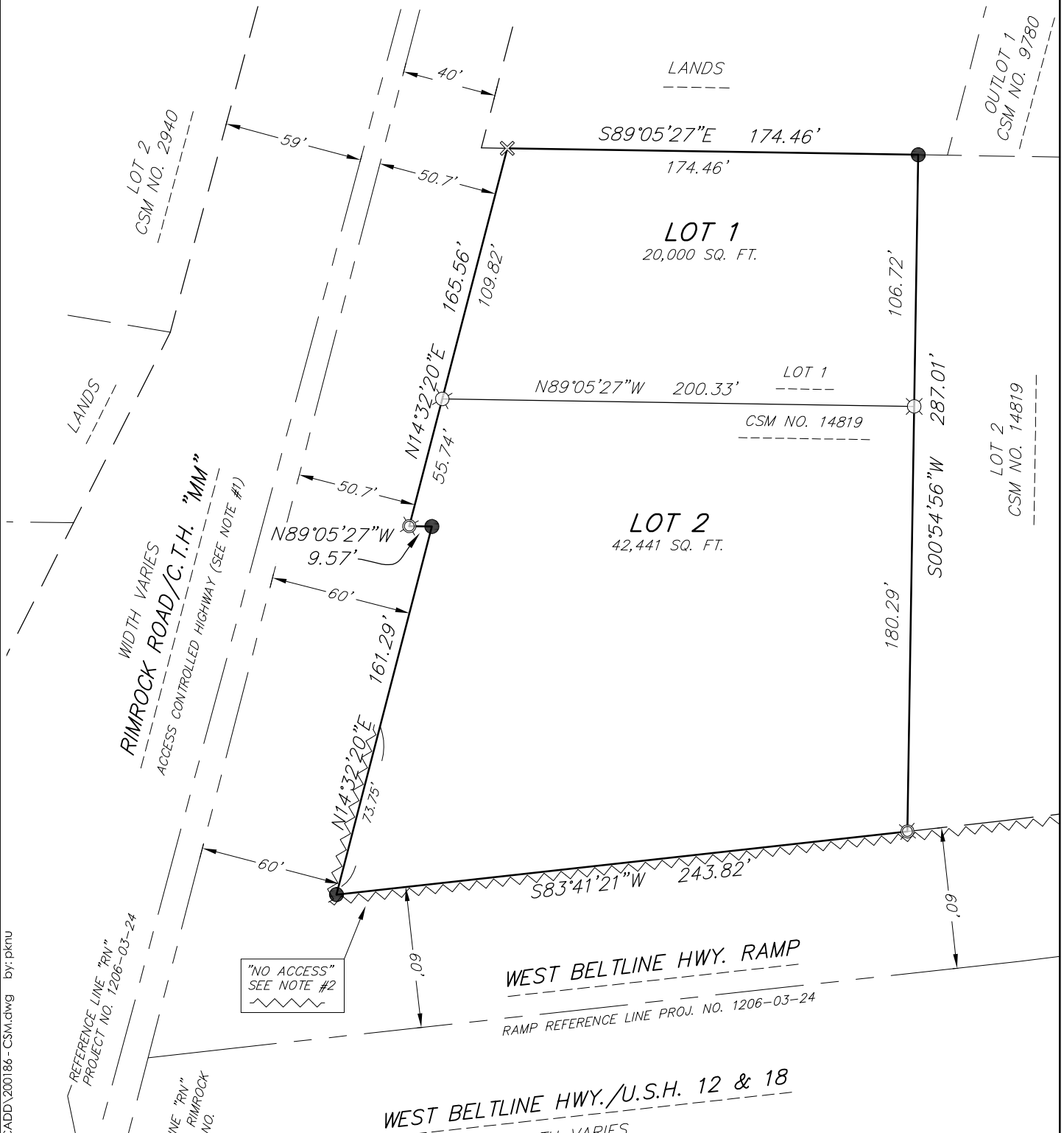


CERTIFIED SURVEY MAP No.

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14819, AS RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS, ON PAGES 300-308, AS DOCUMENT NUMBER 5413524, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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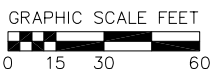
NOTE:
 SEE SHEET 2 FOR NOTES.
 SEE SHEET 2 FOR SECTION CORNER TIE DETAIL.
 SEE SHEET 3 FOR EXISTING IMPROVEMENTS.
 SEE SHEET 4 FOR EXISTING EASEMENTS.
 SEE SHEET 5 FOR EXISTING EASEMENTS PER DOC. NO. 5414288.

