

CERTIFIED SURVEY MAP NO. _____

LOTS 64 AND 65, FIRST ADDITION TO BURR OAKS (VOL. 31 OF PLATS, PGS. 38-39, DOC. NO. 965763), OUTLOTS A & B, BURR OAKS (VOL. 20 OF PLATS, PG. 45, DOC. NO. 950150), AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

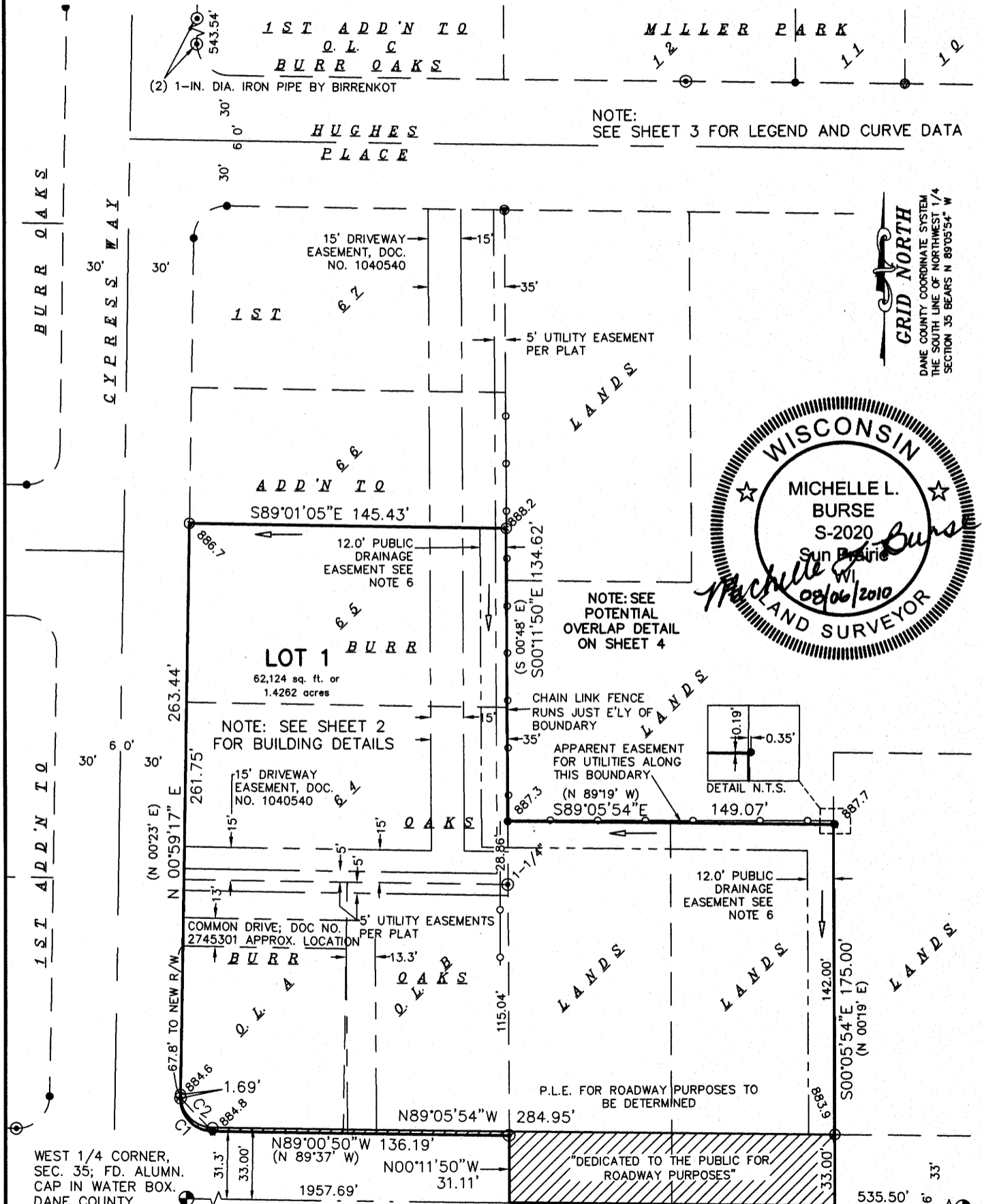


SCALE : ONE INCH = SIXTY FEET

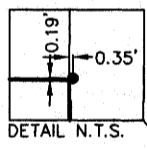


NOTE:
SEE SHEET 3 FOR LEGEND AND CURVE DATA

GRID NORTH
DANE COUNTY COORDINATE SYSTEM
