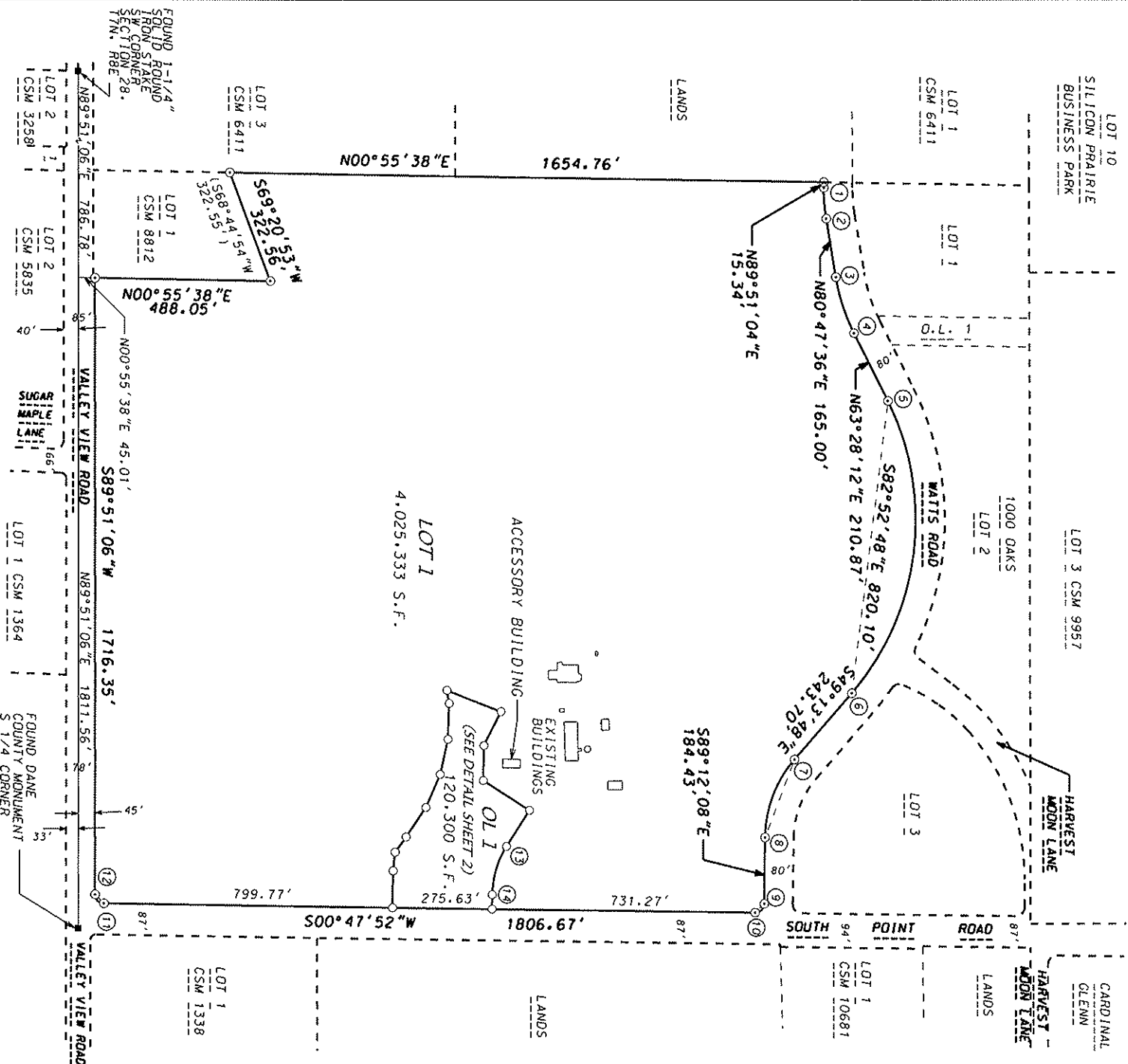


PART OF LOT 2 CERTIFIED SURVEY MAP NO. 11750  
 LOCATED IN ALL 1/4'S OF THE SW 1/4 OF SECTION 28, T7N, R8E  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

