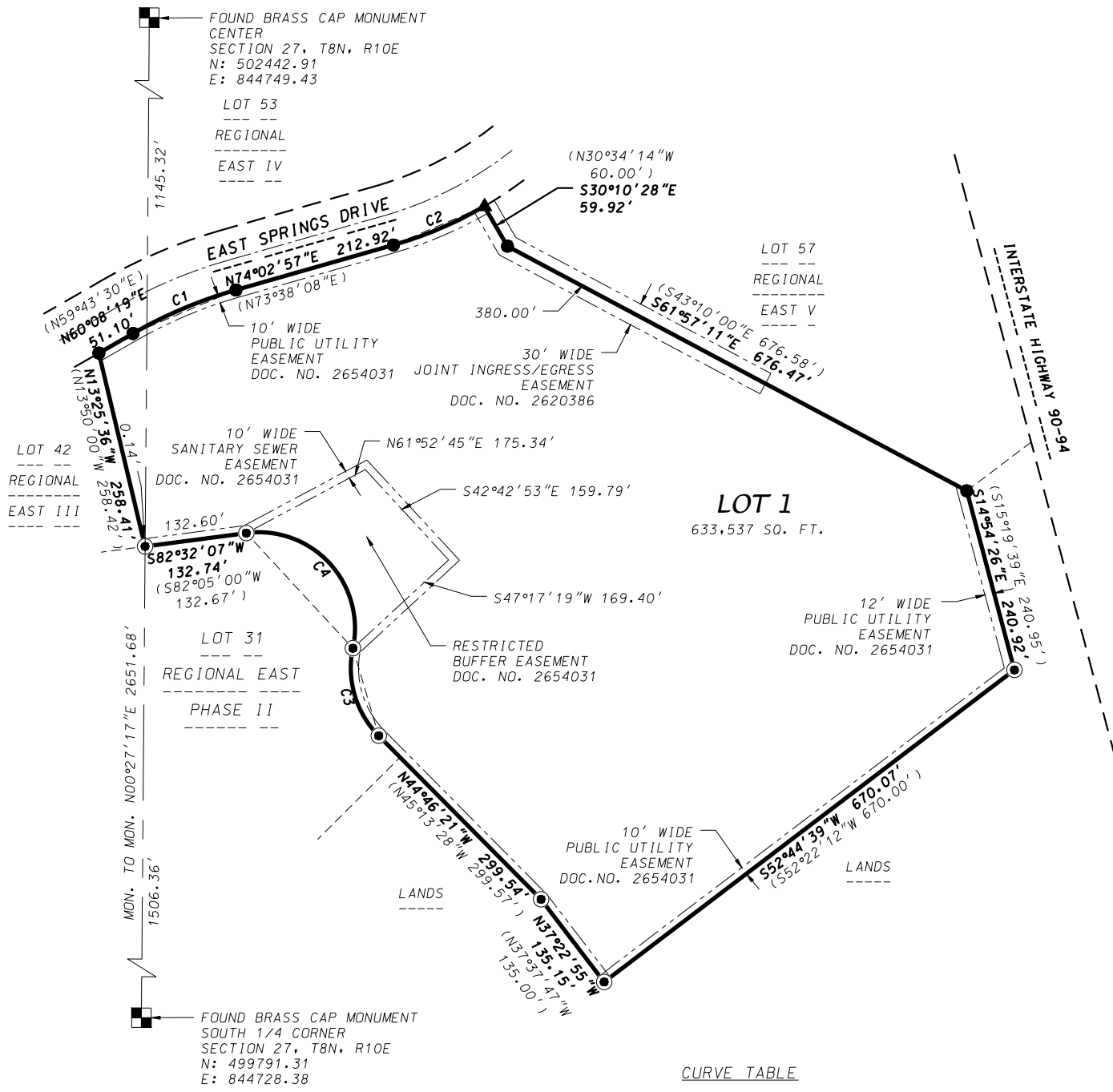


CERTIFIED SURVEY MAP

LOTS 58, 59 AND 60, REGIONAL EAST V,  
LOCATED IN THE SW1/4 OF THE SE1/4, NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4 OF  
SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

