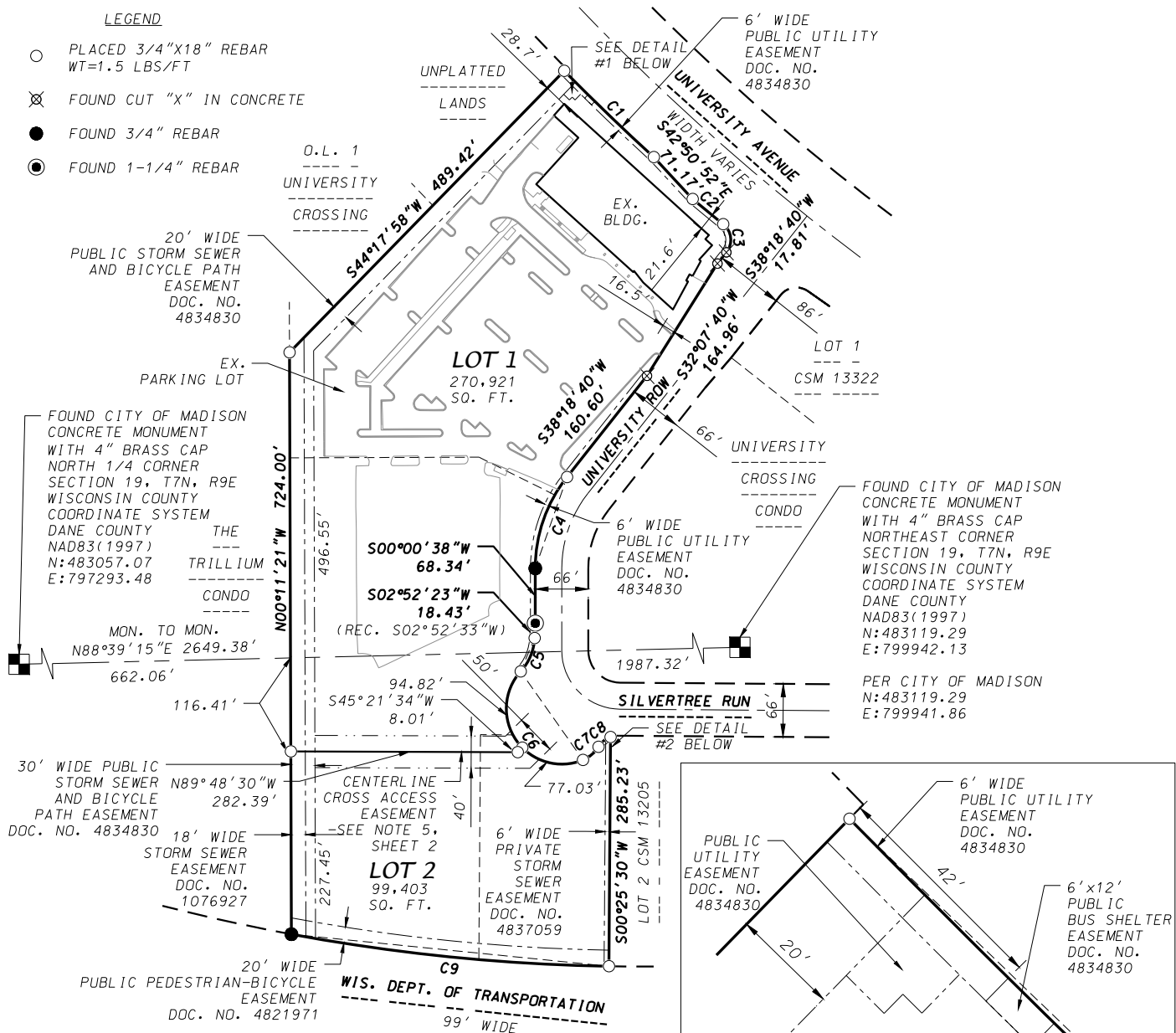


# CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, UNIVERSITY CROSSING, RECORDED AS DOC. NO. 4834830  
 LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 18 AND IN THE NW1/4 OF THE NE1/4  
 OF SECTION 19, ALL IN T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

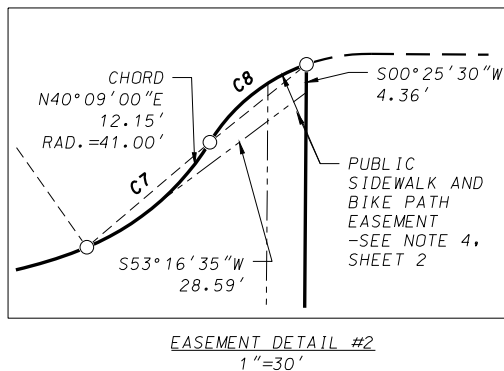
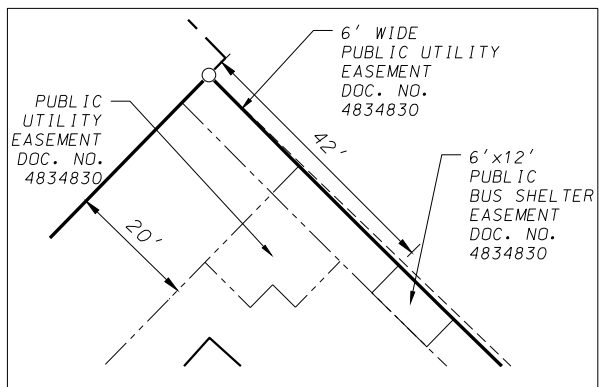
**LEGEND**

