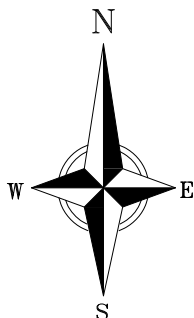


# CERTIFIED SURVEY MAP No.

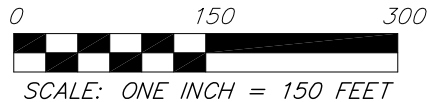
LOT FIVE (5), AND LOT SIX (6), ESKER, RECORDED IN VOLUME 61-019B OF PLATS, PAGES 103 - 104, AS DOCUMENT NUMBER 5537760, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

- SEE SHEET 2 FOR EXISTING BUILDING & IMPROVEMENT DETAIL.
- SEE SHEET 3 EXISTING UTILITY EASEMENTS
- SEE SHEET 4 FOR EXISTING ACCESS AND PARKING EASEMENT.
- SEE SHEET 5 FOR WATER MAIN EASEMENT.
- SEE SHEET 6 FOR SANITARY SEWER EASEMENT.
- SEE SHEET 7 FOR STORM SEWER EASEMENT.
- SEE SHEET 8 FOR SURVEYOR'S NOTES.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE NW 1/4 OF SEC. 02-06-08, MEASURED AS BEARING S88°58'41"E

