

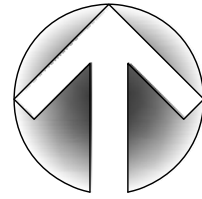
CERTIFIED SURVEY MAP No.

LOTS 1, 2 AND PART OF LOT 3, STOEBER ADDITION, AS RECORDED IN VOLUME 24 OF PLATS, ON PAGE 42, AS DOCUMENT NUMBER 1024678, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = SIXTY FEET

TOTAL PLATTED AREA = 48,511 SQ. FT.
(1.1137 ACRES)



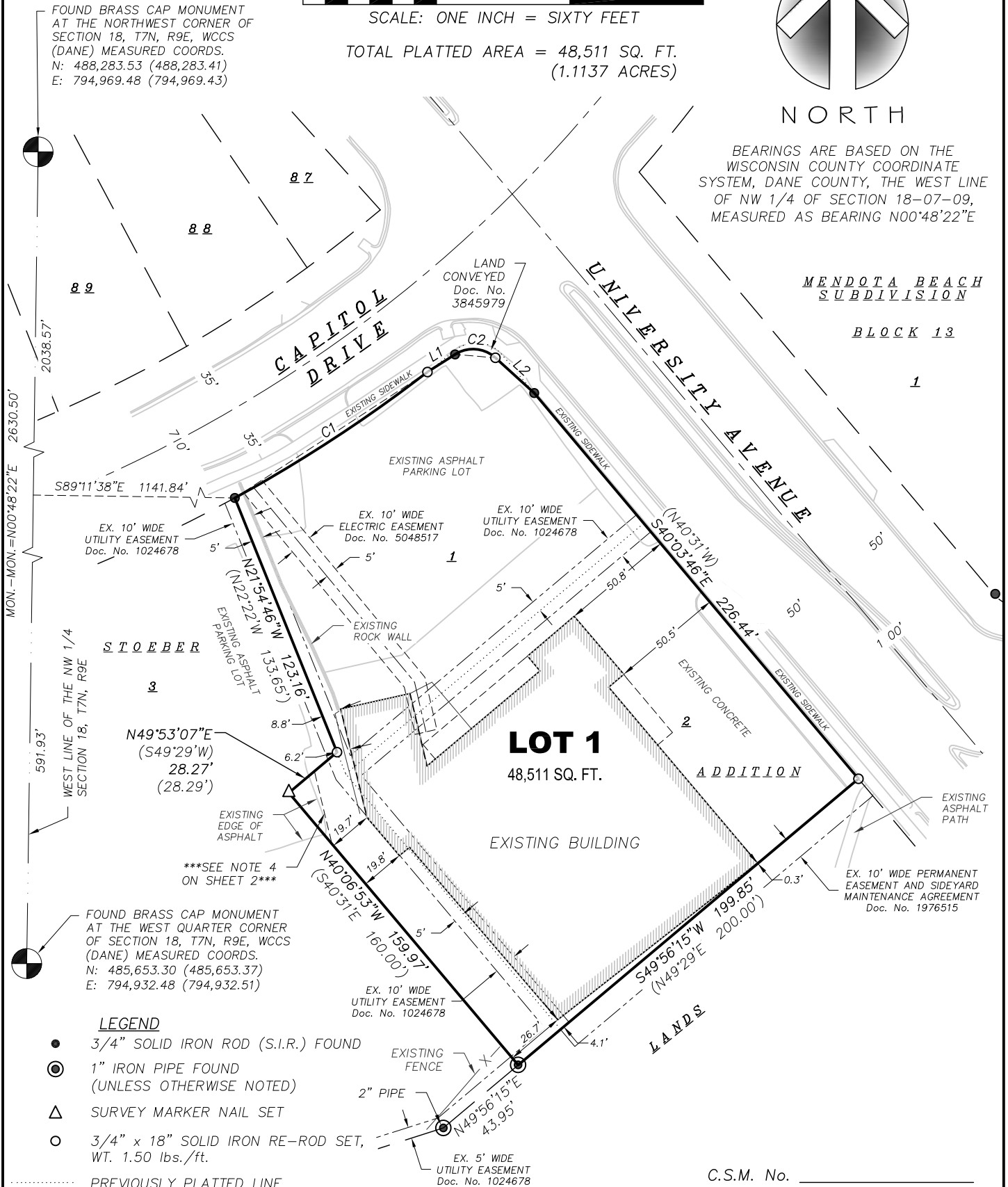
NORTH

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF NW 1/4 OF SECTION 18-07-09, MEASURED AS BEARING N00°48'22"E

