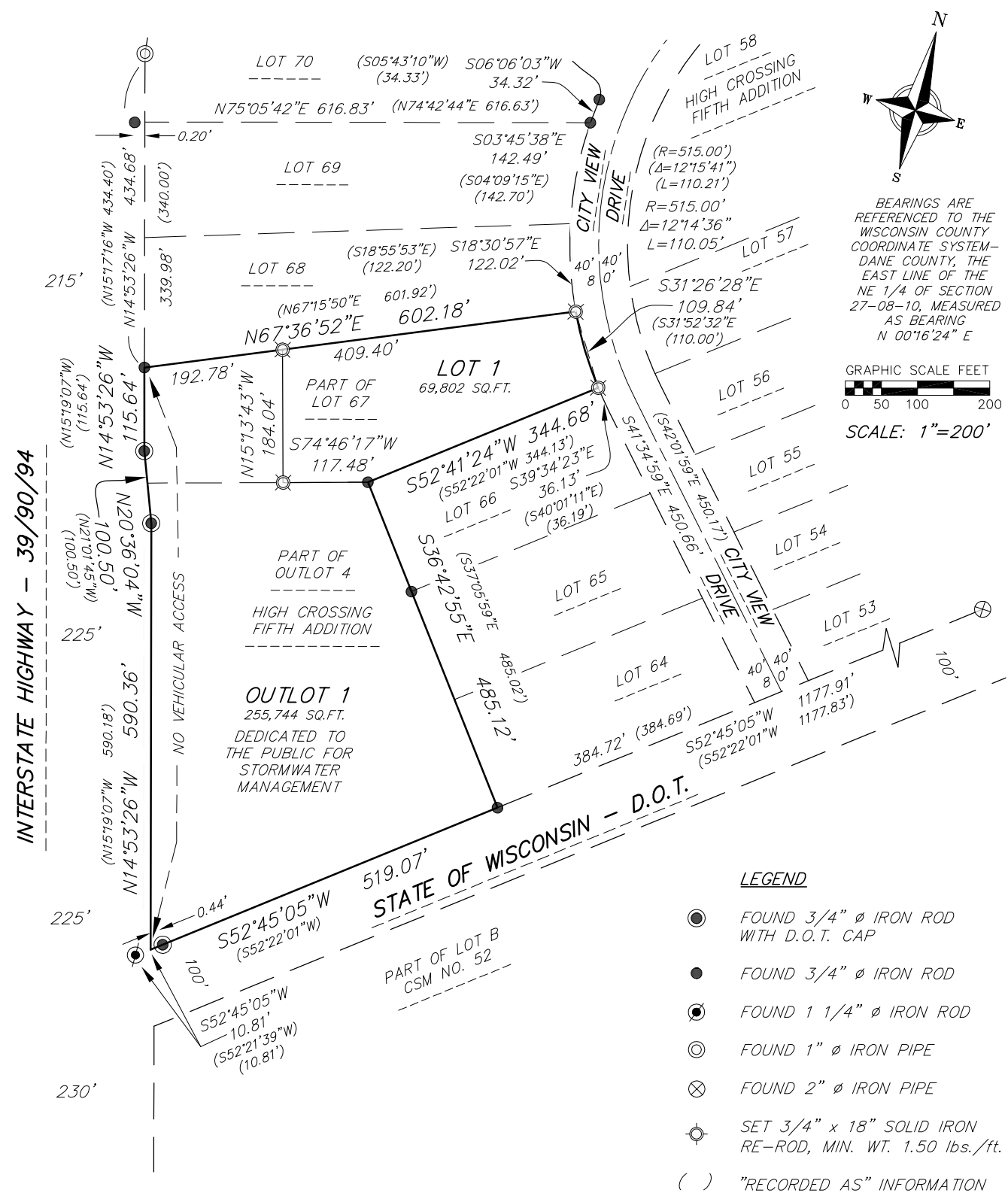


CERTIFIED SURVEY MAP No.