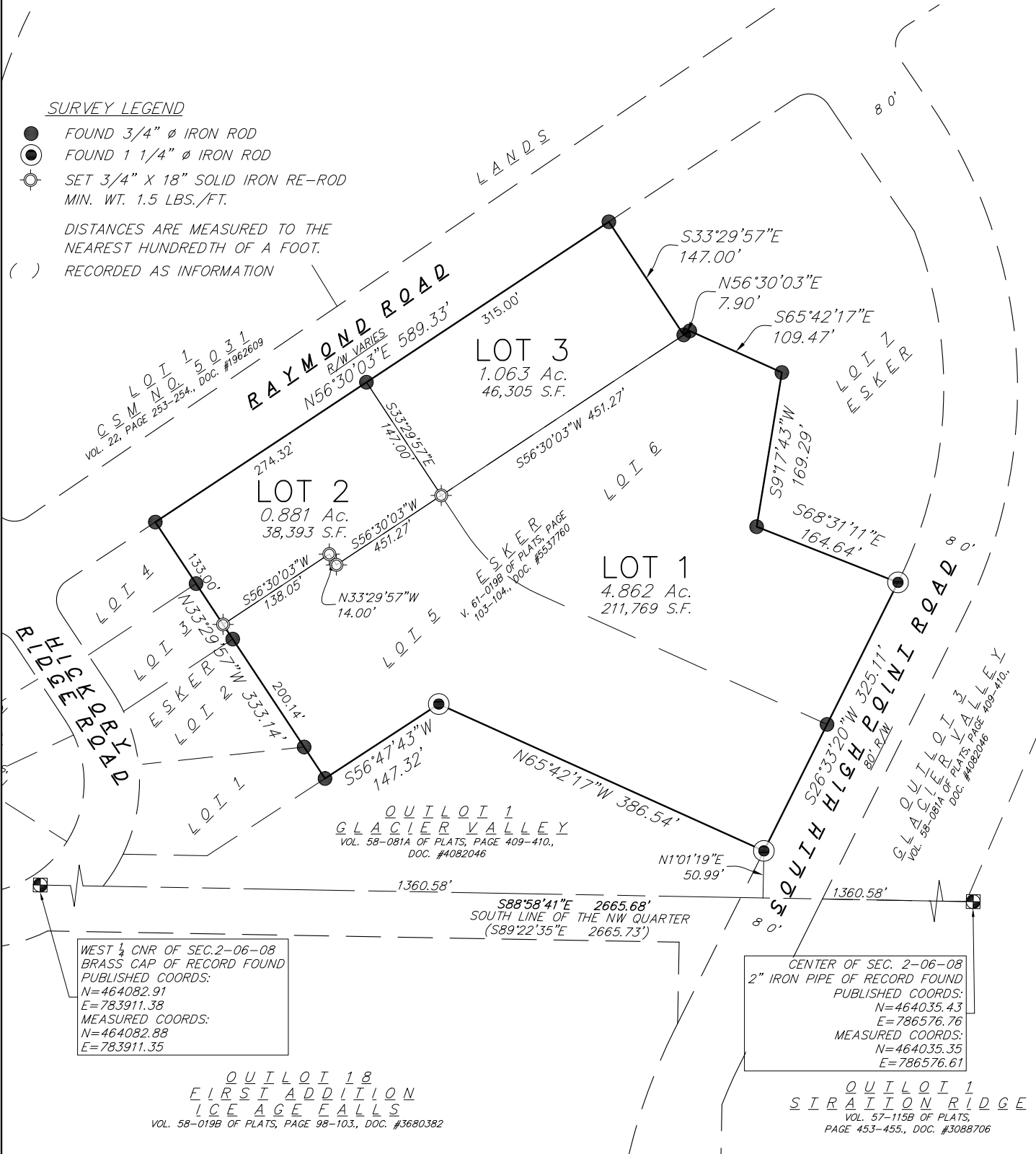


**SURVEY LEGEND**

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1 1/4" Ø IRON ROD
- ⊙ SET 3/4" X 18" SOLID IRON RE-ROD MIN. WT. 1.5 LBS./FT.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

( ) RECORDED AS INFORMATION



WEST 1/4 CNR OF SEC. 2-06-08  
BRASS CAP OF RECORD FOUND  
PUBLISHED COORDS:  
N=464082.91  
E=783911.38  
MEASURED COORDS:  
N=464082.88  
E=783911.35

CENTER OF SEC. 2-06-08  
2" IRON PIPE OF RECORD FOUND  
PUBLISHED COORDS:  
N=464035.43  
E=786576.76  
MEASURED COORDS:  
N=464035.35  
E=786576.61

QUILOI 18  
FIRST ADDITION  
ICE AGE FALLS  
VOL. 58-019B OF PLATS, PAGE 98-103, DOC. #3680382

QUILOI 1  
SIRATION RIDGE  
VOL. 57-115B OF PLATS,  
PAGE 453-455, DOC. #3088706

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 180287  
DATE: 02/07/2022  
REV:  
Drafted By: DGUL  
Checked By: MMAR

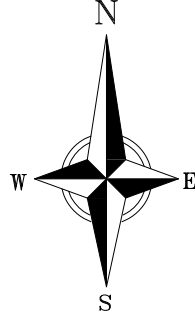
SURVEYED FOR:  
Esker Apartments, LLC.  
Attn: Alex McKenzie  
1910 Hawks Ridge Dr.  
#322  
Verona, WI 53593

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

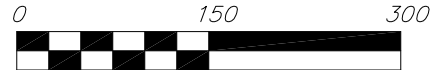
**SHEET  
1 OF 9**

# CERTIFIED SURVEY MAP No.

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SCALE: ONE INCH = 150 FEET

## EXISTING BUILDING AND IMPROVEMENTS DETAIL

ASPHALT PAVEMENT

C.S.M. NO. 15031  
VOL. 22, PAGE 253-254, DOC. #1962609

RAYMOND ROAD  
R/W VARIES

RIDGE ROAD  
LOI 4  
LOI 3  
LOI 2  
LOI 1

QUILOI 1  
GLACIER VALLEY  
VOL. 58-081A OF PLATS, PAGE 409-410,  
DOC. #4082046

SOUTH HIGH POINT ROAD  
80' R/W  
QUILOI 1  
SIRATION RIDGE  
VOL. 57-115B OF PLATS,  
PAGE 453-455, DOC. #3088706

QUILOI 18  
FIRST ADDITION  
ICE AGE FALLS  
VOL. 58-019B OF PLATS, PAGE 98-103, DOC. #3680382

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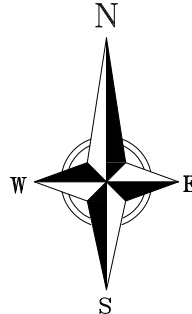
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C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

