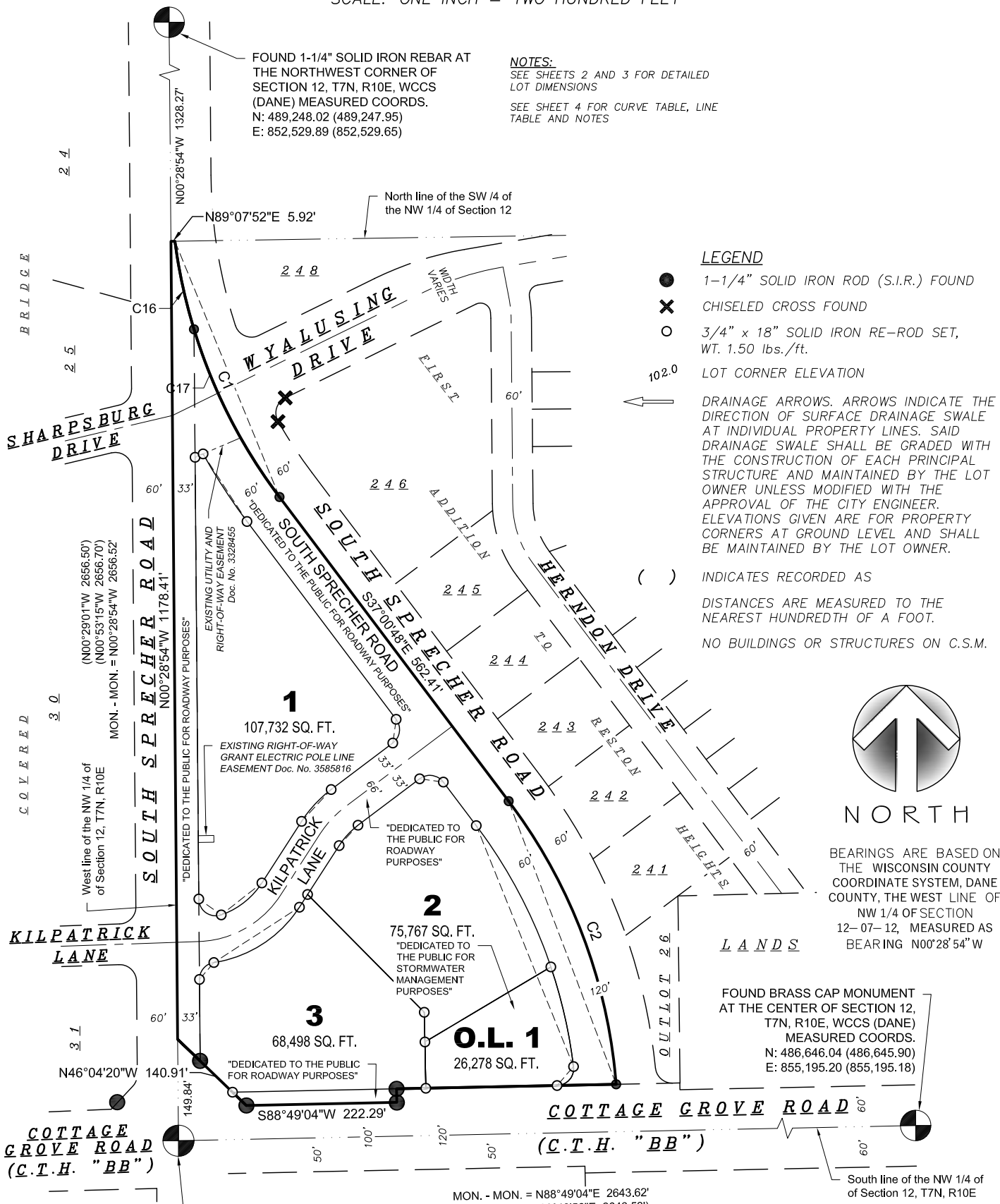


CERTIFIED SURVEY MAP No. _____

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = TWO HUNDRED FEET



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

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CGRD, LLC
122 W. Washington Ave.
Suite 350
Madison, WI 53703