- PLACED 3/4"X18" REBAR  
WT=1.5 LBS/FT
- ⊗ FOUND CUT "X" IN CONCRETE
- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR

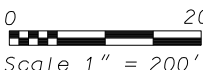


CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		2928.00	154.77	154.79	S46°03'50"E	03°01'44"	IN-S44°32'58"E OUT-S47°34'42"E
C2		2053.00	49.25	49.25	S50°28'59"E	01°22'28"	IN-S49°47'45"E OUT-S51°10'13"E
C3		25.00	35.19	39.04	S06°25'47.5"W	89°28'51"	
C4		183.00	120.07	122.33	S19°09'39"W	38°18'02"	
C5		67.00	45.04	45.93	S22°30'52"W	39°16'58"	OUT-S42°09'21"W REC. 39°16'38" REC. S42°09'11"W
C6	1	69.00	134.64	186.25	S35°10'19"E	154°39'20"	OUT-N67°30'01"E
	2	69.00	77.03	81.72	S01°14'33"E	86°47'47"	
C7		41.00	25.25	25.67	N49°33'53"E	35°52'16"	OUT-N31°37'45"E
C8		29.00	19.40	19.78	N51°10'23"E	39°05'16"	OUT-N70°43'01"E
C9		2406.20	397.06	397.52	N84°14'42"W	09°27'56"	IN-N88°58'40"W OUT-N79°30'44"W



GRID NORTH  
 WISCONSIN COUNTY COORDINATE SYSTEM  
 DANE COUNTY NAD83(1997)  
 THE NORTH LINE OF THE NE1/4  
 OF SECTION 19, T7N, R9E  
 BEARS N88°39'15"E



Scale 1" = 200'

SHEET 1 OF 5

DATE: July 29, 2024  
 F.N.: 22-05-147  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_



**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**

# CERTIFIED SURVEY MAP

LOTS 1, 2 AND 3, UNIVERSITY CROSSING, RECORDED AS DOC. NO. 4834830  
LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 18 AND IN THE NW1/4 OF THE NE1/4  
OF SECTION 19, ALL IN T7N, R9E, 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 1, 2 and 3, University Crossing, recorded in Volume 59-100B of Plats on pages 460-461 as Document Number 4834830 in the Dane County Register of Deeds Office, located in the SW1/4 of the SE1/4 of Section 18 and in the NW1/4 of the NE1/4 of Section 19, all in T7N, R9E, City of Madison, Dane County, Wisconsin. Containing 370,324 square feet (8.501 acres).

Dated this 29th day of July, 2024

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

## NOTES

- 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.

- Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
- This Certified Survey Map is subject to the following recorded instruments:
  - Declaration of Conditions and Covenants recorded as Doc. No. 4824083.
  - Declaration of Conditions and Covenants recorded as Doc. No. 4824084.
  - Declaration of Private Storm Water Easement recorded as Doc. No. 4830989.
  - Lots 1-3, University Crossing Private Stormwater Management Easement recorded as Doc. No. 4836349.
  - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4836782.
  - Declaration of Conditions and Covenants for Plat University Crossing recorded as Doc. No. 4879637.
  - Madison Gas and Electric Underground Right-of-Way Grant Underground Electric recorded as Doc. No. 1935108; released by Doc. No. \_\_\_\_\_.
  - University Crossing Lot 1 Declaration of Drive Easement recorded as Doc. No. 4836351; released by Doc. No. \_\_\_\_\_.
  - 30' Wide Public Storm Sewer Easement recorded as Doc. No. 4834830; released by Doc. No. \_\_\_\_\_.

- Public Sidewalk and Bike Path Easements:

Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

- The Cross Access Easement over Lots 1 and 2 will have a separate agreement recorded by a separate instrument.



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DATE: July 29, 2024

F.N.: 22-05-147

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

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

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

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OF SECTION 19, ALL IN T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

GI Clinic, 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 GI Clinic, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GI Clinic, LLC

\_\_\_\_\_

State of Wisconsin) )SS.  
County of Dane )

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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

OWNER'S CERTIFICATE

University of Wisconsin Hospitals and Clinics Authority, a public body corporate and politic established by Chapter 233, Wisconsin Statutes, 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 University of Wisconsin Hospitals and Clinics Authority has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

University of Wisconsin Hospitals and Clinics Authority

\_\_\_\_\_

State of Wisconsin) )SS.  
County of Dane )

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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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## OWNER'S CERTIFICATE

University of Wisconsin Medical Foundation, Inc., a Wisconsin non-stock corporation 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 University of Wisconsin Medical Foundation, Inc. has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

University of Wisconsin Medical Foundation, Inc.

\_\_\_\_\_

State of Wisconsin )  
                                  )SS.  
County of Dane      )

Personally, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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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## 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 \_\_\_\_\_, 2024 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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024 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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