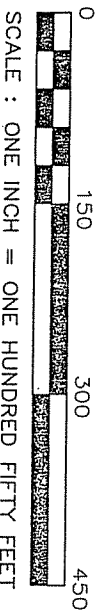


CERTIFIED SURVEY MAP No.

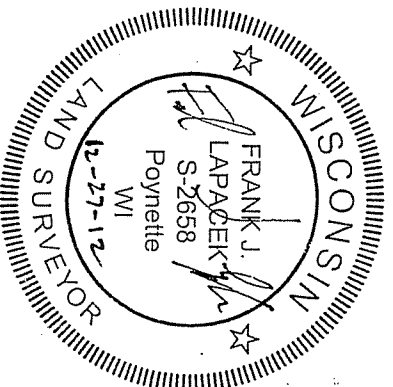
ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 11769, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 114-118, AS DOCUMENT NUMBER 4193093, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH
BEARINGS ARE BASED UPON THE
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)

NOTES:

- 1) This lot created by the CSM shall meet infiltration, oil and grease requirements of Chapter 37 of the Madison General Ordinance prior to development.
- 2) Stormwater management for the Certified Survey Map will consist of 1, 2 & 10-year detention, 80% TSS control, oil and grease control and infiltration.
- 3) See sheet 3 for notes and legend.
- 4) See sheet 2 for easements.



SURVEYED FOR :
Fritz Mill, LLC
1129 Red Toll Drive
Verona, WI 53593

SURVEYED BY :
Burse

Surveying & engineering

1400 E. Washington Ave., Suite 156
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

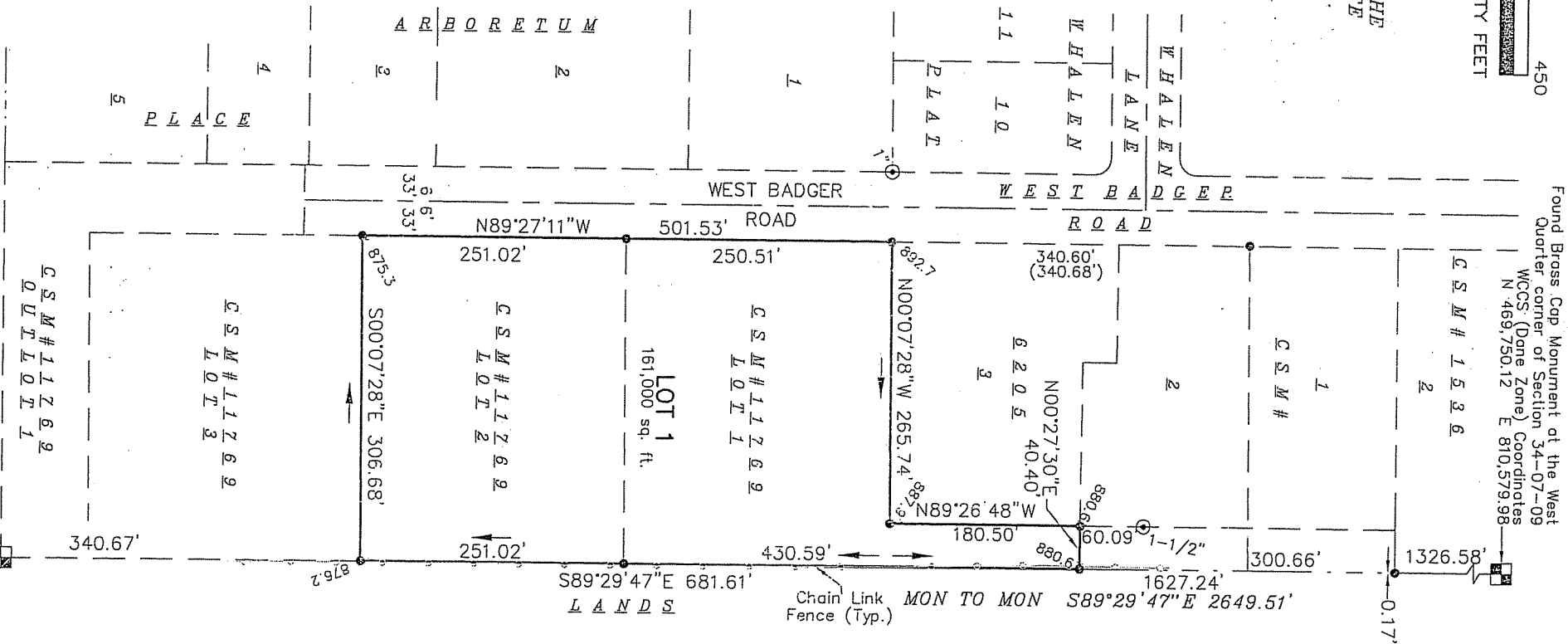
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 27, 2012