THE SOUTH LINE OF NORTHWEST 1/4
SECTION 35 BEARS N 89°05'54" W



NOTE: SEE POTENTIAL OVERLAP DETAIL ON SHEET 4



WEST 1/4 CORNER,
SEC. 35; FD. ALUMN.
CAP IN WATER BOX.
DANE COUNTY
COORDS:
N: 469679.33
E: 815877.97
(N: 469679.34
E: 815877.75)

SURVEYED BY:
Burse
WEST BADGER ROAD
surveying & engineering
1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net

CENTER 1/4 CORNER,
SEC. 35; FD. ALUMN.
CAP IN MON. BOX.
DANE COUNTY
COORDS.
N: 469637.76
E: 818519.60
NAVD88 ELEV: 878.02'

DATE: August 06, 2010
M:\BSE1375\CSM\CSBSE1375.DWG

SURVEYED FOR:
CITY OF MADISON CDA
215 M.L.K.J. BLVD
MADISON, WI 53701

CERTIFIED SURVEY MAP NO. _____

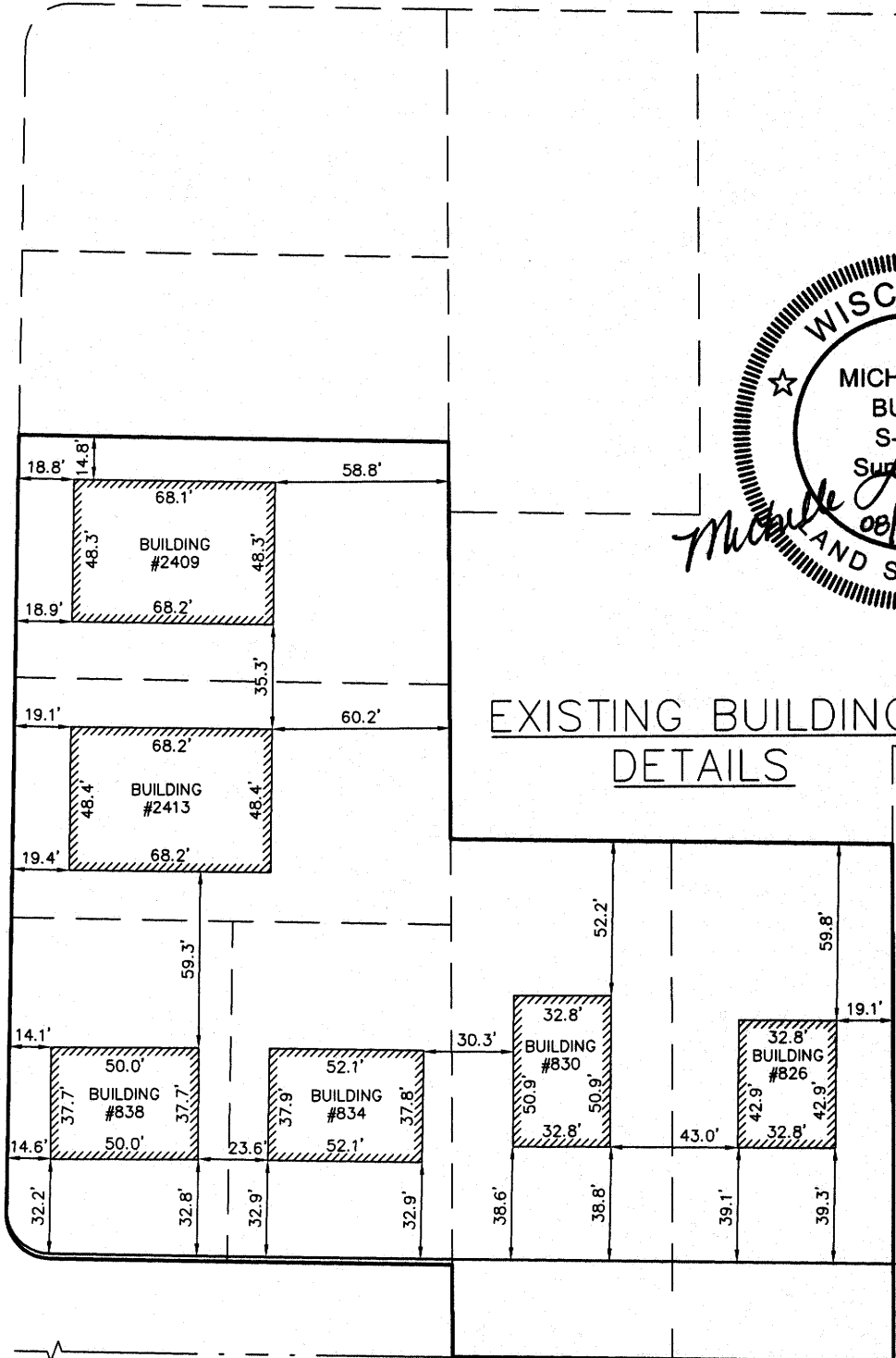
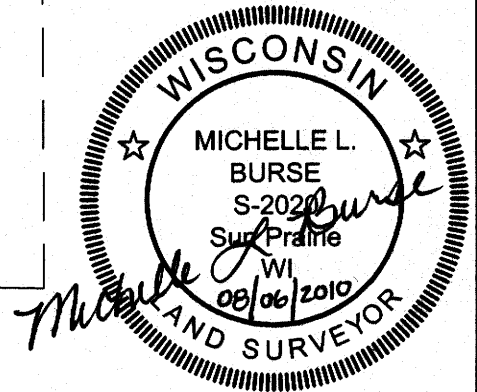
LOTS 64 AND 65, FIRST ADDITION TO BURR OAKS (VOL. 31 OF PLATS, PGS. 38-39, DOC. NO. 965763), OUTLOTS A & B, BURR OAKS (VOL. 20 OF PLATS, PG. 45, DOC. NO. 950150), AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = SIXTY FEET

