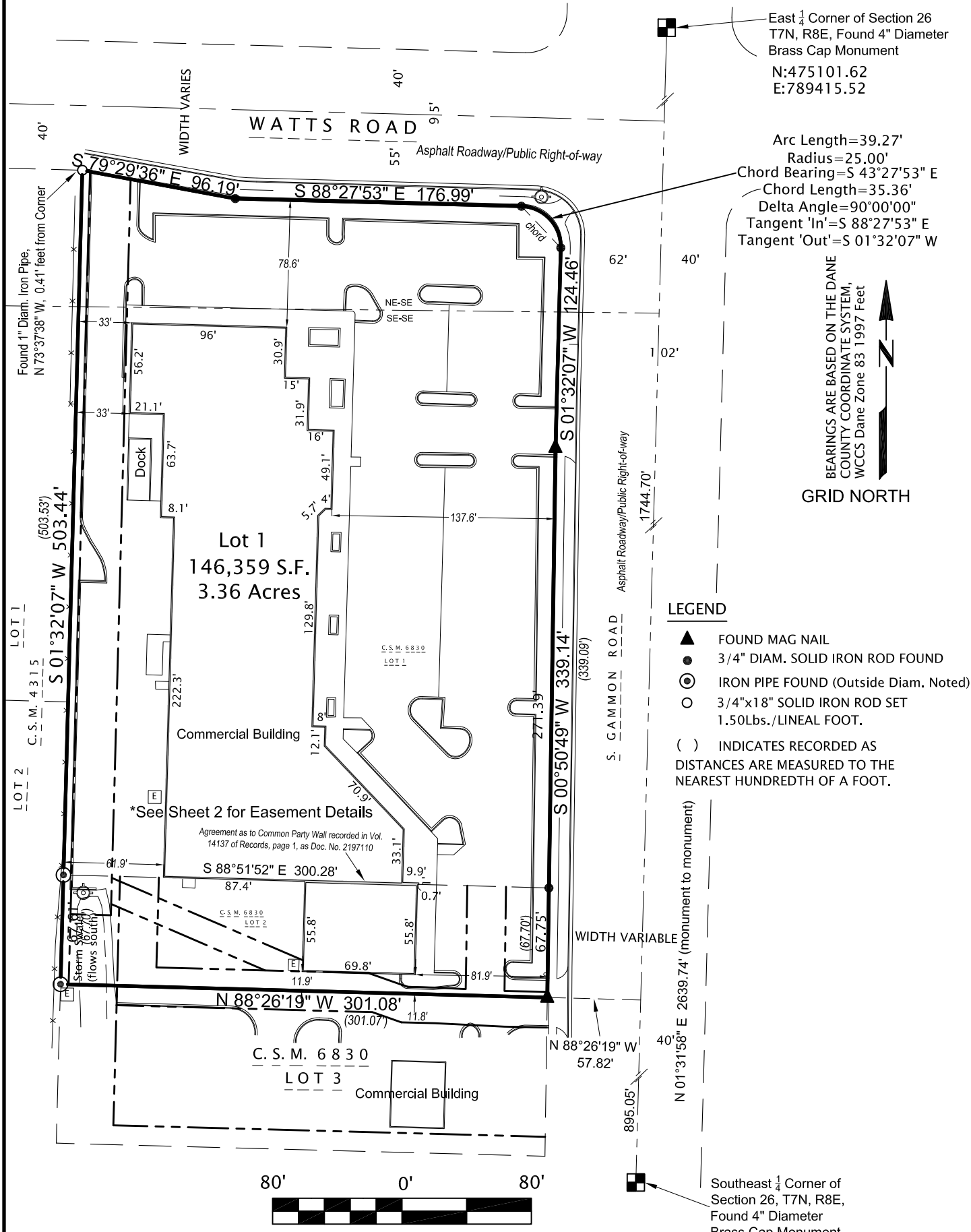


# CERTIFIED SURVEY MAP

Located in Lots 1 and 2, Certified Survey Map 6830, recorded in Vol. 34 of Certified Survey Maps, page 69, as Document Number 2381456, in the City of Madison, Dane County, Wisconsin, in the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 26, T7N, R8E, in the City of Madison, Dane County, Wisconsin



MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR:  
 HIGHLAND GATES LLC  
 P.O. BOX 45  
 MCFARLAND, WI 53558