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

SNYDER & ASSOCIATES

FN: 118.0536.30 DATE: 09-19-18
REVISIONS: 09-19-18 10-10-18

SHEET
1 OF 6

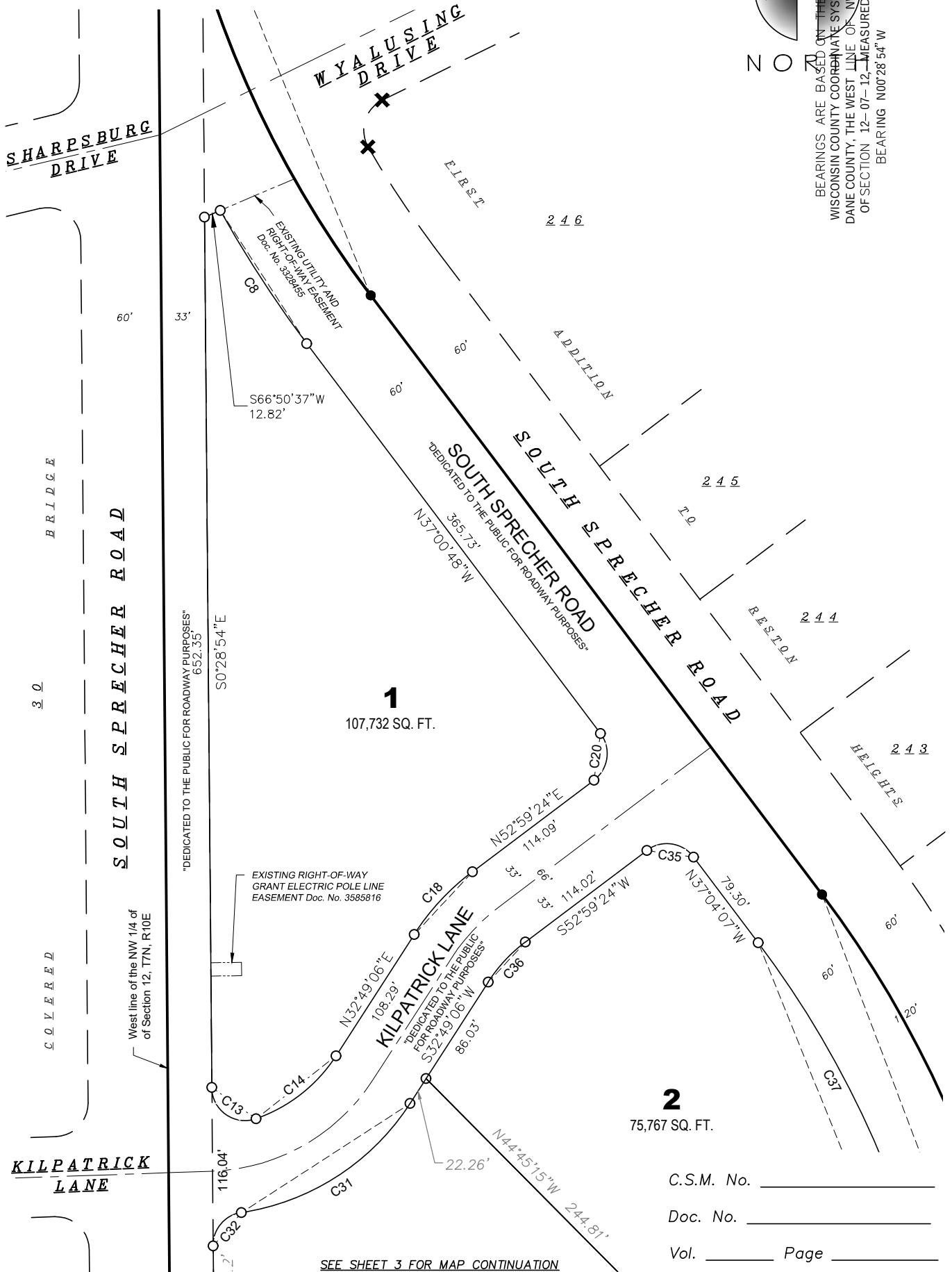
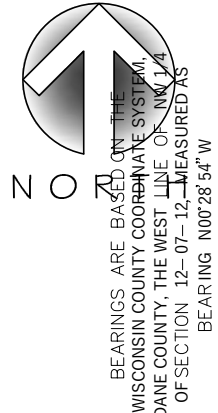
V:\Projects\2018\118.0536.30\CADD\118-0536-30_SURV-CSM.dwg

CERTIFIED SURVEY MAP No.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET



SEE SHEET 3 FOR MAP CONTINUATION

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09-19-18
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2 OF 6