"NO ACCESS"
 SEE NOTE #2

LEGEND

- FOUND 3/4" Ø IRON ROD
- SET COTTON SPINDLE
- ⊗ SET CHISELED CROSS
- ⊙ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY, THE EAST LINE OF THE NW 1/4 OF SECTION 36-07-09, MEASURED AS BEARING S 00°23'29" W



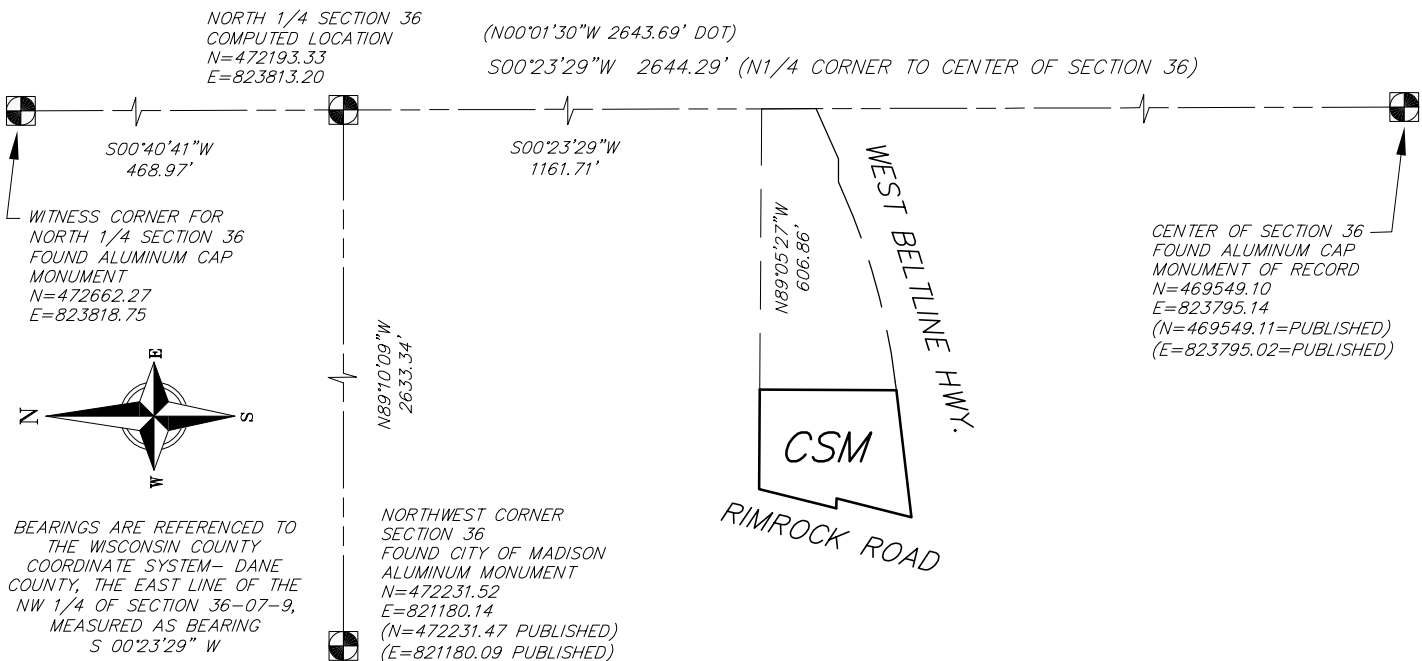
SCALE: 1"=60'



CERTIFIED SURVEY MAP No.

