

CERTIFIED SURVEY MAP NO.

A DIVISION OF PART OF LOTS 1 AND 2 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- △ INDICATES PK NAIL (SET), UNLESS NOTED
- + INDICATES CHISELED CROSS (SET), UNLESS NOTED
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

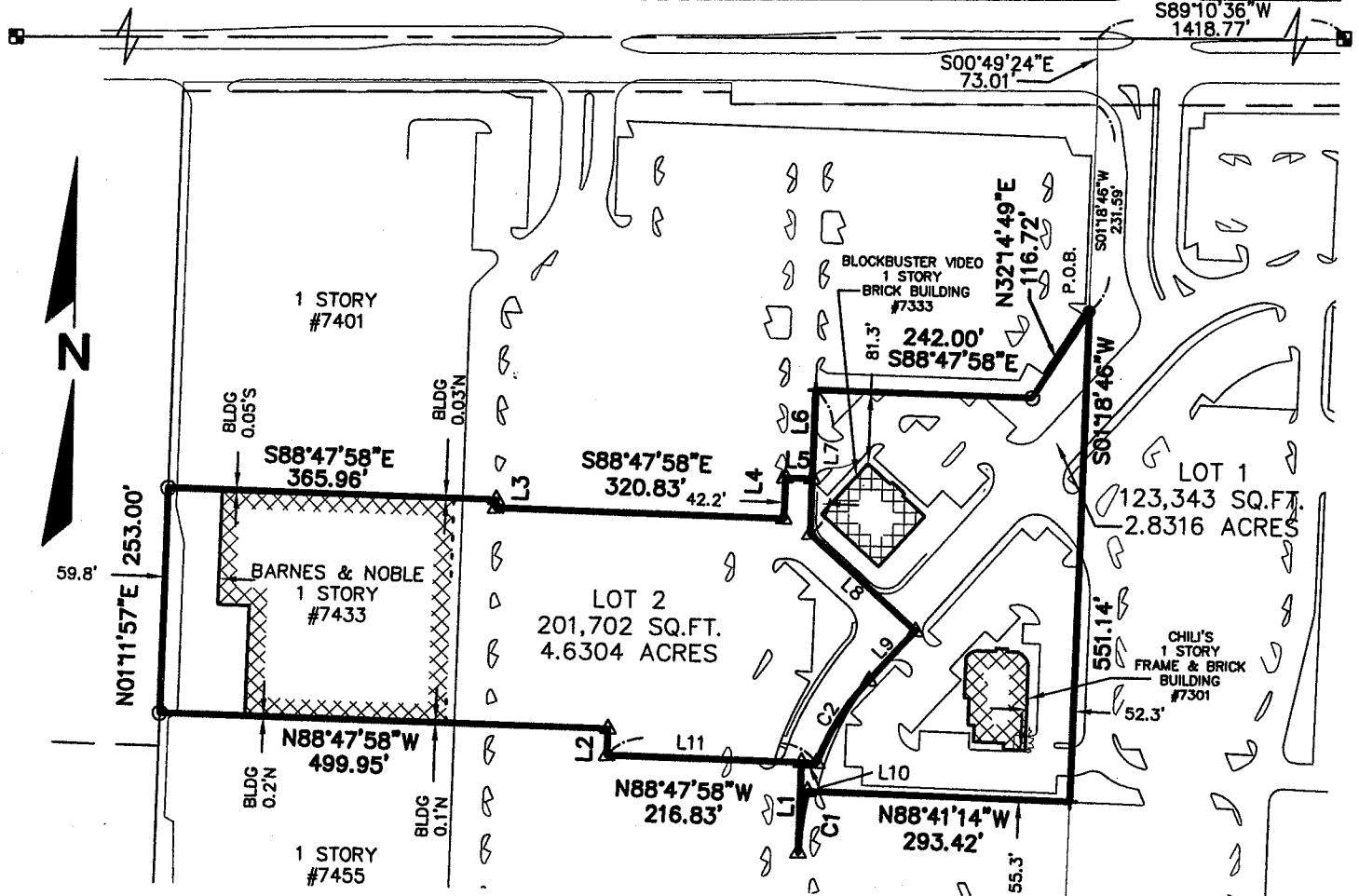
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
THE E. LINE OF THE NE 1/4 OF SECTION 26, T 7 N, R 8 E, IS MEASURED TO BEAR S 01°18'41" W.

