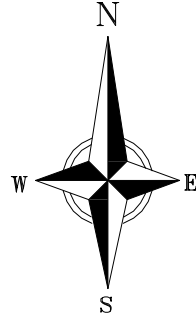


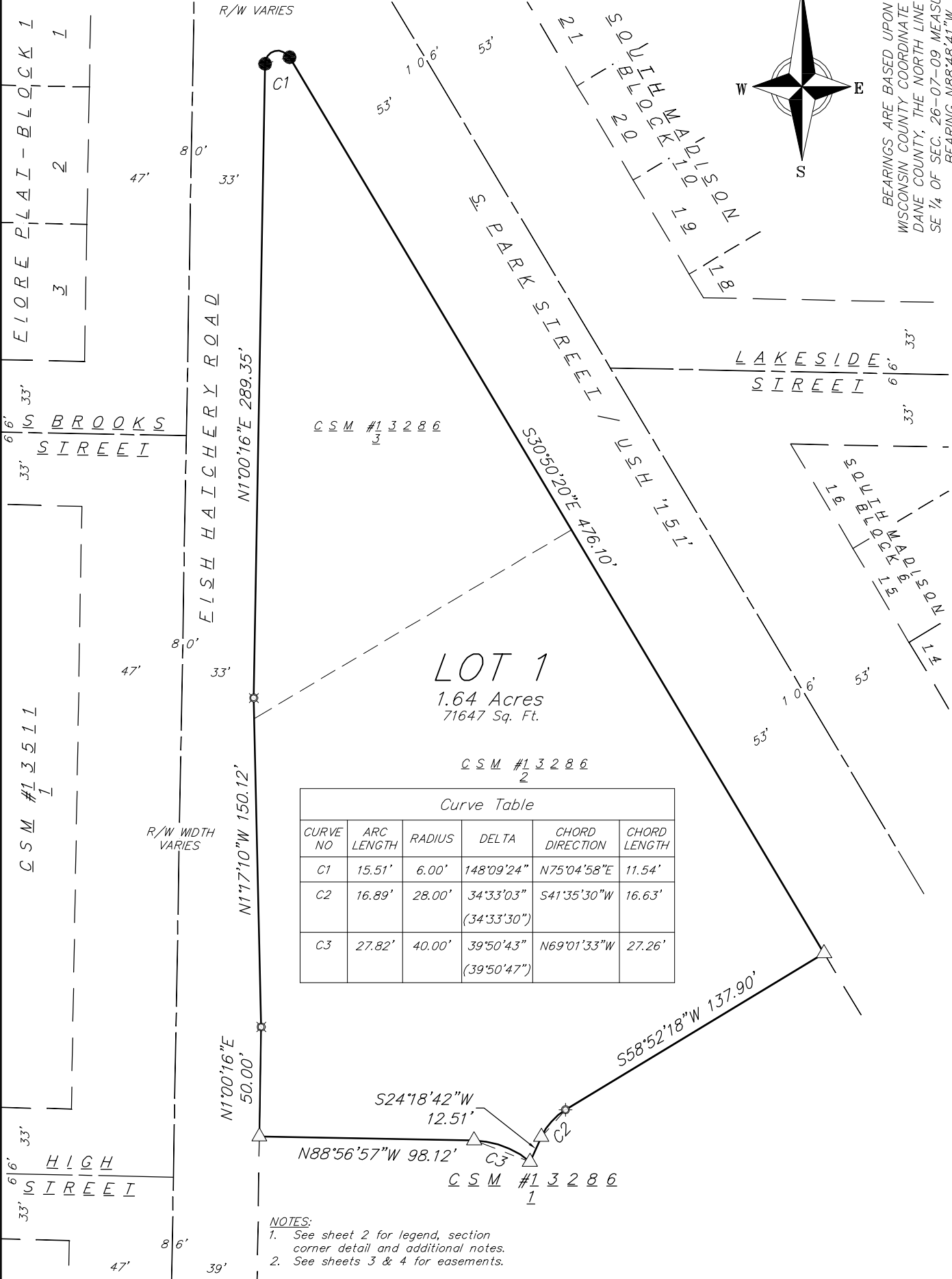
# CERTIFIED SURVEY MAP No.

