

CERTIFIED SURVEY MAP

BEING ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PRELIMINARY

FOUND 1/2" IRON BAR
N 75°19'36" E - 1.97'
OF TRUE CORNER

LINE	BEARING	DISTANCE
L1	N 00°00'43" E	5.00'
L2	N 00°22'42" W	(5.07')
L3	S 89°48'42" W	36.15'
L4	S 89°06'34" W	(33.10')
L5	N 00°06'02" W	45.28'
L6	N 00°45'08" W	(45.00')
L7	S 35°54'22" E	7.50'
L8	N 86°06'57" E	28.00'
L9	S 05°30'45" E	19.38'
L10	N 81°58'24" E	51.00'

LINE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	42.98'	25.00'	98°30'22"	S 40°21'56" W	37.88'
	(42.89')		(981°7'35")	(S 40°01'26" W)	(37.82')
C-2	212.76'	751.68'	16°13'02"	N 08°34'13" E	212.05'
	(212.71')		(1612'48")	(N 07°22'09" E)	(212.00')

CURVE DATA TABLE



BASIS FOR BEARINGS
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 7 EAST, BEARS N 89°30'03" E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83 (2011).

SW CORNER
SEC 19-7-9
N: 477775.26
E: 794780.56

SE 1/4 CORNER
SEC 19-7-9
N: 477797.21
E: 797299.68

SOUTH LINE - SW 1/4

SOUTH LINE - SE 1/4

MINERAL POINT ROAD

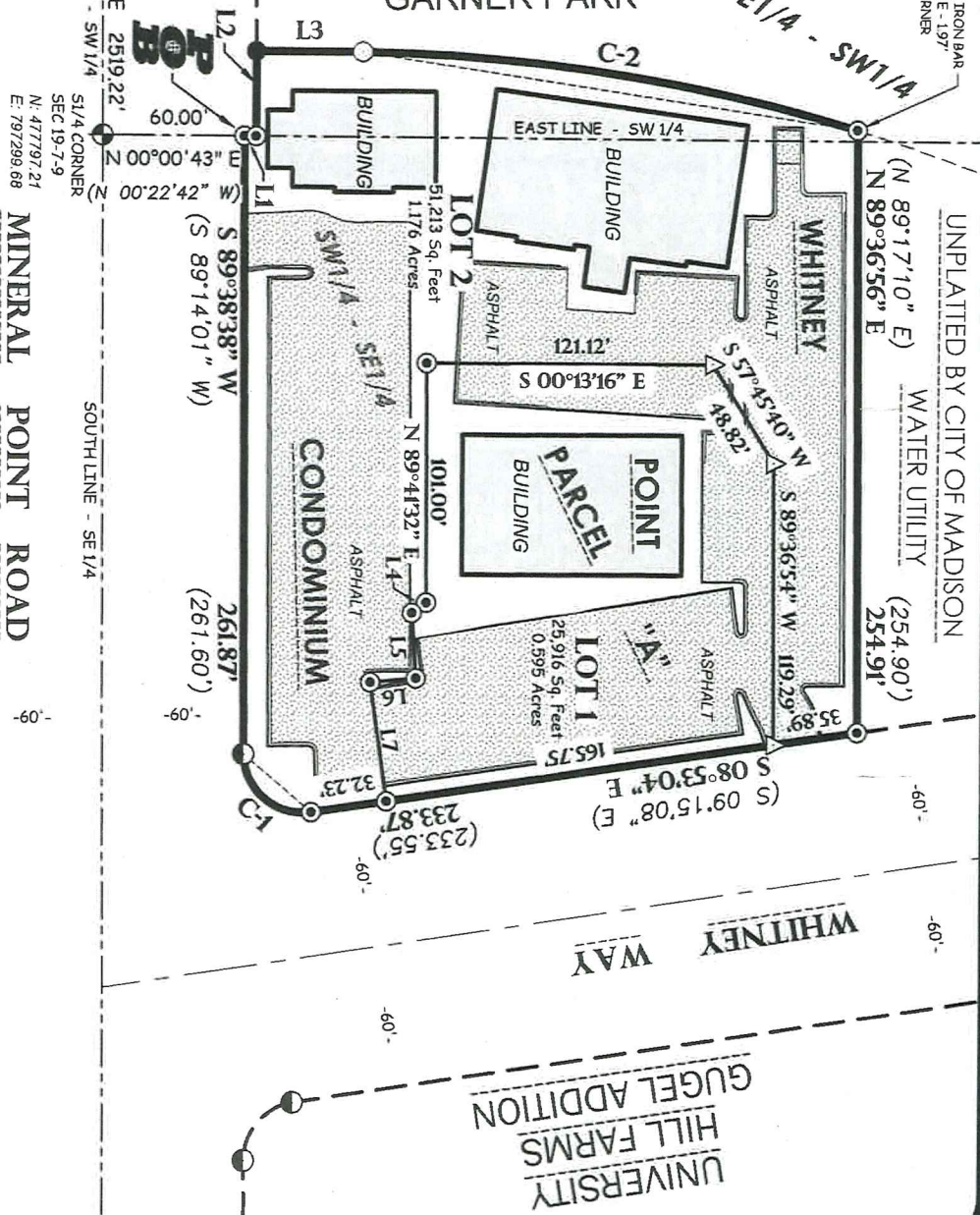
UNPLATTED LANDS BY CITY OF MADISON

UNPLATTED BY CITY OF MADISON

WATER UTILITY

WHITNEY WAY

HILL FARMS UNIVERSITY GUGEL ADDITION



LEGEND

- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON BAR FOUND
- △ MAG NAIL SET
- ⊕ BRASS DISK MONUMENT FOUND
- RECORDED AS

FIELDWORK COMPLETED ON NOVEMBER 26-27, 2018

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY TRAVIS PLANTICO

FIELD BOOK 70 PAGE 28

JOB # 19.703

SHEET 1 OF 5 SHEETS



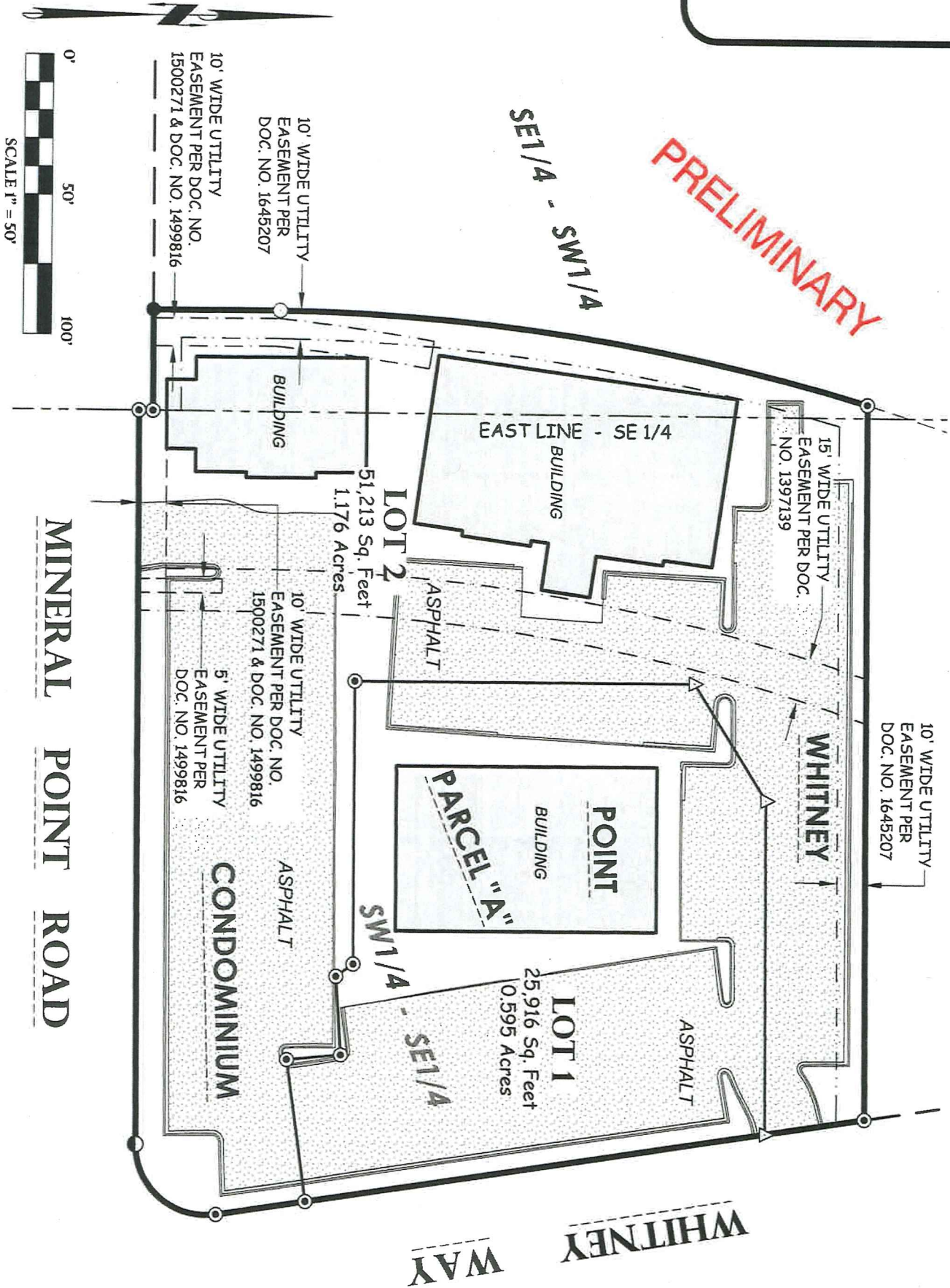
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Landscape Architecture
Jordan G. Brost, PLS #3009
5709 Windy Drive, Suite D
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715.344.9999(Ph) 715.344.9922(FX)