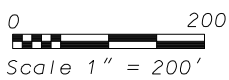
CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	600.00	145.31	145.67	N67°05'38"E (N66°40'49"E)	13°54'38"	
2	519.41	128.36	128.69	N66°57'05"E (125.45)(128.78) (N66°31'57"E)	14°11'44" (14°12'22")	OUT-N59°51'13"E
3	125.00	118.61	123.59	N16°26'55"W (N16°54'02"W)	56°38'52"	OUT-N11°52'31"E (N11°25'24"E)
4	125.00	203.96	238.54	N42°47'41"W (N43°14'48"W)	109°20'24"	

LEGEND

- ▲ FOUND PK NAIL
- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR
- PLACED 3/4"x18" REBAR WT=1.5 LBS/FT
- ( ) RECORDED AS INFORMATION



GRID NORTH  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS  
DANE COUNTY NAD83(2011)  
THE WEST LINE OF THE SE1/4  
OF SECTION 27, T8N, R10E  
BEARS N00°27'17"E



DATE: May 16, 2022  
F.N.: 21-03-103  
C.S.M. NO.:  
DOC. NO.:  
VOL.: SHEET

**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOTS 58, 59 AND 60, REGIONAL EAST V,  
LOCATED IN THE SW1/4 OF THE SE1/4, NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4 OF  
SECTION 27, T8N, R10E, 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:

Lots 58, 59, and 60, Regional East V, recorded in Volume 57-11B of Plats on pages 38 and 39 as Document Number 2654031 in the Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4, NW1/4 of the SE1/4 and the NE1/4 of the SW1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 27; thence N00°27'17"E, 1506.36 feet along the West line of said SE1/4 to a point on the North line of Lot 31, Regional East II, also being the point of beginning; thence S82°32'07"W, 0.14 feet along said North line to the Southeast corner of Lot 42, Regional East III; thence N13°25'36"W, 258.41 feet along the East line of said Lot 42, to a point on the Southerly right-of-way line of East Springs Drive; thence N60°08'19"E, 51.10 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 600.00 feet a chord which bears N67°05'38"E, 145.31 feet; thence N74°02'57"E, 212.92 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the left which has a radius of 519.41 feet and a chord which bears N66°57'05"E, 128.36 feet to the Northwest corner of Lot 57, Regional East V; thence S30°10'28"E, 59.92 feet along the Southwest line of said Lot 57; thence S61°57'11"E, 676.47 feet along said Southwest line to the most Southerly corner of said Lot 57; thence S14°54'26"E, 240.92 feet; thence S52°44'39"W, 670.07 feet; thence N37°22'55"W, 135.15 feet; thence N44°46'21"W, 299.54 feet along the Northeast line of said Lot 31 and the Southerly extension thereof, to a point of curve; thence Northerly along said Northeast line along a curve to the right which has a radius of 125.00 feet and a chord which bears N16°26'55"W, 118.61 feet to a point of reverse curve; thence Northwesterly along said Northeasterly line on a curve to the left which has a radius of 125.00 feet and a chord which bears N42°47'41"W, 203.96 feet to a point on the North line of said Lot 31; thence S82°32'07"W, 132.60 feet along said North line to the point of beginning. Containing 633,537 square feet (14.544 acres).

Dated this 16th day of May, 2022

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


NOTES

1. All lots within this Certified Survey Map 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, EXCEPT where shown otherwise on the face 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 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.

NOTE: 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 Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. This Certified Survey Map is subject to the following recorded instruments:
- Declaration of Use Restriction recorded as Doc. No. 3335909.
  - Covenants, Conditions and Restrictions set forth in Warranty Deed recorded as Doc. No. 4276517.
  - Utility Easement to AT&T recorded as Doc. No. 4296714.

  
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SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Madison East Land, 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 said limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.


In witness whereof, said Madison East Land, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Madison East Land, LLC

State of Wisconsin )  
 )SS.  
County of Dane )

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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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SECTION 27, T8N, R10E, 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  
\_\_\_\_\_, 2022 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 \_\_\_\_\_, 2022.

Maribeth L. Witzel-Behl, 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: \_\_\_\_\_  
Matt Wachter, Secretary of the Plan Commission

Date: \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 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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