



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 1 Certified Survey Map No. 14166.

PREPARED FOR:

RDC DEVELOPMENT, LLC
4605 DOVETAIL DRIVE
MADISON, WI. 53704

LINE TABLE:

L#	BEARING	LENGTH
L1	S 89°19'43" W	107.20'
L2	N 89°01'12" E	101.95'
L3	S 86°24'27" E	38.33'
L4	N 89°01'07" E	111.79'

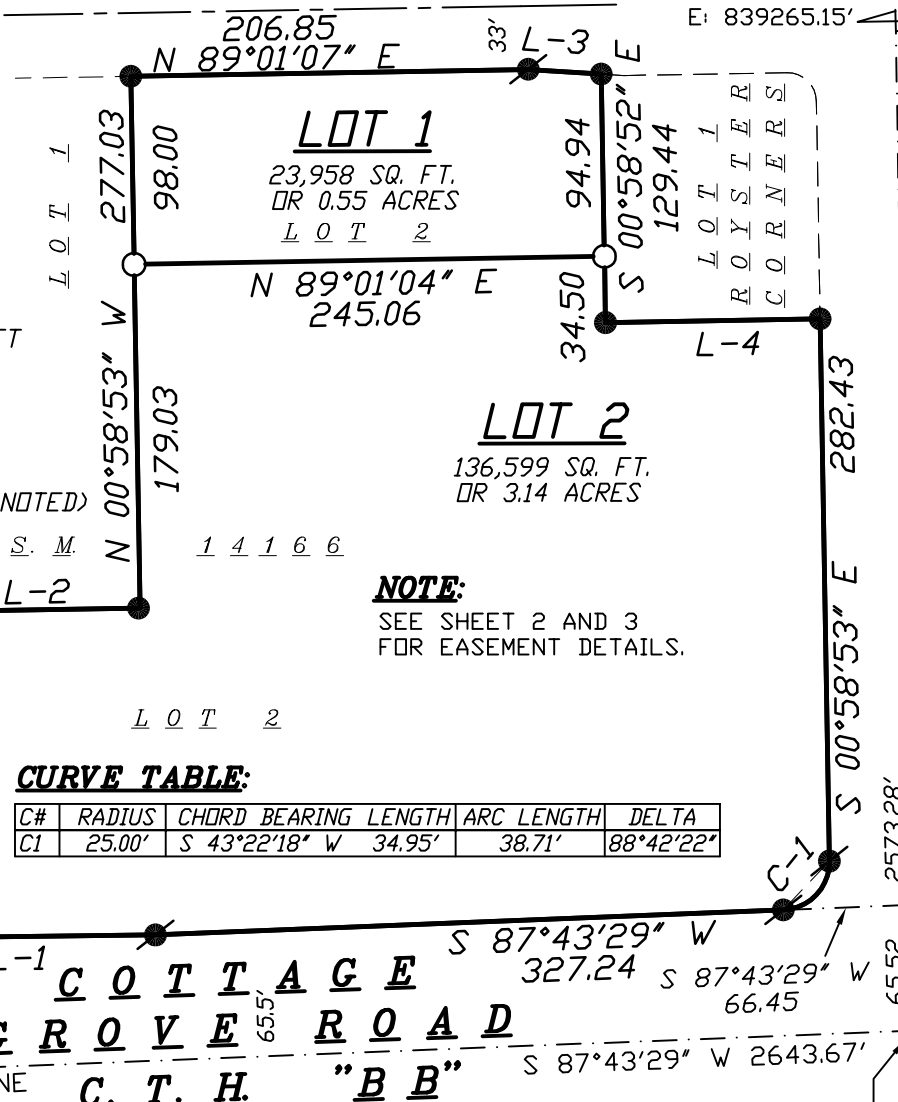
LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1 1/4" REBAR
- ⊕ = FOUND DANE COUNTY
SECTION CORNER (AS NOTED)

P I N N E Y

S T R E E T

N 1/4 CORNER
SEC. 9-7-10
FOUND BRASS CAP
N: 488840.98'
E: 839265.15'



D E M P S E Y R O A D
TOTAL SECTION LINE = N 00°58'53" E 2638.80'

CURVE TABLE:

C#	RADIUS	CHORD BEARING	LENGTH	ARC LENGTH	DELTA
C1	25.00'	S 43°22'18" W	34.95'	38.71'	88°42'22"

NOTE:

SEE SHEET 2 AND 3
FOR EASEMENT DETAILS.

W 1/4 CORNER
SEC. 9-7-10
FOUND 3/4" REBAR
N: 486097.62'
E: 836668.75'

NOTES:

1.) THIS SURVEY WAS PREPARED WITH CITY OF MADISON STANDARD 60-YEAR REPORT OF TITLE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-730303A-MAD, SAID REPORT IS THE SOLE SOURCE OF EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS FOR THE SUBJECT PARCELS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN LOCATED, DELINEATED OR SHOWN.

