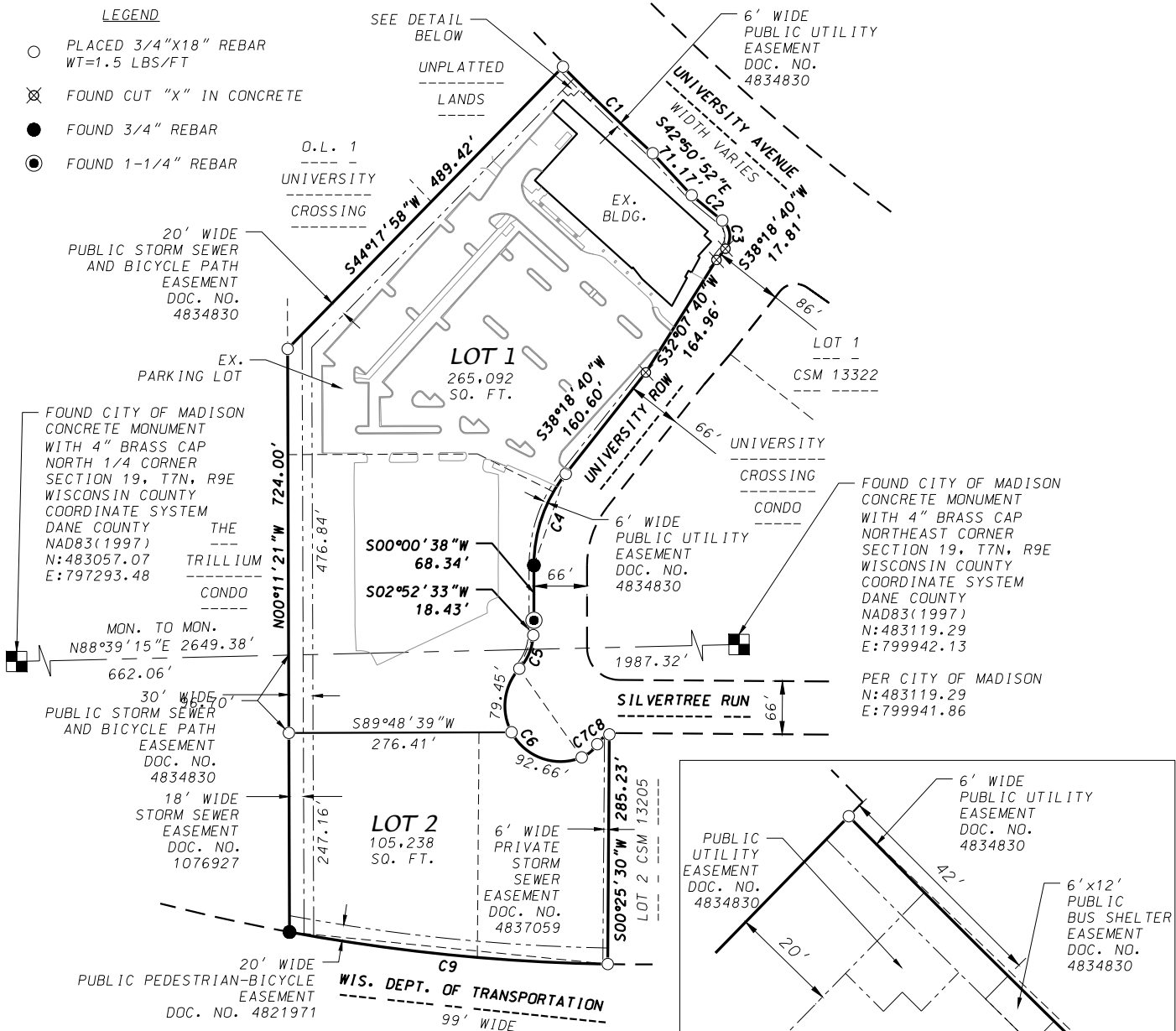


CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, UNIVERSITY CROSSING,
LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 18 AND IN THE NW1/4 OF THE NE1/4
OF SECTION 19, ALL IN T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