N.W. COR, N.E. 1/4
SEC. 26-7-8
N: 477703.81
E: 786825.04

P.O.C.
N.E. COR, N.E. 1/4
SEC. 26-7-8
N: 477741.90
E: 789475.96

MINERAL POINT ROAD

S89°10'36"W
1418.77'



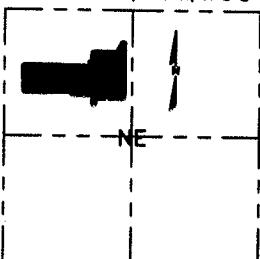
MAIN CURVE TABLE

CURVE	ARC	RADIUS	CHORD BRG	CHORD	DELTA ANGLE	TANGENT BRG 1	TANGENT BRG 2
C1	68.12'	300.00'	S07°42'26"W	67.97'	13°00'33"	S01°12'10"W	S14°12'43"W
C2	110.42'	300.00'	S31°06'05"W	109.80'	21°05'21"	S20°33'25"W	S41°38'46"W



8-31-2010
Revised
1-24-2011

LOCATION MAP
NORTHEAST 1/4
OF SECTION 26, T 7 N, R 8 E

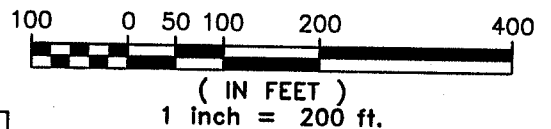


SCALE: 1" = 2000'

LINE TABLE

LINE	LENGTH	BEARING
L1	99.43	N01°12'02"E
L2	29.35	N01°12'02"E
L3	9.00	S01°12'02"W
L4	45.32	N01°12'02"E
L5	30.00	S88°47'58"E
L6	100.00	N01°12'02"E
L7	161.46	S01°12'02"W
L8	159.67	S48°21'14"E
L9	76.80	S41°38'46"W
L10	16.96	N88°47'58"W
L11	233.79	N88°47'58"W

GRAPHIC SCALE



R.A. Smith National, Inc.

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SHEET 1 OF 8 SHEETS

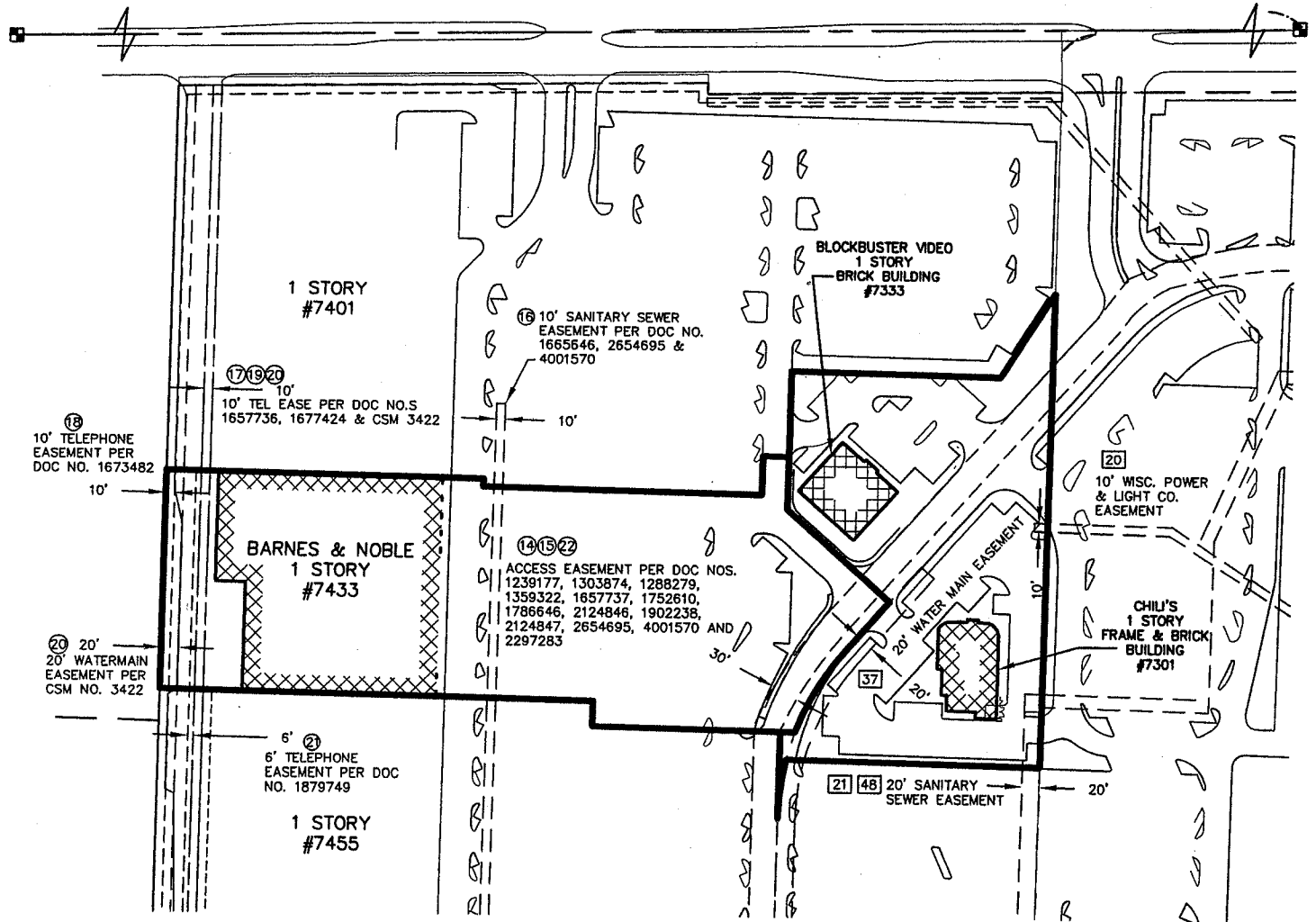
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P.O.C.
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NOTES:

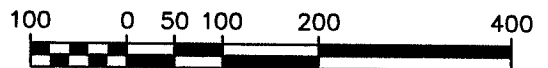
ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

THE SUBDIVIDER ACKNOWLEDGES THAT FUTURE DEVELOPMENT ON THE TWO LOTS SHOWN ON THIS CSM MAY BE SUBJECT TO PLAN COMMISSION APPROVAL AS MAJOR ALTERATIONS TO THE WEST TOWNE MALL PLANNED COMMERCIAL SITE CONDITIONAL USE FOLLOWING REVIEW AND APPROVAL BY THE URBAN DESIGN COMMISSION. AS PART OF THE APPROVAL OF SUCH MAJOR ALTERATIONS, THE DEVELOPER MAY BE REQUIRED TO MAKE VEHICULAR AND PEDESTRIAN CIRCULATION IMPROVEMENTS TO THE COMMERCIAL COMPLEX, INCLUDING BUT NOT LIMITED TO THE MALL RING ROAD, TO ACCOMMODATE ADDITION VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE MALL COMPLEX, INCLUDING THE PROVISION OF DEDICATED PEDESTRIAN CONNECTIONS BETWEEN EXISTING AND PROPOSED USES.

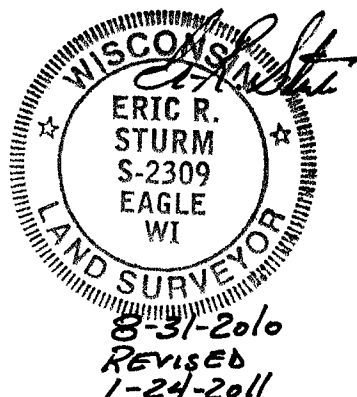
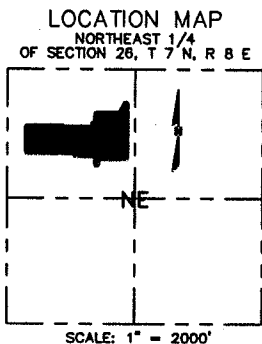
ANY NEW RETAIL ESTABLISHMENTS WITH A TOTAL GROSS FLOOR AREA OF 40,000 SQUARE FEET WITHIN THIS PLANNED COMMERCIAL SITE SHALL BE SUBJECT TO THE LARGE FORMAT RETAIL ESTABLISHMENT PROVISIONS OF THE URBAN DESIGN COMMISSION ORDINANCE (MGO 33.24(4)(f)).