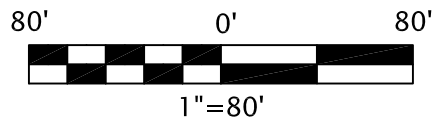
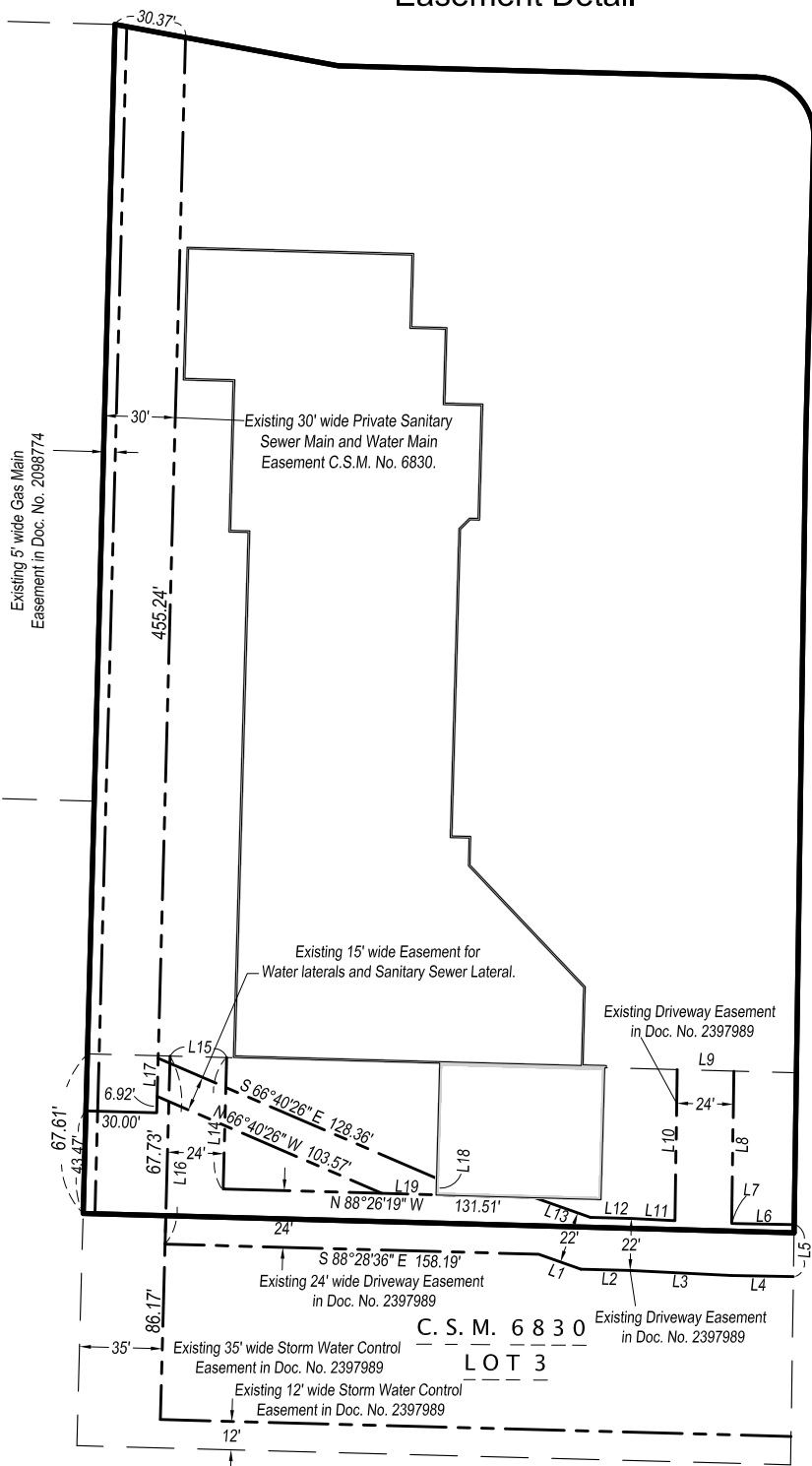
PREPARED BY:  
 ISTHMUS SURVEYING, LLC  
 450 N. BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
 www.isthmussurveying.com

Southeast 1/4 Corner of Section 26, T7N, R8E, Found 4" Diameter Brass Cap Monument  
 N:472462.82  
 E:789344.91

