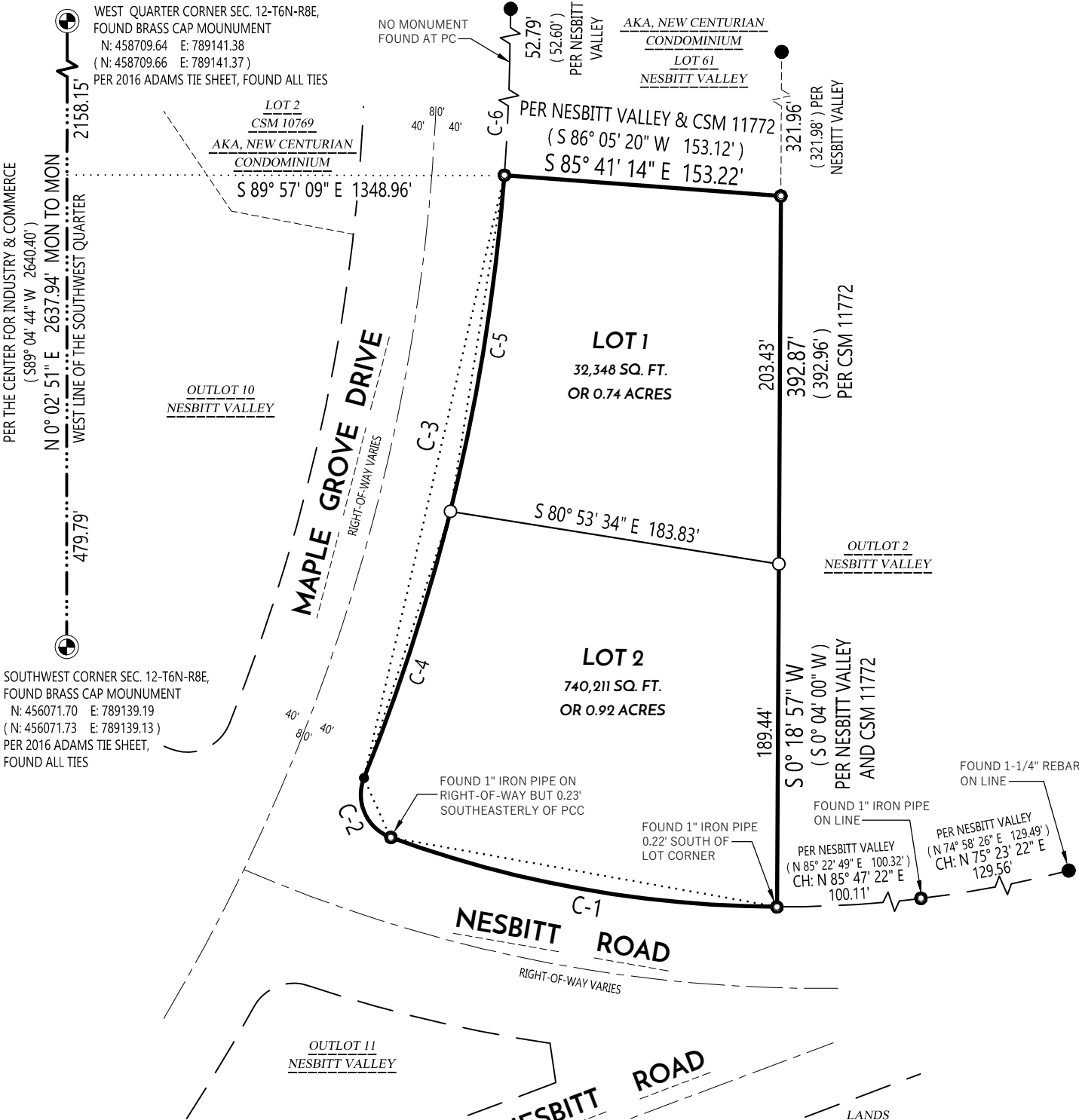


CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- CHORD LINE
- PLATTED LINE
- RECORDED INFORMATION

- NOTES:**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 14TH, 21ST, AND 28TH 2022.
 - NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, R8E, BEARS N 0°02' 51" E
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - SEE SHEET 2 OF 6 FOR FOR FURTHER DETAILS ON EXISTING EASEMENTS.
 - SEE SHEET 3 OF 6 FOR EXISTING SITE IMPROVEMENTS.
 - SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.