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14819, AS RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS, ON PAGES 300-308, AS DOCUMENT NUMBER 5413524, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SECTION CORNERS TIE DETAIL (NOT TO SCALE)



NOTES:

- 1) PORTIONS OF COUNTY TRUNK HIGHWAY "MM" OUTSIDE THE CORPORATE LIMITS OF THE CITY OF MADISON IS AN ACCESS CONTROLLED HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES. (ORIGINAL ORDINANCE CREATED PER VOL. 447 OF RECORDS, PAGE 483, DOCUMENT NO. 1368501.)
- 2) NO ACCESS IS PERMITTED TO U.S. HIGHWAY 12 & 18 AND A PORTION OF COUNTY TRUNK HIGHWAY "MM" (RIMROCK ROAD) PER WISCONSIN DEPT. OF TRANSPORTATION RIGHT-OF-WAY PROJECT 1206-03-24. AREAS OF NO ACCESS PER THIS PROJECT HAVE BEEN SHOWN HEREON. ACCESS RESTRICTIONS TO U.S. HIGHWAY 12 & 18 WERE PREVIOUSLY SET OUT IN DOCUMENT RECORDED AUGUST 10, 1950 PER VOLUME 232 OF MISC., PAGE 204, DOCUMENT NO. 802720 AND ALSO PREVIOUSLY NOTED ON WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PROJECT NO. F04-2(30). ACCESS RESTRICTIONS TO U.S. HIGHWAY 12/18 AND RIMROCK ROAD HAVE BEEN SHOWN HEREON PER DOCUMENT NUMBER 1034224.
- 3) PERPETUAL EASEMENT FOR SANITARY SEWER TO THE TOWN OF MADISON PER VOL. 10885 OF RECORDS, PAGE 23 AS DOCUMENT NO. 2057283. SAID EASEMENT IS FOR INGRESS AND EGRESS, TO LAY, CONSTRUCT, MAINTAIN AND KEEP IN REPAIR SANITARY SEWER, AND OTHER NECESSARY APPURTENANCES.
- 4) PERPETUAL EASEMENT FOR PUBLIC UTILITIES TO THE CITY OF MADISON PER VOL. 11594 OF RECORDS, PAGE 21 AS DOCUMENT NO. 2088477. SAID EASEMENT IS FOR PUBLIC UTILITIES, INCLUDING THE RIGHT OF EXCAVATION, INGRESS AND EGRESS AND THE RIGHT TO OPERATE NECESSARY EQUIPMENT FOR THE PURPOSE OF MAINTAINING, REPAIRING, AND REPLACING UTILITIES.
- 5) RIGHT-OF-WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY FOR UNDERGROUND ELECTRIC AS RECORDED ON DECEMBER 8, 1993 IN VOLUME 25809 OF RECORDS, PAGE 73 AS DOCUMENT NUMBER 2552427.
- 6) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 7) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).
 - A) 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 plat. 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) feet 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, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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.
 - B) The intra-block drainage easements shall be graded with the construction of each principal 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.
 - 8) COMPREHENSIVE AGREEMENT(S)/EASEMENT(S) BETWEEN THE LOTS AND OUTLOTS WITHIN THIS CERTIFIED SURVEY MAP (CSM) SHALL ADDRESS ALL COMMON PRIVATE VEHICULAR AND PEDESTRIAN ACCESS FACILITIES, STORM SEWER FACILITIES, STORMWATER MANAGEMENT FACILITIES, SANITARY SEWER FACILITIES, WATER MAIN FACILITIES AND COMMON OPEN SPACE AREAS/FACILITIES AND SHALL BE RECORDED VIA A SEPARATE DOCUMENT(S) SUBSEQUENT TO THE RECORDING OF THIS CSM PER CSM NO. 14819, AS DOCUMENT NUMBER 5413524.
 - 9) LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14819 IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NUMBER 5428334.
 - 10) LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14819 IS SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 5418522.
 - 11) LOT 1, LOT 2 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 14819 ARE SUBJECT TO A DECLARATION OF EASEMENTS PER DOCUMENT NUMBER 5414288. SEE SHEET 5 FOR A DEPICTION OF THE EXISTING DRIVEWAYS, PEDESTRIAN ACCESS AND PASSAGES, STORMWATER DETENTION FACILITIES AND UTILITIES AREAS. EASEMENT AREAS ARE NOT DIMENSIONAL DEFINED AND OUR ONLY SHOWN GRAPHICALLY ON SAID EASEMENT DOCUMENT. SEE SHEET 4 FOR MONUMENT SIGN EASEMENT LOCATION.
 - 12) THIS CERTIFIED SURVEY MAP BENEFITS FROM A RESTATED DRIVEWAY EASEMENT AGREEMENT PER DOCUMENT NUMBER 5413729.

