

CERTIFIED SURVEY MAP

BEING ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PRELIMINARY

LINE DATA TABLE	
LINE	BEARING
L1	N 00°00'43" E
L2	N 00°22'42" W
L3	S 89°48'42" W
L4	S 89°06'34" W
L5	N 00°06'02" W
L6	N 00°45'08" W
L7	N 81°58'24" E
L8	N 89°30'03" E
L9	N 00°00'43" E
L10	N 00°22'42" W
L11	S 89°48'42" W
L12	S 89°06'34" W
L13	N 00°06'02" W
L14	N 00°45'08" W
L15	N 81°58'24" E
L16	N 89°30'03" E
L17	N 00°00'43" E
L18	N 00°22'42" W
L19	S 89°48'42" W
L20	S 89°06'34" W
L21	N 00°06'02" W
L22	N 00°45'08" W
L23	N 81°58'24" E
L24	N 89°30'03" E
L25	N 00°00'43" E
L26	N 00°22'42" W
L27	S 89°48'42" W
L28	S 89°06'34" W
L29	N 00°06'02" W
L30	N 00°45'08" W
L31	N 81°58'24" E
L32	N 89°30'03" E
L33	N 00°00'43" E
L34	N 00°22'42" W
L35	S 89°48'42" W
L36	S 89°06'34" W
L37	N 00°06'02" W
L38	N 00°45'08" W
L39	N 81°58'24" E
L40	N 89°30'03" E
L41	N 00°00'43" E
L42	N 00°22'42" W
L43	S 89°48'42" W
L44	S 89°06'34" W
L45	N 00°06'02" W
L46	N 00°45'08" W
L47	N 81°58'24" E
L48	N 89°30'03" E
L49	N 00°00'43" E
L50	N 00°22'42" W
L51	S 89°48'42" W
L52	S 89°06'34" W
L53	N 00°06'02" W
L54	N 00°45'08" W
L55	N 81°58'24" E
L56	N 89°30'03" E
L57	N 00°00'43" E
L58	N 00°22'42" W
L59	S 89°48'42" W
L60	S 89°06'34" W
L61	N 00°06'02" W
L62	N 00°45'08" W
L63	N 81°58'24" E
L64	N 89°30'03" E
L65	N 00°00'43" E
L66	N 00°22'42" W
L67	S 89°48'42" W
L68	S 89°06'34" W
L69	N 00°06'02" W
L70	N 00°45'08" W
L71	N 81°58'24" E
L72	N 89°30'03" E
L73	N 00°00'43" E
L74	N 00°22'42" W
L75	S 89°48'42" W
L76	S 89°06'34" W
L77	N 00°06'02" W
L78	N 00°45'08" W
L79	N 81°58'24" E
L80	N 89°30'03" E
L81	N 00°00'43" E
L82	N 00°22'42" W
L83	S 89°48'42" W
L84	S 89°06'34" W
L85	N 00°06'02" W
L86	N 00°45'08" W
L87	N 81°58'24" E
L88	N 89°30'03" E
L89	N 00°00'43" E
L90	N 00°22'42" W
L91	S 89°48'42" W
L92	S 89°06'34" W
L93	N 00°06'02" W
L94	N 00°45'08" W
L95	N 81°58'24" E
L96	N 89°30'03" E
L97	N 00°00'43" E
L98	N 00°22'42" W
L99	S 89°48'42" W
L100	S 89°06'34" W
