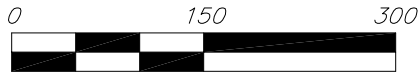


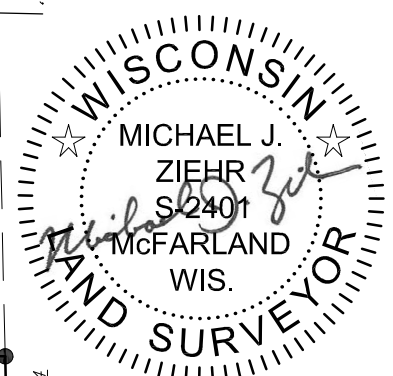
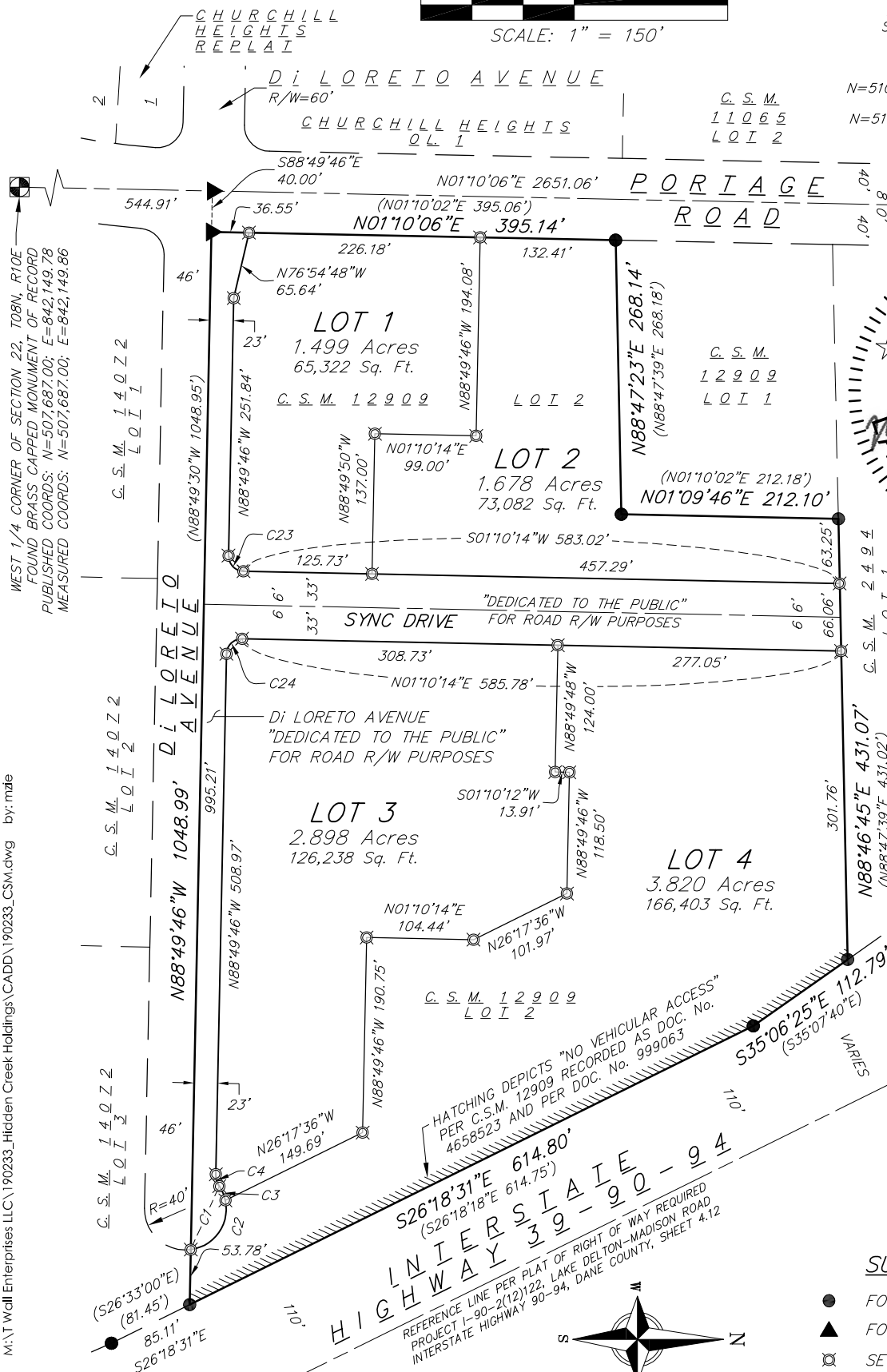
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: 1" = 150'