PART OF OUTLOT 4 AND PART OF LOT 67, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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 HIGHWAY REFERENCE LINE PER CITY PROJECT NO. 53B0043 (R/W WIDTH VARIES)

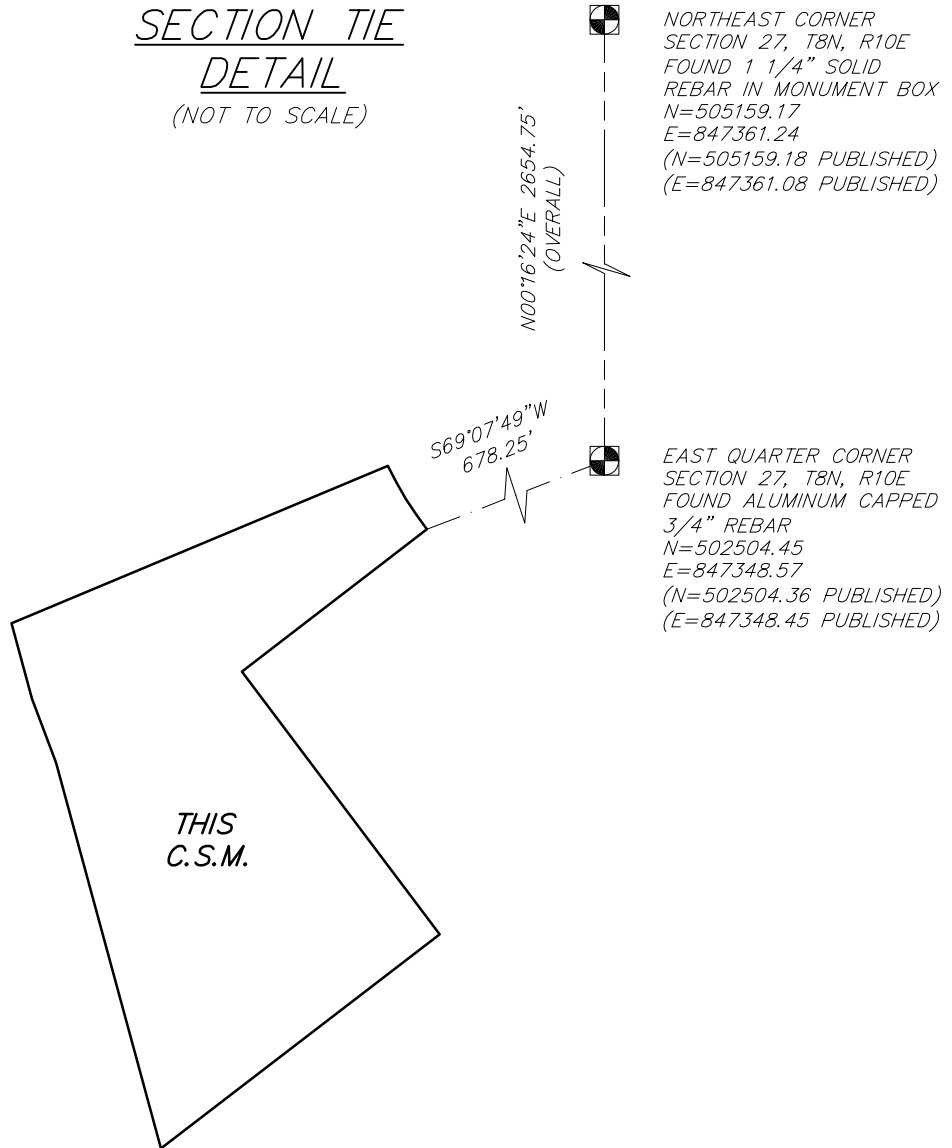
CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 4 AND PART OF LOT 67, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM—DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 27-08-10, MEASURED AS BEARING N 00°16'24" E

SECTION TIE DETAIL (NOT TO SCALE)



NORTHEAST CORNER SECTION 27, T8N, R10E
FOUND 1 1/4" SOLID REBAR IN MONUMENT BOX
N=505159.17
E=847361.24
(N=505159.18 PUBLISHED)
(E=847361.08 PUBLISHED)

EAST QUARTER CORNER SECTION 27, T8N, R10E
FOUND ALUMINUM CAPPED 3/4" REBAR
N=502504.45
E=847348.57
(N=502504.36 PUBLISHED)
(E=847348.45 PUBLISHED)