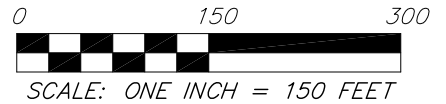
SHEET  
2 OF 9

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

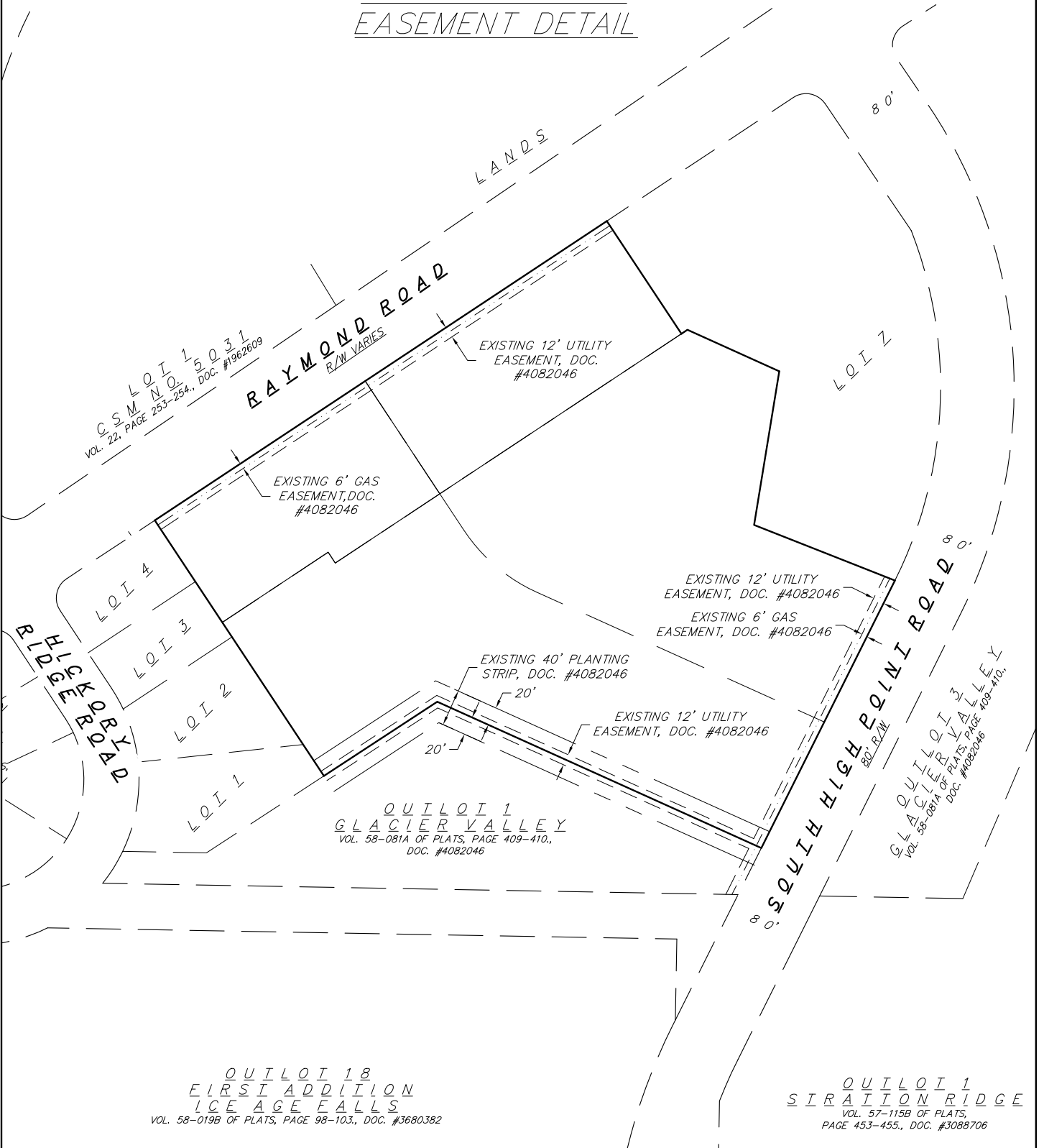
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## EXISTING UTILITY EASEMENT DETAIL



QUILOI 18  
FIRST ADDITION  
ICE AGE FALLS  
VOL. 58-019B OF PLATS, PAGE 98-103., DOC. #3680382

QUILOI 1  
SIRATION RIDGE  
VOL. 57-115B OF PLATS,  
PAGE 453-455., DOC. #3088706

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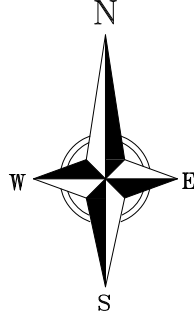
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Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