HUGHES PLACE

CYPRESS WAY



WEST BADGER ROAD

SURVEYED FOR:
CITY OF MADISON CDA
215 M.L.K.J. BLVD
MADISON, WI 53701

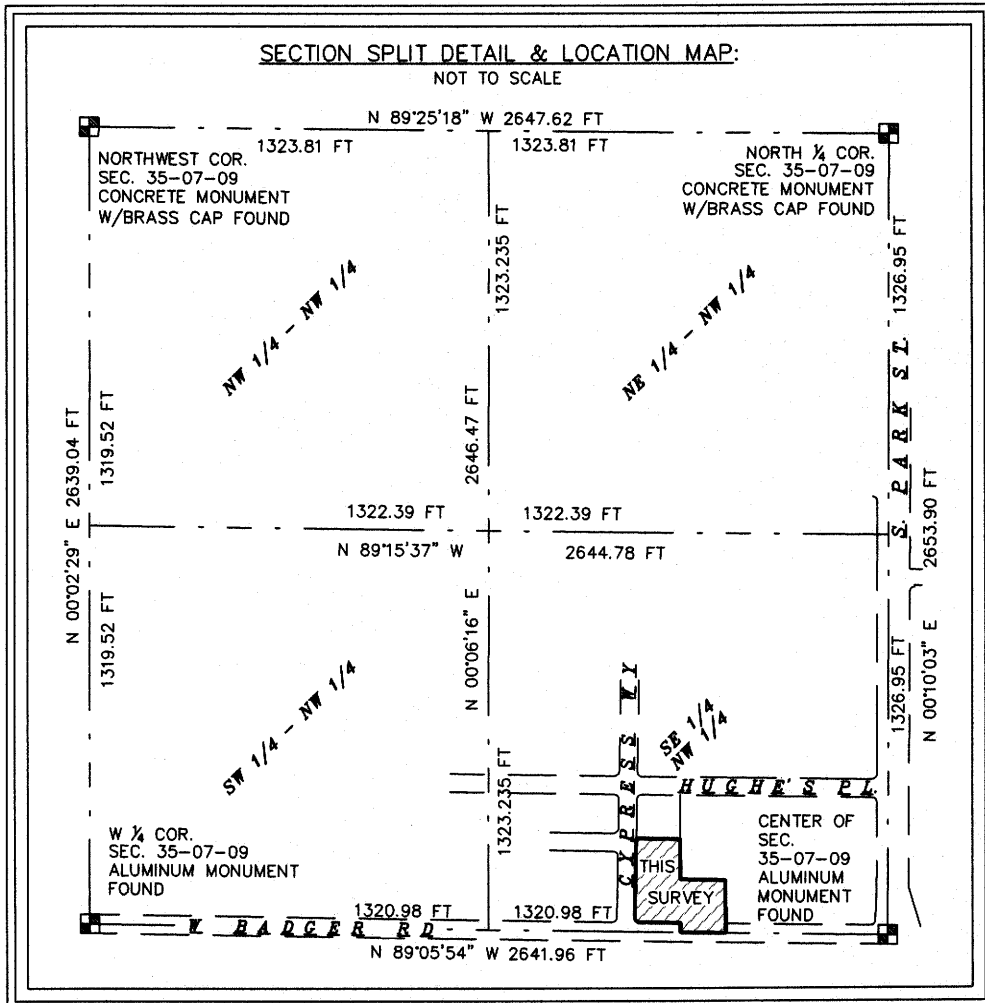
SURVEYED BY:
Burse
surveying & engineering inc.

DATE: August 06, 2010
M: \BSE1375\CSM\CSBSE1375.DWG

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net

CERTIFIED SURVEY MAP NO. _____

LOTS 64 AND 65, FIRST ADDITION TO BURR OAKS (VOL. 31 OF PLATS, PGS. 38-39, DOC. NO. 965763), OUTLOTS A & B, BURR OAKS (VOL. 20 OF PLATS, PG. 45, DOC. NO. 950150), AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRID NORTH
DANE COUNTY COORDINATE SYSTEM THE SOUTH LINE OF NORTHWEST 1/4 SECTION 35 BEARS N 89°05'54\" W

CURVE TABLE

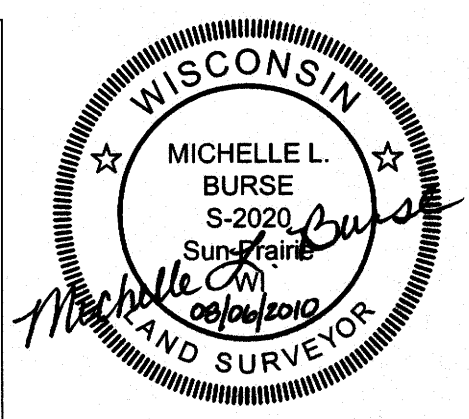
CURVE	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	23.57'	90°00'44"	15.00	N 44°00'28\" W	21.22'
C2	23.58	90°05'12"	15.00	N 44°03'18\" W	21.23

LEGEND

- ⊙ PUBLIC LAND SURVEY SYSTEM MONUMENT
- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER 1\" OR AS NOTED)
- SOLID IRON ROD FOUND (O.D. 3/4\" OR AS NOTED)
- SET 3/4\"x18\" SOLID IRON BAR, WEIGHT 1.5 LB/FT. WITH CAP
- ⊙ MAG NAIL IN PAVEMENT FOUND
- MAG NAIL IN PAVEMENT SET
- +815.2 SPOT ELEVATION
- () INDICATES RECORDED AS

