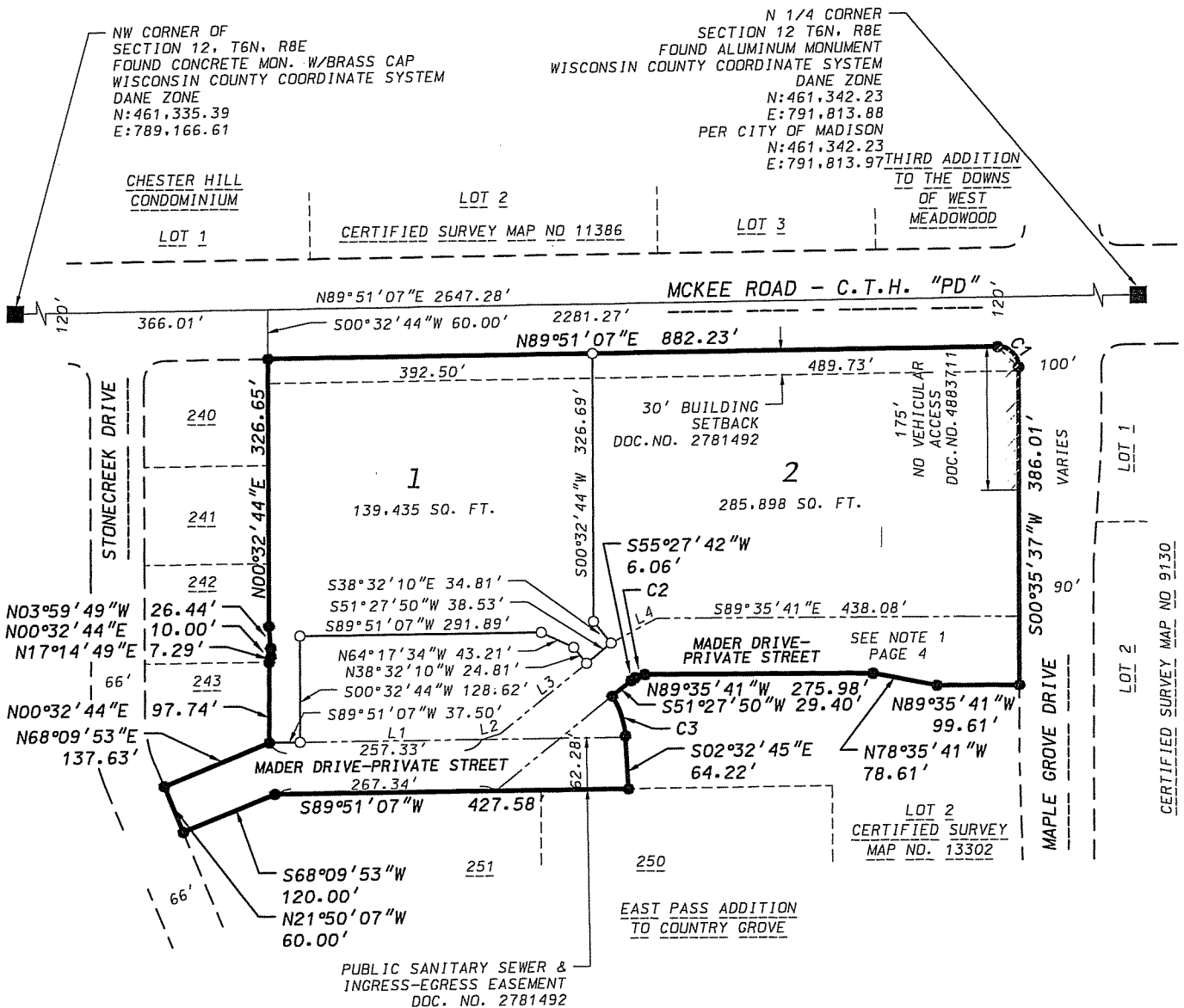


# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 13302, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	25.00	35.58	39.59	S44°46'38"E	90°44'30"	
2	20.50	12.31	12.50	N72°56'04"E	34°56'38"	
3	98.50	50.93	51.51	S17°31'38"E	29°57'48"	IN-S32°30'45"E