NORTHWEST CORNER OF SECTION 22, T08N, R10E  
 FOUND BRASS CAPPED MONUMENT OF RECORD  
 PUBLISHED COORDS: N=510,337.65; E=842,203.77  
 MEASURED COORDS: N=510,337.51; E=842,203.92



09/26/2024

26 Sep 2024 - 7:34a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: male

- NOTES:**
1. See Sheet 2 for Easement Details.
  2. See Sheet 3 for Lot 1 & Lot 2 New Easement Details.
  3. See Sheet 4 for Lot 3 & Lot 4 New Easement Details.
  4. See Sheet 5 for the Curve Table.
  5. See Sheet 6 for Notes.

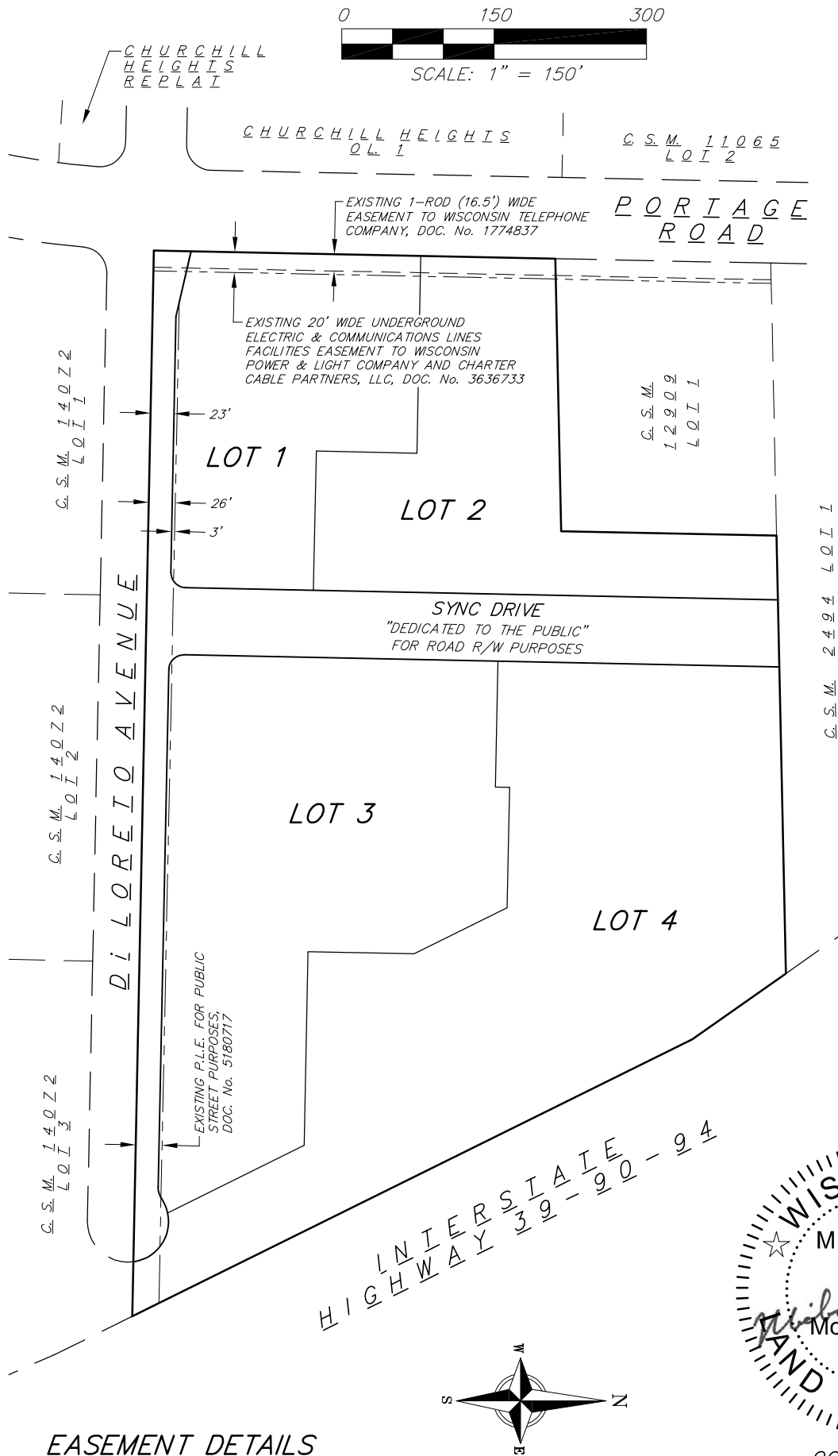
BEARINGS ARE BASED UPON THE W. CO. COORD. SYSTEM, DANE COUNTY, NAD83 (2011), THE WEST LINE OF THE NW 1/4 OF SEC. 22-08-10 MEASURED AS BEARING N01°10'06"W