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## Easement Detail



Easement Dimension Line Table

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 70°34'29" E | 19.01'   |
| L2   | S 88°30'51" E | 20.82'   |
| L3   | S 87°11'52" E | 42.91'   |
| L4   | S 88°55'42" E | 26.30'   |
| L5   | N 00°50'49" E | 22.02'   |
| L6   | N 88°55'42" W | 25.88'   |
| L7   | N 87°11'52" W | 0.60'    |
| L8   | N 00°50'49" E | 64.44'   |
| L9   | N 88°27'53" W | 24.00'   |
| L10  | S 00°50'49" W | 63.91'   |
| L11  | N 87°11'52" W | 18.22'   |
| L12  | N 88°30'51" W | 17.60'   |
| L13  | N 70°34'29" W | 25.46'   |
| L14  | N 01°32'07" E | 55.63'   |
| L15  | N 88°27'53" W | 24.00'   |
| L16  | S 01°31'20" W | 79.62'   |
| L17  | N 01°32'07" E | 16.15'   |
| L18  | S 01°35'50" W | 6.96'    |
| L19  | N 88°26'19" W | 23.01'   |

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I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Highland Gates, LLC, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Lot One (1) and Lot Two (2), Certified Survey Map No. 6830, recorded August 13, 1992, Volume 34 of Certified Survey Maps, Page 69, as Document No. 2381456, in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, T7N, R8E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast  $\frac{1}{4}$  Corner of said Section 26, thence N 01°31'58" E, along the east line of the SE  $\frac{1}{4}$  of Section 26, 895.05 feet;  
thence N 88°26'19" W along a random line, 57.82 feet to the Southeasterly platted boundary corner of said Lot 2 of Certified Survey Map No. 6830, said point being on the westerly right-of-way line of South Gammon Road and the point of beginning of this description;  
thence N 88°26'19" W, along the southerly platted boundary line of Lot 2 of said C.S.M. No. 6830, 301.08 feet;  
thence N 01°32'07" E, along the westerly platted boundary line of Lot 2 and Lot 1 of said C.S.M. No. 6830, 503.44 feet;  
thence S 79°29'36" E, along the northerly platted boundary line of Lot 1 of said C.S.M. No. 6830 said line also being the southerly right-of-way line of Watts Road, 96.19 feet;  
thence S 88°27'53" E, along the northerly platted boundary line of Lot 1 of said C.S.M. No. 6830 and southerly right-of-way line of Watts Road, 176.99 feet to a point of curvature;  
thence 39.27 feet along the arc of a 25.00 foot radius curve to the right with a chord bearing, S 43°27'53" E, 35.36 feet, and a delta angle of 90°00'00";  
thence S 01°32'07" W, along the easterly platted boundary line of Lot 1 of said C.S.M. No. 6830, said line also being the westerly right-of-way line of South Gammon Road, 124.46 feet;  
thence S 00°50'49" W, along the easterly platted boundary line of Lot 1 and Lot 2 of said C.S.M. No. 6830 and westerly right-of-way line, 339.14 feet to the point of beginning.

This Certified Survey Map contains an area of 146,359 square feet, or 3.36 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016, \_\_\_\_\_  
Paul A. Spetz, S 2525

## Notes:

1. 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 green ways 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.

NOTE: 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 easements for drainage purposes are released and replaced by those required and created by the current approved subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED DEVELOPMENT AND APPROVED DRAINAGE STORM WATER MANAGEMENT PLAN.

2. No changes in drainage patterns associated with development on any or all lots in this CSM shall be allowed without prior approval of the City Engineer.

3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PREPARED FOR:  
HIGHLAND GATES LLC  
P.O. BOX 45  
McFARLAND, WI 53558

PREPARED BY:  
ISTHMUS SURVEYING, LLC  
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OWNERS CERTIFICATE:

I, Steven W. Doran, authorized representative of Highland Gates LLC, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_,  
Steven W. Doran  
Authorized Representative  
Highland Gates LLC

State of Wisconsin )  
 )ss  
County of Dane)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named Steven W. Dorna, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_  
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE:

State Bank of Cross Plains, a Financial Institution organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing, and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said State Bank of Cross Plains, has caused these presents to be signed by its duly authorized officer (s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

State Bank of Cross Plains

\_\_\_\_\_  
\_\_\_\_\_  
printed name and title                      printed name and title

State of Wisconsin )ss  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named authorized officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said State Bank of Cross Plains, and acknowledged that they executed the foregoing instrument.

My Commission expires: \_\_\_\_\_ Signed: \_\_\_\_\_,  
Notary Public, State of Wisconsin

MAP NO. \_\_\_\_\_  
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## CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_,  
of Certified Survey Maps, on pages \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

MAP NO. \_\_\_\_\_

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