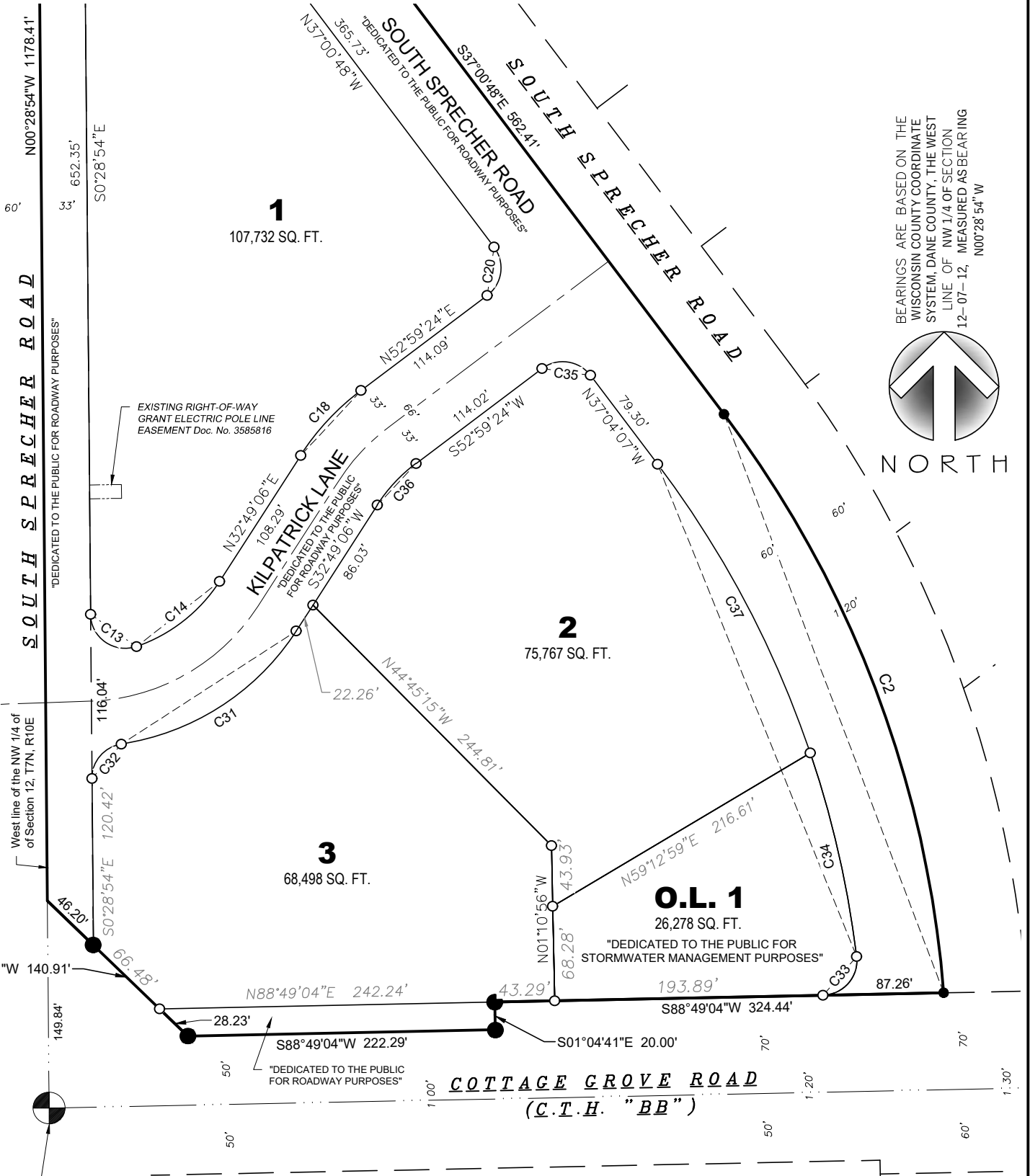
CERTIFIED SURVEY MAP No.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET

SEE SHEET 2 FOR MAP CONTINUATION



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF NW 1/4 OF SECTION 12-07-12, MEASURED AS BEARING N00°28'54"W



FOUND BRASS CAP MONUMENT IN MONUMENT BOX AT THE WEST QUARTER CORNER OF SECTION 12, T7N, R10E, WCCS (DANE) MEASURED COORDS.
 N: 486,591.60 (486,591.53)
 E: 852,552.22 (852,552.15)

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

<p>SURVEYED FOR: CGRD, LLC 122 W. Washington Ave. Suite 350 Madison, WI 53703</p>	<p>SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p>SNYDER & ASSOCIATES</p>	<p>FN 118,0536.30: DATE: 06-14-18</p> <p>REVISIONS: 09-19-18 10-10-18</p>	<p>SHEET 3 OF 6</p>
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CERTIFIED SURVEY MAP No. _____

