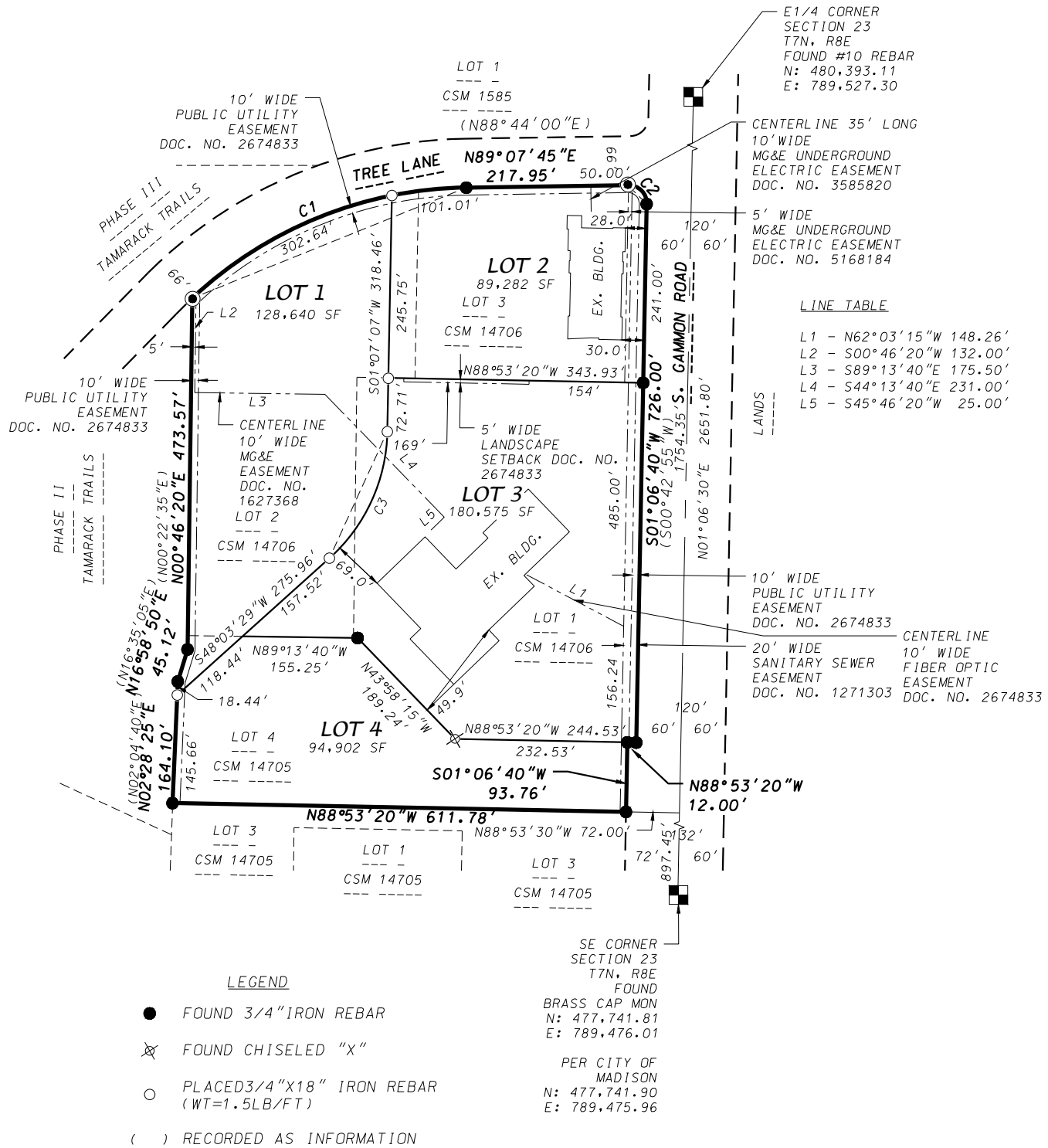


CERTIFIED SURVEY MAP

LOT 4, CERTIFIED SURVEY MAP NO. 14705 AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP NO. 14706, LOCATED IN THE SE1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 23, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



**D'ONOFRIO KOTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE  
THE EAST LINE OF THE  
SE1/4 OF SECTION  
23, T7N, R8 BEARS  
N01°06'30"E

CERTIFIED SURVEY MAP

LOT 4, CERTIFIED SURVEY MAP NO. 14705 AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP NO. 14706,  
LOCATED IN THE SE1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 23, T7N, R8E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Lot 4, Certified Survey Map No. 14705 and Lots 1, 2 and 3, Certified Survey Map No. 14706, located in the SE1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 23, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 493,400 square feet (11.327 acres).

