



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 10236

FIBER OPTIC ENCROACHMENT AGREEMENT PER DOC. 3509222 & 3541078

SCALE 1" = 200'



PREPARED FOR:

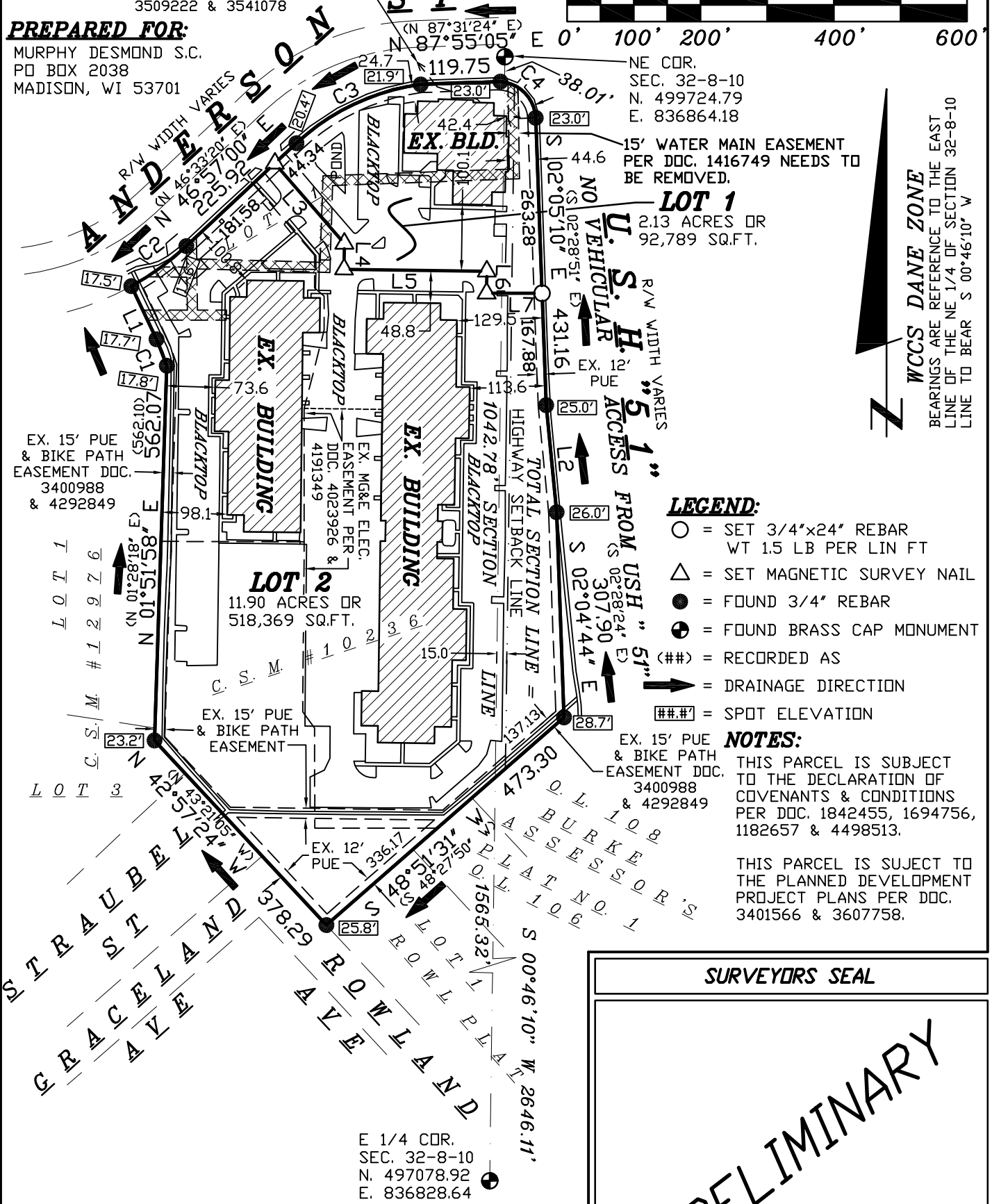
MURPHY DESMOND S.C.
PO BOX 2038
MADISON, WI 53701

NE COR.
SEC. 32-8-10
N. 499724.79
E. 836864.18

15' WATER MAIN EASEMENT PER DOC. 1416749 NEEDS TO BE REMOVED.