PUBLIC STREET EASEMENT & PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING & LENGTH
L1	S89°51'07"W - 219.79'
L2	S73°40'01"W - 22.84'
L3	S51°27'50"W - 135.20'
L4	S61°57'45"W - 62.76'
L5	S38°32'10"E - 24.81'
L6	S64°17'34"E - 43.21'
L7	N89°51'07"E - 291.89'
L8	N00°32'44"E - 128.62'
L9	N51°27'50"E - 181.60'
L10	S89°51'07"W - 160.24'

LEGEND

- FOUND 3/4" IRON REBAR
- PLACED 3/4"x18" IRON REBAR (WT. = 1.5LBS./FT.)
- NO VEHICULAR ACCESS



GRID NORTH  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 DANE ZONE THE NORTH  
 LINE OF THE NW1/4  
 SEC. 12, T6N, R8E  
 BEARS N89°51'07"E

0 200  
  
 Scale 1" = 200'

SHEET 1 OF 6



7/8/15

**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: JULY 08, 2015  
 F.N.: 15-07-114  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 13302, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NW CORNER OF SECTION 12, T6N, R8E  
FOUND CONCRETE MON. W/BRASS CAP  
WISCONSIN COUNTY COORDINATE SYSTEM  
DANE ZONE  
N: 461,335.39  
E: 789,166.61

N 1/4 CORNER SECTION 12 T6N, R8E  
FOUND ALUMINUM MONUMENT  
WISCONSIN COUNTY COORDINATE SYSTEM  
DANE ZONE  
N: 461,342.23  
E: 791,813.88  
PER CITY OF MADISON  
N: 461,342.23  
E: 791,813.97