Plot View: csm

PROJECTS\BSE859\CSM\CSBSE859-2012.DWG

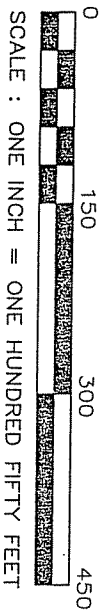


Found Brass Cap Monument at the West
Quarter corner of Section 34-07-09
WCCS (Dane Zone) Coordinates
N 469,730.12 E 810,579.98

Found Brass Cap
Monument at the Center
of Section 34-07-09
WCCS (Dane Zone) Coordinates
N 469,726.83 E 813,229.48
SHEET 1 OF 5

CERTIFIED SURVEY MAP No.

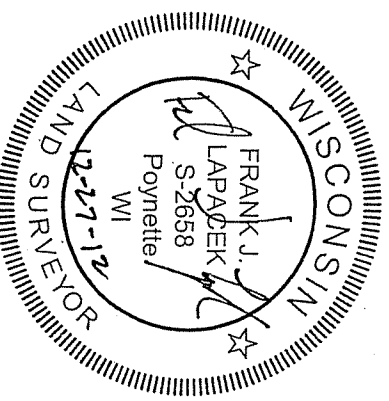
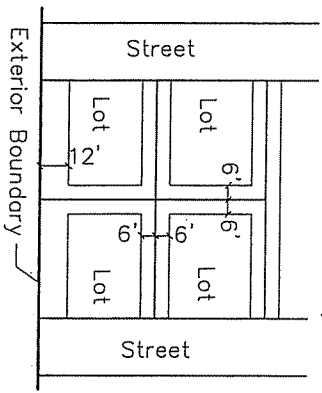
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GRID NORTH NAD27
THE EAST LINE OF THE
SOUTHWEST QUARTER BEARS
N 00°15'14" E

Easement Details

TYPICAL DRAINAGE EASEMENTS:
(see note on sheet 3)