- SURVEY LEGEND**
- FOUND 3/4" Ø IRON ROD
  - ▲ FOUND MAGNAIL
  - ⊙ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
  - ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

		FN: 190233 DATE: 09/26/2022	SURVEYED FOR: SYNC HOLDINGS, LLC P.O. BOX 620037 MIDDLETON, WI 53562	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 7
		REV: 09/26/2024 Drafted By: MZIE Checked By: JLIL			

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

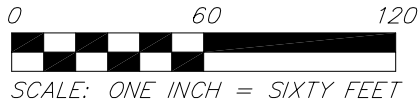


26 Sep 2024 - 7:34a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mde



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



C. S. M. 2494 L O I 1

C. S. M.  
12909

CROSS-HATCHING DEPICTS THE LIMITS OF TEMPORARY LIMITED EASEMENT BENEFITTING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF SYNC DRIVE NORTH OF THIS CSM ALONG WITH THE REMOVAL OF THE PUBLIC TEMPORARY TURNAROUND IMPROVEMENTS WITHIN THE EASEMENT AREA

L O I 1

P O R T I A G E R O A D

S Y N C D R I V E

LOT 2

LOT 1

LOT 1 & LOT 2  
NEW EASEMENT DETAILS



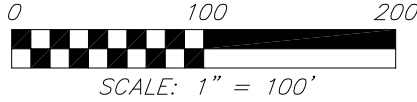
ANGLED HATCHING DEPICTS LIMITS OF PRIVATE ACCESS, PRIVATE SANITARY SEWER AND EMERGENCY ACCESS EASEMENT, SEE NOTE 4 ON SHEET 6