LOTS 2 & 3, CERTIFIED SURVEY MAP NUMBER 13286, AS RECORDED IN VOLUME 85 OF CERTIFIED SURVEY MAPS, ON PAGES 321-329, AS DOCUMENT NUMBER 4872024, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ - NW ¼ OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

GRAPHIC SCALE FEET



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE SE ¼ OF SEC. 26-07-09 MEASURED AS BEARING N88°48'41"W



Curve Table					
CURVE NO	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.51'	6.00'	148°09'24"	N75°04'58"E	11.54'
C2	16.89'	28.00'	34°33'03" (34°33'30")	S41°35'30"W	16.63'
C3	27.82'	40.00'	39°50'43" (39°50'47")	N69°01'33"W	27.26'

- NOTES:  
 1. See sheet 2 for legend, section corner detail and additional notes.  
 2. See sheets 3 & 4 for easements.

12 Mar 2015 - 9:37a M:\T Wall Enterprises LLC\140245\_Wingra Point Phase 2\CADD\140245\_CSM.dwg by: mmar

**vierbicher**  
 planners | engineers | advisors  
 REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 824-0532 Fax: (608) 824-0530

FN: 140245  
 DATE: 03-12-2015  
 REV:  
 Drafted By: MMAR  
 Checked By: PKNU

SURVEYED FOR:  
 Wingra Point, LLC  
 c/o Clark Street  
 Development, LLC  
 980 N. Michigan Ave. #1280  
 Chicago, IL 60611

Doc. No. \_\_\_\_\_  
 C.S.M. No. \_\_\_\_\_  
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SHEET  
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# CERTIFIED SURVEY MAP No.

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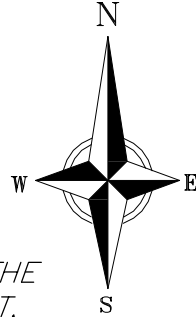
## SECTION TIE DETAIL

(NOT TO SCALE)

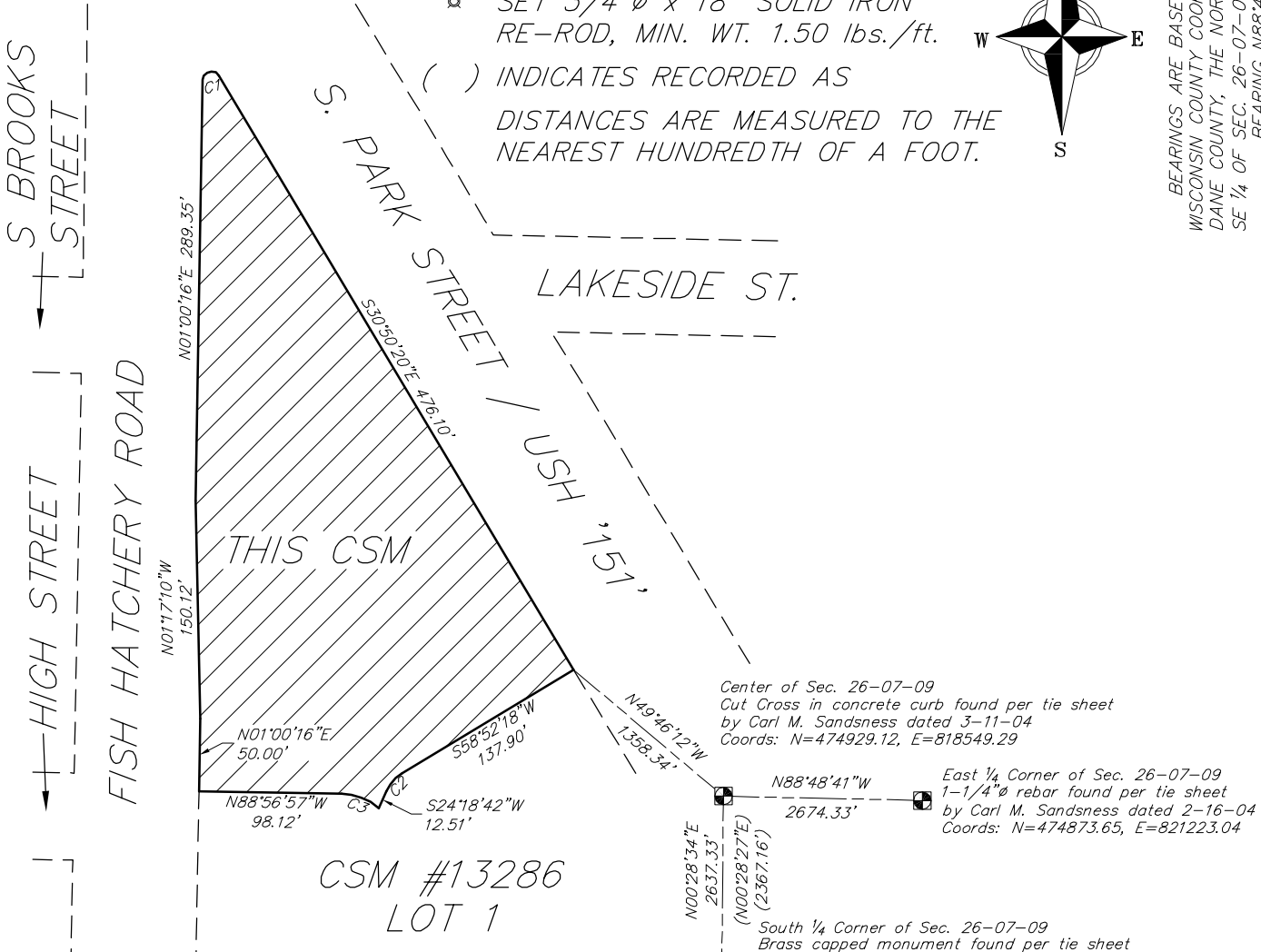
## SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- △ SET P.K. NAIL
- ⊗ SET 3/4"Ø x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE SE ¼ OF SEC. 26-07-09 MEASURED AS BEARING N88°48'41"W