# CERTIFIED SURVEY MAP

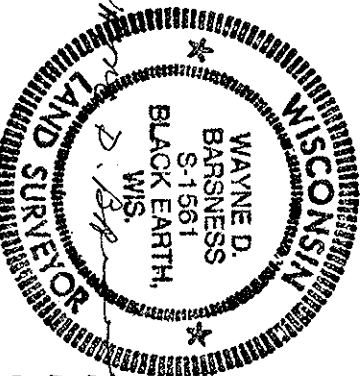


- LEGEND**
- ⊙ FOUND 1-1/4" IRON REBAR STAKE
  - PLACED 3/4" X 18" IRON REBAR STAKE (WT = 1.50 LBS/FT)
  - ( ) "RECORDED AS" INFORMATION

GRID NORTH

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 28, T7N, R8E, WCCS DANE COUNTY ZONE COORDINATE SYSTEM.

GRID BEARING N89°51'06"E

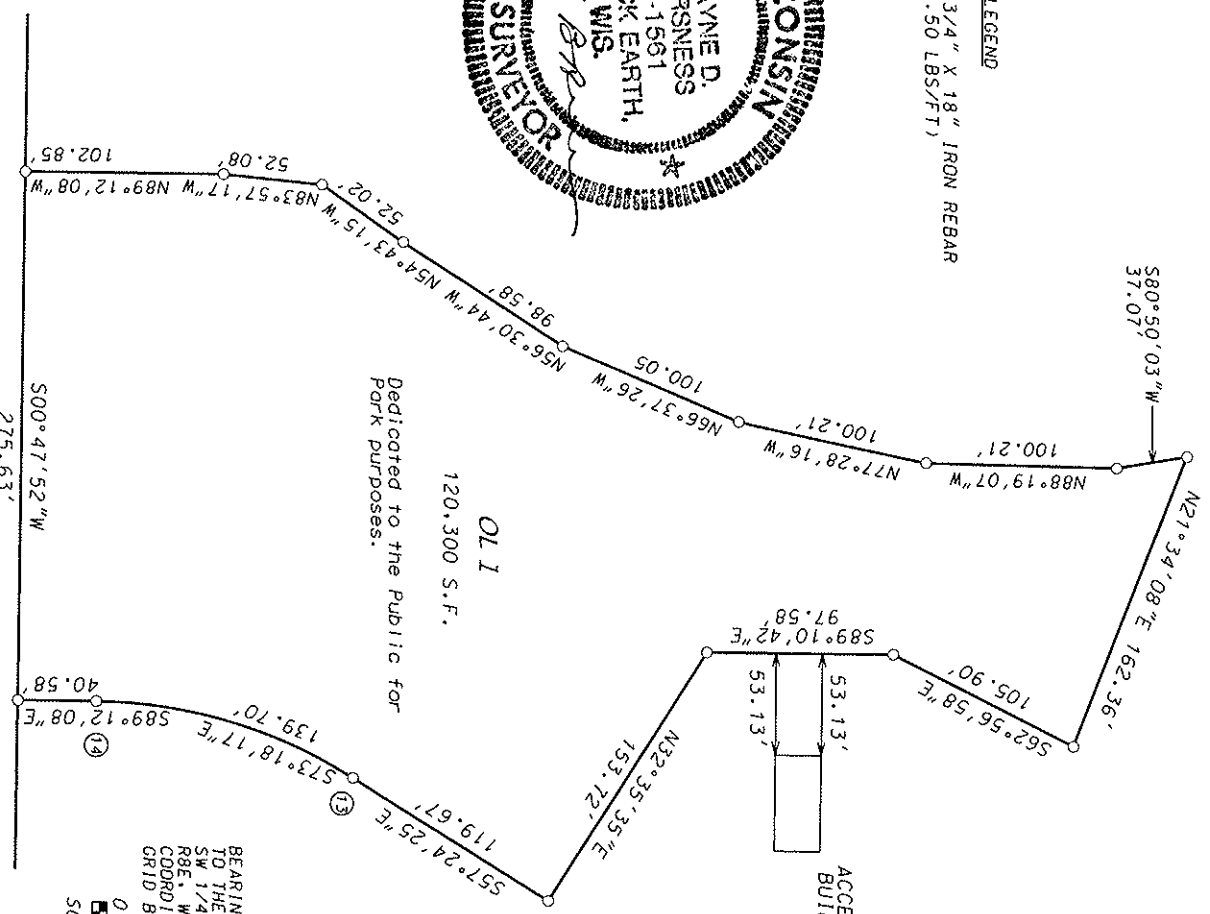
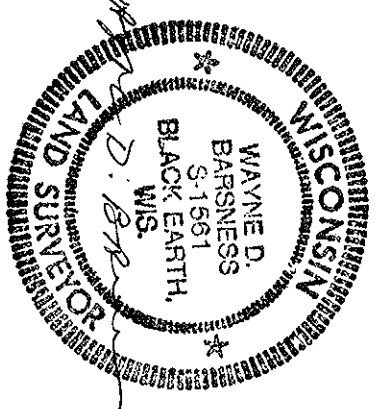