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planners | engineers | advisors



Phone: (800) 261-3898

FN: 200186
DATE: 9-04-2020
REV:
Drafted By: PKN
Checked By: MMAR

SURVEYED FOR:
NORTH CENTRAL
GROUP, LLC
1600 ASPEN COMMONS
SUITE 200
MIDDLETON, WI

C.S.M. No. _____

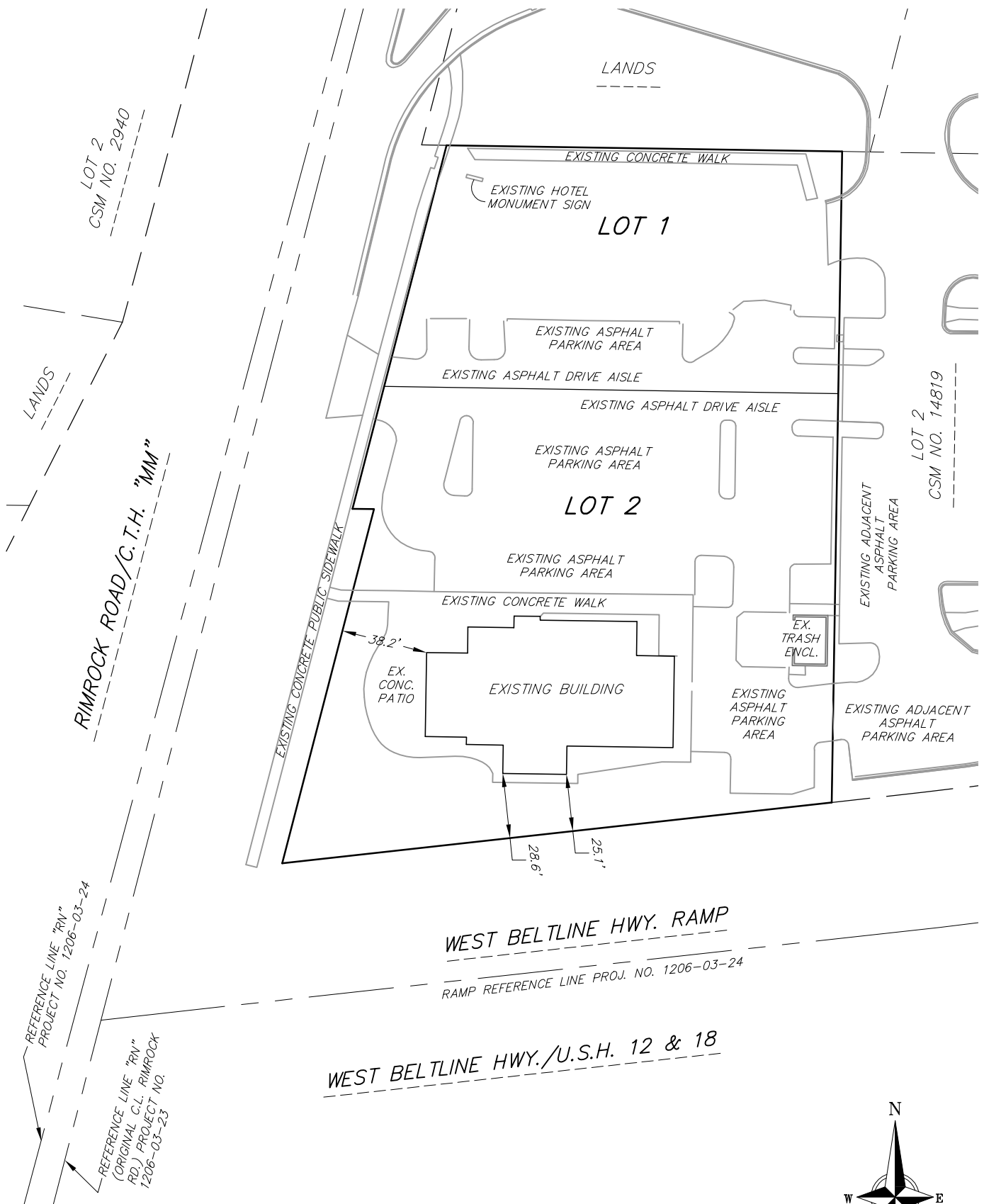
Doc. No. _____

Vol. _____ Page _____

**SHEET
2 OF 8**

CERTIFIED SURVEY MAP No.