26 Sep 2024 - 7:34a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze



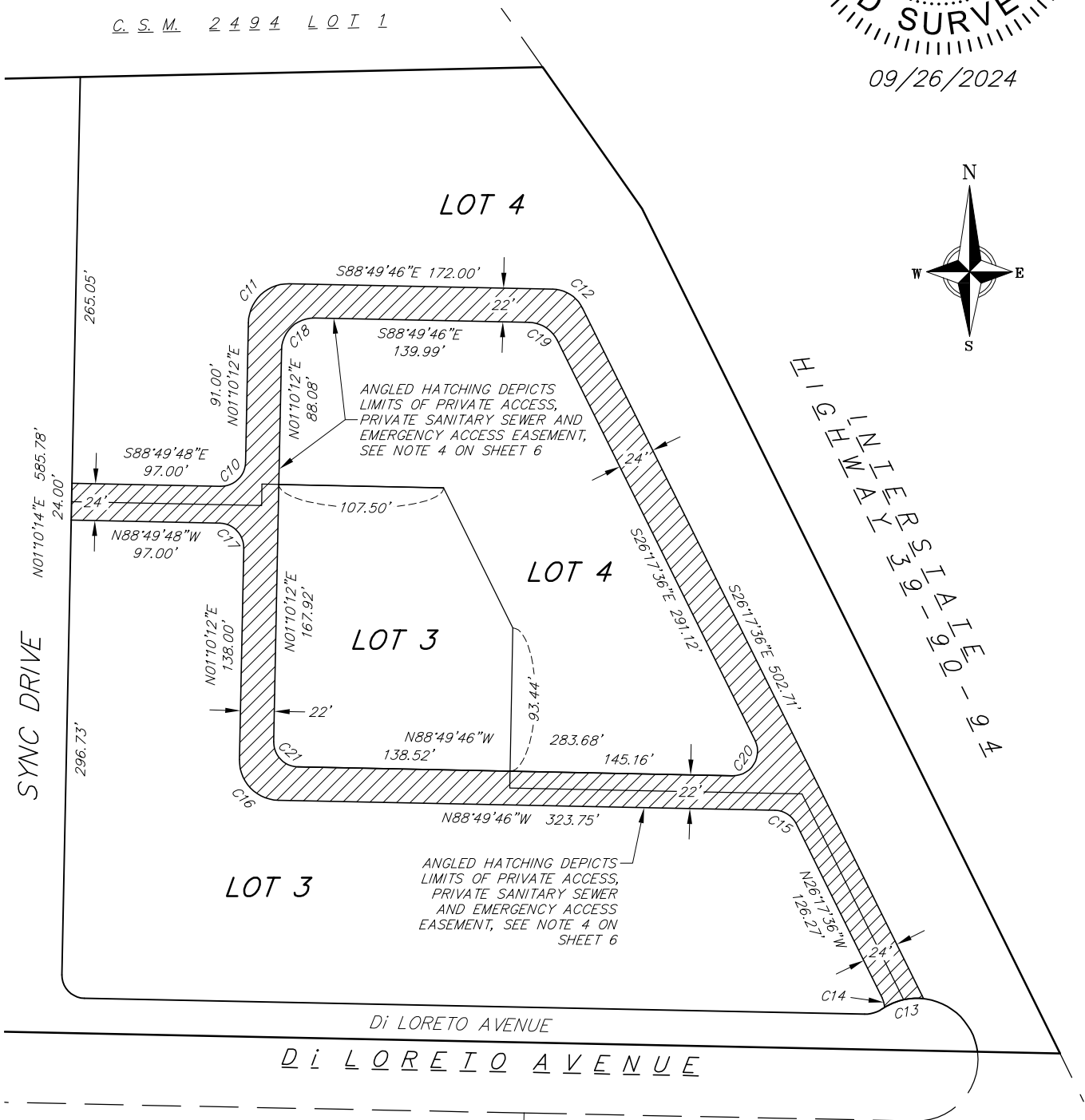
# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



09/26/2024

C. S. M. 2494 LOI 1



C. S. M. 14072  
LOI 2

C. S. M. 14072  
LOI 3

## LOT 3 & LOT 4 NEW EASEMENT DETAILS

26 Sep 2024 - 7:33a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mde

**vierbicher**  
planners | engineers | advisors



FN: 190233  
DATE: 09/26/2022  
REV: 09/26/2024  
Drafted By: MZIE  
Checked By: JLIL

SURVEYED FOR:  
SYNC HOLDINGS, LLC  
P.O. BOX 620037  
MIDDLETON, WI 53562

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Lot Two (2), Certified Survey Map Number 12909, as recorded in Volume 82 of Certified Survey Maps, on Pages 85-86, as Document Number 4658523, Dane County Registry, located in the SW 1/4 - NW 1/4 of Section 22, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Containing 494,348 square feet or 11.349 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.