**D ONORFIO KOTTKE AND ASSOCIATES, INC.**

7330 Westward Way, Madison, WI 53717  
 Phone: 608.833.7530 • Fax: 608.833.1089  
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

**CERTIFIED SURVEY MAP**  
 PART OF LOT 2 CERTIFIED SURVEY MAP NO. 11750  
 LOCATED IN ALL 1/4'S OF THE SW 1/4 OF SECTION 28, T7N, R8E  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

○ PLACED 3/4" X 18" IRON REBAR  
 (WT = 1.50 LBS/FT.)



CURVE DATA

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1-2		545.00	86.07	86.16	N85°19'20"E	009°03'28"
3-4		545.00	164.15	164.78	N72°07'54"E	017°19'24"
5-6		740.00	820.10	869.21	S82°52'48"E	067°18'00"
7-8		340.00	232.42	237.20	S69°12'58"E	039°38'20"
9-10		25.00	35.36	39.27	S44°12'08"E	090°00'00"
11-12		25.00	35.06	38.86	S45°19'29"W	089°03'14"
13-14		255.00	139.70	141.51	S73°18'16"E	031°47'43"

**D ONFRIG KOTIKE 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 13, 2010  
 F.N.: 10-07-106  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

## NOTES

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

2. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of five (5) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the survey. 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 five (5) 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 ten (10) feet in width along the perimeter of the survey. 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.

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.

3. Notes set forth by Certified Survey Map No. 11750

A. 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.

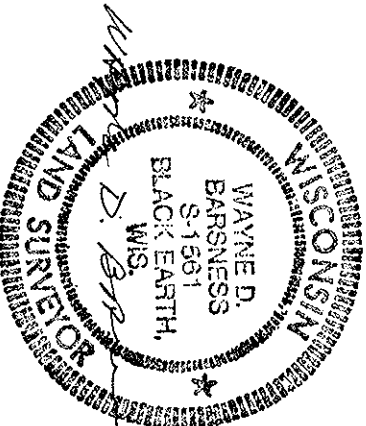
B. No development approvals or building permits shall be granted for the lots created by this Certified Survey Map until all the conditions of approval of the preliminary and final plats of "1000 Oaks" have been satisfied.