L101	N 00°06'02" W
L102	N 00°45'08" W
L103	N 81°58'24" E
L104	N 89°30'03" E
L105	N 00°00'43" E
L106	N 00°22'42" W
L107	S 89°48'42" W
L108	S 89°06'34" W
L109	N 00°06'02" W
L110	N 00°45'08" W
L111	N 81°58'24" E
L112	N 89°30'03" E
L113	N 00°00'43" E
L114	N 00°22'42" W
L115	S 89°48'42" W
L116	S 89°06'34" W
L117	N 00°06'02" W
L118	N 00°45'08" W
L119	N 81°58'24" E
L120	N 89°30'03" E
L121	N 00°00'43" E
L122	N 00°22'42" W
L123	S 89°48'42" W
L124	S 89°06'34" W
L125	N 00°06'02" W
L126	N 00°45'08" W
L127	N 81°58'24" E
L128	N 89°30'03" E
L129	N 00°00'43" E
L130	N 00°22'42" W
L131	S 89°48'42" W
L132	S 89°06'34" W
L133	N 00°06'02" W
L134	N 00°45'08" W
L135	N 81°58'24" E
L136	N 89°30'03" E
L137	N 00°00'43" E
L138	N 00°22'42" W
L139	S 89°48'42" W
L140	S 89°06'34" W
L141	N 00°06'02" W
L142	N 00°45'08" W
L143	N 81°58'24" E
L144	N 89°30'03" E
L145	N 00°00'43" E
L146	N 00°22'42" W
L147	S 89°48'42" W
L148	S 89°06'34" W
L149	N 00°06'02" W
L150	N 00°45'08" W
L151	N 81°58'24" E
L152	N 89°30'03" E
L153	N 00°00'43" E
L154	N 00°22'42" W
L155	S 89°48'42" W
L156	S 89°06'34" W
L157	N 00°06'02" W
L158	N 00°45'08" W
L159	N 81°58'24" E
L160	N 89°30'03" E
L161	N 00°00'43" E
L162	N 00°22'42" W
L163	S 89°48'42" W
L164	S 89°06'34" W
L165	N 00°06'02" W
L166	N 00°45'08" W
L167	N 81°58'24" E
L168	N 89°30'03" E
L169	N 00°00'43" E
L170	N 00°22'42" W
L171	S 89°48'42" W
L172	S 89°06'34" W
L173	N 00°06'02" W
L174	N 00°45'08" W
L175	N 81°58'24" E
L176	N 89°30'03" E
L177	N 00°00'43" E
L178	N 00°22'42" W
L179	S 89°48'42" W
L180	S 89°06'34" W
L181	N 00°06'02" W
L182	N 00°45'08" W
L183	N 81°58'24" E
L184	N 89°30'03" E
L185	N 00°00'43" E
L186	N 00°22'42" W
L187	S 89°48'42" W
L188	S 89°06'34" W
L189	N 00°06'02" W
L190	N 00°45'08" W
L191	N 81°58'24" E
L192	N 89°30'03" E
L193	N 00°00'43" E
L194	N 00°22'42" W
L195	S 89°48'42" W
L196	S 89°06'34" W
L197	N 00°06'02" W
L198	N 00°45'08" W
L199	N 81°58'24" E
L200	N 89°30'03" E