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CURVE TABLE							
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	29°32'58"	412.59'	800.00'	408.03'	S 22°13'57" E	S 37°00'26" E	S 07°27'28" E
C2	32°27'57"	453.31'	800.00'	447.27'	S 20°47'15" E	S 04°33'17" E	S 37°01'14" E
C8	7°57'08"	119.36'	860.00'	119.26'	N 33°02'35" W	N 29°04'02" W	N 37°01'09" W
C13	108°39'27"	47.41'	25.00'	40.62'	S 54°48'37" E	N 70°51'40" E	S 00°28'54" E
C14	38°02'34"	77.68'	117.00'	76.27'	N 51°50'23" E	N 32°49'06" E	N 70°51'40" E
C16	9°32'16"	133.17'	800.00'	133.02'	S 12°13'36" E	S 16°59'44" E	S 07°27'28" E
C17	20°00'41"	279.41'	800.00'	278.00'	S 27°00'05" E	S 37°00'26" E	S 16°59'44" E
C18	20°10'18"	64.43'	183.00'	64.10'	N 42°54'15" E	N 52°59'24" E	N 32°49'06" E
C20	90°00'12"	39.27'	25.00'	35.36'	N 7°59'18" E	N 37°00'48" W	N 52°59'24" E
C31	47°06'09"	150.44'	183.00'	146.24'	S 57°49'57" W	S 81°23'02" W	S 34°16'53" W
C32	81°51'56"	35.72'	25.00'	32.76'	S 40°27'04" W	S 00°28'54" E	S 81°23'02" W
C33	95°47'05"	41.79'	25.00'	37.09'	N 40°55'32" E	N 06°58'01" W	N 88°49'04" E
C34	11°42'02"	151.12'	740.02'	150.86'	S 12°49'02" E	S 18°40'02" E	S 06°58'01" E
C35	89°56'29"	39.24'	25.00'	35.34'	N 82°02'21" W	S 52°59'24" W	N 37°04'07" W
C36	20°10'18"	41.19'	117.00'	40.98'	S 42°54'15" W	S 32°49'06" W	S 52°59'24" W
C37	18°26'56"	238.28'	740.02'	237.25'	N 27°53'31" W	N 37°06'59" W	N 18°40'02" W

NOTES:

- 1) All lots within this Certified Survey Map (CSM) are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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. 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 CSM are responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop. A Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures and a stormwater management plan shall be review and approved by the City Engineer and the Declaration recorded at the Dane County Register of Deeds prior to development within this CSM.

C.S.M. No. _____

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DATE: 06-14-18

REVISIONS:
09-19-18

SHEET
4 OF 6

CERTIFIED SURVEY MAP No. _____

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Eric E. Lindaas, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of CGRD, 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 and the subdivision of the land surveyed; and that this land is more fully described as follows:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 12, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 12, thence N00°28'54"W along the Westerly line of the Northwest Quarter, 149.84 feet to the point of beginning; thence continuing along said Westerly line, N00°28'54"W, 1178.41 feet to the North line of the Southwest Quarter of the Northwest Quarter of said Section 12; thence along said North line N89°07'52"E, 5.92 feet to a point of curvature; thence along an arc of a curve to the left through a central angle of 29°32'58", a radius of 800.00 feet, an arc distance of 412.59 feet, and a chord bearing S22°13'57"E, 408.03 feet; thence S37°00'48"E, 562.41 feet to a point of curvature; thence along an arc of a curve to the right through a central angle of 32°27'57", a radius of 800.00 feet, an arc distance of 453.31 feet, and a chord bearing S20°47'15"E, 447.27 feet to the Northerly right-of-way line of Cottage Grove Road (a.k.a. C.T.H. "BB"); thence along said Northerly right-of-way line S88°49'04"W, 324.44 feet; thence continuing along said Northerly right-of-way line S01°04'41"E, 20.00 feet; thence continuing along said Northerly right-of-way line S88°49'04"W, 222.29 feet; thence N46°04'20"W, 140.91 feet to the point of beginning. This description contains 422,773 square feet or 9.70 acres more or less.

Dated this _____ day of _____, 2018.

Signed:

Eric E. Lindaas, P.L.S. No. 2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

CITY OF MADISON APPROVAL

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

By: _____ Date: _____
Natalie Erdman, Secretary, Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2018, at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. _____

Doc. No. _____

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SHEET
6 OF 6