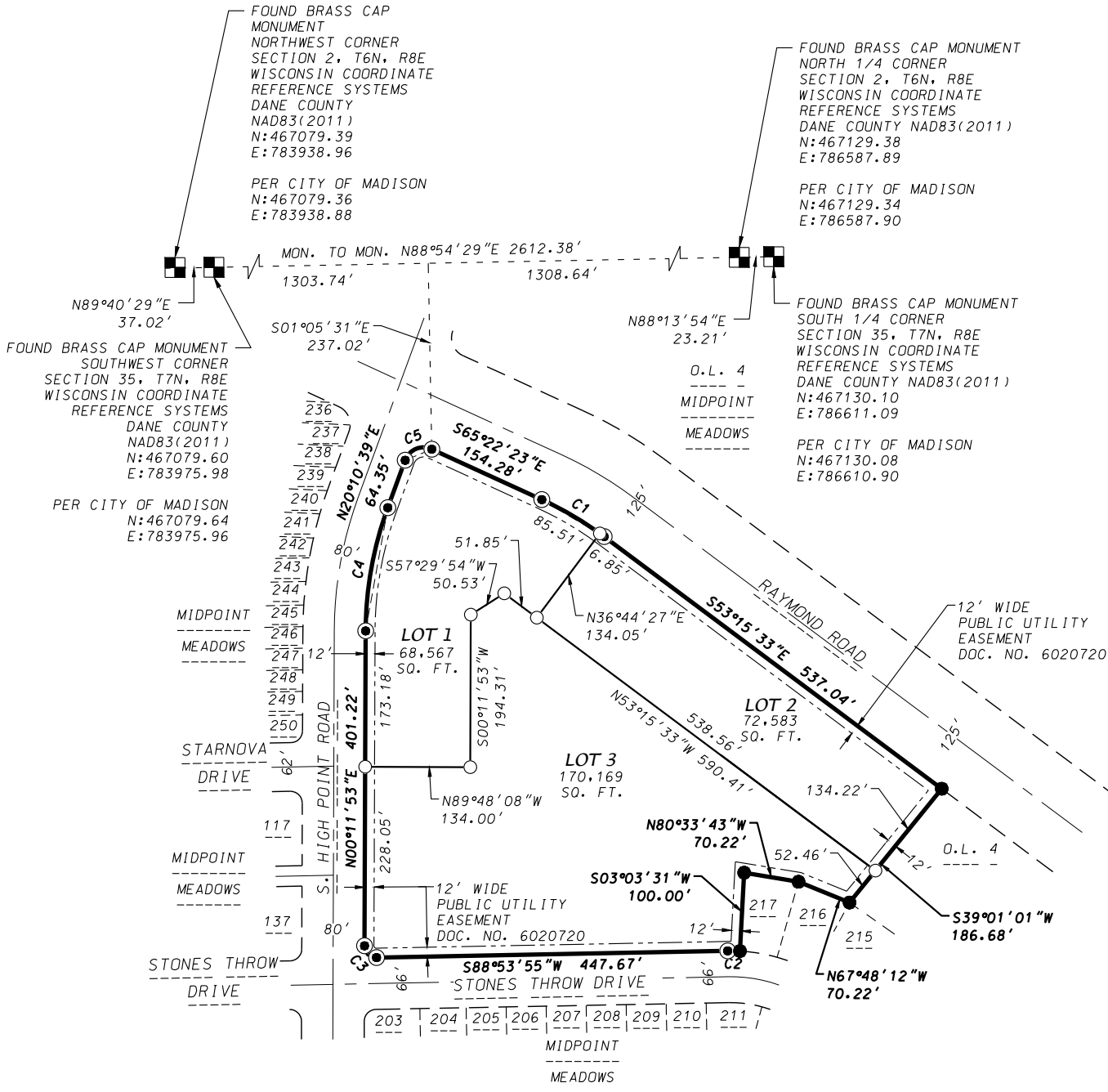


CERTIFIED SURVEY MAP

LOT 218, MIDPOINT MEADOWS, LOCATED IN THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- PLACED 3/4"x18" REBAR
WT=1.65 LBS/FT
- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR

CURVE TABLE

CURVE NO.	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	437.50'	92.33'	92.50'	S59°18'58"E	12°06'50"
LOT 1	437.50'	85.51'	85.65'	S59°45'53"E	11°13'01"
LOT 2	437.50'	6.85'	6.85'	S53°42'27"E	00°53'50"
C2	216.00'	15.68'	15.68'	N89°01'17"W	04°09'36"
C3	15.00'	21.45'	23.90'	N45°27'06"W	91°17'57"
C4	460.00'	159.59'	160.41'	N10°11'16"E	19°58'46"
C5	25.00'	36.70'	41.21'	N67°24'08"E	94°26'58"



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST
QUARTER OF SECTION 2, T6N, R8E
BEARS N88°54'29"E



SHEET 1 OF 4

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: May 06, 2025

F.N.: 25-07-102

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 218, MIDPOINT MEADOWS, LOCATED IN THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 218, Midpoint Meadows, recorded in Volume 62-027B of Plats on pages 147-154 as Document Number 6020720 in the Dane County Register of Deeds Office, located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin. Containing 311,319 square feet (7.147 acres)

Dated this 6th day of May, 2025.

Brett T. Stoffregan, Professional Land Surveyor, S-2742


NOTES

1. All lots within this plat are subject to public easements 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 easements shall be 12 feet in width on the perimeter of the Certified Survey Map. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

In the event of a City of Madison Plan Commission and/or Common Council approved 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.

2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.



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CERTIFIED SURVEY MAP

LOT 218, MIDPOINT MEADOWS, LOCATED IN THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Meadow Investors, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map. Meadow Investors, LLC also certifies that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Meadow Investors, LLC, has caused these presents to be signed this _____ day of _____, 2025.

Meadow Investors, LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2025, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____ Notary Public, Dane County, Wisconsin _____



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CERTIFIED SURVEY MAP

LOT 218, MIDPOINT MEADOWS, LOCATED IN THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 2025 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 _____, 2025.

Michael Haas, Acting City Clerk
City of Madison, Dane County, Wisconsin

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 _____, 2025 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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