NOTES CONTINUED ON SHEET 4

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE NW 1/4 OF SECTION 9-7-10.
LINE TO BEAR N 0°58'53" E

SURVEYORS SEAL

**PRELIMINARY ONLY
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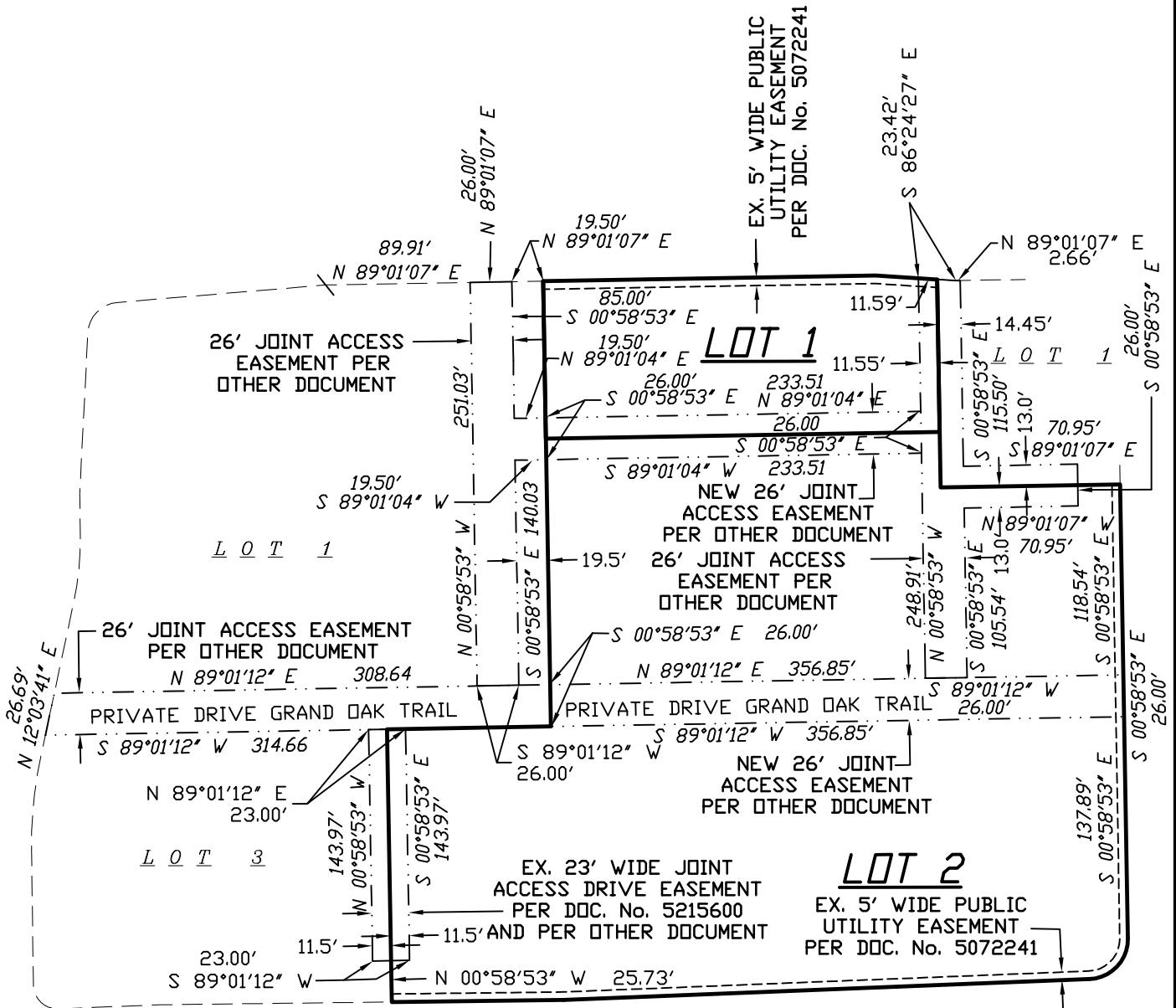
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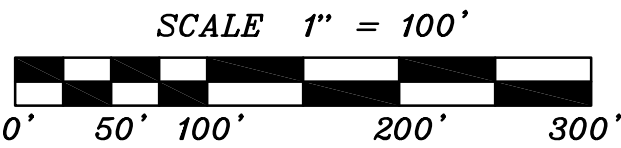
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EASEMENT DETAIL



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SECTION 9-7-10. LINE TO BEAR N 0°58'53" E