NOTES:

- 1) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 2) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 3) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).
 - A) 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 that 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 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, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: 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.
 - B) 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) DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE. SWALE CONSTRUCTION DURING GRADING SAID SWALES SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER PER DOC. NO. 3143495. SEE SHEET 3 FOR DEPICTION OF EXISTING DRAINAGE ARROWS PER THE HIGH CROSSING FIFTH ADDITION PLAT.
- 5) ALL OF OUTLOT 4, HIGH CROSSING FIFTH ADDITION IS PART OF THE ENVIRONMENTAL CORRIDOR PER DOC. NO. 3143495.
- 6) IF ANY OF LOTS 67-74 ARE SERVED BY UNDERGROUND STORM WATER PIPING AS INSTALLED BY THE LOT OWNER, THE DRAINAGE EASEMENT AREA SHALL BE REDUCED TO 50' PER DOC. NO. 3143495.

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vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190337
DATE: 8-14-2020
REV:
Drafted By: PKNU
Checked By: MMAR

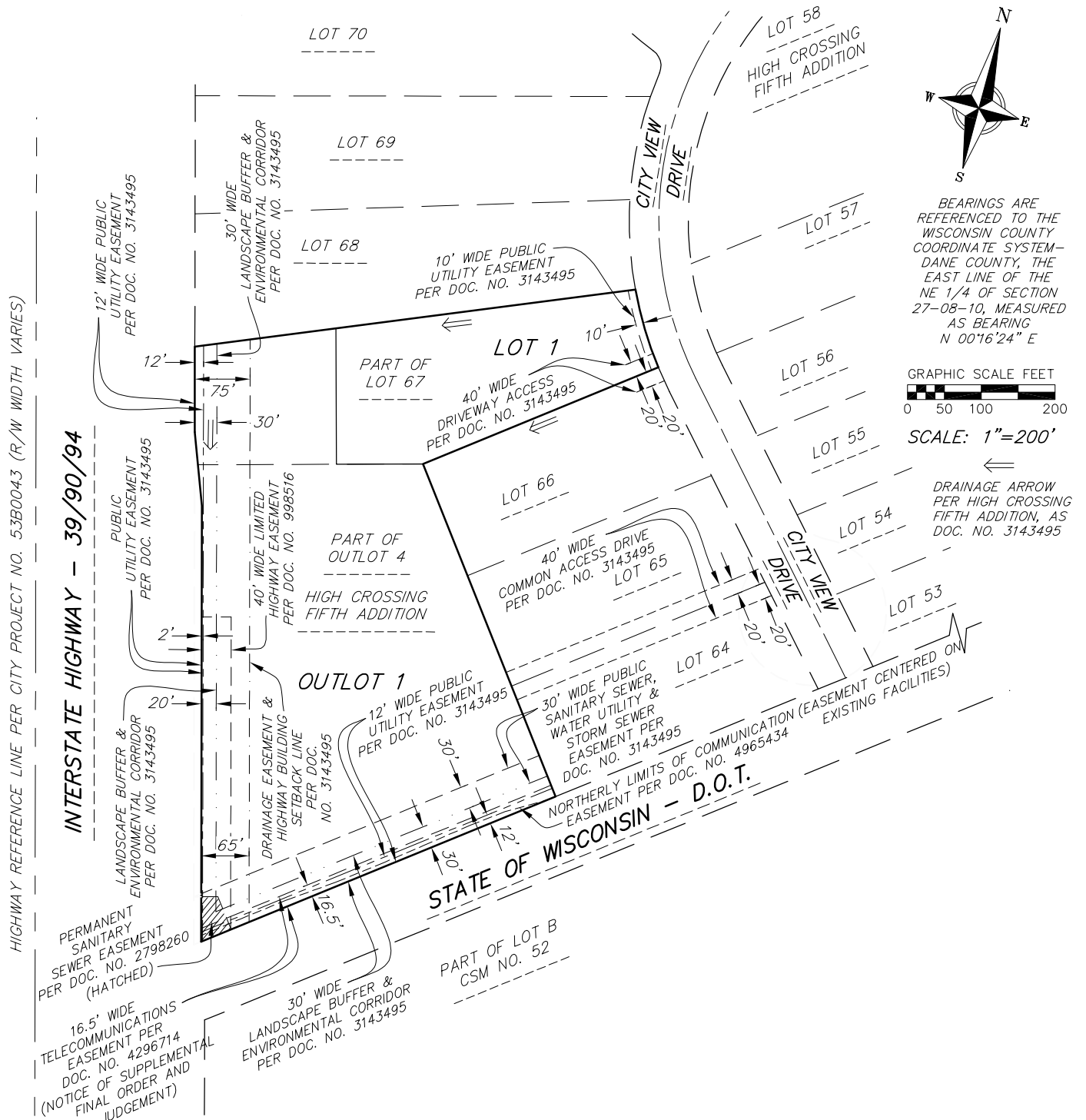
SURVEYED FOR:
IA CROSSROADS, LLC
SUITE 100
810 CARDINAL LANE
HARTLAND, WI 53029

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

**SHEET
2 OF 7**

CERTIFIED SURVEY MAP No.

PART OF OUTLOT 4 AND PART OF LOT 67, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 27-08-10, MEASURED AS BEARING N 00°16'24" E

GRAPHIC SCALE FEET
0 50 100 200

SCALE: 1"=200'

← DRAINAGE ARROW PER HIGH CROSSING FIFTH ADDITION, AS DOC. NO. 3143495

NOTES:

- 7) LOTS 64-69, HIGH CROSSING FIFTH ADDITION SHALL BE LIMITED TO A TOTAL OF THREE DRIVEWAY ACCESSES, EXCEPT AS MAY OTHERWISE BE PERMITTED BY THE CITY TRAFFIC ENGINEER PER DOC. NO. 3143495.