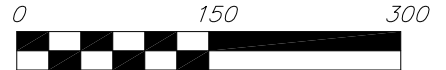
**SHEET  
3 OF 9**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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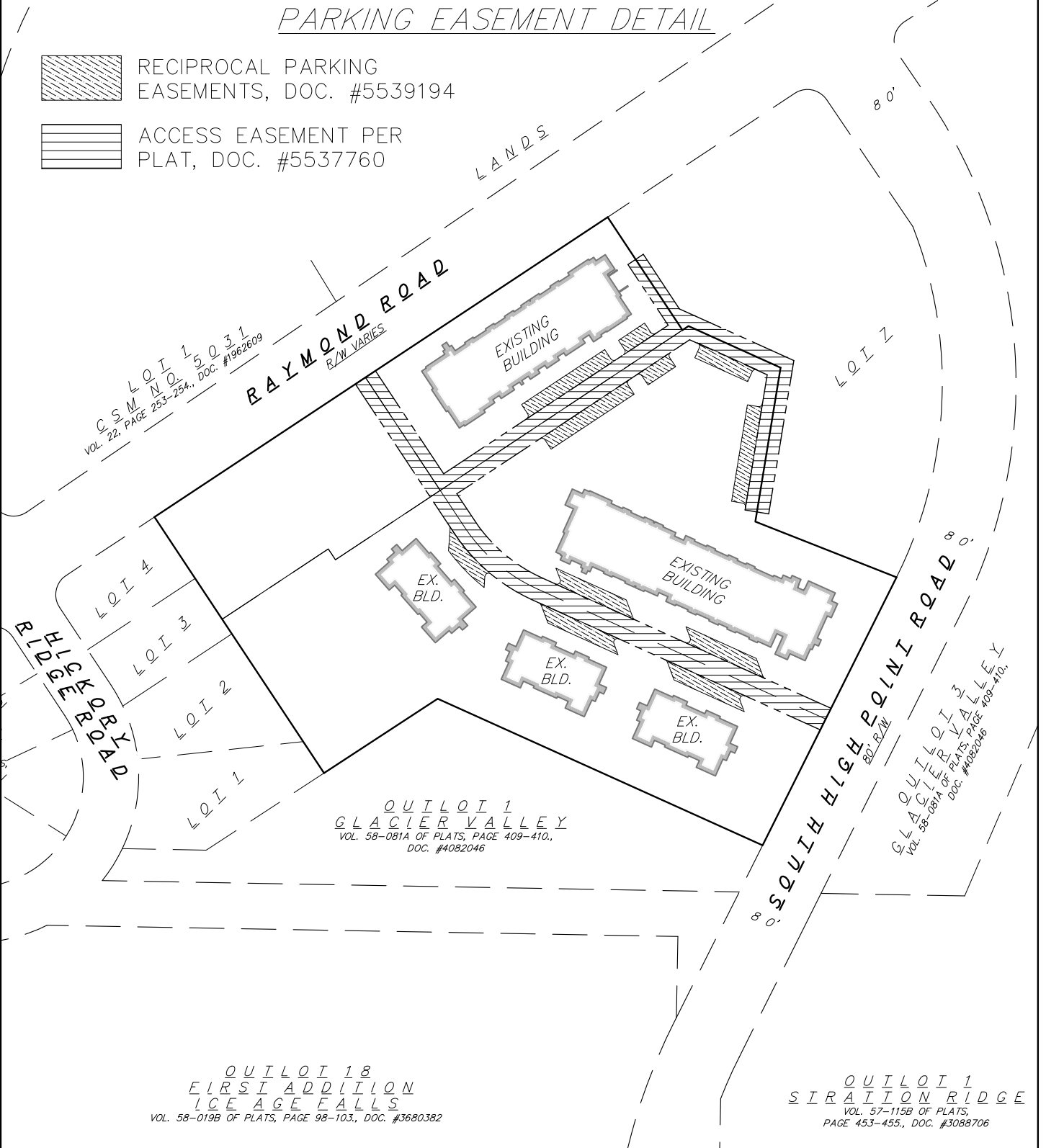


SCALE: ONE INCH = 150 FEET

## EXISTING ACCESS AND PARKING EASEMENT DETAIL

 RECIPROCAL PARKING EASEMENTS, DOC. #5539194

 ACCESS EASEMENT PER PLAT, DOC. #5537760



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Phone: (800) 261-3898

FN: 180287  
DATE: 02/07/2022  
REV:  
Drafted By: DGUL  
Checked By: MMAR

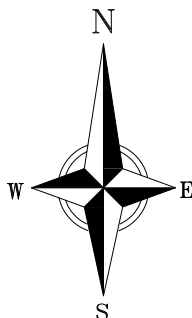
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Esker Apartments, LLC.  
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C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

