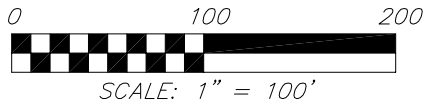
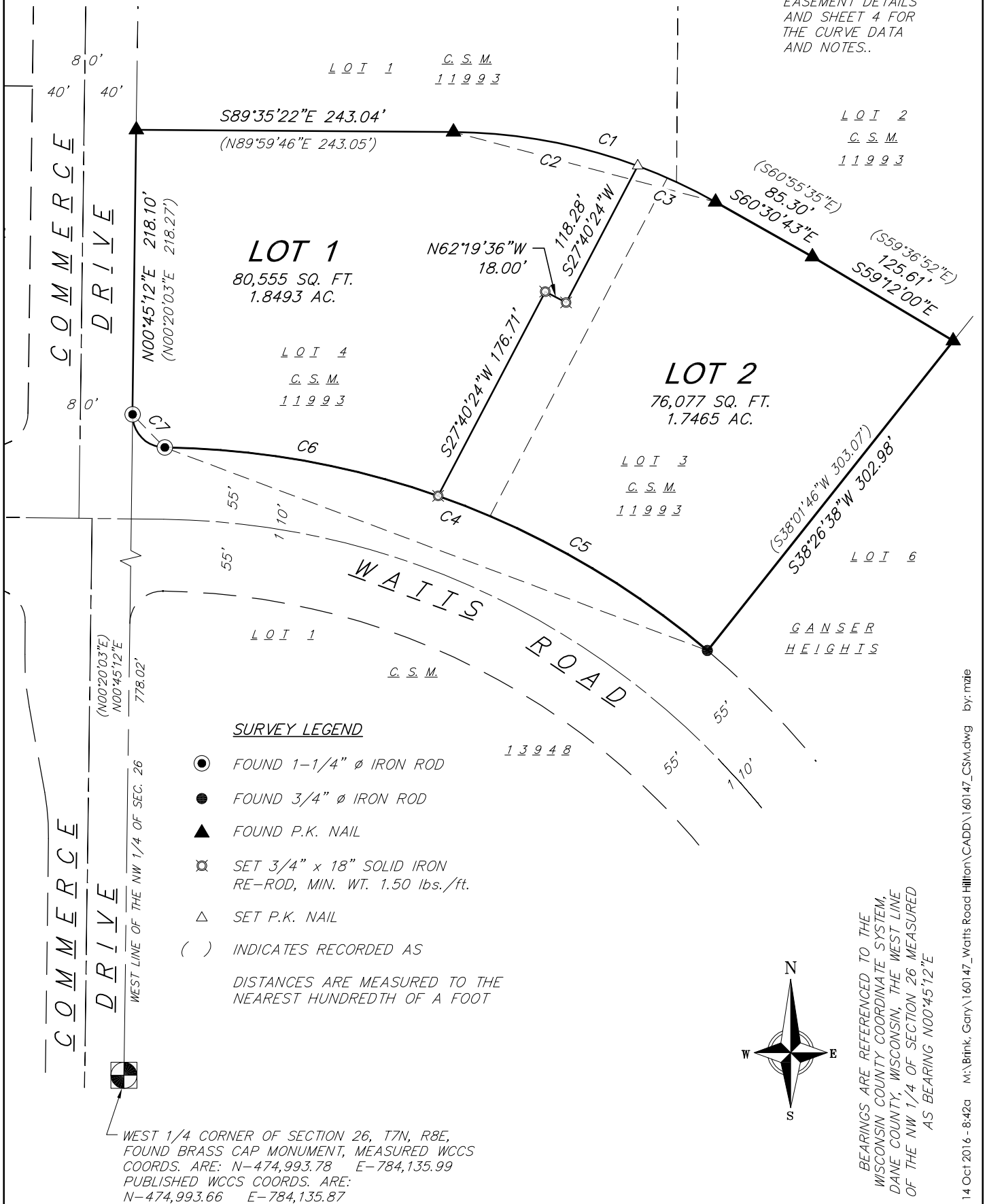


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 11993, AS RECORDED IN VOLUME 73 OF CERTIFIED SURVEY MAPS, ON PAGES 353-358, AS DOCUMENT NUMBER 4257029, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTE: SEE SHEET 3 FOR SECTION TIE DETAIL, SEE SHEET 2 FOR EASEMENT DETAILS AND SHEET 4 FOR THE CURVE DATA AND NOTES.