### NOTES:

1. Subject to rights of others lying within vacated High Street, pursuant to Section 66.1005(2)(a) Wisconsin Statutes per Resolution recorded May 14, 2012 as Document No. 4871603.
2. Subject to Environmental Assumption, Indemnity and Release Agreement recorded December 10, 2008, as Document No. 4485970.
3. Rights of others in and to the use of easement described in Cross-Easement Agreement recorded May 15, 2012, as Document No. 4871807.
4. Subject to Cross-Indemnification Agreement recorded May 15, 2012, as Document No. 4871808.
5. Subject to Modification of Plans and Specifications recorded May 17, 2012, as Document No. 4872671.
6. Subject to Declaration of Conditions and Covenants for the Development/Plat of Certified Survey Map No. 13286, recorded August 28, 2014, as Document No. 5094549.
7. 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.
8. No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
9. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
10. Notes per CSM #13286:
  - 10.1. **Creation of Easement Rights:** Permanent easements are created over the area designated as "3 Foot Wide Permanent Limited Easement for Public Street and Public Utility Purposes" as follows: A permanent easement over, across, and within such easement area is hereby granted to the City of Madison and to Public Utilities for the purposes hereinafter set forth. The easement area may be used by the City of Madison for public street purposes, and by any public utility for the installation, maintenance, repair and replacement of underground utilities. The City of Madison shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public street within the easement area. Each public utility shall have the right to construct, install, maintain, operate, repair, replace and reconstruct underground public utilities within the easement area. Each holder of an easement granted hereunder shall have the right of ingress and egress to and from the easement area in order to exercise its rights hereunder, and to cut and remove trees, vegetation and other impediments in the easement area which may obstruct or interfere with the exercise of its easement rights hereunder.
  - 10.2. **Property Restoration:** Each holder of the easements granted hereunder shall repair any damage caused to the easement area and neighboring property as a result of the exercise of its easement rights hereunder. Following an excavation work by any easement holder, such easement holder shall promptly restore the area affected by the work to the original grade and vegetation or surface condition, including repair and replacement of fences, pavement and concrete.
  - 10.3. **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 granted hereunder. The Owner shall not construct any buildings, structures or fences within the easement area, or change the grade within the easement area, without the written consent of the City of Madison's Engineering Division City Engineer and all other easement holders that have installed improvements within the easement area. All utilities shall be located underground.
  - 10.4. **Binding Effect:** This easement shall run with the land described herein and shall be binding upon the Owners of the property, the City of Madison, and their respective successors in interest.
  - 10.5. **Release/Amendment:** This easement is for the benefit of the City of Madison and may be released by the City of Madison. This easement may be amended by an Amendment executed by the City of Madison and the Owners of the property

