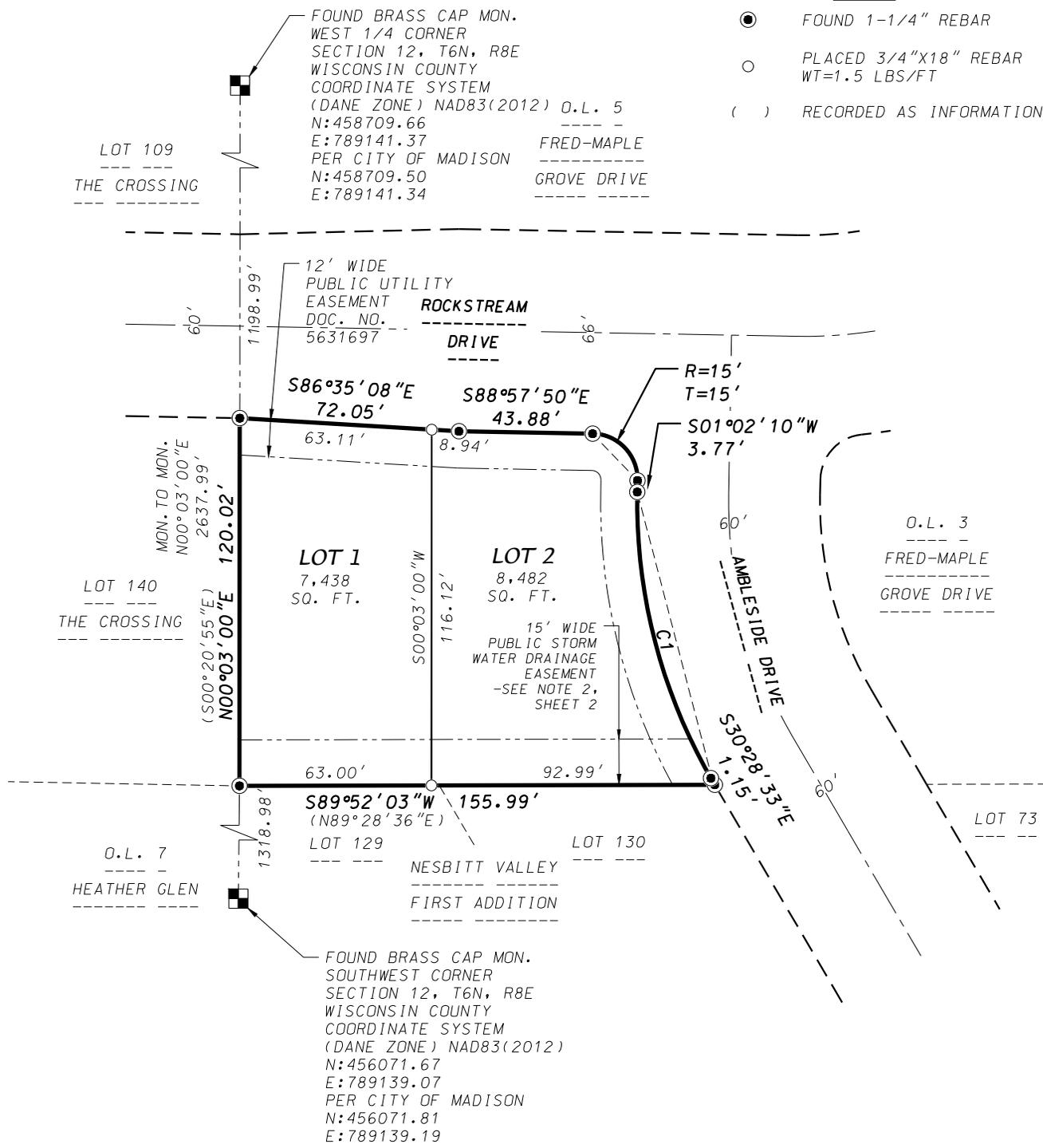


# CERTIFIED SURVEY MAP

OUTLOT 4, FRED-MAPLE GROVE DRIVE, LOCATED IN THE NW1/4 OF THE SW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- FOUND 1-1/4" REBAR
- PLACED 3/4"X18" REBAR WT=1.5 LBS/FT
- ( ) RECORDED AS INFORMATION

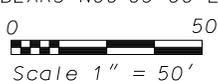


CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
C1	180.00	97.75	99.00	S14°43'11.5"E	31°30'43"



GRID NORTH  
 WISCONSIN COUNTY COORDINATE SYSTEM  
 (DANE ZONE) NAD83(2012)  
 THE WEST LINE OF THE SW1/4  
 OF SECTION 12, T6N, R8E  
 BEARS N00°03'00"E



DATE: March 7, 2023  
 F.N.: 21-07-125  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
 7530 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# CERTIFIED SURVEY MAP

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SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## NOTES

1. 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 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 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. Public Storm Water Drainage Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public storm water drainage purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Water Drainage Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Water Drainage Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

3. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. Subsoil information indicates that the basement of structures on Outlot 4 are to be at elevation 966.00 or higher or that a structural plan of the structure's foundation shall be submitted to the Director of the Building Inspection Division for approval with the application for a building permit as required information.
5. The lots of this Certified Survey Map are subject to the following recorded instruments:
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5633656.
  - Declaration of Conditions and Covenants recorded as Doc. No. 5633657.
  - Declaration of Conditions and Covenants recorded as Doc. No. 5633658.



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SECTION 12, T6N, R8E, 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:

Outlot 4, FRED-Maple Grove Drive, recorded in Volume 61-033A of Plats on pages 179-179 as Document Number 5631697, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin.  
Containing 15,920 square feet.

Dated this 7th day of March, 2023.

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



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SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

FRED-Maple Grove HC, LLC, a Wisconsin limited liability corporation 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 FRED-Maple Grove HC, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

FRED-Maple Grove HC, LLC, a Wisconsin limited liability company

By: FRED-Maple Grove, LLC, Its Sole Member and Manager  
By: Fiduciary Development, LLC., Its Manager  
By: Fiduciary Real Estate Development, Inc., Its Manager

By: \_\_\_\_\_  
Steven J. Bersell, Vice President & COO

State of Wisconsin )  
                                  )SS.  
County of \_\_\_\_\_ )

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, \_\_\_\_\_, Wisconsin

## MORTGAGEE CERTIFICATE

Johnson Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, Johnson Bank has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Johnson Bank

By: \_\_\_\_\_

State of Wisconsin )  
                                  )S.S.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named corporate officer(s) to me known to be the person 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 \_\_\_\_\_, 202\_ 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: Matt Wachter, Secretary of the Plan Commission

Date:

## 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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