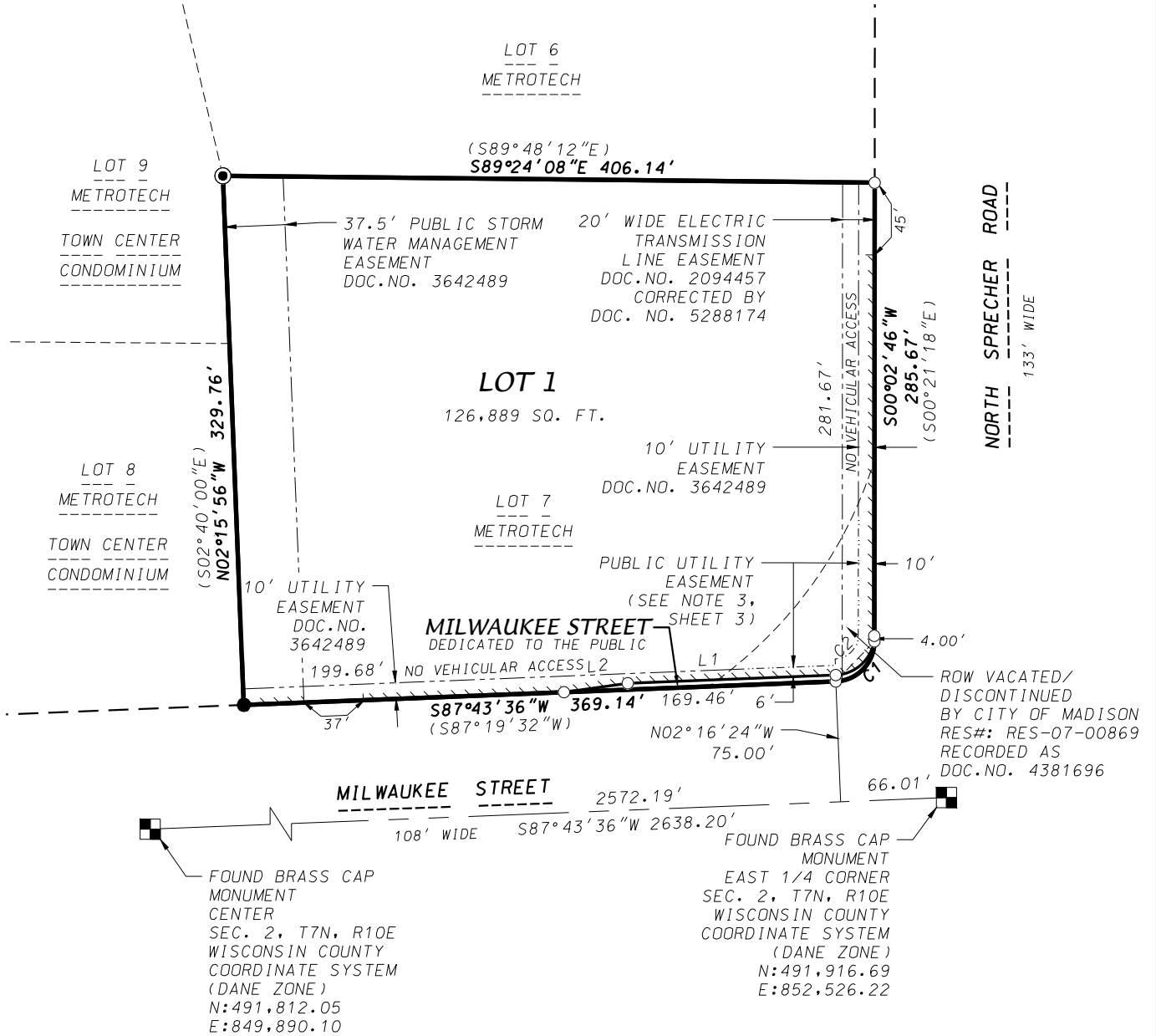


# CERTIFIED SURVEY MAP

LOT 7, METROTECH AND PORTIONS OF MILWAUKEE STREET AND NORTH SPRECHER ROAD,  
DISCONTINUED/VACATED BY THE CITY OF MADISON, RES-07-00869, DOC. NO. 4381696, LOCATED IN THE  
SE1/4 OF THE NE1/4 SECTION 2, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	25.00	34.63	38.26	S43°53'11"W (S43°29'07"W)	87°40'50" (87°40'51")
2	25.00	34.63	38.26	S43°53'11"W	87°40'50"

LEGEND

- PLACED 3/4"X18" IRON REBAR (WT.=1.5LBS/FT.)
- FOUND 3/4" IRON REBAR
- ⊙ FOUND 1" IRON PIPE
- ▬▬▬▬▬ NO VEHICULAR ACCESS



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE  
THE SOUTH LINE OF THE  
NE1/4 OF SECTION 2,  
T7N, R10E  
BEARS S87°43'36"W

0 100  
Scale 1" = 100'

SHEET 1 OF 5

DATE: March 15, 2019  
F.N.: 19-07-102  
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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SE1/4 OF THE NE1/4 SECTION 2, T7N, R10E, 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 correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lots 7, Metrotech, recorded in Volume 58-012A of Plats on pages 64-65 as Document Number 3642489, Dane County Registry, and a portion of Milwaukee Street and North Sprecher Road, vacated/discontinued by the City of Madison, RES-07-00869, Document Number 4381696, located in the SE1/4 of the NE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 2; thence S87°43'36"W, 66.01 feet along the South line of said NE1/4; thence N02°16'24"W, 75.00 feet to a point on the North right-of-way line of Milwaukee Street, also being the point of beginning; thence S87°43'36"W, 369.14 feet along said North right-of-way line to the Southeast corner of Town Center Condominium; thence N02°15'56"W, 329.76 feet along the East line of said Town Center Condominium to the Southwest corner of Lot 6, Metrotech; thence S89°24'08"E, 406.14 feet along the South line of said Lot 6 to a point on the West right-of-way line of North Sprecher Road; thence S00°02'46"W, 285.67 feet along said West right-of-way line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S43°53'11"W, 34.63 feet to the point of beginning. Containing 127,583 square feet (2.929 acres).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Brett T. Stoffregan, Professional Land Surveyor S-2742



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## NOTES

1. This land division may experience noise at levels in S. Trans 405.04, Table 1. These levels are based upon federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.
2. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the 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 ten (10) feet in width along the perimeter of the 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. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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.

### 3. Public Utility 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 the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the 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, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility 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, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

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

4. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
5. This Certified Survey Map is subject to the following recorded instruments:
  - A. Declaration of Covenants and Restrictions recorded as Doc. No. 3691111.
  - B. Declaration of Conditions and Covenants recorded as Doc. Nos. 3718614, 3867634 and 3867635.
  - C. Declaration of Conditions Covenants and Restrictions recorded as Doc. No. 4631317.
  - D. No Vehicular Access recorded as Doc. No. 3642489 released by Doc. No. -----.



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## OWNER'S CERTIFICATE

Heritage Group, 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 land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Heritage Group, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Heritage Group, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Heritage Group, LLC

\_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin  
My commission expires: \_\_\_\_\_



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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 \_\_\_\_\_,  
2019 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
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: \_\_\_\_\_  
Natalie Erdman, Secretary, Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2019 at  
\_\_\_\_\_ o'clock \_\_\_\_\_ 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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