CHESTER HILL CONDOMINIUM

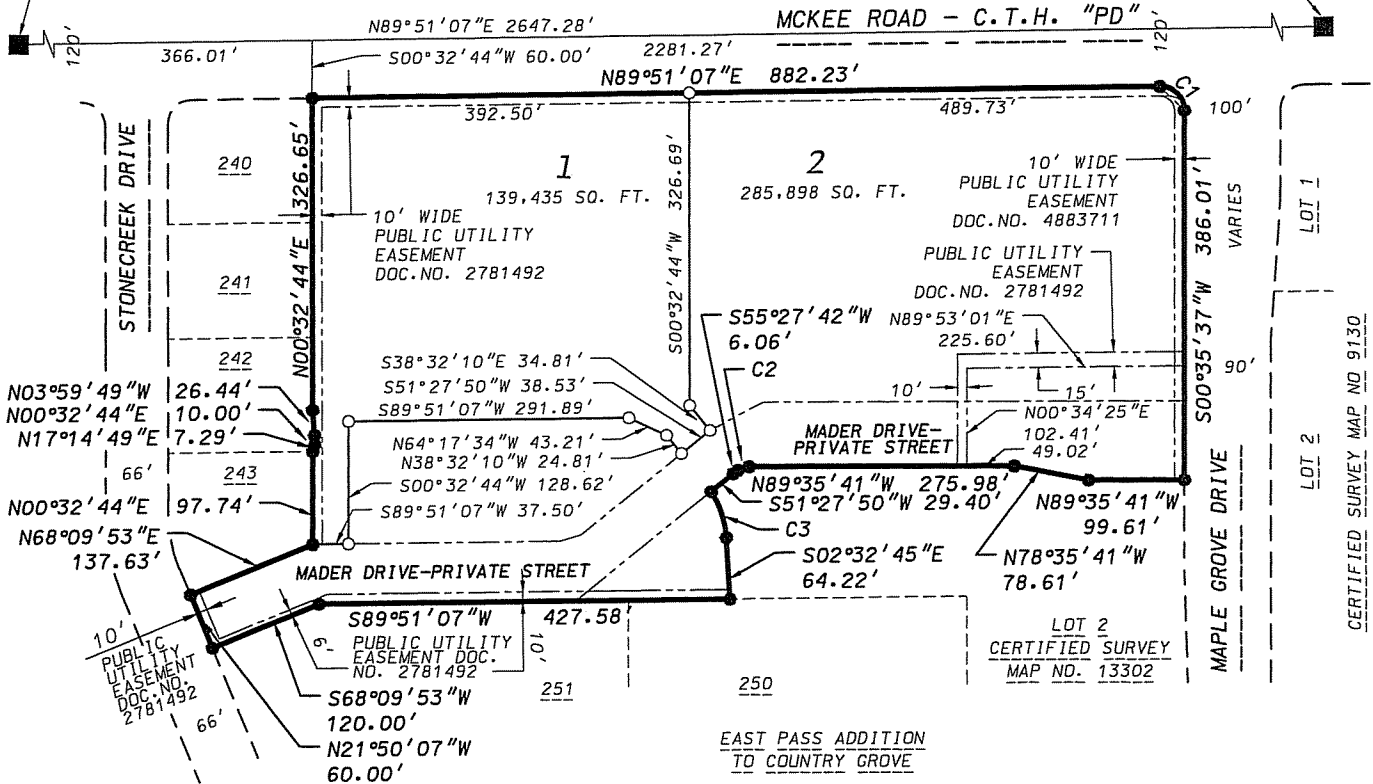
LOT 2

THIRD ADDITION TO THE DOWNS OF WEST MEADOWOOD

LOT 1

CERTIFIED SURVEY MAP NO 11386

LOT 3



  
 BRETT T. STOFFBEGAN  
 S-2742  
 MADISON  
 WISCONSIN  
 LAND SURVEYOR  
 7/8/15



GRID NORTH  
 WISCONSIN COUNTY  
 COORDINATE SYSTEM  
 DANE ZONE THE NORTH  
 LINE OF THE NW1/4  
 SEC. 12, T6N, R8E  
 BEARS N89°51'07"E  
 0 200

Scale 1" = 200'

SHEET 2 OF 6

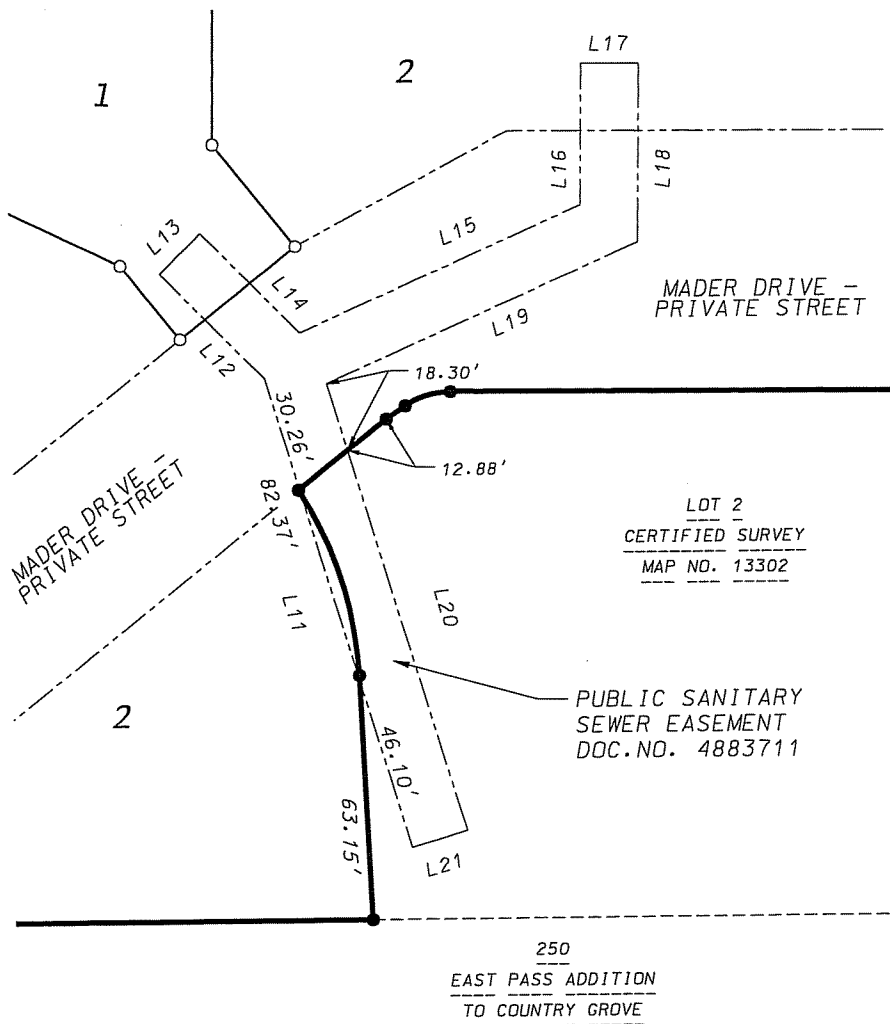
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# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 13302, LOCATED IN THE NW1/4 OF THE NW1/4  
SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