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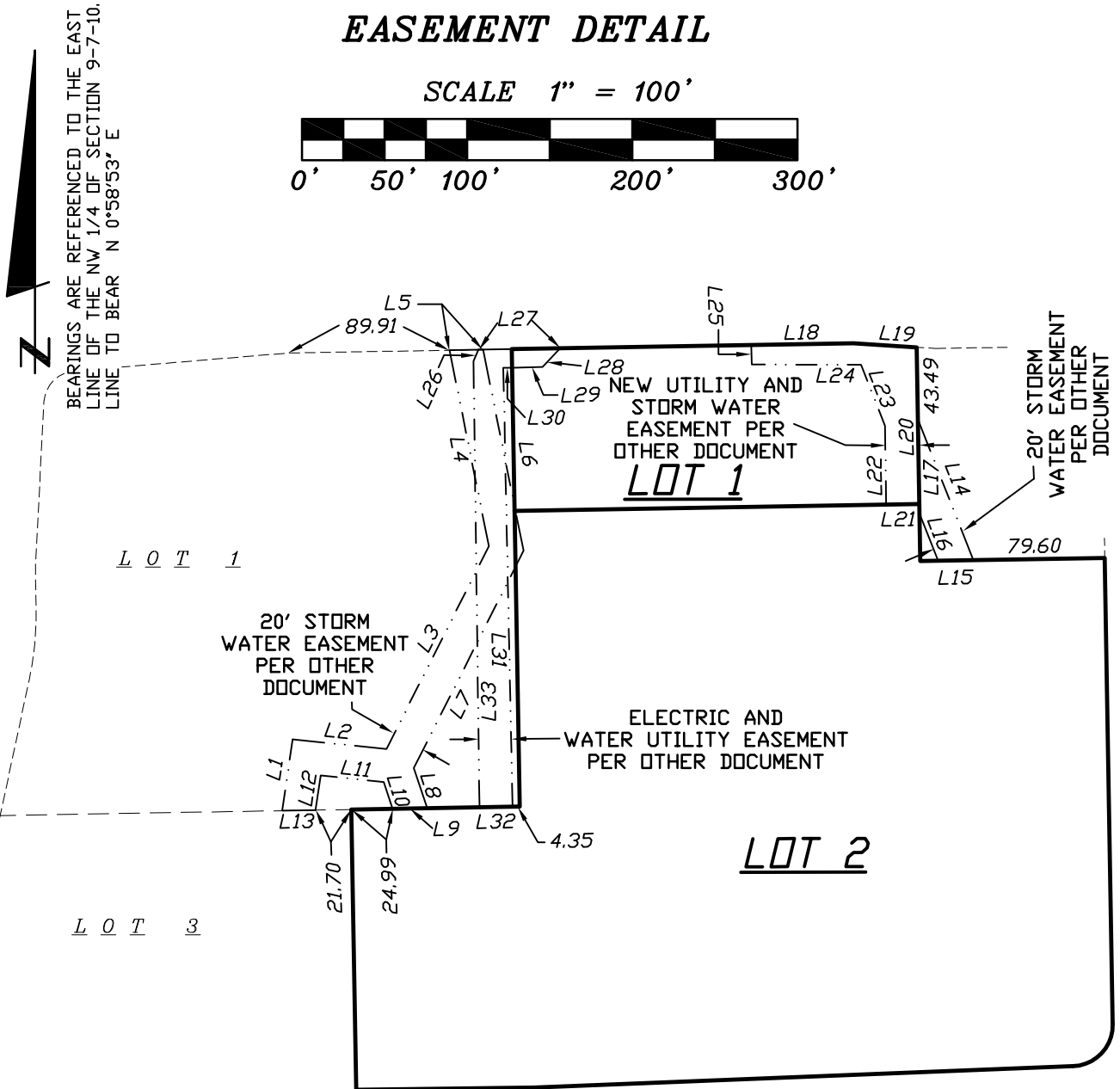
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EASEMENT DETAIL

SCALE 1" = 100'



LINE TABLE:

L#	BEARING	DIST.	L17	N 00°58'53" W	57.02
L1	N 08°29'09" E	43.66	L18	N 89°01'07" E	61.89
L2	S 84°07'17" E	57.06	L19	S 86°24'27" E	38.33
L3	N 26°47'07" E	137.68	L20	S 00°58'52" E	94.94
L4	N 11°22'42" W	120.94	L21	S 89°01'04" W	20.02
L5	N 89°01'07" E	20.33	L22	N 00°56'26" W	47.65
L6	S 11°22'42" E	124.15	L23	N 21°17'24" W	39.83
L7	S 26°46'35" W	147.35	L24	N 89°57'32" W	66.21
L8	S 18°20'02" E	25.69	L25	N 01°24'33" W	11.82
L9	S 89°01'12" W	20.95	L26	N 23°41'08" E	7.59
L10	N 18°20'02" W	17.13	L27	N 89°01'07" E	49.49
L11	N 84°07'17" W	38.36	L28	S 43°47'13" W	15.54
L12	S 08°29'09" W	21.22	L29	S 88°06'27" W	18.36
L13	S 89°01'12" W	20.28	L30	N 89°57'11" W	5.36
L14	S 21°30'51" E	91.78	L31	S 01°11'49" E	265.80
L15	S 89°01'07" W	21.36	L32	S 89°01'12" W	20.00
L16	N 21°30'51" W	30.89	L33	N 00°46'09" W	270.14

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Located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 2 Certified Survey Map No. 14166.