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98'	25.00'	98°30'22"	S 40°21'56" W	37.88'
C-2	212.76'	751.68'	16°13'02"	N 08°34'13" E	212.05'

CURVE DATA TABLE



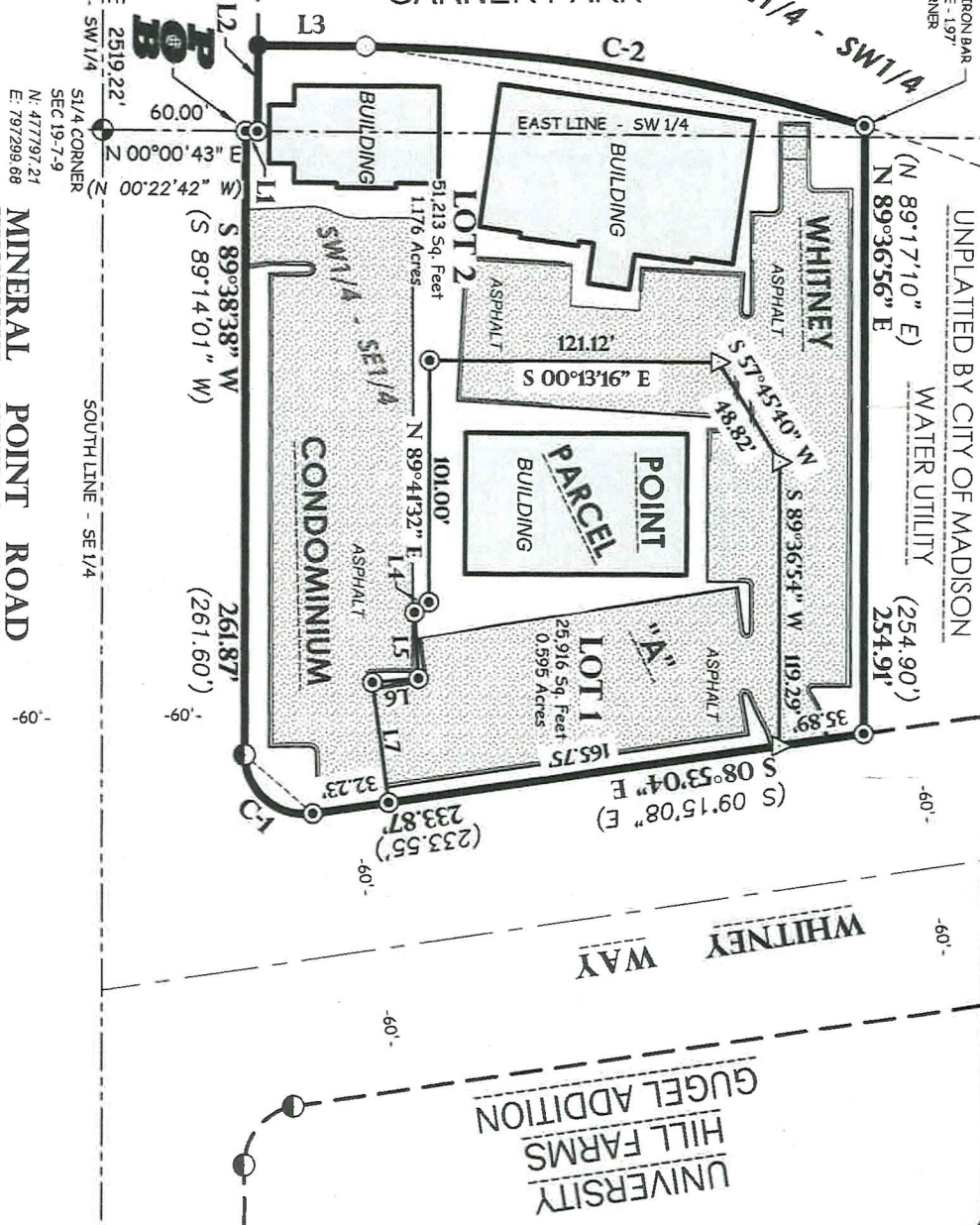
BASIS FOR BEARINGS
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 7 EAST, BEARS N 89°30'03" E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83 (2011).

SW CORNER SEC 19-7-9 N: 477775.26 E: 794780.56
SOUTH LINE - SW 1/4
SW 1/4 CORNER SEC 19-7-9 N: 477797.21 E: 797299.68
SOUTH LINE - SE 1/4

MINERAL POINT ROAD

UNPLATTED LANDS BY CITY OF MADISON

"GARNER PARK"



FIELDWORK COMPLETED ON NOVEMBER 26-27, 2018

LEGEND

- 3/4" O.D. X 18" IRON BAR SET
- WEIGHING 150 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON BAR FOUND
- MAG NAIL SET
- BRASS DISK MONUMENT FOUND
- RECORDED AS

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK 70 PAGE 28
JOB # 19.703

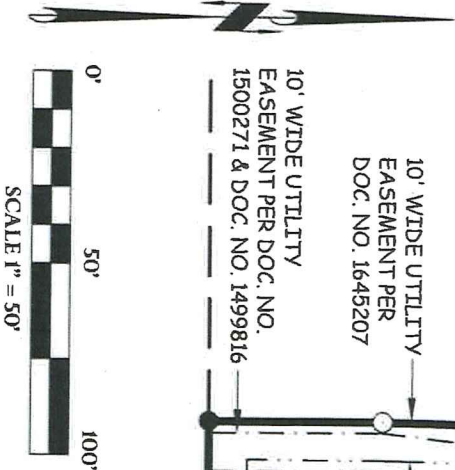
SHEET 1 OF 5 SHEETS



Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(FX)