**PUBLIC SANITARY SEWER EASEMENT  
LINE TABLE**

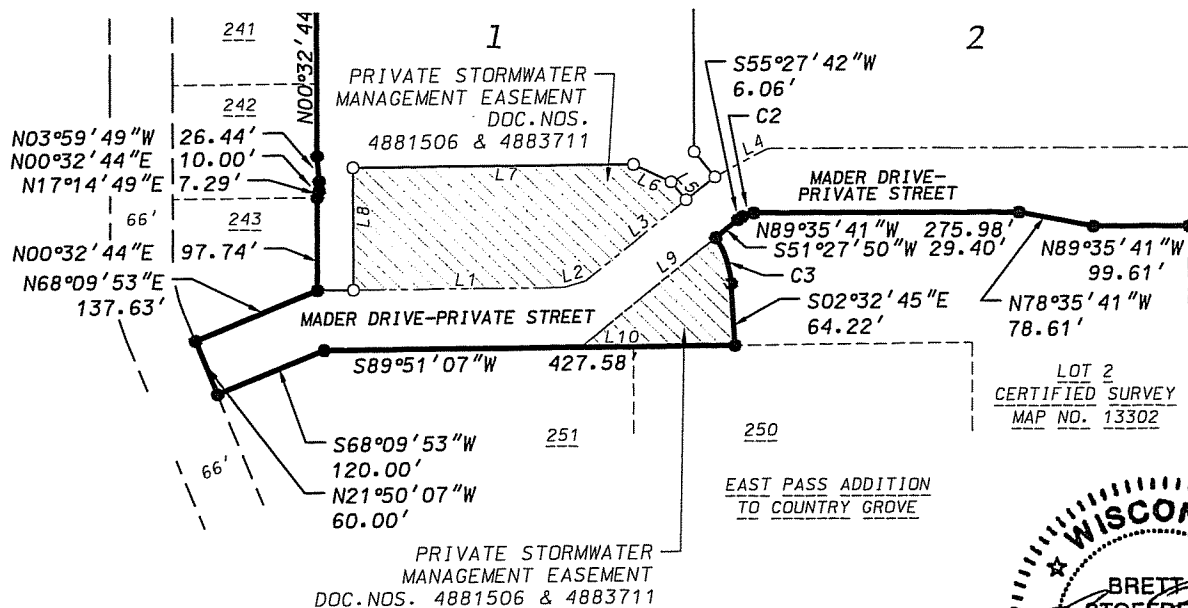
LINE	BEARING	DISTANCE
L11	N16°50'10"W	128.47'
L12	N44°20'40"W	38.78'
L13	N45°39'20"E	15.00'
L14	S44°20'40"E	36.69'
L15	N66°01'32"E	80.24'
L16	N00°47'00"E	36.89'
L17	S89°13'00"E	15.00'
L18	S00°47'00"W	46.49'
L19	S66°01'32"W	89.04'
L20	S16°50'10"E	122.47'
L21	S73°09'50"W	15.00'