NOTES:

- 3.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS, RECORDED OCTOBER 11, 1985, AS DOC. NO. 1904180.
- 4.) C.S.M. SUBJECT TO RESTRICTION RECORDED DECEMBER 21, 2011, AS DOC. NO. 4825681.
- 5.) C.S.M. SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074764.
- 6.) LOTS 2 THROUGH 4 OF UNDERLYING PLAT OF ROYSTER CORNERS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074765.
- 7.) DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOCUMENT No. 5074766. RELEASED OF PART OF THE DECLARATION RECORDED NOVEMBER 4, 2014, AS DOCUMENT No. 5108848.
- 8.) LOTS 2 THROUGH 4 OF UNDERLYING PLAT OF ROYSTER CORNERS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JUNE 6, 2014, AS DOC. NO. 5074767.
- 9.) DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 6, 2014, AS DOCUMENT No. 5102600. RELEASED OF PART OF THE DECLARATIONS OF CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED JANUARY 27, 2015, AS DOCUMENT No. 5125491.
- 10.) DECLARATION OF EASEMENTS FOR JOINT ACCESS DRIVES RECORDED FEBRUARY, 18, 2016, AS DOCUMENT No. 5215600.
- 11.) C.S.M. SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 6, 2014, AS DOC. NO. 5102600.
- 12.) THIS PROPERTY IS LOCATED IN THE ZONE X (AREAS NOT LOCATED INSIDE THE 500-YEAR FLOOD) AS PER FLOOD INSURANCE RATE MAP FOR DANE COUNTY, WISCONSIN AND INCORPORATED AREAS, MAP NO. 55025C429G WITH AN EFFECTIVE DATE OF JANUARY 2, 2009.
- 13.) LOTS/BUILDINGS WITHIN THIS SUBDIVISION/DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED.
- 14.) PER MGD 16.23(9)(d)2.0: ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENT 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 EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THIS 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 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 CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARD WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALL 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 EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION. (AM BY ORD. 13,639,-623-04; ORD-08-00094, 8-23-08)
- 15.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP."
- 16.) SUBSOIL INFORMATION INDICATES THAT THE BASEMENT OF STRUCTURES ON ALL THE LOTS WITHIN THIS PLAT ARE TO BE AT ELEVATION 851 OR HIGHER OR THAT A STRUCTURAL PLAN OF THE STRUCTURE'S FOUNDATION SHALL BE SUBMITTED TO THE DIRECTOR OF THE BUILDING INSPECTION DIVISION FOR APPROVAL WITH THE APPLICATION FOR A BUILDING PERMIT AS REQUIRED INFORMATION.

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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of all of the exterior boundaries of the land surveyed, located in the SE 1/4 of the NW 1/4 of Section 9, T7N, R10E, City of Madison, Dane County, Wisconsin, being all of Lot 2 Certified Survey Map No. 14166, more particularly described as follows:

Lot 2, Certified Survey Map No. 14166, recorded in the Dane County Register of Deeds Office in Volume 96 of Certified Survey Maps, Pages 13 through 21, as Document No. 5214047. Located in the City of Madison, Dane County, Wisconsin.

*Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams*

Date _____

*Chris W. Adams S-2748
Professional Land Surveyor*

OWNERS' CERTIFICATE:

RDC Development, LLC, a limited liability company duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. RDC Development, LLC, does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____ day of _____, 2015.

*Carl Ruedebusch
Manager
RDC Development, LLC*

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 2015, Carl Ruedebusch, manager of RDC Development, LLC, and known by me to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

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CONSENT OF MORTGAGEE:

City of Madison, a Wisconsin municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said City of Madison, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20__.

City of Madison

*Paul R. Soglin
Mayor*

*Maribeth Witzel-Behl
Clerk*

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ___ day of _____, 20__, Paul R. Soglin, it's mayor, City of Madison, and known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin.

My commission expires _____

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ___ day of _____, 20__, Maribeth Witzel-Behl, it's clerk, City of Madison, and known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

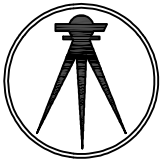
Notary Public

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My commission expires _____

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CITY OF MADISON COMMON COUNCIL:

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 _____, 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
Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20____

Natalie Erdman
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

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