CERTIFIED SURVEY MAP

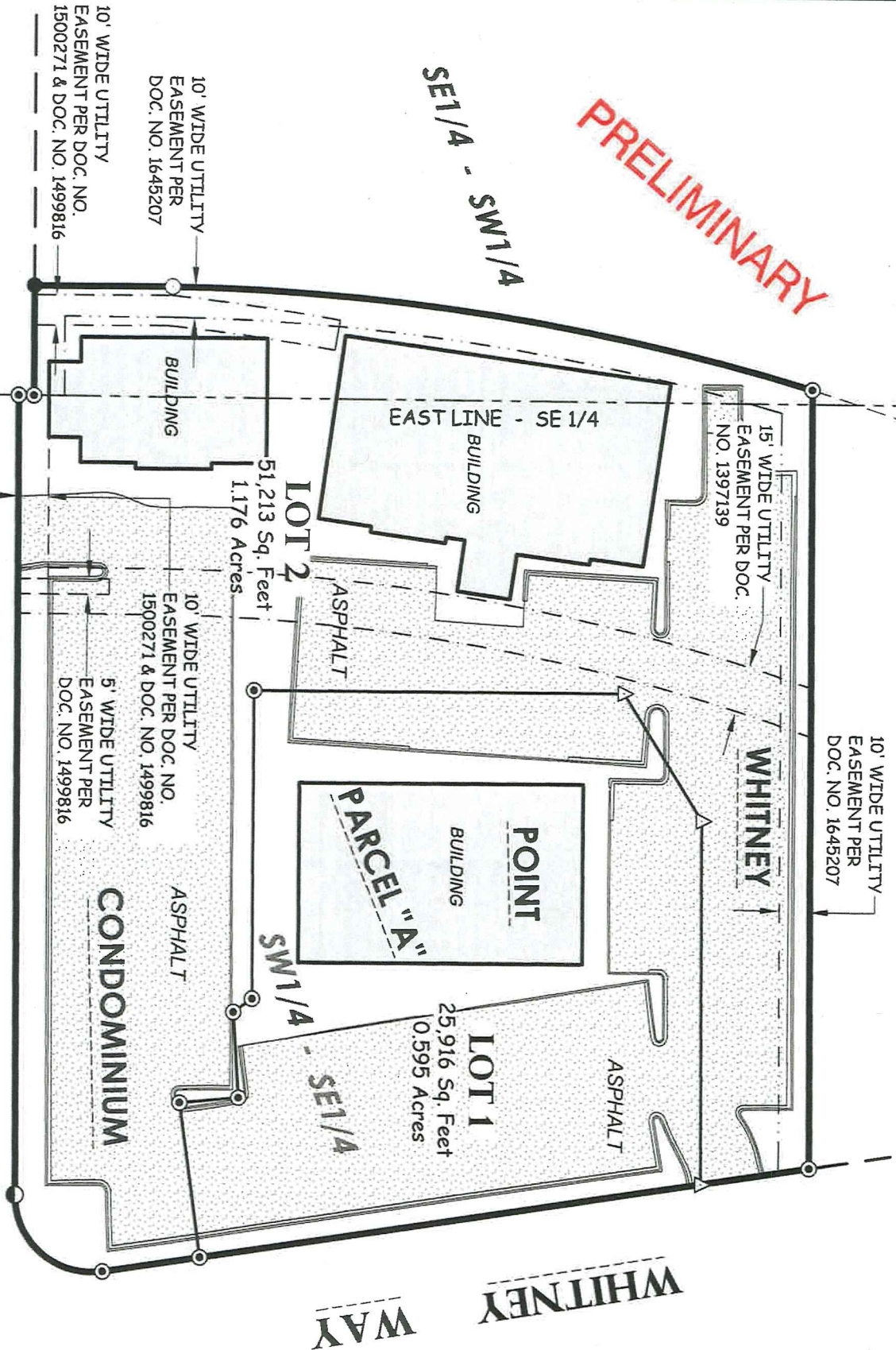
BEING ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM,
LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND
IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION
19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE
COUNTY, WISCONSIN.