- 8) OUTLOT 4 AND LOT 67, HIGH CROSSING FIFTH ADDITION ARE RESTRICTED AS FOLLOWS: THE 30 FOOT WIDE STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER; THE BUILDING OF BUILDINGS HEREON IS PROHIBITED AND THIS STRIP SHALL NOT BE COUNTED AS PART OF ANY REQUIRED YARD. MAINTENANCE OF THIS STRIP IS THE RESPONSIBILITY OF THE LOT OWNER, PER DOC. NO. 3143495.
- 9) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE PER DOC. NO. 3143495.
- 10) THE LOTS WITHIN HIGH CROSSING FIFTH ADDITION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVEL IN TRANS. 405.04 TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS PER DOC. NO. 3143495.
- 11) LANDS WITHIN THIS CSM ARE SUBJECT TO A RESTATED DECLARATION OF RESTRICTIONS AND COVENANTS PER DOC. NO. 4100793.

M:\Investors Associated\190337_High Crossing OL 4 Stormwater\CADD\190337 - CSM.dwg by: pknv

<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		FN: 190337	SURVEYED FOR:	C.S.M. No. _____
		DATE: 8-14-2020	IA CROSSROADS, LLC	Doc. No. _____
REV:	810 CARDINAL LANE	Vol. _____ Page _____		
Drafted By: PKNV	HARTLAND, WI 53029	<h2 style="margin: 0;">SHEET</h2> <h2 style="margin: 0;">3 OF 7</h2>		
Checked By: MMAR				

CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 4 AND PART OF LOT 67, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of IA Crossroads, 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 of the land surveyed and the division of that land in accordance with the information provided.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this _____ day of _____, 202__.

Signed: _____
Vierbicher Associates, Inc.
Paul R. Knudson, P.L.S. No. 1556

LEGAL DESCRIPTION:

Part of Outlot 4 and Part of Lot 67, High Crossing Fifth Addition, recorded in Volume 57-130B of Plats, Pages 521-522, as Document Number 3143495, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:



Commencing at the East Quarter Corner of said Section 27; thence S69°07'49"W, 678.25 feet to the southeast corner of said Lot 67 and the Point of Beginning; thence S52°41'24"W, 344.68 feet along the southeasterly line of said Lot 67 to the northeast corner of said Outlot 4; thence S36°42'55"E, 485.12 feet along the easterly line of said Outlot 4 to the southeast corner thereof; thence S52°45'05"W, 519.07 feet along the southerly line of said Outlot 4 to the southeast corner of lands described in a Warranty Deed, recorded as Document Number 3322088; thence N14°53'26"W, 590.36 feet along an east line of said lands; thence N20°36'04"W, 100.50 feet along an east line of said lands to the west line of said Lot 67; thence N14°53'26"W, 115.64 feet along the west line of said Lot 67 to the northwest corner thereof; thence N67°36'52"E, 602.18 feet along the northerly line of said Lot 67 to the northeast corner thereof, also being a point of non-tangential curvature; thence Southeasterly 110.05 feet along the easterly line of said Lot 67 and a curve to the left, having a radius of 515.00 feet and a chord bearing S31°26'28"E, 109.84 feet to the Point of Beginning.

Said parcel contains 325,546 square feet or 7.474 acres, more or less.

NOTES:

- 12) LOT 67, HIGH CROSSING FIFTH ADDITION IS SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS WITH THE CITY OF MADISON FOR ITS PORTION OF THE FULL COST OF STREET IMPROVEMENTS FOR CITY VIEW DRIVE PER DOC. NO. 4029076.
- 13) LOT 67, HIGH CROSSING FIFTH ADDITION IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS WITH THE CITY OF MADISON FOR RECORDED APPROVAL FOR THE SALE OR TRANSFER OF SAID LOT PER DOC. NO. 5532350.
- 14) LOT 67, HIGH CROSSING FIFTH ADDITION IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS WITH THE CITY OF MADISON FOR SPECIAL ASSESSMENTS RELATED TO PUBLIC STREET IMPROVEMENTS PER DOC. NO. 5260417.
- 15) LOT 67, HIGH CROSSING FIFTH ADDITION IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS WITH THE CITY OF MADISON FOR RECORDED APPROVAL FOR THE SALE OR TRANSFER OF SAID LOT PER DOC. NO. 3155315.
- 16) LOT 67, HIGH CROSSING FIFTH ADDITION IS SUBJECT TO A RESTRICTION AGREEMENT WITH THE CITY OF MADISON FOR IMPROVEMENT DISTRICT ASSESSMENTS PER DOC. NO. 3143496.

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 <p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		FN: 190337 DATE: 8-14-2020 REV:	SURVEYED FOR: IA CROSSROADS, LLC SUITE 100 810 CARDINAL LANE HARTLAND, WI 53029	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 7
		Drafted By: PKNU Checked By: MMAR			

CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 4 AND PART OF LOT 67, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

IA Crossroads, 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 we caused land described on this Certified Survey to be surveyed, divided, mapped, and dedicated as represented hereon. We further certify that this Certified Survey is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said IA Crossroads, LLC, has caused these presents to be signed by Investors Associated, LLP, its sole member, by Clyde M. Chumbley, its Chairman of the Board, at Hartland, Wisconsin, on this _____ day of _____ 20____.

In the Presence of:

IA Crossroads, LLC

By: Investors Associated, LLP,
Sole Member

By: _____
Clyde M. Chumbley, Chairman of the Board



State of Wisconsin)
) ss
County of Waukesha)

Personally came before me this _____ day of _____, 20____, the above named, Clyde M. Chumbley, Chairman of the Board of the above named Investors Associated, LLP, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission Expires: _____

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 <p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>		FN: 190337 DATE: 8-14-2020 REV:	SURVEYED FOR: IA CROSSROADS, LLC SUITE 100 810 CARDINAL LANE HARTLAND, WI 53029	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 5 OF 7
		Drafted By: PKNV Checked By: MMAR			

CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 4 AND PART OF LOT 67, HIGH CROSSING FIFTH ADDITION, RECORDED IN VOLUME 57-130B OF PLATS, PAGES 521-522, AS DOCUMENT NUMBER 3143495, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 202__.

Signed: _____
Matt Wachter, Secretary
City of Madison 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 ID Number _____, adopted on the _____ day of _____, 202__; that said enactment 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 _____, 202__.

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

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ___ day of _____, 202__, at _____ o'clock __.m., and recorded in Volume _____ of Certified Surveys on Pages _____. as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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