Dated this 2nd day of May, 2019.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		553.77	398.55	407.70	N68°02'17"E	42°10'56"	IN-N46°56'49"E
					(N67°38'32"E		(N46°33'04"E)
	1	553.77	302.64	306.54	N62°48'18"E	31°42'58"	
	2	553.77	101.01	101.15	N83°53'45"E	10°27'56"	
2		25.00	35.96	40.13	S44°52'47.5"E	91°58'55"	
					(S45°16'33"E)	(91°58'54")	
3							
		235.50	187.58	192.93	S24°35'18"W	46°56'22"	



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DATE: May 2, 2019  
F.N.: 18-05-174  
C.S.M. NO.   
DOC. NO.   
VOL. SHEET

CERTIFIED SURVEY MAP

LOT 4, CERTIFIED SURVEY MAP NO. 14705 AND LOTS 1, 2 AND 3, CERTIFIED SURVEY MAP NO. 14706,  
LOCATED IN THE SE1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 23, T7N, R8E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN


NOTES

- 1. This Certified Survey is subject to restrictions contained in instrument recorded June 21, 1968, as Document No. 121670 - states that no portion of this property can be used for a filling station.
- 2. This Certified Survey is subject to a Declaration of Reciprocal Easements recorded December 30, 1994 as Document No. 2653307; Amended and Restated by Doc. No. 5383913.
- 3. All lots within this certified survey map are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face 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 five (5) 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) 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.

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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

- 4. 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.
- 5. Lot 1 and part of Lot 2, CSM 14706 are subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 3887137.
- 6. Lot 3 and part of Lot 2, CSM 14706 are subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 3547784.
- 7. Lands within the Certified Survey Map are beneficiaries of a Roadway Easement Agreement per Document Number 1667518 and subject to Agreement for Maintenance and Repair of Roadway Easement per Doc. No. 2080229.
- 8. This Certified Survey Map is subject to Declaration of Reciprocal Easements recorded as Doc. No. 5387336.
- 9. This Certified Survey Map is subject to Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5387337.
- 10. This Certified Survey Map is subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 5428335.
- 11. This Certified Survey Map is subject to Declaration of Reciprocal Easements for West Place Three Development recorded as Doc. No. 5387260.



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DATE: May 2, 2019  
F.N.: 18-05-174  
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DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

CERTIFIED SURVEY MAP

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LOCATED IN THE SE1/4 OF THE SE1/4 AND IN THE NE1/4 OF THE SE1/4 OF SECTION 23, T7N, R8E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE

West Place One LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place One LLC has caused these presents to be signed this\_\_\_\_\_day of\_\_\_\_\_, 2019.

West Place One LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public,\_\_\_\_\_County, Wisconsin  
My commission expires \_\_\_\_\_

OWNER’S CERTIFICATE

West Place Three LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place Three LLC has caused these presents to be signed this\_\_\_\_\_day of\_\_\_\_\_, 2019.


West Place Three LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public,\_\_\_\_\_County, Wisconsin  
My commission expires \_\_\_\_\_



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CERTIFIED SURVEY MAP

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OWNER’S CERTIFICATE

West Place Four LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place Four LLC has caused these presents to be signed this\_\_\_\_\_day of\_\_\_\_\_, 2019.

West Place Four LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public,\_\_\_\_\_County, Wisconsin  
My commission expires \_\_\_\_\_

OWNER’S CERTIFICATE

West Place Five LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place Five LLC has caused these presents to be signed this\_\_\_\_\_day of\_\_\_\_\_, 2019.


West Place Five LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this\_\_\_\_\_day of\_\_\_\_\_, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public,\_\_\_\_\_County, Wisconsin  
My commission expires \_\_\_\_\_



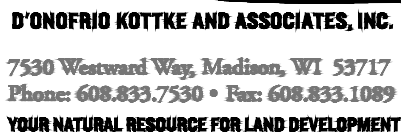
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CITY OF MADISON, DANE COUNTY, WISCONSIN

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

First Business Bank

My commission expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



VOL. SHEET

CERTIFIED SURVEY MAP

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CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by  
Resolution Number\_\_\_\_\_, File ID Number\_\_\_\_\_, adopted on the\_\_\_\_\_day of  
\_\_\_\_\_, 2019 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\_\_\_\_\_, 2019

Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE


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\_\_\_\_\_, 2019 at  
\_\_\_\_\_.M. and recorded in Volume\_\_\_\_\_of Certified Survey  
Maps on Pages\_\_\_\_\_as Document Number\_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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