PRELIMINARY

EXISTING EASEMENT DETAIL SHEET

MINERAL POINT ROAD



FIELDWORK COMPLETED ON NOVEMBER 26-27, 2018



Point of Beginning

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Jordan G. Brost, PLS #3009

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(FX)

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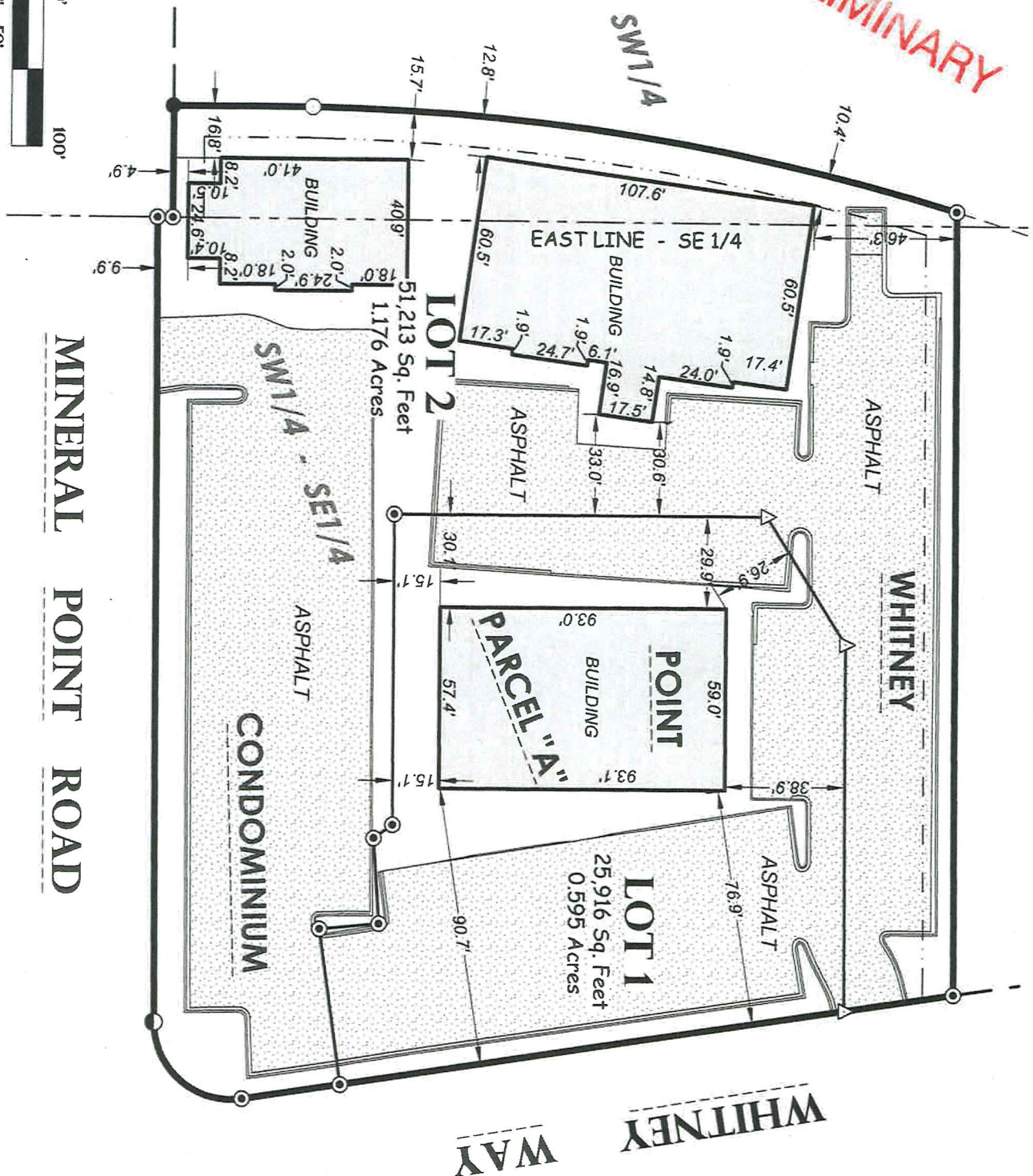
SHEET 2 OF 5 SHEETS