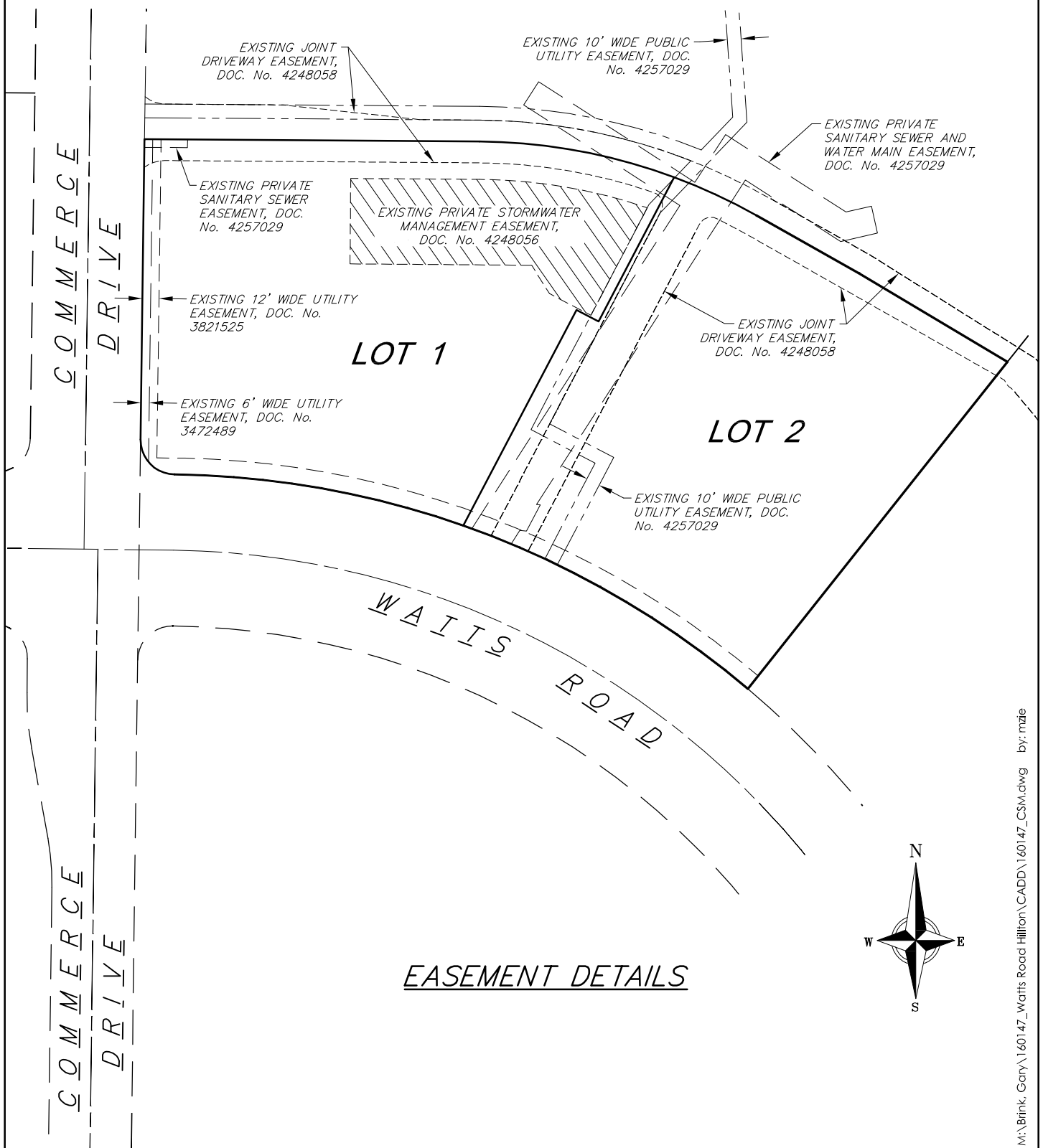
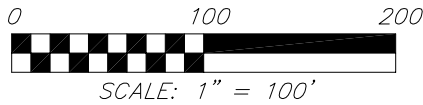


14 Oct 2016 - 8:42a M:\Brink, Gary\160147\_Warris Road Hilltop\CADD\160147\_CS\m.dwg by: mzie



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

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## EASEMENT DETAILS

14 Oct 2016 - 8:43a M:\Brink, Gary\160147\_Waitis Road Hilltop\CADD\160147\_CS\m.dwg by: mzie

<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530		FN: 160147 DATE: 10/13/2016	SURVEYED FOR: Gary Brink Architects 7780 Elmwood Avenue Suite 204 Middleton, WI 53562	C.S.M. No. _____	<b>SHEET 2 OF 6</b>
		REV: _____	_____	Doc. No. _____	
		Drafted By: MZIE	_____	Vol. _____ Page _____	
		Checked By: MMAR	_____		