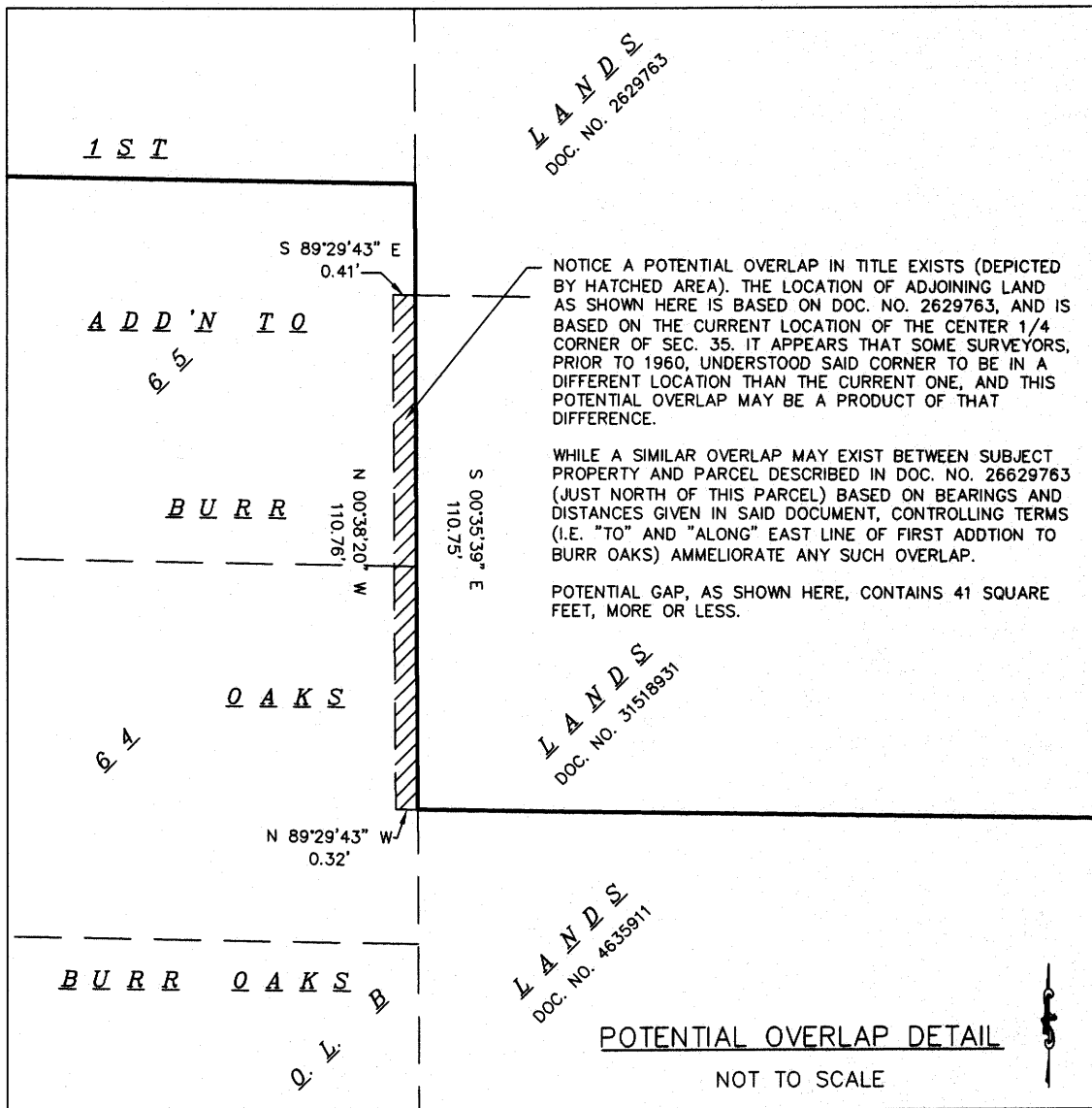
DISTANCES MEASURED TO THE NEAREST 0.01 FOOT.

← ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER. THESE DRAINAGE ARROWS ARE SHOWN PER THE RECORDED C.S.M. #10336, DOC. #3454535.