MENDOTA BEACH SUBDIVISION

BLOCK 13

1



SURVEYED FOR:
Realm Real Estate Development, LLC
3120 Edmonton Drive
Suite 300
Sun Prairie, WI 53590

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



SNYDER & ASSOCIATES
Engineers and Planners

FN: 117.0784.30
DATE: 10-17-17

REVISIONS:

SHEET
1 OF 4

CERTIFIED SURVEY MAP No. _____

LOTS 1, 2 AND PART OF LOT 3, STOEBER ADDITION, AS RECORDED IN VOLUME 24 OF PLATS, ON PAGE 42, AS DOCUMENT NUMBER 1024678, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter 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 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. 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 shall be required to record a stormwater maintenance agreement and provide a stormwater management plan to the City Engineering Division for review and approval at the time of development. These plans shall address sediment control and infiltration, and shall be recorded against the condo association parcel.
- 3) 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.
- 4) Future parking lot easement to be recorded by separate document.
- 5) This CSM is subject to a Restriction Agreement recorded October 21, 1959, in Volume 342 of Records, page 574 as Document No. 990548.
- 6) This CSM is subject to Conveyance of Rights in Land disclosed in instrument recorded October 9, 2003, as Document No. 3825491.

CURVE DATA							
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	9°00'02"	103.55'	659.20'	103.45'	N 56°51'11" E	N 52°21'10" E	N 61°21'13" E
C2	74°53'44"	19.61'	15.00'	18.24'	S 85°10'19" E	S 47°43'27" E	N 57°22'49" E

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N 57°22'50" E	14.72'
L2	S 47°43'27" E	23.57'

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 _____, 2017, 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 _____, 2017.

By: _____
Maribeth L. Witzel-Behl, City Clerk

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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SHEET
2 OF 4

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

Brennan & Culhane Land Co. LLP, owner, 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 of the State Statutes to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this _____ day of _____, 2017.

Brennan & Culhane Land Co. LLP

By: _____
Authorized Member

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, 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

First Business Bank, 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 _____, its _____, at _____, Wisconsin, on this _____ day of _____, 2017.

First Business Bank

By: _____ By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2017, _____ and _____ 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 _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin My Commission expires: _____

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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FN: 117.0784.30
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3 OF 4

CERTIFIED SURVEY MAP No. _____

LOTS 1, 2 AND PART OF LOT 3, STOEBER ADDITION, AS RECORDED IN VOLUME 24 OF PLATS, ON PAGE 42, AS DOCUMENT NUMBER 1024678, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Brennan & Culhane Land Co. LLP, 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 more fully described as follows:

Lots 1, 2, and part of Lot 3, Stoeber Addition, as recorded in Volume 24 of Plats, on page 42 as Document Number 1024678, Dane County Registry, City of Madison, Dane County, Wisconsin, also located in the Southeast Quarter of the Northwest Quarter of Section 18, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 18, thence N00°48'22"E, along the west line of the Northwest Quarter of said Section 18, 591.93 feet; thence S89°11'38"E, 1141.84 feet to the Northwesterly corner of said Lot 1, Stoeber Addition, according to the plat thereof, point also being on the Southeasterly right-of-way line of Capitol Drive, also a point of curvature and the point of beginning; thence along said Southeasterly right-of-way line and the arc of a curve to the left through a central angle of 09°00'02", a radius of 659.20 feet, an arc length of 103.55 feet and a chord bearing N56°51'11"E, 103.45 feet; thence continuing along said Southeasterly right-of-way line, N57°22'50"E, 14.72 feet to a point of curvature; thence along the arc of a curve to the right through a central angle of 74°53'44", a radius of 15.00 feet, an arc distance of 19.61 feet and a chord bearing S85°10'19"E, 18.24 feet to a point on the Southwesterly right-of-way line of University Avenue; thence along said Southwesterly right-of-way line S47°43'27"E, 23.57 feet; thence continuing along said Southwesterly right-of-way line S40°03'46"E, 226.44 feet to the Southeasterly corner of said Lot 2, Stoeber Addition, according to the plat thereof; thence S49°56'15"W along the southeasterly line of said Lot 2, 199.85 feet; thence N40°06'53"W, 159.97 feet; thence N49°53'07"E, 28.27 feet to the Westerly line of said Lot 1, Stoeber Addition, according to the plat thereof; thence along the Westerly line of said Lot 1, N21°54'46"W, 123.16 feet to the point of beginning. This description contains approximately 48,511 square feet or 1.1137 acres.

Dated this _____ day of _____, 2017.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
argross@snyder-associates.com

CITY OF MADISON APPROVAL

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

By: _____ Date: _____
Natalie Erdman, Secretary, Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017, at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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