NORTH

0' 40' 80'

WISCONSIN PROFESSIONAL LAND SURVEYOR

ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN

File: W:\2021\210865_Sketchworks - 4109 Maple Grove Dr\DWG\210865_CSM.dwg Layout: CSM 1 OF 6 User: Zach Plotted: May 11, 2022 - 4:30pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET	OAKLEAF PROPERTIES, LLC	DRAWN BY: ZMR	DOC. NO. _____
	MOUNT HOREB, WI 53572	2058 SIDEWINDER CT	APPROVED BY: ZMR	C.S.M. NO. _____
	www.wyserengineering.com	GRAND JUNCTION, CO 81507	PROJECT NO: 210865	
			SHEET NO: 1 of 6	

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772, RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 124-127 AS DOCUMENT NO. 4195153, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWN 6 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

MAPLE GROVE DRIVE

LOT 1

LOT 2

12' WIDE PUBLIC UTILITY EASEMENT PER NESBITT VALLEY

30' BUILDING SETBACK LINE PER NESBITT VALLEY

6' PUBLIC GAS MAIN EASEMENT PER NESBITT VALLEY

30' WIDE PUBLIC SANITARY SEWER EASEMENT PER DOCUMENT NO. 1224426

20' WIDE PUBLIC WATER MAIN EASEMENT PER CSM 11318

12' WIDE PUBLIC UTILITY EASEMENT PER NESBITT VALLEY

40' WIDE NO BUILDING AREA PER NESBITT VALLEY, SEE NOTE 4, SHEET 4

40' WIDE PLANTING STRIP

PER NESBITT VALLEY (121.09') N 84° 11' 15" W 121.04'

N 39° 01' 51" W 141.03' PER NESBITT VALLEY

N 39° 25' 00" W 141.01' PER NESBITT VALLEY

6'

30'

12'

15'

20'

40'

30'

6'