**vierbicher**  
planners | engineers | advisors



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Phone: (608) 824-0532 Fax: (608) 824-0530

FN: 140245  
DATE: 03-12-2015  
REV:  
Drafted By: MMAR  
Checked By: PKNU

**SURVEYED FOR:**  
Wingra Point, LLC  
c/o Clark Street  
Development, LLC  
980 N. Michigan Ave. #1280  
Chicago, IL 60611

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

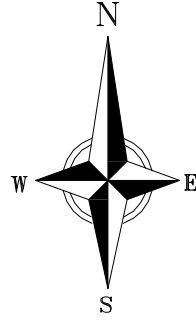
SHEET  
2 OF 5

12 Mar 2015 - 9:43a M:\T Wall Enterprises LLC\140245\_Wingra Point Phase 2\CADD\140245\_CSM.dwg by: mmar

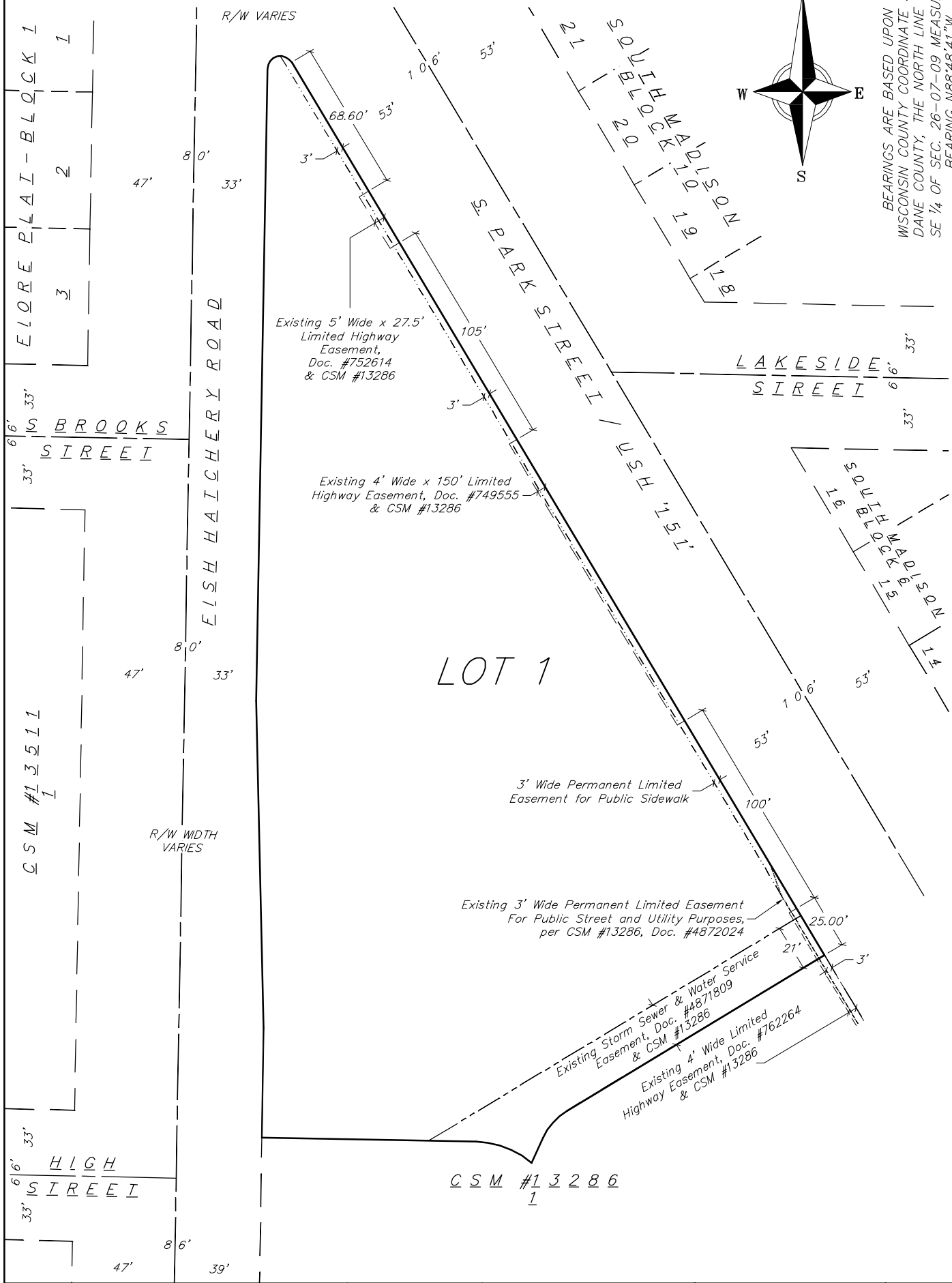
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GRAPHIC SCALE FEET