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

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NORTHWEST CORNER OF SECTION 26, T7N, R8E, FOUND BRASS CAP MONUMENT,  
MEASURED WCCS COORDS. ARE:  
N=477,665.06  
E=784,171.11  
PUBLISHED WCCS COORDS. ARE:  
N=477,664.64  
E=784,171.20



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN; THE WEST LINE OF THE NW 1/4 OF SECTION 26 MEASURED AS BEARING N00°45'12"E

(N00°20'03"E 2671.37')  
MON. - MON. = 2671.51'  
500°45'12"W  
1675.39'

COMMERCE DRIVE

N00°45'12"E 218.10'

N00°45'12"E 778.02'



WEST 1/4 CORNER OF SECTION 26, T7N, R8E, FOUND BRASS CAP MONUMENT,  
MEASURED WCCS COORDS. ARE:  
N=474,993.78 E=784,135.99  
PUBLISHED WCCS COORDS. ARE:  
N=474,993.66 E=784,135.87

S89°35'22"E 243.04'

R=414.00'  
I=29°04'36"  
L=210.10'  
LCB=S75°03'00"E  
LC=207.85'

S60°30'43"E  
85.30'

S59°12'00"E  
125.61'

THIS C.S.M.

WATTS

ROAD

R=25.00'  
I=90°03'07"  
L=39.29'  
LCB=N44°16'36"W  
LC=35.37'

R=655.00'  
I=39°37'05"  
L=452.91'  
LCB=N69°29'18"W  
LC=443.94'

S38°26'38"W 302.98'

## SECTION TIE DETAIL

(NOT TO SCALE)

14 Oct 2016 - 8:43a M:\Brink, Gary\160147\_Watts Road Hilltop\CADD\160147\_CS\m.dwg by: mzie

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DATE: 10/13/2016  
REV:  
Drafted By: MZIE  
Checked By: MMAR

SURVEYED FOR:  
Gary Brink Architects  
7780 Elmwood Avenue  
Suite 204  
Middleton, WI 53562

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

**SHEET**  
**3 OF 6**

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

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 11993, AS RECORDED IN VOLUME 73 OF CERTIFIED SURVEY MAPS, ON PAGES 353–358, AS DOCUMENT NUMBER 4257029, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT BRG. BACK	TANGENT BRG. AHEAD
C1	210.10' (210.09')	414.00'	29°04'36" (29°04'33")	S 75°03'00" E (S 75°27'51.5" E)	207.85'	S 89°35'17" E	S 60°30'42" E
C2	144.27'	414.00'	19°57'59"	S 79°36'18" E	143.54'	S 89°35'17" E	S 69°37'18" E
C3	65.83'	414.00'	09°06'36"	S 65°04'00" E	65.76'	S 69°37'18" E	S 60°30'42" E
C4	452.91' (452.81')	655.00'	39°37'05" (39°36'33")	N 69°29'18" W (N 69°54'40.5"E)	443.94' (443.85')	N 49°40'45" W	N 89°17'50" W
C5	239.24'	655.00'	20°55'40"	N 60°08'35" W	237.92'	N 49°40'45" W	N 70°36'25" W
C6	213.67'	655.00'	18°41'25"	N 79°57'08" W	212.72'	N 70°36'25" W	N 89°17'50" W
C7	39.29'	25.00'	90°03'07" (90°03'00")	N 44°16'36" W (N 44°41'27" W)	35.37'	N 89°18'09" W	N 00°44'58" E

### GENERAL NOTES:

1. The recorded plat of GANSER HEIGHTS references the following:

– **WIS-DOT NOTES:**

– Access Restriction Note: Access to U.S.H. 12 is controlled by WIS-DOT project: CA 04-2(1).

– Highway Setback Restriction Note: No improvements or structures are allowed between the right-of-way and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings, and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department. Special Exception for a reduced Highway Setback of 42' approved by WIS-DOT on December 08, 2002, WISDOT Log No. 1112.