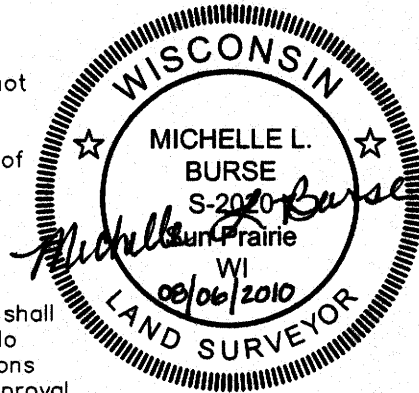
CERTIFIED SURVEY MAP NO. _____

LOTS 64 AND 65, FIRST ADDITION TO BURR OAKS (VOL. 31 OF PLATS, PGS. 38-39, DOC. NO. 965763), OUTLOTS A & B, BURR OAKS (VOL. 20 OF PLATS, PG. 45, DOC. NO. 950150), AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES:

1. Dates of Survey: MAY 24, 2010 and JULY 20, 2010.
2. Total parcel area: 67304 square feet or 1.5451 acres, including Right-of-way; 62,124 square feet or 1.4262 acres, excluding Right-of-way.
3. Elevations are based on center 1/4 corner of Section 35, T07N, R09E, as depicted on U.S. Public Land Survey monument record by Carl M. Sandsnes, dated February 16, 2004. Benchmark elevation: 878.02' NAVD88.
4. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
5. Northerly right of way, as shown on Burr Oaks, is not 33.00 feet northerly of and parallel with the section line.
6. All lots within this survey are subject to a public easement 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
7. In the event that the City of Madison Plan Commission and/or Common Council approve 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.



CERTIFIED SURVEY MAP NO. _____

LOTS 64 AND 65, FIRST ADDITION TO BURR OAKS (VOL. 31 OF PLATS, PGS. 38-39, DOC. NO. 965763), OUTLOTS A & B, BURR OAKS (VOL. 20 OF PLATS, PG. 45, DOC. NO. 950150), AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Community Development Authority of the City of Madison, a redevelopment authority created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said redevelopment authority caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Community Development Authority of the City of Madison does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Community Development Authority of the City of Madison has caused these presents to be signed by Gregg Shimanski, Chair and Mark A. Olinger, its Secretary on this ____ day of _____, 20__.

By: _____
Gregg Shimanski, Chair

By: _____
Mark A. Olinger, Secretary

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 20__, Gregg Shimanski, Chair of the Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public, Wisconsin

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 20__, Mark A. Olinger, Secretary of the Community Development Authority of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public, Wisconsin

CITY OF MADISON APPROVAL

Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 20__.

Mark A. Olinger, Secretary of Planning Commission

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 20__, 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 _____, 20__.

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



CERTIFIED SURVEY MAP NO. _____

LOTS 64 AND 65, FIRST ADDITION TO BURR OAKS (VOL. 31 OF PLATS, PGS. 38-39, DOC. NO. 965763), OUTLOTS A & B, BURR OAKS (VOL. 20 OF PLATS, PG. 45, DOC. NO. 950150), AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION:

Lots 64 and 65, First Addition to Burr Oaks as recorded in Volume 31 of Plats, on pages 38-39, as Document Number 965763, Dane County Registry, also Outlots A and B, Burr Oaks as recorded in Volume 20 of Plats, on page 45, as Document Number 950150, Dane County Registry, also being a part of the Southeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

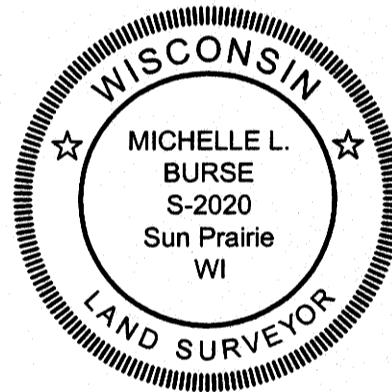
Commencing at the West Quarter corner of said Section 35; thence South 89 degrees 05 minutes 54 seconds East along the south line of said Northwest Quarter, 1957.69 feet to the point of beginning; thence North 00 degrees 11 minutes 50 seconds West, 31.11 feet to the northerly right-of-way line of West Badger Road; thence North 89 degrees 00 minutes 50 seconds West along said northerly right-of-way line, 136.19 feet to a point of curvature; thence 23.57 feet along the arc of a curve to the right, also being said northerly right-of-way line, through a central angle of 90 degrees 00 minutes 44 seconds, having a radius of 15.00 feet and a chord bearing North 44 degrees 00 minutes 28 seconds West, 21.22 feet to the easterly right-of-way line of Cypress Way; thence North 00 degrees 59 minutes 17 seconds East along said easterly right-of-way line, 263.44 feet; thence South 89 degrees 01 minute 05 seconds East, 145.43 feet; thence South 00 degrees 11 minutes 50 seconds East, 134.62 feet; thence South 89 degrees 05 minutes 54 seconds East, 149.07 feet; thence South 00 degrees 05 minutes 54 seconds East, 175.00 feet to the aforementioned south line of the Northwest Quarter; thence North 89 degrees 05 minutes 54 seconds West along said south line, 148.77 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Community Development Authority of the City of Madison, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 6TH day of AUGUST, 2010.