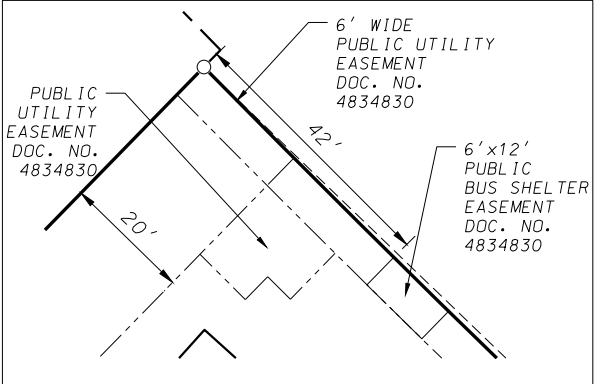
LEGEND

- PLACED 3/4"X18" REBAR
WT=1.5 LBS/FT
- ⊗ FOUND CUT "X" IN CONCRETE
- FOUND 3/4" REBAR
- ⦿ FOUND 1-1/4" REBAR

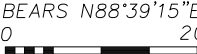


CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		2928.00	154.77	154.79	S46°03'50"E	03°01'44"	IN-S44°32'58"E OUT-S47°34'42"E
C2		2053.00	49.25	49.25	S50°28'59"E	01°22'28"	IN-S49°47'45"E OUT-S51°10'13"E
C3		25.00	35.19	39.04	S06°25'47.5"W	89°28'51"	
C4		183.00	120.07	122.33	S19°09'39"W	38°18'02"	
C5		67.00	45.04	45.93	S22°30'52"W	39°16'58"	OUT-S42°09'21"W REC. AS 39°16'38"
C6	1	69.00	134.64	186.25	S35°10'19"E	154°39'20"	OUT-N67°30'01"E
	2	69.00	79.45	84.66	S07°00'16"W	70°18'10"	
	2	69.00	92.66	101.58	S70°19'24"E	84°21'10"	
C7		41.00	25.25	25.67	N49°33'53"E	35°52'16"	OUT-N31°37'45"E
C8		29.00	19.40	19.78	N51°10'23"E	39°05'16"	OUT-N70°43'01"E
C9		2406.20	397.06	397.52	N84°14'42"W	09°27'56"	IN-N88°58'40"W OUT-N79°30'44"W



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE COUNTY NAD83(1997)
THE NORTH LINE OF THE NE1/4
OF SECTION 19, T7N, R9E
BEARS N88°39'15"E



Scale 1" = 200'

SHEET 1 OF 5

D'ONOFRIO KOTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: May 15, 2023

F.N.: 22-05-147

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, UNIVERSITY CROSSING,
LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 18 AND IN THE NW1/4 OF THE NE1/4
OF SECTION 19, ALL IN T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey 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 said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lots 1, 2 and 3, University Crossing, recorded in Volume 59-100B of Plats on pages 460-461 as Document Number 4834830 in the Dane County Register of Deeds Office, located in the SW1/4 of the NE1/4 of Section 18 and in the NW1/4 of the NE1/4 of Section 19, all in T7N, R9E, City of Madison, Dane County, Wisconsin. Containing 370,330 square feet (8.502 acres).

Dated this 15th day of May, 2023

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


NOTES

1. 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.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. This Certified Survey Map is subject to the following recorded instruments:
- Declaration of Conditions and Covenants recorded as Doc. No. 4824083.
 - Declaration of Conditions and Covenants recorded as Doc. No. 4824084.
 - Declaration of Private Storm Water Easement recorded as Doc. No. 4830989.
 - Lots 1-3, University Crossing Private Stormwater Management Easement recorded as Doc. No. 4836349.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4836782.
 - Declaration of Conditions and Covenants for Plat University Crossing recorded as Doc. No. 4879637.
 - Madison Gas and Electric Underground Right-of-Way Grant Underground Electric recorded as Doc. No. 1935108; released by Doc. No. _____.
 - University Crossing Lot 1 Declaration of Drive Easement recorded as Doc. No. 4836351; released by Doc. No. _____.
 - 30' Wide Public Storm Sewer Easement recorded as Doc. No. 4834830; released by Doc. No. _____.


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CERTIFIED SURVEY MAP

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OF SECTION 19, ALL IN T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE

GI Clinic, LLC, a Wisconsin 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 lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said GI Clinic, LLC has caused these presents to be signed this _____ day of _____, 2023.

GI Clinic, LLC

State of Wisconsin))SS.
County of Dane)

Personally, came before me this _____ day of _____, 2023, the above named person(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

OWNER’S CERTIFICATE

University of Wisconsin Hospitals and Clinics Authority, a public body corporate and politic established by Chapter 233, Wisconsin Statutes, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.


In witness whereof, said University of Wisconsin Hospitals and Clinics Authority has caused these presents to be signed this _____ day of _____, 2023.

University of Wisconsin Hospitals and Clinics Authority

State of Wisconsin))SS.
County of Dane)

Personally, came before me this _____ day of _____, 2023, the above named person(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



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OWNER’S CERTIFICATE

University of Wisconsin Medical Foundation, Inc., a Wisconsin non-stock corporation 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 lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.


In witness whereof, said University of Wisconsin Medical Foundation, Inc. has caused these presents to be signed this _____ day of _____, 2023.

University of Wisconsin Medical Foundation, Inc.

State of Wisconsin)
)SS.
County of Dane)

Personally, came before me this _____ day of _____, 2023, the above named person(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



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2022 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 L. Witzel-Behl, City Clerk
City of Madison, 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 the Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2023 at
_____.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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