CERTIFIED SURVEY MAP

BEING ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM,
LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND
IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION
19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE
COUNTY, WISCONSIN.



PRELIMINARY



EXISTING BUILDINGS DETAIL SHEET

FIELDWORK COMPLETED ON NOVEMBER 26-27, 2018



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SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP

BEING ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST;

THENCE N 00°00'43" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD AND BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED.

THENCE N 00°00'43" E ALONG SAID NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD, 5.00 FEET;

THENCE S 89°48'42" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD, 36.15 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM;

THENCE N 00°06'02" W ALONG THE WEST LINE OF SAID PARCEL "A", 45.28 FEET;

THENCE NORTHEASTERLY 212.76 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST LINE OF PARCEL "A", CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 751.68 FEET AND WHOSE LONG CHORD BEARS N 08°34'13" E, 212.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE N 89°36'56" E ALONG THE NORTH LINE OF SAID PARCEL "A", 254.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF WHITNEY WAY;

THENCE S 08°53'04" E ALONG SAID WEST RIGHT-OF-WAY OF WHITNEY WAY, 233.87 FEET;

THENCE SOUTHWESTERLY 42.98 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST RIGHT-OF-WAY OF WHITNEY WAY, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE LONG CHORD BEARS S 40°21'56" W, 37.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD;

THENCE S 89°38'38" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 261.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,219 SQUARE FEET - 1.771 ACRES.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF WHITNEY POINT PROPERTIES, LLC. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2019.

JORDAN G. BROST
PLS NO. S-3009

PRELIMINARY

PREPARED BY:

POINT OF BEGINNING, INC.
57009 WINDY DRIVE, SUITE D
STEVENS POINT, WI 54482

OWNER/CLIENT:

WHITNEY POINT PROPERTIES, LLC
C/O: ANDREW KESSENICH
5401 MINERAL POINT ROAD
MADISON, WI 53705



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Stevens Point, WI 54482
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FIELD BOOK 70 PAGE 28
JOB # 19.703

SHEET 4 OF 5 SHEETS

CERTIFIED SURVEY MAP

BEING ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM,
LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND
IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION
19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE
COUNTY, WISCONSIN.

SURVEYOR'S NOTES

- 1) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 2) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 5) EXISTING 10 FOOT WIDE UTILITY EASEMENTS. (REFER TO SHEET 2 OF 5)
- 6) EXISTING 5 FOOT WIDE UTILITY EASEMENT. (REFER TO SHEET 2 OF 5)
- 7) EXISTING 15 FOOT WIDE UTILITY EASEMENT. (REFER TO SHEET 2 OF 5)

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

WITNESS THE HAND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2019.

ANDREW KESSENICH, MANAGING MEMBER
WHITNEY POINT PROPERTIES, LLC

STATE OF WISCONSIN
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019 THE ABOVE NAMED ANDREW KESSENICH, MANAGING MEMBER OF WHITNEY POINT PROPERTIES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____ COUNTY, WISCONSIN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PRINT NAME

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER SECRETARY, MADISON PLANNING COMMISSION ACTION OF _____ DAY OF _____, 2019.

SECRETARY PLAN COMMISSION

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M. AND RECORDED IN VOLUME _____ OF DANE COUNTY CERTIFIED SURVEYS ON PAGES _____ THROUGH _____.

DANE COUNTY REGISTER OF DEEDS

DOCUMENT NUMBER _____
CERTIFIED SURVEY MAP NUMBER _____

PRELIMINARY



Point of Beginning

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SHEET 5 OF 5 SHEETS