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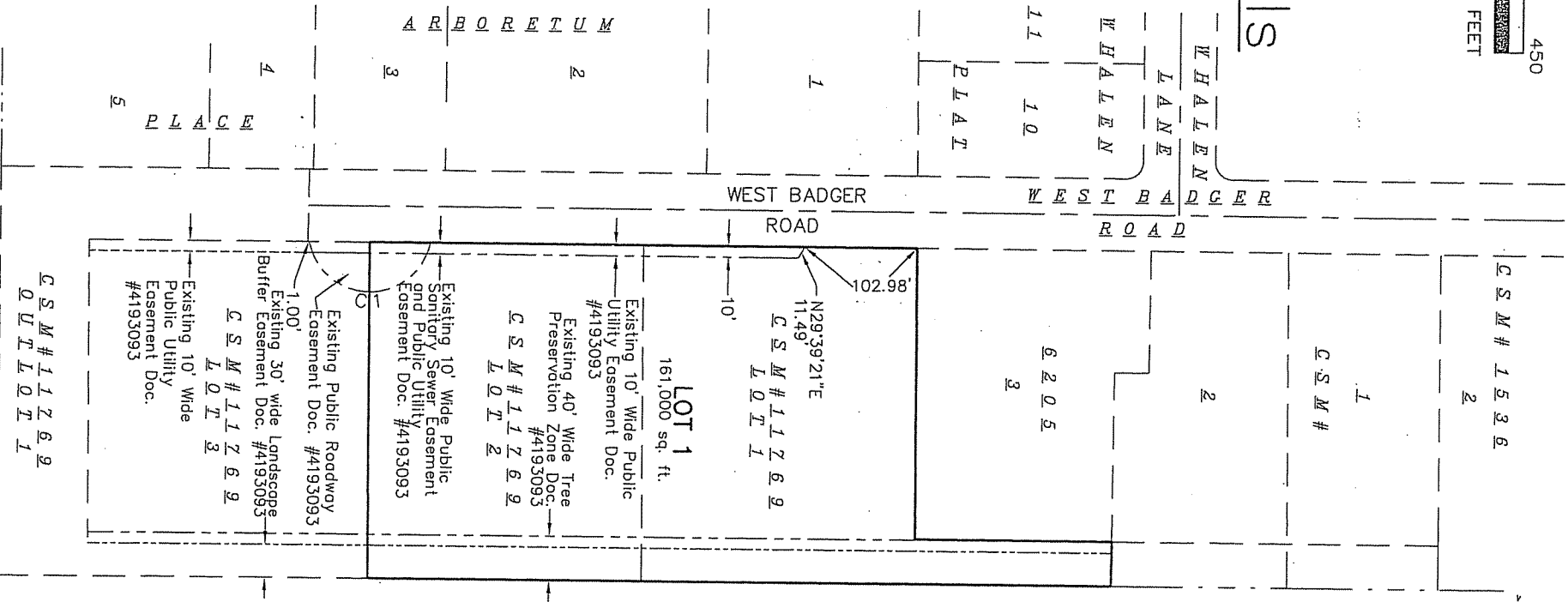
MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 27, 2012

Plot View: csm
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CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	154.84	158°25'39"	56.00	S 89°50'54" E	110.02

NOTE: See sheet 3 for notes and legend

CERTIFIED SURVEY MAP No.

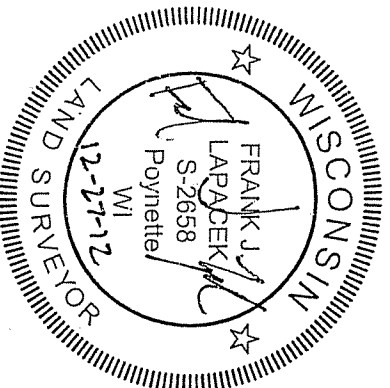
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LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
 - 3/4" SOLID IRON ROD FOUND
 - SET 3/4"x18" SOLID IRON ROD, WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS PER DEED
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- x892.7 SPOT ELEVATION AT GROUND LEVEL (CITY OF MADISON DATUM) SEE UNDERLINED NOTE BELOW
- ← ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NOTES:

- 1) The Subsoil Conditions Report, dated May 24, 2005 indicate that lots within this CSM may encounter poor soils and groundwater during construction. Lot owners shall verify this information and determine appropriate design to mitigate any adverse effects on said construction.
- 2) Lot corner elevations provided by Quam Engineering, LLC.
- 3) All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the perimeter of the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. 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 certified survey. 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. No obstructions to drainage including landscaping are permitted without the prior written approval of the City Engineer. 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 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.
- 4) Surveyor was provided a copy of Title Commitment Number D649183, dated November 26, 2012 from Knight Barry Title Services LLC. Title commitment references the following: (Surveyor's notes are in parenthesis)
 - Easements, Restrictions and other matters shown on Certified Survey Map Number 11769 recorded May 18, 2006 as Document Number 4193093.
 - Perpetual Water Main Easement and other matters contained in the instrument recorded August 19, 1982 in Volume 3787 of Records, page 58, as Document No. 1749299. (Easement falls within the West Badger Road Right of way)
 - Grant of Easements recorded October 21, 1994 in Volume 28685 of records, page 42, as Document No. 2640164. (Easement falls within the West Badger Road Right of way)
 - Grant of Easements recorded October 21, 1994 in Volume 28685 of records, page 47, as Document No. 2640165. (Easement falls within the West Badger Road Right of way)



SURVEYED BY:
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SHEET 3 OF 5

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: December 27, 2012
Plot View: csm
PROJECTS\BSE859\CSM\CSBSE859-2012.DWG

CERTIFIED SURVEY MAP No.