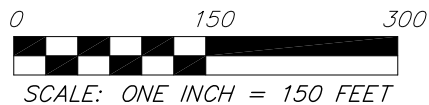
**SHEET  
4 OF 9**

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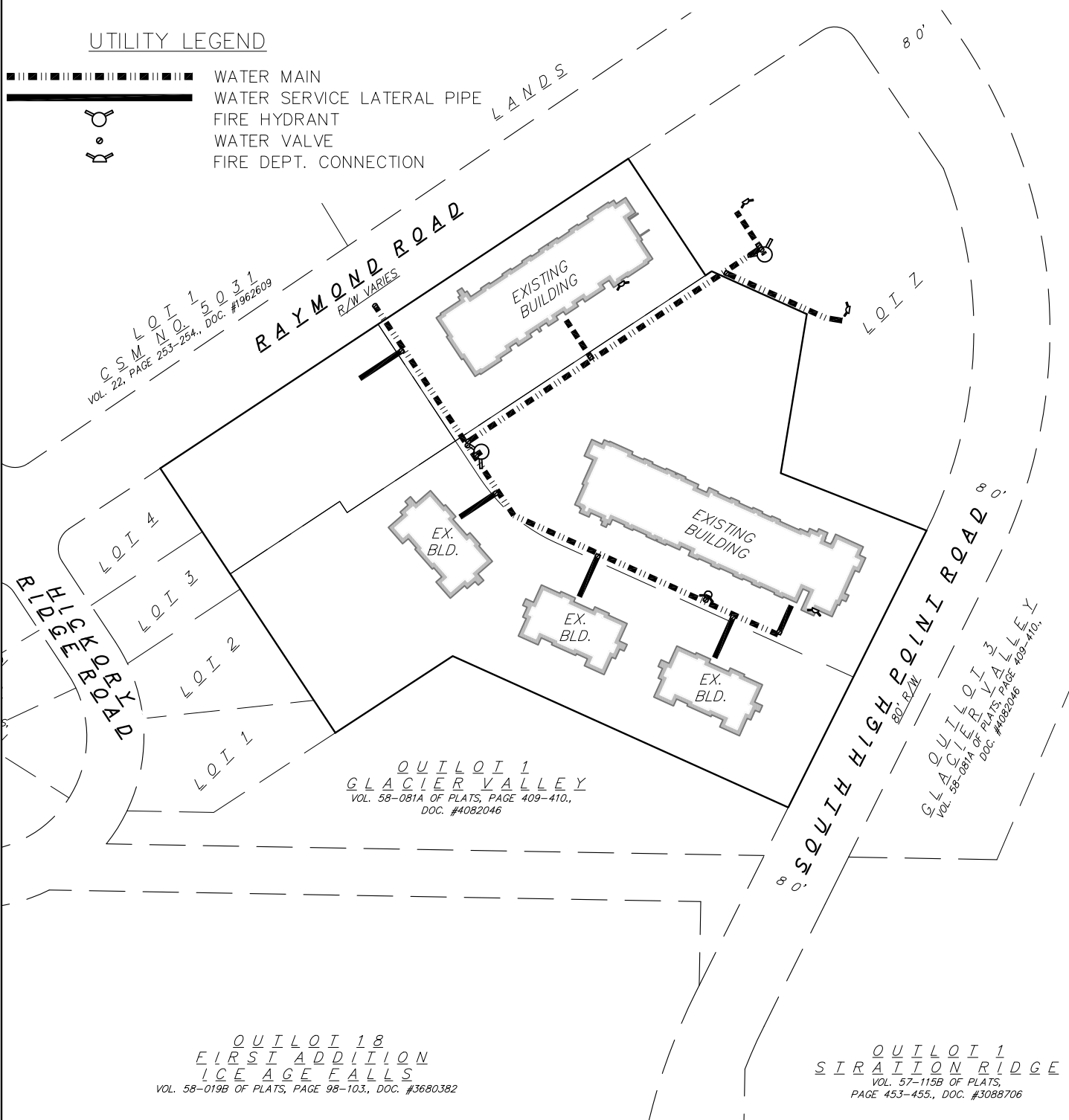
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## EXISTING WATER MAIN EASEMENT DETAIL DOC. #5539194

### UTILITY LEGEND

-  WATER MAIN
-  WATER SERVICE LATERAL PIPE
-  FIRE HYDRANT
-  WATER VALVE
-  FIRE DEPT. CONNECTION



C.S.M. NO. 15031  
VOL. 22, PAGE 253-254, DOC. #1962609

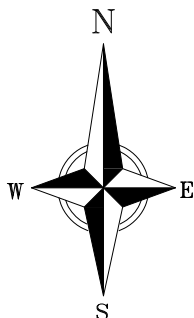
QUILOI 1  
GLACIER VALLEY  
VOL. 58-081A OF PLATS, PAGE 409-410,  
DOC. #4082046