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12 Mar 2015 - 9:37a M:\T Wall Enterprises LLC\140245\_Wingra Point Phase 2\CADD\140245\_CSM.dwg by: mmar

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Checked By: PKNU

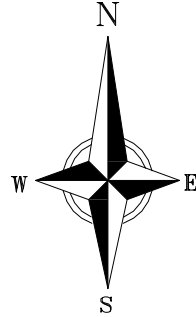
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SHEET  
3 OF 5

# CERTIFIED SURVEY MAP No.

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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE SE ¼ OF SEC. 26-07-09 MEASURED AS BEARING N88°48'41"W

**LOT 1**

Existing 3' Wide Permanent Limited Easement For Public Street and Utility Purposes, per CSM #13286, Doc. #4872024

Existing 24' Wide Cross Easement, Doc. #4871807 & CSM #13286

12'  
12'  
24'

Vacated High Street, per Doc. #4871603 & CSM #13286

ELSH HAICHERY ROAD

CSM #13286  
1

Vacated High Street, per Doc. #4871603 & CSM #13286

Existing 24' Wide Cross Easement, Doc. #4871807 & CSM #13286

PARK STREET / USH 1.51'

HIGH VACATED STREET  
15 GRAND VIEW ADDITION BLOCK 1 SOUTH MADISON 16  
MIDLAND STREET

MIDLAND STREET

**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

Signed: \_\_\_\_\_

Steven R. Cover, Secretary  
City of Madison Plan Commission

12 Mar 2015 - 9:37a M:\T Wall Enterprises LLC\140245\_Wingra Point Phase 2\CADD\140245\_CSM.dwg by: mmar

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SHEET  
4 OF 5

# CERTIFIED SURVEY MAP No.

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SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Wingra Point, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lots 2 & 3, Certified Survey Map Number 13286, as recorded in Volume 85 of Certified Survey Maps, on Pages 321-329, as Document Number 4872024, Dane County Registry, located in the SE 1/4 - NW 1/4 of Section 26, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin and contains 71,647 square feet or 1.64 acres more or less.

Vierbicher Associates, Inc.  
By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Michael S. Marty, P.L.S. No. 2452

OWNER'S CERTIFICATE

Wingra Point, LLC, 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. Wingra Point, LLC, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval or objection:

IN WITNESS WHEREOF, the said Wingra Point, LLC, has caused these presents to be signed by Jim Kurtzweil. its \_\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Wingra Point, LLC

Wingra Point, LLC  
by: Jim Kurtzweil, \_\_\_\_\_

STATE OF WISCONSIN     )  
DANE COUNTY            ) SS


Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Jim Kurtzweil, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires/is Permanent: \_\_\_\_\_

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_m., and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

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

<b>vierbicher</b> planners   engineers   advisors <small>REEDSBURG - MADISON - PRAIRIE DU CHIEN                  999 Fourier Drive, Suite 201 Madison, Wisconsin 53717                  Phone: (608) 824-0532 Fax: (608) 824-0530</small>		FN: 140245 DATE: 03-12-2015 REV:	SURVEYED FOR: Wingra Point, LLC c/o Clark Street Development, LLC 980 N. Michigan Ave. #1280 Chicago, IL 60611	Doc. No. _____	SHEET 5 OF 5
		Drafted By: MMAR Checked By: PKNU		C.S.M. No. _____ Vol. _____ Page _____	

12 Mar 2015 - 9:38a M:\T Wall Enterprises LLC\140245\_Wingra Point Phase 2\CADD\140245\_CSM.dwg by: mmar