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14819, AS RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS, ON PAGES 300-308, AS DOCUMENT NUMBER 5413524, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



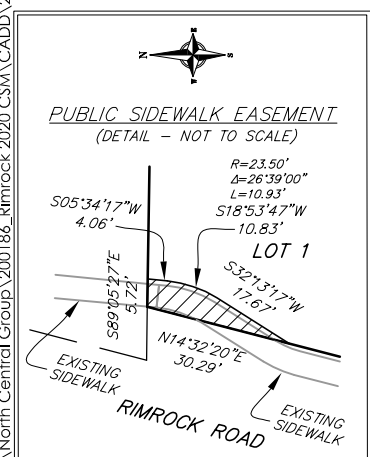
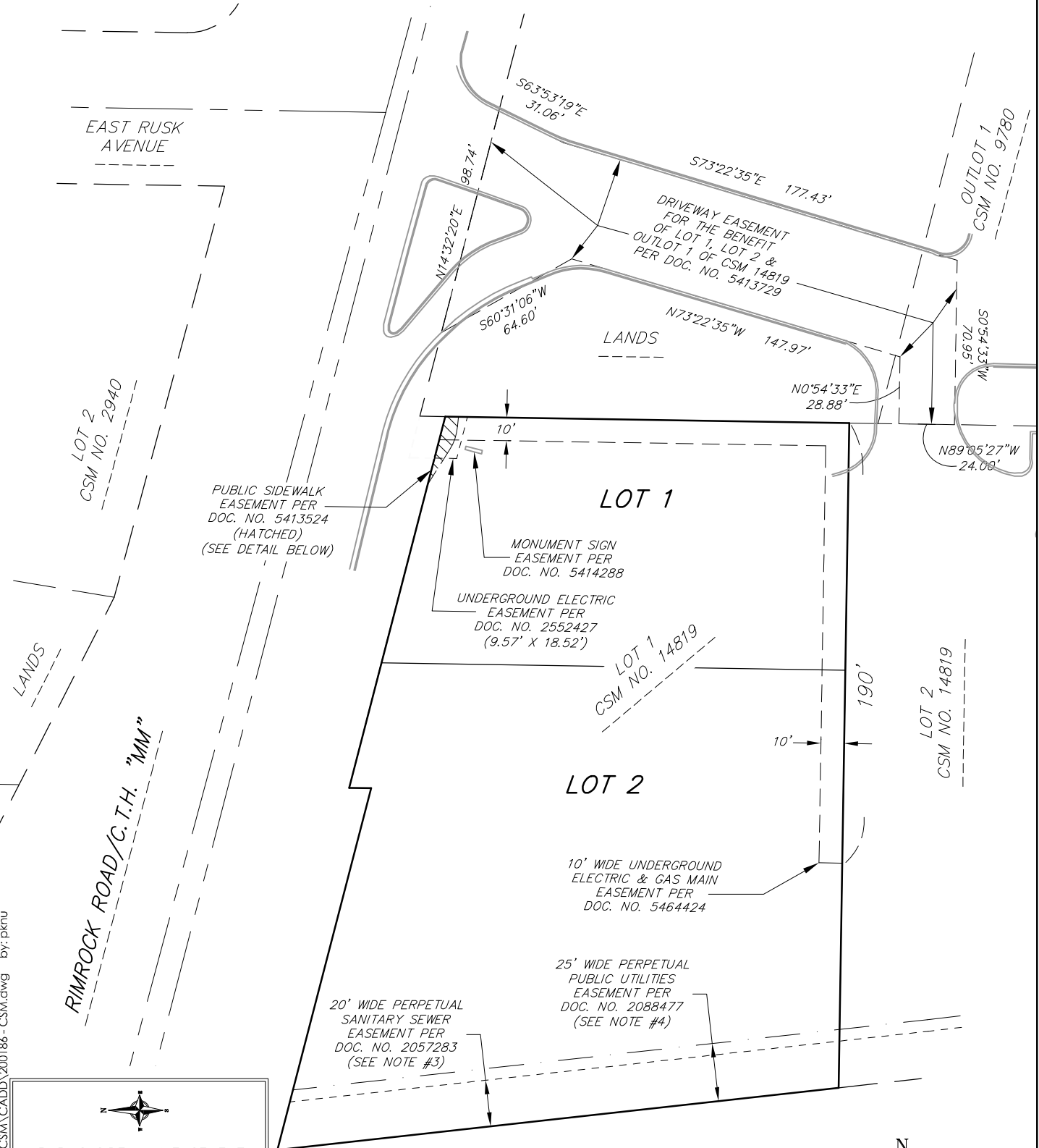
EXISTING IMPROVEMENTS DETAIL