QUILOI 18  
FIRST ADDITION  
ICE AGE FALLS  
VOL. 58-019B OF PLATS, PAGE 98-103, DOC. #3680382

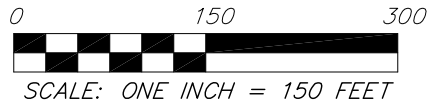
QUILOI 1  
SIRATION RIDGE  
VOL. 57-115B OF PLATS,  
PAGE 453-455, DOC. #3088706

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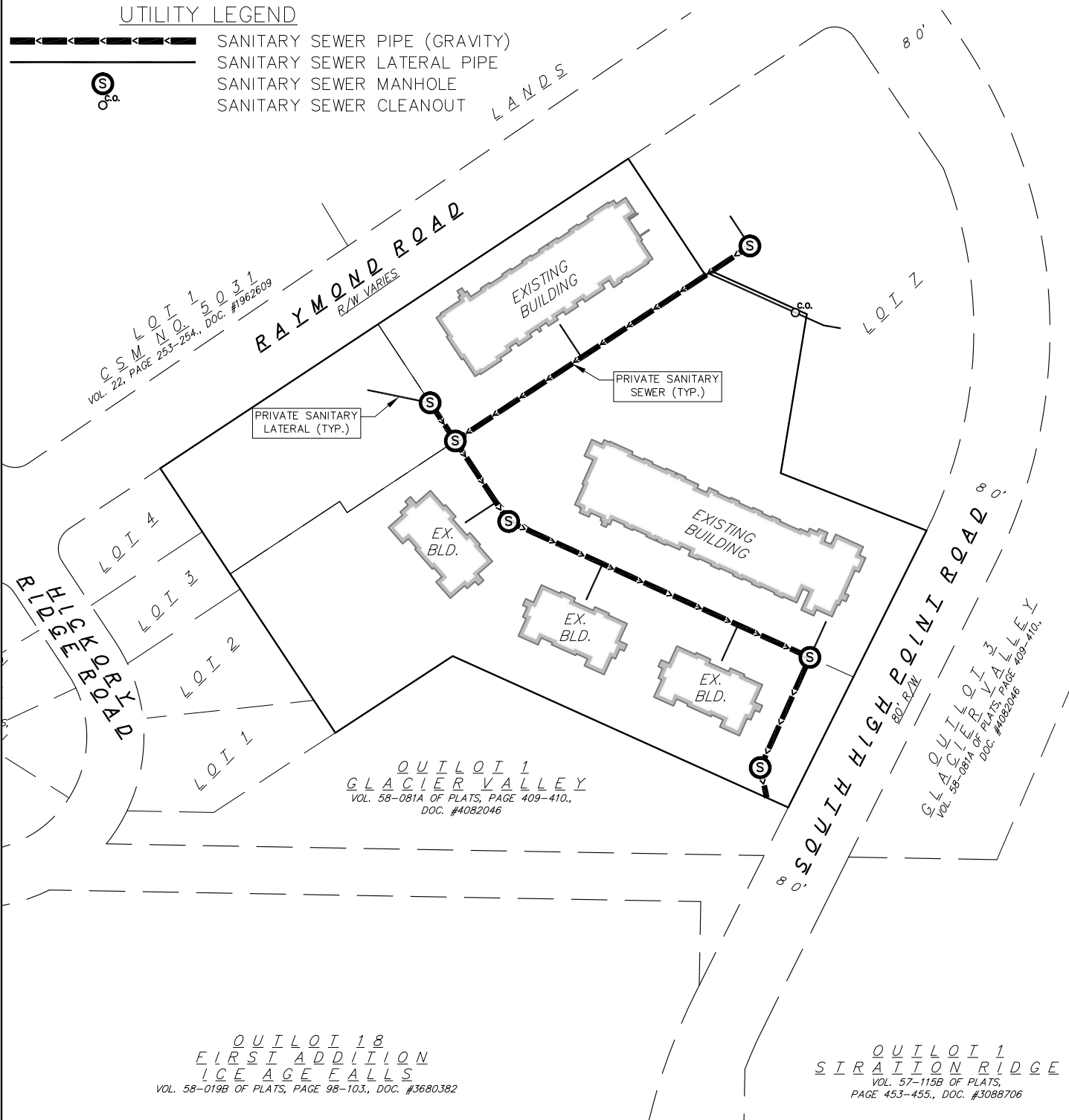
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## EXISTING SANITARY SEWER EASEMENT DETAIL DOC. #5539194