By: Michael J. Ziehr

Date: SEPTEMBER 26, 2024

Signed:   
Michael J. Ziehr, P.L.S. S-2401



**CURVE TABLE**

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARINGS	
C1	81.42'	40.00'	116°37'14"	N65°46'00"W	68.07'	N07°27'23"W BACK	S55°55'23"W AHEAD
C2	66.17'	40.00'	94°46'57"	N54°50'51"W	58.88'		
C3	15.25'	40.00'	21°50'17"	S66°50'32"W	15.15'		
C4	12.30'	20.00'	35°14'51"	S73°32'49"W	12.11'		
C5	25.13'	16.00'	90°00'00"	N43°49'46"W	22.63'		
C6	14.03'	17.00'	47°17'32"	N22°28'31"W	13.64'		
C7	33.43'	40.50'	47°17'32"	N22°28'31"W	32.49'		
C10	25.13'	16.00'	90°00'00"	N46°10'12"E	22.63'		
C11	40.84'	26.00'	90°00'03"	N46°10'13"E	36.77'		
C12	24.01'	22.00'	62°32'09"	S57°33'41"E	22.84'		
C13	26.63'	40.00'	38°08'43"	S77°30'42"W	26.14'		
C14	6.71'	16.00'	24°01'31"	N14°16'51"W	6.66'		
C15	17.46'	16.00'	62°32'09"	N57°33'41"W	16.61'		
C16	40.84'	26.00'	89°59'57"	N43°49'47"W	36.77'		
C17	25.13'	16.00'	90°00'00"	N43°49'48"W	22.63'		
C18	32.99'	21.00'	90°00'03"	N46°10'13"E	29.70'		
C19	22.92'	21.00'	62°32'10"	S57°33'42"E	21.80'		
C20	32.80'	16.00'	117°27'51"	S32°26'19"W	27.35'		
C21	25.13'	16.00'	89°59'57"	N43°49'47"W	22.63'		
C22	25.13'	16.00'	90°00'00"	S43°49'48"E	22.63'		
C23	23.56'	15.00'	90°00'00"	S46°10'14"W	21.21'		
C24	23.56'	15.00'	90°00'00"	N43°49'46"W	21.21'		

26 Sep 2024 - 7:33a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## NOTES:

- All buildings and outdoor recreational areas shall comply with MGO Chapter 16.23(3)(d)-Highway Noise Land Use Provisions policies and ordinance.
- Lots within this CSM are inter-dependent upon one another for storm water runoff conveyance. An Agreement providing for rights and responsibilities of Lot owners with regard to said storm water runoff conveyance shall be recorded subsequent to the recording of this CSM.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Lots within this CSM are subject to a Private Access Easement, Private Sanitary Sewer Easement and Emergency Access Easement as depicted and set forth on Sheets 3 and 4 of this CSM. An Agreement outlining rights, responsibilities, use, maintenance, and other entitlements shall be recorded subsequent to the recording of this CSM. The City of Madison shall have the right to use the Private Access Easement for the purposes of ingress and egress for emergency vehicles, which include, but are not limited to, fire trucks, police cars, and ambulances.
- I found the Brass Capped monument and ties, representing the Northwest Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey and monument recovery was November 13, 2024.
- I found the Brass Capped monument and ties, representing the West Quarter Corner of Section 22, Township 08 North, Range 10 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Carl M. Sandsnes, dated March 11, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey and monument recovery was November 13, 2024.
- The Lots of this land division may experience noise at levels exceeding the levels in Wisconsin Administrative Code Tans 405.04, Table I. These levels are based on federal standards. The Wisconsin 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.

## OWNER'S CERTIFICATE

Sync Holdings, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Sync Holdings, LLC  
T. Wall Enterprises Manager, LLC, its Manager

By: \_\_\_\_\_  
Terrence R. Wall, President of  
T. Wall Enterprises Manager, LLC

State of Wisconsin )  
  )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above named Terrence R. Wall, President of T. Wall Enterprises Manager, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_



11/13/2024

M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mzie

vierbicher planners   engineers   advisors		FN: 190233	SURVEYED FOR:	C.S.M. No. _____	SHEET 6 OF 7
		DATE: 09/26/2022	SYNC HOLDINGS, LLC	Doc. No. _____	
		REV: 09/26/2024	P.O. BOX 620037	Vol. _____ Page _____	
		Drafted By: MZIE	MIDDLETON, WI 53562		
		Checked By: JLIL			

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT TWO, CERTIFIED SURVEY MAP NUMBER 12909, AS RECORDED IN VOLUME 82 OF CERTIFIED SURVEY MAPS, ON PAGES 85-86, AS DOCUMENT NUMBER 4658523, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 - NW 1/4 OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID 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

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter,  
Secretary of the Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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



09/26/2024

26 Sep 2024 - 7:32a M:\T Wall Enterprises LLC\190233\_Hidden Creek Holdings\CADD\190233\_CSM.dwg by: mze

<p style="font-size: 8px; margin-top: 5px;">planners   engineers   advisors</p>		FN: 190233 DATE: 09/26/2022 REV: 09/26/2024 Drafted By: MZIE Checked By: JLL	SURVEYED FOR: SYNC HOLDINGS, LLC P.O. BOX 620037 MIDDLETON, WI 53562	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 7 OF 7
---	--	--	---	---	-----------------