SEE SHEET 3 FOR EASEMENT/RESTRICTIONS

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



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SHEET 2 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

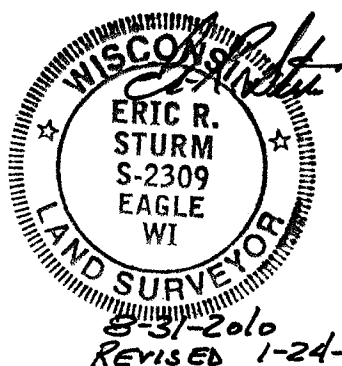
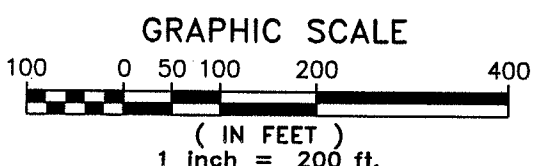
A DIVISION OF PART OF LOTS 1 AND 2 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, AND BEING PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENTS AND RESTRICTIONS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 09ATL1538. EFFECTIVE DATE OF OCTOBER 1, 2009

- (14) EASEMENT, RESTRICTIONS AND OPERATING AGREEMENT (ERO) RECORDED IN VOL. 100 OF RECORDS, PAGE 96, AS #1239177, AS SUPPLEMENTED IN VOL. 283 OF RECORDS, PAGE 238, AS #1303874, IN VOL. 243 OF RECORDS, PAGE 140, AS #1288279, IN VOL. 425 OF RECORDS, PAGE 512, AS #1359322, IN VOL. 1667 OF RECORDS, PAGE 35, AS #1657737, IN VOL. 3863 OF RECORDS, PAGE 25, AS #1752610, IN VOL. 4628 OF RECORDS, PAGE 33, AS #1786646, AND IN VOL. 12447 OF RECORDS, PAGE 4, AS #2124846.
- (15) EASEMENT, RESTRICTION AND OPERATING AGREEMENT (ERO) RECORDED IN VOL. 7326 OF RECORDS, PAGE 40, AS #1902238; AMENDED IN VOL. 12447 OF RECORDS, PAGE 30, AS #2124847; AMENDED IN VOL. 29169 OF RECORDS, PAGE 10, AS #2654695; AMENDED AS #4001570. AFFECTS SITE BY LOCATION - SHOWN.
- (16) SANITARY SEWER EASEMENT, 10 FEET IN WIDTH - AS SHOWN ON CERTIFIED SURVEY MAP 3422, AS MODIFIED BY AFFIDAVIT RECORDED IN VOL. 1918 OF RECORDS, PAGE 22, AS #1665646, THE USE OF WHICH HAS BEEN EXTENDED TO WISCONSIN POWER AND LIGHT COMPANY BY VIRTUE OF THE CONSENT RECORDED IN VOL. 2182 OF RECORDS, PAGE 28, AS #1677835.
- (17) EASEMENT TO MID-PLAINS TELEPHONE COMPANY RECORDED IN VOL. 1667 OF RECORDS, PAGE 26, AS #1657736.
- (18) EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOL. 2096 OF RECORDS, PAGE 14, AS #1673482.
- (19) TELEPHONE EASEMENT TO MID-PLAINS TELEPHONE COMPANY RECORDED IN VOL. 2173 OF RECORDS, PAGE 17, AS #1677424.
- (20) UNDERGROUND TELEPHONE CABLE EASEMENT, 10 FEET IN WIDTH, STORM AND WATER LINE EASEMENTS AS SHOWN ON CERTIFIED SURVEY MAP 3422.
- (21) TELEPHONE EASEMENT RECORDED IN VOL. 6794 OF RECORDS, PAGE 78, AS #1879749. AFFECTS SITE BY LOCATION - SHOWN.
- (22) EASEMENT, RESTRICTION AND OPERATING AGREEMENT RECORDED IN VOL. 16976 OF RECORDS, PAGE 1, AS #2297282 AND AGREEMENT ASSUMING CERTAIN OBLIGATIONS UNDER EASEMENT, RESTRICTION AND OPERATING AGREEMENTS RECORDED IN VOL. 16976 OF RECORDS, PAGE 39, AS #2297283.