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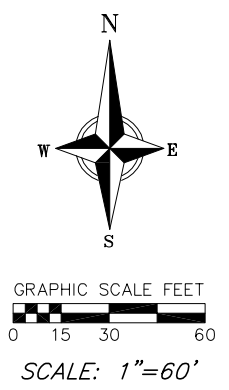


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EXISTING EASEMENTS DETAIL



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Phone: (800) 261-3898



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REV:
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SURVEYED FOR:
NORTH CENTRAL
GROUP, LLC
1600 ASPEN COMMONS
SUITE 200
MIDDLETON, WI

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

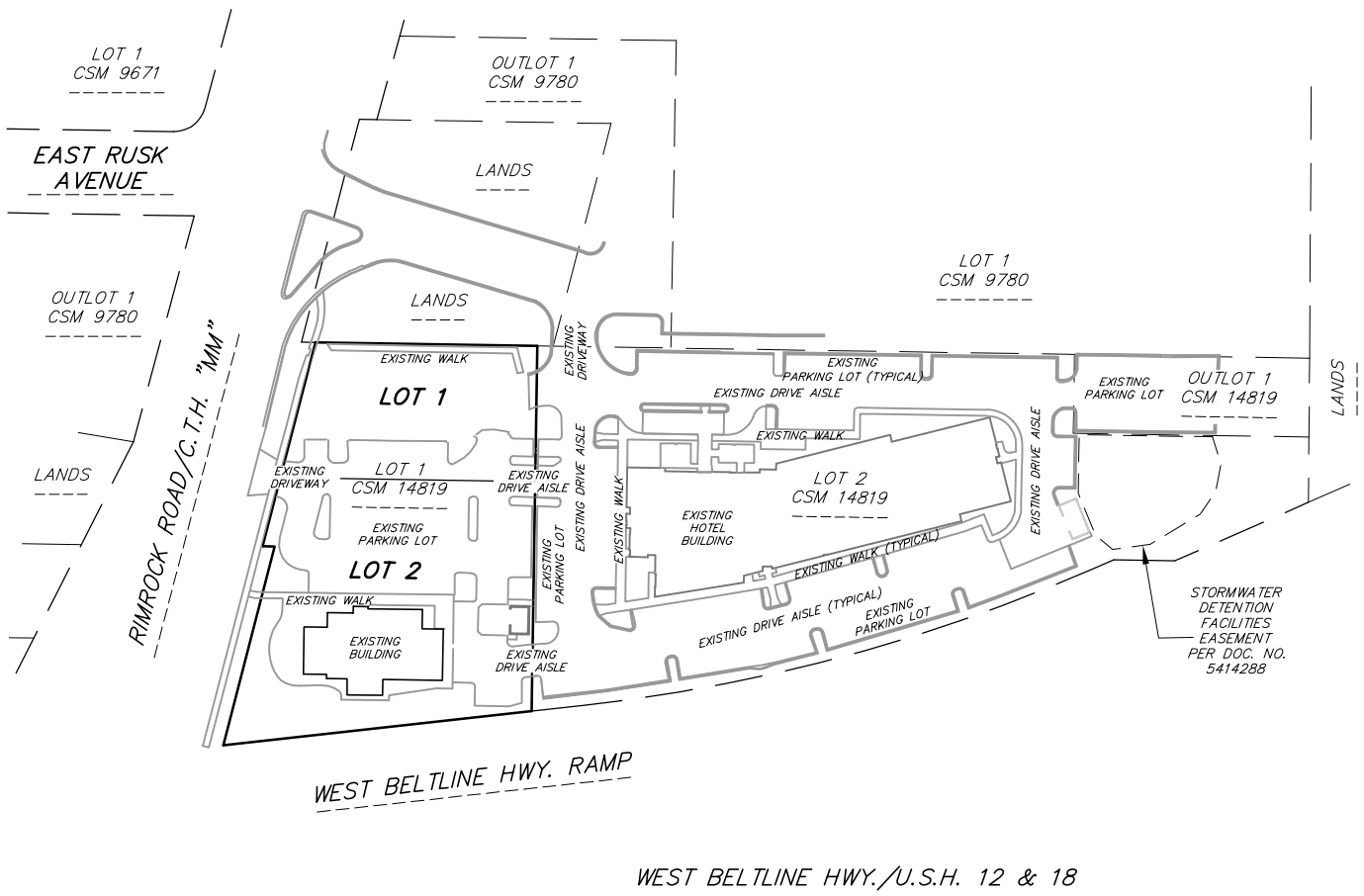
**SHEET
4 OF 8**

CERTIFIED SURVEY MAP No.

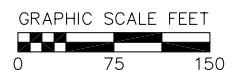
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DECLARATION OF EASEMENTS PER DOC. NO. 5414288

(DRIVEWAY, PEDESTRIAN ACCESS & PASSAGE, PARKING,
STORMWATER DETENTION FACILITY, UTILITIES)



WEST BELTLINE HWY./U.S.H. 12 & 18



SCALE: 1"=150'

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Phone: (800) 261-3898

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DATE: 9-04-2020
REV:
Drafted By: PKNU
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SURVEYED FOR:
NORTH CENTRAL
GROUP, LLC
1600 ASPEN COMMONS
SUITE 200
MIDDLETON, WI

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
5 OF 8**

CERTIFIED SURVEY MAP No.

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14819, AS RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS, ON PAGES 300-308, AS DOCUMENT NUMBER 5413524, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Rimrock Retail Investors I, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

*Vierbicher Associates, Inc.
By: Paul R. Knudson*

Dated this _____ day of _____, 20_____.

*Signed: _____
Vierbicher Associates, Inc.
Paul R. Knudson, P.L.S. No. 1556*

LEGAL DESCRIPTION:

All of Lot 1, Certified Survey Map Number 14819, as recorded in Volume 103 of Certified Survey Maps, on Pages 300-308, as Document Number 5413524, Dane County Registry, located in part of the Northeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Said parcel contains 62,441 square feet or 1.433 acres, more or less.

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Phone: (800) 261-3898

*FN: 200186
DATE: 9-04-2020
REV:
Drafted By: PKNU
Checked By: MMAR*

*SURVEYED FOR:
NORTH CENTRAL
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1600 ASPEN COMMONS
SUITE 200
MIDDLETON, WI*

*C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____*