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CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 20____, 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 _____, 20____.

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

OWNER'S CERTIFICATE

Fritz Mil, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mopped and dedicated as represented on this Certified Survey Map.

Fritz Mil, LLC, does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the City of Madison for approval:

IN WITNESS WHEREOF, the said Fritz Mil, LLC has caused these presents to be signed
by _____, Member on this ____ day of _____, 20____.

By: Fritz Mil, LLC

_____, Member

STATE OF WISCONSIN)
County of Dane)ss

Personally came before me this ____ day of _____, 20____, _____, Member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify and that under the direction of Fritz Mil LLC, owner of said land, I have surveyed, divided and mapped all of Lots 1 and 2, Certified Survey Map Number 11769, as recorded in Volume 72 of Certified Survey Maps, on pages 114-118, as Document Number 4193093, Dane County Registry, all located in the Northeast Quarter of the Southwest Quarter of Section 34, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as Commencing at the West Quarter corner of said Section 34; thence South 89 degrees 29 minutes 47 seconds East along the north line of the Southwest Quarter of said Section 34, 1627.24 feet to the point of beginning; thence continuing South 89 degrees 29 minutes 47 seconds East along said north line, 681.61 feet; thence South 00 degrees 07 minutes 28 seconds East, 306.68 feet to a point on the north right-of-way line of West Badger Road; thence North 89 degrees 27 minutes 11 seconds West along said north right-of-way line, 501.53 feet; thence North 00 degrees 07 minutes 28 seconds West, 265.74 feet; thence North 89 degrees 26 minutes 48 seconds West, 180.50 feet; thence North 00 degrees 27 minutes 30 seconds East, 40.40 feet to the point of beginning. This description contains 161,000 square feet or 3.6961 acres. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing and mapping the same.

Dated this 27th day of December, 2012

Signed: Frank J. Lapacek, R.L.S. No. 2658

MAP NO. _____

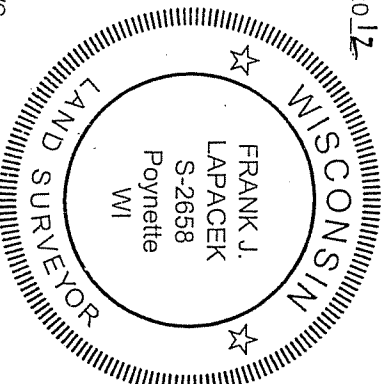
DOCUMENT NO. _____

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SHEET 4 OF 5

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CORPORATE MORTGAGE CERTIFICATE:

Oak Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of _____ owner.

IN WITNESS WHEREOF, the said Oak Bank, has caused these presents to be signed by _____ at _____, Wisconsin, this _____ day of _____, 20____.

Authorized representative _____

State of Wisconsin)
County of Dane) ss.

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

CITY TREASURER'S CERTIFICATE

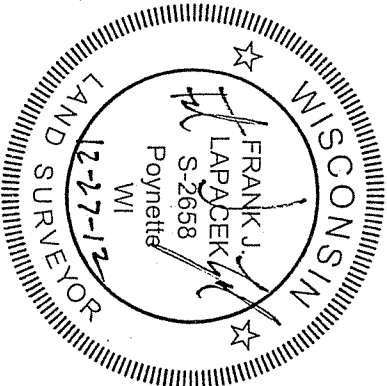
STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

I, Dave Gawendo, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land included in this Certified Survey Map.

Dated this _____ day of _____, 20____.

Treasurer, City of Madison, Dane County, Wisconsin

Office of the Register of Deeds _____ County, Wisconsin
Received for Record _____, 20____ at _____ o'clock ____ M as Document No. _____ in _____ _____
Register of Deeds _____



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: December 27, 2012

Plot View: csm

PROJECTS \ BSE859 \ CSM \ CSBSE859-2012.DWG

SURVEYED BY :
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