### UTILITY LEGEND

- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT



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Phone: (800) 261-3898

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Drafted By: DGUL  
Checked By: MMAR

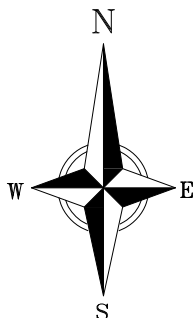
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C.S.M. No. \_\_\_\_\_  
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Vol. \_\_\_\_\_ Page \_\_\_\_\_

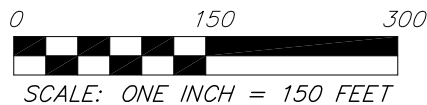
**SHEET  
6 OF 9**

# CERTIFIED SURVEY MAP No.

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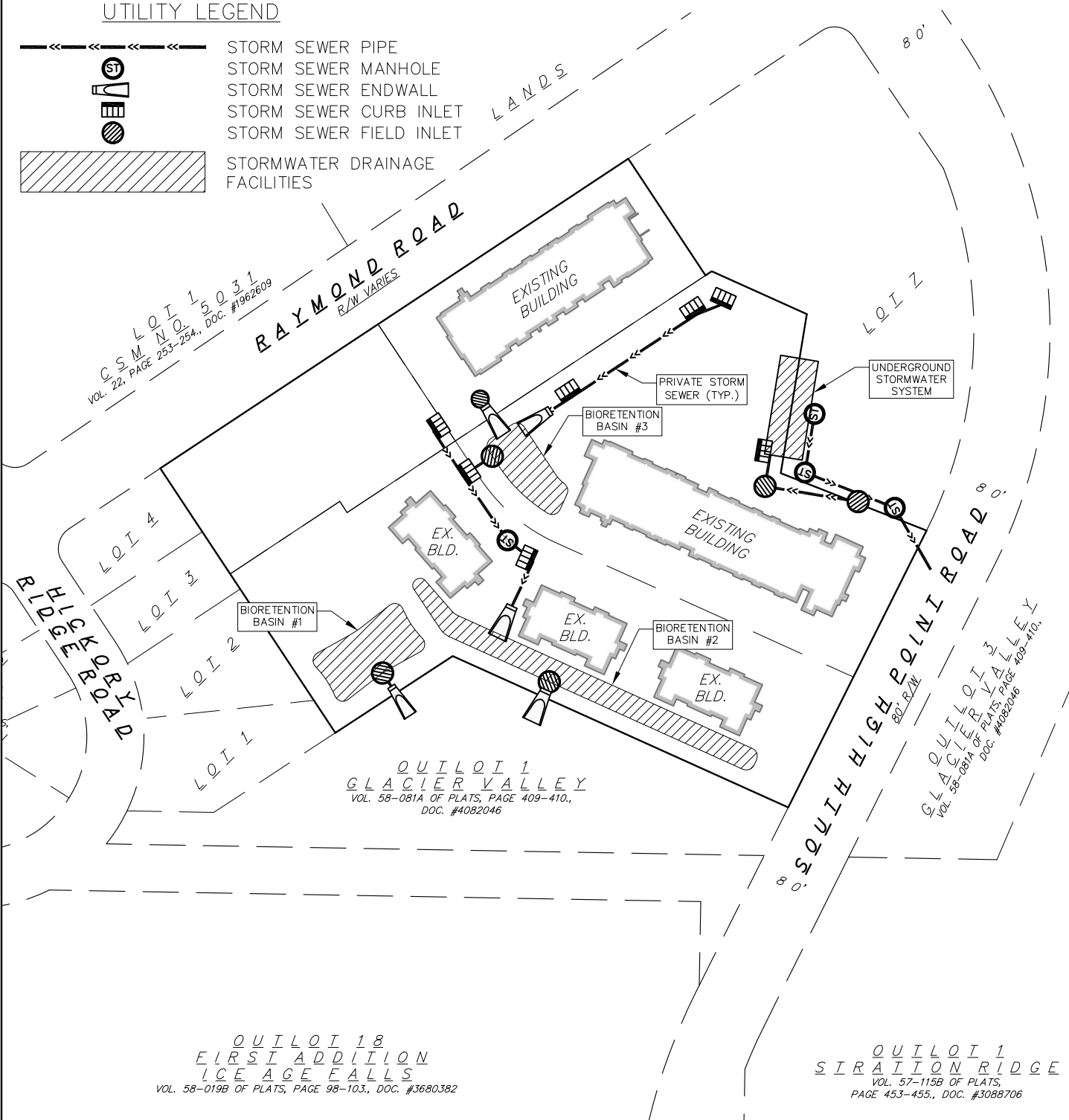
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## EXISTING STORM SEWER EASEMENT DETAIL DOC. #5539194

### UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- STORMWATER DRAINAGE FACILITIES



C.S.M. NO. 15031  
VOL. 22, PAGE 253-254, DOC. #1962609

QUILOI 1  
GLACIER VALLEY  
VOL. 58-081A OF PLATS, PAGE 409-410,  
DOC. #4082046

QUILOI 18  
FIRST ADDITION  
ICE AGE FALLS  
VOL. 58-019B OF PLATS, PAGE 98-103, DOC. #3680382

QUILOI 1  
SIRATION RIDGE  
VOL. 57-115B OF PLATS,  
PAGE 453-455, DOC. #3088706

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**NOTES:**

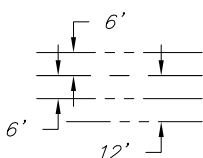
1. I found a chiseled cross in concrete and ties representing the West 1/4 corner of Section 2, T06N, R08E as established on tie sheet by Chris W. Adams, dated May 4, 2016, and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was December 7, 2020.
2. I found and accepted a 2" iron pipe monument and ties representing the Center of Section 2, T06N, R08E as established on tie sheet by Carl M. Sandsnes, dated April 21, 2004, and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was December 7, 2020.

**NOTES FROM PLAT OF ESKER:**

1. All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
2. No changes in drainage patterns associated with development on any or all lots within this Plat shall be allowed without prior approval of the City Engineer.
3. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. Access easements within this plat are for the benefit and use of Lots 5, 6 and 7. See separately recorded declaration of easements setting forth uses, restrictions and maintenance responsibilities within this easement area.
5. 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, except where shown and noted otherwise. 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. 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 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.
6. 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 Ordinance.
7. This plat is subject to Declaration of Conditions and Covenants per Document Nos. 4109867, 4109868 and 4323131.
8. This plat is subject to Notice of Potential Use per Document No. 4622523.
9. Lots 5, 6 and 7 of this plat are subject to a Declaration of Easements recorded as a separate instrument addressing private utilities, stormwater, access and parking necessary for the development of these Lots.

**NOTES FROM PLAT OF GLACIER VALLEY:**

1. Development of Lot 11 shall comply with NR151 infiltration regulations.
2. Lots 1 – 11 are subject to the provisions of the aesthetic management zone.
3. Lot 11 is subject to provisions of the backyard planting zone as specified in the adopted High Point – Raymond Road Neighborhood Development Plan.
4. (Existing) UTILITY EASEMENTS – Utility Easements as herein set forth (by Glacier Valley) for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
5. (Existing) 6' Public gas main easement for Madison Gas and Electric for underground gas main installation.



PUBLIC UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

**SURVEYOR'S CERTIFICATE:**

I, David N. Gullickson, Professional Land Surveyor No. 2870, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of ESKER APARTMENTS, LLC, a Wisconsin limited liability company, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided, and that this land is all of Lot Five (5) and Lot Six (6) of Esker, as recorded in Volume 69-019B of Plats, on Pages 103 and 104, as Document Number 5537760, Dane County Registry, located in the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 2, Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin.

Said description contains 296,467 square feet or 6.81 acres more or less.

Vierbicher Associates, Inc.  
By: David N. Gullickson

Date: February 7th, 2022.

Signed: \_\_\_\_\_  
David N. Gullickson, P.L.S. No. S-2870

<p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 180287 DATE: 02/07/2022	SURVEYED FOR: Esker Apartments, LLC. Attn: Alex McKenzie 1910 Hawks Ridge Dr. #322 Verona, WI 53593	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET 8 OF 9</b>
		REV: Drafted By: DGUL Checked By: MMAR			



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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### MADISON CITY 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 \_\_\_\_\_, 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, Madison

### MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission action on this \_\_\_\_\_, day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matt Wachter, Secretary  
City of Madison Plan Commission

### OWNER'S CERTIFICATE OF DEDICATION

Esker Apartments, LLC., a Wisconsin Corporation, 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. Esker Apartments, LLC., does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Esker Apartments, LLC.

By: \_\_\_\_\_  
Andrew P Crooks, Managing Member  
Esker Apartments, LLC.

STATE OF WISCONSIN )  
                                  )ss  
DANE COUNTY       )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Andrew P Crooks, Managing Member, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

### REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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