EASEMENTS AND RESTRICTIONS BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 25080282/REVISION NO. 6 (9/26/05). EFFECTIVE DATE OF AUGUST 3, 2005

- (20) EASEMENTS SET FORTH IN EASEMENT AGREEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOL. 198 OF RECORDS, PAGE 498, AS #1272585; MODIFIED IN VOL. 12881 OF RECORDS, PAGE 7, AS #2142936; MODIFIED BY PARTIAL RELEASE RECORD AS #2890668; MODIFIED BY PARTIAL RELEASE RECORDED AS #3250638; AND AS #3250639.
- (21) SANITARY SEWER EASEMENT TO CITY OF MADISON RECORDED IN VOL. 225 OF RECORDS, PAGE 83, AS #1281760, THE USE OF WHICH HAS BEEN EXTENDED TO WISCONSIN POWER AND LIGHT COMPANY BY VIRTUE OF THE CONSENT RECORDED IN VOL. 2182 OF RECORDS, PAGE 28, AS #1677835; MODIFIED IN VOL. 12862 OF RECORDS, PAGE 92, AS #2142191; RE-RECORDED IN VOL. 12949 OF RECORDS, PAGE 7, AS #2145961.
- (37) WATER MAIN EASEMENT TO CITY OF MADISON RECORDED IN VOL. 8914 OF RECORDS, PAGE 36, AS #1969825.
- (48) UTILITY EASEMENTS - AS SHOWN ON CERTIFIED SURVEY MAP 3422.



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SHEET 3 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 of Dane County Certified Survey Map No. 3422, and being part of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }



I, ERIC R. STURM, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped A division of part of Lots 1 and 2 of Dane County Certified Survey Map No. 3422, and being part of the Northeast 1/4 of Section 26, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. bounded and described and follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence South 89°10'36" East along the North line of said Northeast 1/4 Section 1418.77 feet to a point; thence South 00°49'24" East 73.01 feet to a point on the North line of Mineral Point Road; thence South 01°18'46" West along the East line of Lot 1 of Dan County Certified Survey Map No. 3422 a distance of 231.59 feet to the Northeast corner of Lot 2 of said Certified Survey Map and the point of beginning of the lands to be described, thence continuing South 01°18'46" West along said East line 551.14 feet to a point; thence North 88°41'14" West 293.42 feet to a point; thence Southwesterly 68.12 feet along the arc of a curve whose center lies to the Southeast, whose radius is 300.00 feet and whose chord bears South 07°42'26" West 67.97 feet to a point; thence North 01°12'02" East 99.43 feet to a point; thence North 88°47'58" West 216.83 feet to a point; thence North 01°12'02" East 29.35 feet to a point; thence North 88°47'58" West 499.95 feet to a point; thence North 01°11'57" East 253.00 feet to a point; thence South 88°47'58" East 365.96 feet to a point; thence South 01°12'02" West 9.00 feet to a point on the South line of Lot 1 of said Certified Survey Map; thence South 88°47'58" East along said South line 320.83 feet to a point; thence North 01°12'02" East along said South line 45.32 feet to a point; thence South 88°47'58" East along said South line 30.00 feet to a point; thence North 01°12'02" East along said South line 100.00 feet to a point thence South 88°47'58" East along said South line 242.00 feet to a point; thence North 32°14'49" East along said South line 116.72 feet to the point of beginning.

Said lands contain 325,045 square feet, or 7.4620 acres.

NOTES:

- 1) Distances are ground and measured to the nearest hundredth of a foot.
- 2) 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 detention at the time they develop.
- 3) Bearings are referenced to the Wisconsin County Coordinate System, Dane County zone (NAD83(97)). The East Line of the Northeast 1/4 of Section 26, T 7 N, R 8 E, is measured to bear S 01°18'41" W.
- 4) All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or 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. 12 and 14; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

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SURVEYOR'S CERTIFICATE (CONTINUED)

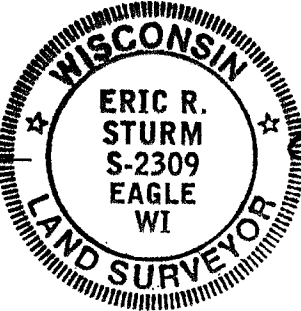
- 5) No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department

THAT I have made such survey, land division and map by the order and direction of MADISON JOINT VENTURE, owner(s).

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division and Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

DATE August 31, 2010
REVISED
← JANUARY 24, 2011



Eric R. Sturm (SEAL)
ERIC R. STURM,
REGISTERED LAND SURVEYOR S-2309