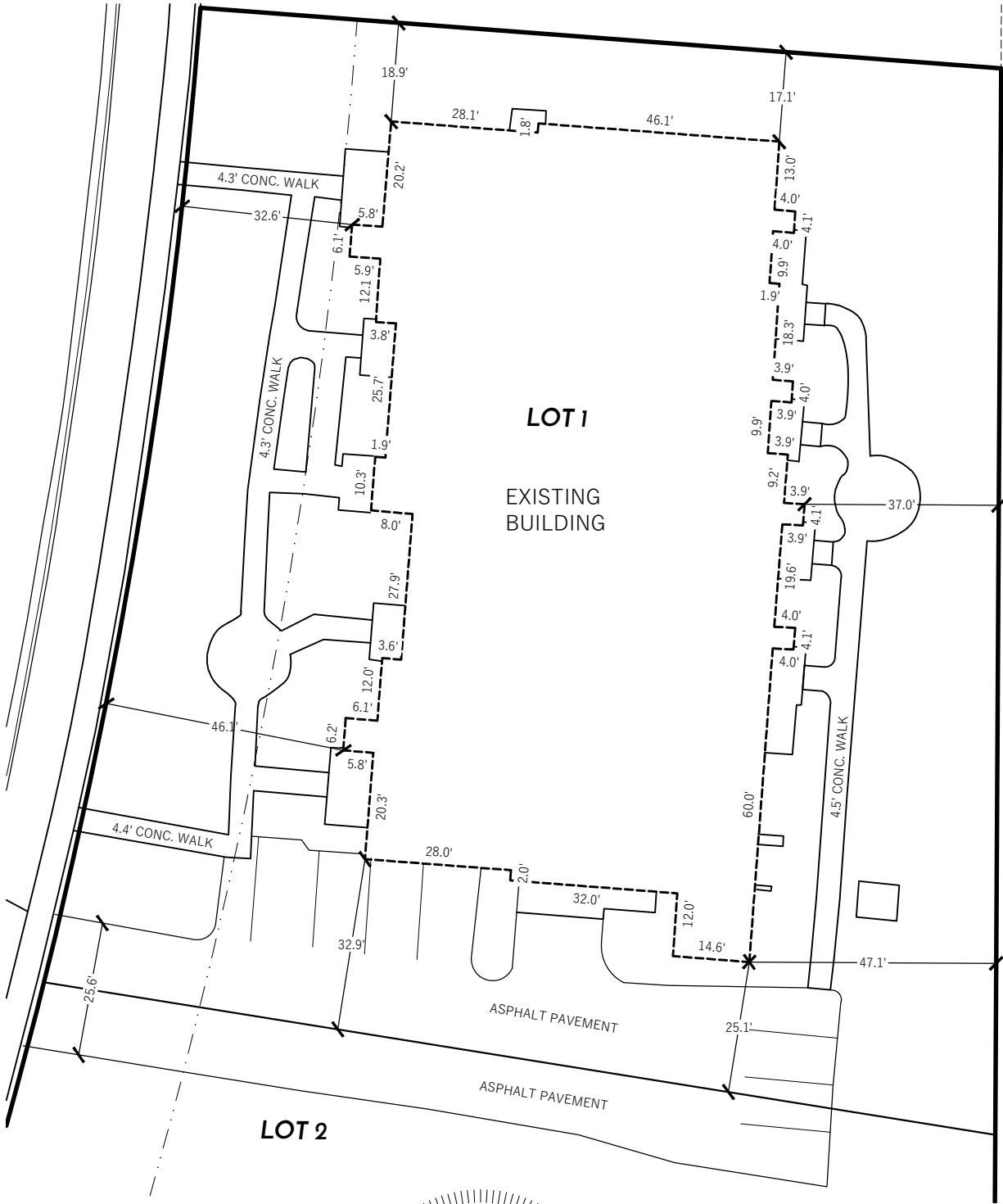
A circular seal for a Professional Land Surveyor in Wisconsin. The outer ring contains the text "WISCONSIN" at the top and "PROFESSIONAL LAND SURVEYOR" around the bottom, separated by two stars. The inner circle contains the text "ZACHARY M. REYNOLDS", "S-3223", "MOUNT HOREB", and "WISCONSIN" in a stacked format. The seal is surrounded by a decorative border of short radial lines.



CERTIFIED SURVEY MAP NO. _____

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EXISTING SITE IMPROVEMENTS



LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- SETBACK LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE



NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 4 OF 6 FOR CURVE TABLE AND ADDITIONAL NOTES.

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____



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2058 SIDEWINDER CT
GRAND JUNCTION, CO 81507

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210865
SHEET NO: 3 of 6

CERTIFIED SURVEY MAP NO. _____

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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	218.08'	633.55'	19° 43' 21"	N 79° 49' 05" W	217.01'	N 89° 40' 45" W	N 69° 57' 24" W
()	218.11'		19° 43' 32"	N 80° 12' 58" W	217.04'	NOT LISTED	N 70° 21' 12" W
C-2	40.10'	25.00'	91° 53' 53"	N 24° 00' 28" W	35.94'	N 69° 57' 24" W	N 21° 56' 29" E
()	40.11'		91° 56' 08"	N 24° 23' 09" W	35.95'	N 70° 21' 12" W	N 21° 34' 56" E
C-3	343.47'	1114.00'	17° 39' 56"	N 13° 06' 31" E	342.11'	N 21° 56' 29" E	N 4° 16' 33" E
()	343.57'		17° 40' 16"	N 12° 44' 48" E	342.22'	N 21° 34' 56" E	NOT LISTED
C-4	155.01'	1114.00'	7° 58' 21"	N17° 57' 18"E	979.59'	N 21° 56' 29" E	N 13° 58' 08" E
C-5	188.46'	1114.00'	9° 41' 35"	N9° 07' 20"E	985.41'	N 13° 58' 08" E	N 4° 16' 33" E
C-6	77.31'	1114.00'	3° 58' 34"	N2° 17' 16"E	77.29'	N 4° 16' 33" E	N 0° 17' 59" E
()						NOT LISTED	N 0° 03' 54" W