Signed: Michelle L. Burse
Michelle L. Burse, R.L.S. No. 2020



TITLE REPORT NOTES

1. Surveyor was provided copies of Title Report Numbers (see below) from First American Title Insurance Company.

NCS-449963-MAD dated 08-02-2010, Title Report references the following:

- Redevelopment Plan for the Badger Ann Park Redevelopment District recorded June 1, 2007 as Document No. 4315648.
- Restriction contained in Warranty Deed recorded March 4, 2010 as Document No. 4638820.
- Adopting a Relocation Order recorded October 13, 2009 as Document No. 4602560.
- Declaration of Restriction recorded July 12, 2010 as Document No. 4671502.

NCS-449960-MAD dated 08-05-2010, Title Report references the following:

- Utility Easement as shown on plat of First Addition to Burr Oaks.
- Redevelopment Plan for the Badger Ann Park Redevelopment District recorded June 1, 2007 as Document No. 4315648.
- Adopting a Relocation Order recorded October 13, 2009 as Document No. 4602560.
- Restriction contained in Warranty Deed recorded March 4, 2010 as Document No. 4638821.
- Declaration of Restriction recorded July 12, 2010 as Document No. 4671502.

NCS-449966-MAD dated 08-02-2010, Title Report references the following:

- Redevelopment Plan for the Badger Ann Park Redevelopment District recorded June 1, 2007 as Document No. 4315648.
- Adopting a Relocation Order recorded October 13, 2009 as Document No. 4602560.
- Declaration of Restriction recorded July 12, 2010 as Document No. 4671502.

NCS-449968-MAD, dated 08-02-2010, Title Report references the following:

- Redevelopment Plan for the Badger Ann Park Redevelopment District recorded June 1, 2007 as Document No. 4315648.
- Adopting a Relocation Order recorded October 13, 2009 as Document No. 4602560.
- Restriction contained in Warranty Deed recorded February 18, 2010, as Document No. 4635913.
- Declaration of Restriction recorded July 12, 2010 as Document No. 4671502.

NCS-449970-MAD, dated 08-02-2010, Title Report references the following:

- Redevelopment Plan for the Badger Ann Park Redevelopment District recorded June 1, 2007 as Document No. 4315648.
- Adopting a Relocation Order recorded October 13, 2009 as Document No. 4602560.
- Restriction contained in Warranty Deed recorded February 19, 2010, as Document No. 4635911.
- Waiver for Rental Unit Energy Efficiency Standards recorded February 18, 2010 as Document No. 4635912.
- Declaration of Restriction recorded July 12, 2010 as Document No. 4671502.

NCS-449972-MAD, dated 08-02-2010, Title Report references the following:

- Redevelopment Plan for the Badger Ann Park Redevelopment District recorded June 1, 2007 as Document No. 4315648.
- Adopting a Relocation Order recorded October 13, 2009 as Document No. 4602560.
- Restriction as contained in Warranty Deed recorded February 18, 2010, as Document No. 4635910.
- Declaration of Restriction recorded July 12, 2010 as Document No. 4671502.

DATE: August 06, 2010

M:\BSE1375\CSM\CSBSE1375.DWG

SHEET 6 OF 6