– Noise Note: The lots of this land division may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. these levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

- All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easement shall be twelve (12) feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets.
  - 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.
  - A traffic impact analysis is required for each development on Lots 5, 6, 7, and 8. The vehicle trip generation projected for each new building constructed on Lots 5, 6, 7, and 8 shall be compared to the levels of vehicle trips projected in the report entitled "Watts Road Development Traffic Impact Analysis" prepared by Engineering Solutions, LLC dated March, 2001 on both an individual development basis and with respect to the total vehicle trip generation contemplated by the land use plan amendment dated September 25, 2001.
  - All buildings and outdoor recreational areas shall comply with M.G.O. Sec. 16.23(3)(d) – Highway Noise Land Use Provisions Policies and Ordinance.
  - The owners of Lots 5, 6, 7, and 8 shall grant a perpetual reciprocal non-exclusive, and unimpeded vehicular and pedestrian easement for crossing and ingress/egress.
  - Construction and use of structures upon Lots 5, 6, 7, 8, and Outlot 1 are subject to the terms and provisions of a set of declarations imposed, managed, and administered by the Roman Catholic Diocese of Madison, as recorded in the Dane County Register of Deeds on December 26, 2002, as Document Number 3618895.
  - The owner reserves, for itself and its successors and assigns, the right to subject the plat to one or more agreements respecting reciprocal easements and restrictions to promote the common use, operation, and benefit of certain portions of the plat as planned-integrated development.
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.
3. Lots within this CSM are inter-dependent upon one another for storm water runoff conveyance. A storm water easement agreement for the entire site shall be recorded subsequent to the recording of this Certified Survey Map.
4. This Certified Survey Map is subject to the following Documents:
- Declaration of Conditions, Covenants, and Restrictions for Maintenance of Stormwater Management Measures as recorded in Doc. No. 4248056 and 4373134, Declaration of Private Storm and Sanitary Sewer Easement as recorded in Doc. No. 4248057, Declaration of Drive Easement as recorded in Doc. No. 4248058, Declaration of Conditions and Covenants as recorded in Doc. No. 4248059 and 4248060, Conditions, Covenants, Restrictions, and Reservations contained in Doc. No.'s 3646766, 3995831, 3869000, 3867620, 3867621, 4490829 and 5048807, PUD Plans recorded as Doc. No. 4274022

14 Oct 2016 - 8:43a M:\Brink Gary\160147\_Watts Road Hilltop\CADD\160147\_CSM.dwg by: mzie

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FN: 160147  
DATE: 10/13/2016  
REV:  
Drafted By: MZIE  
Checked By: MMAR

**SURVEYED FOR:**  
Gary Brink Architects  
7780 Elmwood Avenue  
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Middleton, WI 53562

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

**SHEET  
4 OF 6**

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

ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 11993, AS RECORDED IN VOLUME 73 OF CERTIFIED SURVEY MAPS, ON PAGES 353-358, AS DOCUMENT NUMBER 4257029, DANE COUNTY REGISTRY AND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

Madison West Princeton Investors II, LLC, a Wisconsin limited liability company, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Madison West Princeton Investors II, LLC

By: \_\_\_\_\_  
 Managing Member

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

**CONSENT OF MORTGAGEE**

\_\_\_\_\_, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_



State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
 Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

14 Oct 2016 - 8:44a M:\Brink, Gary\160147\_Warfts Road Hilltop\CADD\160147\_CS\m.dwg by: mzie

 <p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">REEDSBURG - MADISON - PRAIRIE DU CHIEN                  999 Fourier Drive, Suite 201 Madison, Wisconsin 53717                  Phone: (608) 826-0532 Fax: (608) 826-0530</p>		FN: 160147	SURVEYED FOR: Gary Brink Architects 7780 Elmwood Avenue Suite 204 Middleton, WI 53562	C.S.M. No. _____	<p style="font-size: large; font-weight: bold;">SHEET</p> <p style="font-size: large; font-weight: bold;">5 OF 6</p>
		DATE: 10/13/2016		Doc. No. _____	
		REV:		Vol. _____ Page _____	
		Drafted By: MZIE			
		Checked By: MMAR			

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

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## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_\_.

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

## CITY OF MADISON APPROVAL

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

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

## LEGAL DESCRIPTION

All of Lots 3 and 4, Certified Survey Map Number 11993, as recorded in Volume 73 of Certified Survey Maps, on pages 353-358, as Document Number 4257029, Dane County Registry and located in the Southwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

Said description contains 156,631 square feet or 3.5958 acres.

## SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: Michael J. Ziehr

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Michael J. Ziehr, P.L.S. S-2401

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified  
Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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

14 Oct 2016 - 8:44a M:\Brink, Gary\160147\_Warfts Road Hilltop\CADD\160147\_CS\m.dwg by: mzie

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**SHEET  
6 OF 6**