**PUBLIC STREET EASEMENT &  
PRIVATE STORMWATER MANAGEMENT  
EASEMENT LINE TABLE**

LINE	BEARING & LENGTH
L1	S89°51'07"W - 219.79'
L2	S73°40'01"W - 22.84'
L3	S51°27'50"W - 135.20'
L4	S61°57'45"W - 62.76'
L5	S38°32'10"E - 24.81'
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L7	N89°51'07"E - 291.89'
L8	N00°32'44"E - 128.62'
L9	N51°27'50"E - 181.60'
L10	S89°51'07"W - 160.24'

## PUBLIC SANITARY SEWER EASEMENT DETAIL

1" = 50'



GRID NORTH  
WISCONSIN COUNTY COORDINATE SYSTEM  
DANE ZONE THE NORTH LINE OF THE  
NW1/4  
SEC. 12, T6N, R8E  
BEARS N89°51'07"E  
0 200  
Scale 1" = 200'  
SHEET 3 OF 6

7/6/15  
**BRETT J. STOFFREGAN**  
S-2742  
MADISON,  
WISCONSIN  
**LAND SURVEYOR**

DATE: JULY 08, 2015  
F.N.S.: 15-07-114  
C.S.M. NO. \_\_\_\_\_  
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# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 13302, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYORS CERTIFICATE

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

Lot 1, Certified Survey Map No. 13302, recorded in Volume 86 of Certified Survey Maps on pages 32-37 as Document Number 4883711, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin. Containing 425,321 square feet (9.764 acres).

Dated this 8th day of July, 2015



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



## NOTES

1. Ingress-Egress Easement over Lot 1, CSM 13302 for the benefit of Lot 2, CSM 13302 and Lots 250 & 251, East Pass Addition to Country Grove subject to Easement Agreement recorded as Document No. 2792220 amended by Document No. 5156035.
2. This Certified Survey is subject to the following recorded instruments:
  - a. Declaration of Reciprocal Stormwater Easements recorded as Document No. 4881506
  - b. Access Easement Agreement recorded as Document No. 4881507
  - c. Stormwater Drainage Easement recorded as Document No. 4881508
  - d. The Terms and Conditions contained in the Planned Unit Development 13-32 General Development Plan, Cross Country Neighborhood Southwest Corner of County Highway PD and Maple Grove Drive recorded on May 21, 1997 as Document No. 2855373.
  - e. Declaration of Conditions and Covenants recorded as Document No. 2799700.
  - f. Groundwater Use Restriction recorded as Document No. 3245346.
  - g. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: vehicular and pedestrian access shall be provided between Lots 244, 245, 246 and 247 of this plat so that direct access to all driveways and walkways serving any of these lots is available for use by vehicular and pedestrian traffic generated in any of the other lots.
  - h. Note set forth on the recorded plat of East Pass Addition to Country Grove, stating: Lot 247 allowed one driveway access point to Maple Grove Drive. One access point along McKee Road between Lot 240 and Maple Grove Drive shall be granted at such time as there is a physical median provided on McKee Road which restricts turns at this access point to only right turns in and right turns out. The location of this access point shall be roughly 700 feet plus or minus from Maple Grove Drive and ultimately determined by the City Traffic Engineer.
  - i. Declaration of Reciprocal Easements recorded as Document No. 4890745.
  - j. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measured recorded as Document No. 4919917.
  - k. Declaration of Conditions and Covenants recorded as Document No. 5094548.

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# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 13302, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNERS CERTIFICATE

MAD GROVE LLC, a Wisconsin limited liability company, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

MAD GROVE LLC

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named Limited Liability Company 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

## MORTGAGEE CERTIFICATE

Park Bank, 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 on this Certified Survey Map.

In witness whereof, said Park Bank, 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 \_\_\_\_\_, 2015.

PARK BANK

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
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DATE: JULY 08, 2015  
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VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 13302, LOCATED IN THE NW1/4 OF THE NW1/4 SECTION 12, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## MADISON PLAN COMMISSION CERTIFICATE

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

By: Natalie Erdman, Interim Secretary, Plan Commission Date: \_\_\_\_\_

## MADISON COMMON COUNCIL CERTIFICATE

"Resolved that this Certified Survey Map located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 \_\_\_\_\_, 2015

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ 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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