LOT 1
2.13 ACRES OR
92,789 SQ.FT.

WCCS DANE ZONE
BEARINGS ARE REFERENCE TO THE EAST
LINE OF THE NE 1/4 OF SECTION 32-8-10
LINE TO BEAR S 00°46'10" W



LEGEND:

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- △ = SET MAGNETIC SURVEY NAIL
- = FOUND 3/4" REBAR
- ⊕ = FOUND BRASS CAP MONUMENT
- (##) = RECORDED AS
- = DRAINAGE DIRECTION
- ### = SPOT ELEVATION

NOTES:

THIS PARCEL IS SUBJECT TO THE DECLARATION OF COVENANTS & CONDITIONS PER DOC. 1842455, 1694756, 1182657 & 4498513.

THIS PARCEL IS SUBJECT TO THE PLANNED DEVELOPMENT PROJECT PLANS PER DOC. 3401566 & 3607758.

SURVEYORS SEAL

PRELIMINARY

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND 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 SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR ANY OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF U.S.H. "51".
- 3.) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 23.293,K WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS.
- 4.) THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.T.RANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTION HIGHWAY, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.
- 5.) ARROWS INDICATE THE DIRECTION OF 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.
- 8.) 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.
- 9.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 10.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

CURVE	BEARING	L.C. DIST	RADIUS	ARC	DELTA	TANGENT	TANGENT
C1	N 21°06'06" W	42.69	285.00	42.73	08°35'22"	N 16°48'25" W	N 25°23'47" W
C2	N 53°58'20" E	102.09	418.00	102.35	14°01'44"	N 60°59'12" E	N 46°57'28" E
C3	N 64°43'21" E	206.03	337.50	209.37	35°32'41"	N 46°57'00" E	N 82°29'41" E
C4	S 44°15'52" E	75.65	56.90	82.75	83°19'32"	S 85°55'39" E	S 02°36'06" E

C1 (N 21°29'47" W) C2 (N 53°34'40" E) C3 (N 64°19'40" E)

LINE	BEARING	DISTANCE
L1	N 25°22'41" W	88.08
L2	S 05°35'56" E	161.26
L3	N 40°58'18" W	159.11
L4	N 00°45'48" E	38.61
L5	N 89°10'55" W	214.13
L6	N 00°22'45" E	32.99
L7	S 89°55'59" W	83.07

(N 25°46'21" W)
(S 05°59'37" E)

SURVEYORS SEAL

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NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 10236

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, being part of the NW 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 of Section 32, T8N, R10E, City of Madison, Dane County, Wisconsin and being all of Lot 1, Certified Survey Map No. 10236 as recorded in the Dane County Register of Deeds in Volume 60 on Pages 72-76 of Certified Surveys. Said parcel contains 14.03 acres or 611,135 sq. ft.

*Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams*

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner

OWNER'S CERTIFICATE:

The County of Dane, a County duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

Dane County, does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Dane County has caused these presents to be signed by its County officer listed below at Madison, Wisconsin and its County seal hereunto affixed on this ___ day of _____, 2012.

Dane County

Karen A. Peters
Dane County Clerk

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 2012, Karen A. Peters, the Dane County Clerk of the above named County, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said County, and acknowledge that they executed the foregoing instrument as such officer as the deed of said County, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

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CONSENT OF MORTGAGEE:

Anchor Bank FSB, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchor Bank FSB, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 2012.

Anchor Bank FSB

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative

Personally came before me this ____ day of _____, 2012, _____, its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

LESSEE'S CERTIFICATE:

McAllen Properties LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Lessee does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said McAllen Properties LLC has caused these presents to be signed by its corporate officer listed below at Madison, Wisconsin and its corporate seal hereunto affixed on this ____ day of _____, 2012.

McAllen Properties

Claude E. McAllen
Member

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 2012, Karen A. Peters, the Dane County Clerk of the above named County, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said County, and acknowledge that they executed the foregoing instrument as such officer as the deed of said County, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

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CITY OF MADISON COMMON COUNCIL:

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 _____, 2012, 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 _____, 2012

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 2012

Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this _____ day of _____, 2012 at _____ o'clock _____ M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

PRELIMINARY

DOCUMENT NO. _____

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