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PRELIMINARY

EXISTING EASEMENT DETAIL SHEET



FIELDWORK COMPLETED ON NOVEMBER 26-27, 2018



Point of Beginning

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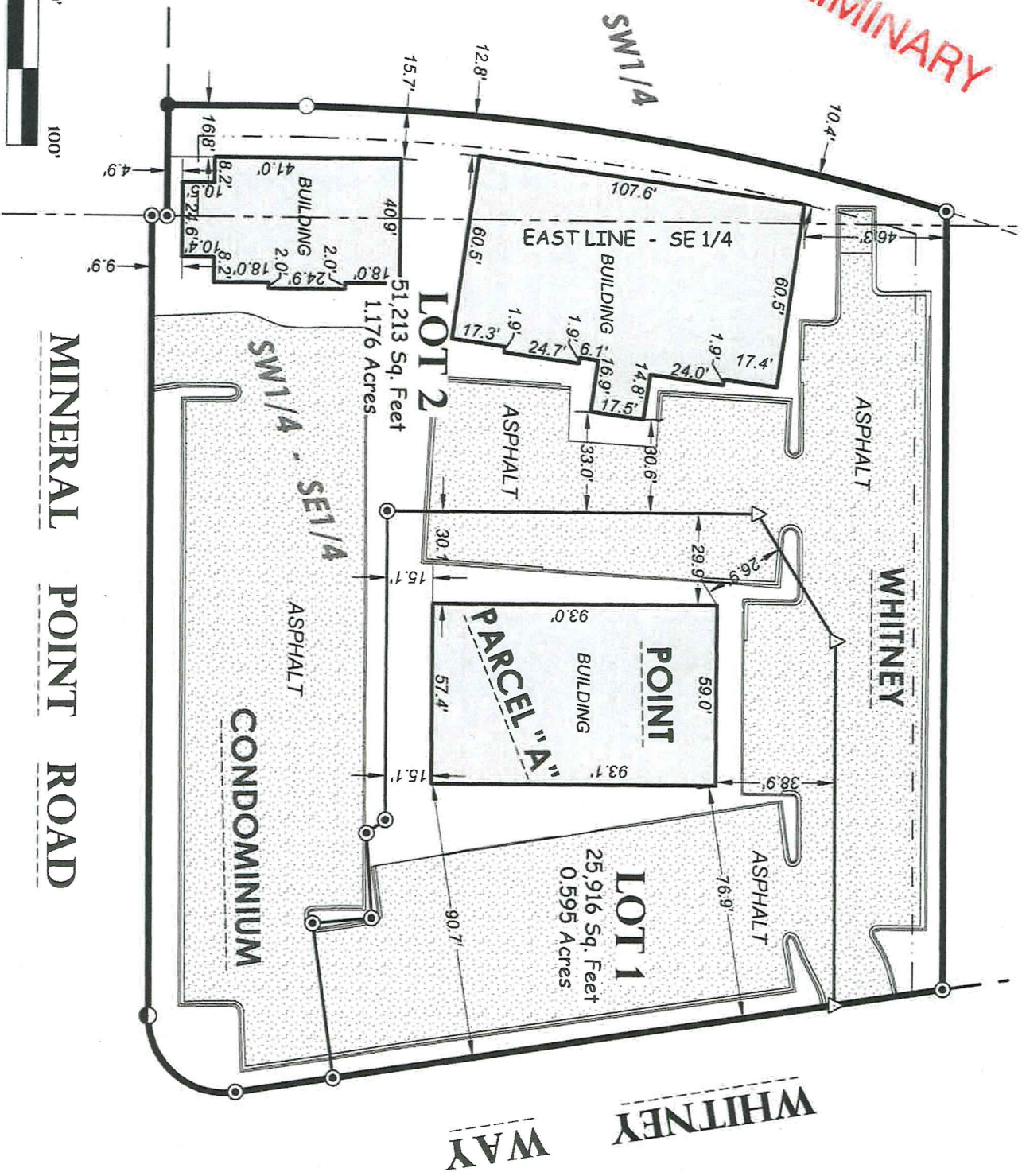
SHEET 2 OF 5 SHEETS