**SHEET
6 OF 8**

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14819, AS RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS, ON PAGES 300-308, AS DOCUMENT NUMBER 5413524, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Rimrock Retail Investors I, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, 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 hereon. We further certify that this Certified Survey Map is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Rimrock Retail Investors I, LLC has caused these presents to be signed by North Central Group, Inc., its Manager, at Middleton, Wisconsin, on this _____ day of _____ 20_____.

In the Presence of:

RIMROCK RETAIL INVESTORS I, LLC

By: North Central Group, Inc., Manager

By: _____
Jeffrey S. Lenz, President and Chief Development Officer

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 20____, the above named, Jeffrey S. Lenz, as President and Chief Development Officer of the above named North Central Group, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

Notary Public, State of Wisconsin

MORTGAGEE CERTIFICATE:

The Park Bank, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 20_____.

In the Presence of:

THE PARK BANK

By: _____
(name), (title)

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 20____, _____, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said banking corporation, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

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FN: 200186
DATE: 9-04-2020
REV:
Drafted By: PKNU
Checked By: MMAR

SURVEYED FOR:
NORTH CENTRAL
GROUP, LLC
1600 ASPEN COMMONS
SUITE 200
MIDDLETON, WI

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
7 OF 8

CERTIFIED SURVEY MAP No. _____

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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 202____.

Signed: _____
Matt Wachter, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

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 _____, 202____; that said enactment 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 _____, 202____.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 202____, at _____ o'clock ____m., and recorded in Volume _____ of Certified Surveys on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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