4. This Certified Survey Map is subject to the following recorded instruments.

A. Plans, recorded June 19, 2009 as Doc. No. 4562417  
B. Land Use Restriction -- Inclusionary Zoning, recorded June 19, 2009, as Doc. No. 4562423

5. OL 1 to be dedicated to the Public for Park purposes.

6. When Lot 1 is further subdivided, in accordance with the approved 1000 Oaks preliminary plat & zoning, the existing accessory building to be demolished.



**D'ONOFRIO KOTJKE 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 13, 2010  
F.N.: 10-07-106

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_

SHEET 3 OF 5

SHEET \_\_\_\_\_

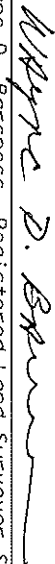
# CERTIFIED SURVEY MAP

## SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map 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 the map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Part of Lot 2 Certified Survey Map No. 11750 recorded in Volume 72 of Certified Survey Maps on pages 60-64 as Document No. 4185599, Dane County Registry, located in all quarters of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the southwest corner of said Section 28 thence N89°51'06"E, 786.78 feet; thence N00°55'38"E, 45.01 feet to the point of beginning; thence continuing N00°55'38"E, 488.05 feet; thence S69°20'53"W, 322.56 feet; thence N00°55'38"E, 1654.76 feet; thence N89°51'04"E, 15.34 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07'54"E, 164.15 feet; thence N63°28'12"E, 210.87 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 740.00 feet and a chord which bears S82°52'48"E, 820.10 feet; thence S49°13'48"E, 243.70 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12'58"E, 232.42 feet; thence S89°12'08"E, 184.43 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12'08"E, 35.36 feet; thence S00°47'52"W, 1806.67 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°19'29"W, 35.06 feet; thence S89°51'06"W, 1716.35 feet to the point of beginning. Containing 4.145,633 square feet (95.171 acres).

Dated this 13TH day of MAY, 2010.

  
Wayne D. Barsness, Registered Land Surveyor S-1561

## OWNER'S CERTIFICATE

1000 Oaks 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 land 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 1000 Oaks Land, LLC has caused these presents to be signed by its Limited Liability Company officer(s) listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

1000 Oaks Land, LLC

Donald A. Esposito, Jr.


State of Wisconsin)

County of Dane )  
) SS.

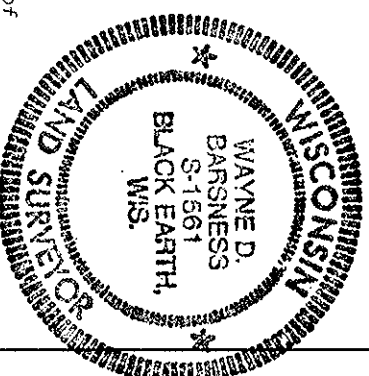
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, Donald A. Esposito, to me known to be an officer of the above named Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer of said company by its authority

My commission expires \_\_\_\_\_.

Notary Public, Dane County, Wisconsin

  
DONOFRIO 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 13, 2010

F.N.: 10-07-106

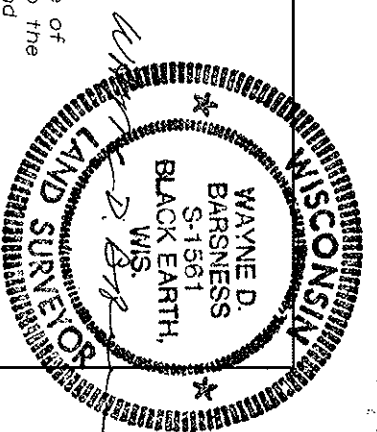
C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

SHEET 4 OF 5

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP



## MORTGAGEE CERTIFICATE

Ancore Bank, N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this certified survey map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this certified survey map.

In witness whereof, said Ancore Bank, N.A., has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Ancore Bank, N.A.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, the above named corporate officer(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

## MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mark A. Dlinger, Secretary Plan Commission

## MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this Certified Survey Map located in the City of Madison was hereby approved by Encotment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, and that said Encotment further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2010,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

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

## 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