CERTIFIED SURVEY MAP

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PRELIMINARY



EXISTING BUILDINGS DETAIL SHEET

FIELDWORK COMPLETED ON NOVEMBER 26-27, 2018



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FIELD BOOK <u>70</u> PAGE <u>28</u>	SHEET <u>3</u> OF <u>5</u> SHEETS
JOB # <u>19.703</u>	

CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 9 EAST;

THENCE N 00°00'43" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD AND BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED.

THENCE N 00°00'43" E ALONG SAID NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD, 5.00 FEET;

THENCE S 89°48'42" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD, 36.15 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" OF WHITNEY POINT CONDOMINIUM;

THENCE N 00°06'02" W ALONG THE WEST LINE OF SAID PARCEL "A", 45.28 FEET;

THENCE NORTHEASTERLY 212.76 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST LINE OF PARCEL "A", CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 751.68 FEET AND WHOSE LONG CHORD BEARS N 08°34'13" E, 212.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE N 89°36'56" E ALONG THE NORTH LINE OF SAID PARCEL "A", 254.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF WHITNEY WAY;

THENCE S 08°53'04" E ALONG SAID WEST RIGHT-OF-WAY OF WHITNEY WAY, 233.87 FEET;

THENCE SOUTHWESTERLY 42.98 FEET ALONG THE ARC OF A CURVE, ALONG SAID WEST RIGHT-OF-WAY OF WHITNEY WAY, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE LONG CHORD BEARS S 40°21'56" W, 37.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MINERAL POINT ROAD;

THENCE S 89°38'38" W ALONG SAID NORTH RIGHT-OF-WAY LINE, 261.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,219 SQUARE FEET - 1.771 ACRES.

SUBJECT TO (IF ANY) COVENANTS, CONDITIONS, RESTRICTIONS, RIGHT-OF-WAYS AND EASEMENTS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF WHITNEY POINT PROPERTIES, LLC. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2019.

JORDAN G. BROST
PLS NO. S-3009

PRELIMINARY

PREPARED BY:

POINT OF BEGINNING, INC.
57009 WINDY DRIVE, SUITE D
STEVENS POINT, WI 54482

OWNER/CLIENT:

WHITNEY POINT PROPERTIES, LLC
C/O: ANDREW KESSENICH
5401 MINERAL POINT ROAD
MADISON, WI 53705



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FIELD BOOK 70 PAGE 28

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SHEET 4 OF 5 SHEETS

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SURVEYOR'S NOTES

- 1) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 2) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4) 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.
- 5) EXISTING 10 FOOT WIDE UTILITY EASEMENTS. (REFER TO SHEET 2 OF 5)
- 6) EXISTING 5 FOOT WIDE UTILITY EASEMENT. (REFER TO SHEET 2 OF 5)
- 7) EXISTING 15 FOOT WIDE UTILITY EASEMENT. (REFER TO SHEET 2 OF 5)

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

WITNESS THE HAND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2019.

ANDREW KESSENICH, MANAGING MEMBER
WHITNEY POINT PROPERTIES, LLC

STATE OF WISCONSIN
DANE COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019 THE ABOVE NAMED ANDREW KESSENICH, MANAGING MEMBER OF WHITNEY POINT PROPERTIES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

COUNTY, WISCONSIN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PRINT NAME

PRELIMINARY

CITY OF MADISON PLAN COMMISSION

APPROVED FOR RECORDING PER SECRETARY, MADISON PLANNING COMMISSION ACTION OF _____ DAY OF _____, 2019.

SECRETARY PLAN COMMISSION

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2019 AT ____ O'CLOCK ____ M. AND RECORDED IN VOLUME _____ OF DANE COUNTY CERTIFIED SURVEYS ON PAGES _____ THROUGH _____.

DANE COUNTY REGISTER OF DEEDS

DOCUMENT NUMBER _____
CERTIFIED SURVEY MAP NUMBER _____



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