ADDITIONAL NOTES:

1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX 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/CERTIFIED 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 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/CERTIFIED 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.
2. 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 MANAGEMENT AT THE TIME THEY DEVELOP.
3. PER NESBITT VALLEY, RECORDED AS DOCUMENT NO. 3397969, AND CSM NO. 11772, RECORDED AS DOCUMENT NO. 4195153, NOT MORE THAN FOUR (4) EXISTING JOINT DRIVEWAY APPROACHES ALONG LOTS 58 THROUGH 61 (A.K.A. TIPPERARY GREEN CONDOMINIUM, HAVING TWO (2) JOINT DRIVEWAY APPROACHES CURRENTLY), AND LOTS 1 AND 2 OF THIS CERTIFIED SURVEY MAP (FORMERLY LOT 1 OF CSM NO. 11772, HAVING ONE (1) EXISTING JOINT DRIVEWAY APPROACH) WILL BE CONSTRUCTED ALONG MAPLE GROVE DRIVE EXCEPT AS MAY BE PERMITTED BY THE CITY TRAFFIC ENGINEER OF THE CITY OF MADISON.
4. PER NESBITT VALLEY, RECORDED AS DOCUMENT NO. 33997969, THE PLATTING OF OUTLOTS 5 AND/OR 6 AS DEVELOPABLE LOTS (BEING LOT 2 AND A PART OF LOT 1 OF THIS CERTIFIED SURVEY MAP), THE CITY OF MADISON COMMON COUNCIL MAY REDUCE IN WIDTH THE 40 FOOT NO-BUILD/NO-IMPROVEMENT ZONE BASED UPON THE APPROVAL OF AN EXEMPLARY BERMING, LANDSCAPE AND BUILDING SITING PLAN AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.



PREPARED BY:
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2058 SIDEWINDER CT
GRAND JUNCTION, CO 81507

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210865
SHEET NO: 4 of 6

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C.S.M. NO. _____

File: W:\2021\210865_Sketchworks - 4109 Maple Grove Dr\DWG\210865_CSM.dwg Layout: CSM 5 OF 6 User: Zach Plotted: May 11, 2022 - 4:44pm

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 11772 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON MAY 24, 2006, IN VOLUME 72, PAGE 124 AS DOCUMENT NO. 4195153, BEING A CONSOLIDATION OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NUMBER 11318 IN VOLUME 68 ON PAGES 243 THROUGH 247, DOCUMENT NUMBER 4018774, LYING IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 72,559 SQUARE FEET OR 1.66 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF OAKLEAF PROPERTIES, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER 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 AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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 THIS _____ 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 WITZEL-BEHL, CITY CLERK,
CITY OF MADISON



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
OAKLEAF PROPERTIES, LLC
2058 SIDEWINDER CT
GRAND JUNCTION, CO 81507

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210865
SHEET NO: 5 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

OAKLEAF PROPERTIES, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
OAKLEAF PROPERTIES, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED

MANAGING MEMBER, _____, TO ME KNOWN TO BE THE
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE
CITY OF MADISON PLAN COMMISSION.

MATTHEW WACHTER,
SECRETARY OF THE PLAN COMMISSION

DATE:



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	PROJECT NO:	210865
300 EAST FRONT STREET	OAKLEAF PROPERTIES, LLC	DRAWN BY:	ZMR	SHEET NO:	6 of 6
MOUNT HOREB, WI 53572	2058 SIDEWINDER CT	APPROVED BY:	ZMR		
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