PRELIMINARY CERTIFIED SURVEY MAP No. LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP OF NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. FOUND ALUMINUM CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 1, T7N, R10E, WCCS (DANE) MEASURED COORDS. N: XXX,XXX.XX (491,972.87) E: XXX,XXX.XX (857,794.90) ℩ FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 1, T7N, R10E, WCCS (DANE) MEASURED COORDS. N: XXX,XXX.XX (494,730.64) E: XXX,XXX.XX (857,786.68) 0 2757.78' 300.90' Z 2456.88 BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF NE 1/4 OF SECTION 01-07-10, MEASURED AS BEARING NOO'10'15"W. L Q T 2 4 6 S E C Q N D A D D I T I Q T Q T H E M E A D Q W L A 11 11 ROAD **LEGEND** 11 3/4" SOLID IRON ROD (S.I.R.) FOUND MAPLE N16° 59' 48"W \parallel 1" IRON PIPE FOUND <u>G</u> <u>O</u> <u>L</u> <u>D</u> <u>E</u> <u>N</u> (UNLESS OTHERWISE NOTED) 11 33, 11 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft. 2881.88' 11 185.42 11 INDICATES RECORDED AS 11 11 22"W PREVIOUSLY PLATTED LINE \mathbf{H} 11 MOHHM S87° 15' 11 11 300 150 11 12 \succ \SCALE: ONE INCH = ONE HUNDRED-FIFTY FEET 11 띠 N02° 44' 44"W 155.94' NOTES:. —SEE SHEET 2 FOR LOT 1 AND LOT 2 DETAILS, AND CURVE DATA. —SEE SHEET 3 FOR LOT 3 AND LOT 4 DETAILS. 242 11 a WEST LINE OF PLATTED LOT 24 [2] દુ 11 OI 30 딕 \prod 15' 22"W 11 × S87° 4 11 \mathbf{A} a 11 덱 11 DRIVE 11 Ц 22"W 11 S87° LOT 240 SECOND ADDITION TO THE MEADOWLANDS И 11 S00° 23' 06"W WIND C.S.M. No. _ Doc. No. _ Vol. _ Page . SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com FN: 118.1129.30 SURVEYED FOR: KCG Development. 9333 N Meridian St. STE 23 Indianapolis, IN 46260 DATE: 05-23-19 SNYDER REVISIONS:

& ASSOCIATES

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1 OF 6

PRELIMINARY CERTIFIED SURVEY MAP No. LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP OF NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. <u>DRIVE</u> $\underline{D} \ \underline{V} \ \underline{A} \ \underline{N} \ \underline{T} \ \underline{A} \ \underline{G} \ \underline{E}$ S87° 15' 22"W 301.10' S87° 15' 22"W 135.61 **EXISTING 75' RIGHT-OF-WAY GRANT** N MICHIGAN WISCONSIN PIPE LINE COMPANY PER DOC. NO. 1170212 MOHUM × 33 .00S 47,258 SF 2 47,839 SF EXISTING 10' PUBLIC UTILITY EASEMENT DOC NO 4389713 12 0 I3 LANE NORTH BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF NE 1/4 OF SECTION 01-07-10, MEASURED AS BEARING NO0'10'15"W. 9 CURVE TABLE FEET CURVE # ARC LENGTH RAD. CHORD CHORD BEARING 5°28'39' 56.71 593.22 56.69 N75°45'21"E EIGHTY C2 101°13'51' 44.16 25.00' 38.64 S50°53'24"E СЗ 32°28'59' 188.64' 332.73 186.12 S16°30'58"E II 80 NCH C4 89°22'47' 23.39 14.99 21.09 S11°55'56"W **LEGEND** 3/4" SOLID IRON ROD (S.I.R.) FOUND 1°33'48' 8.87 325.16 8.87 C5 S56°59'22"W ONE 29°53'18' 347.88 666.88 343.95 1" IRON PIPE FOUND C6 S72°18'43"W (UNLESS OTHERWISE NOTED) SCALE: C7 84°10'50' 22.04 15.00 20.11 N50°39'11"W 3/4" x 18" SOLID IRON RE—ROD SET, WT. 1.50 lbs./ft. C8 8°26'02' 93.17 632.98 93.09 N12°46'47"W C9 90°04'12' 24.96 39.24 35.32 N27°58'06"E INDICATES RECORDED AS C10 90°00'00' 23.561 15.00 21.21 S78°23'30"E C11 157.40 33°46'36' 267.00' 155.13 S16°30'12"E C.S.M. No. _ C12 86°52'16' 22.74 15.00 20.63 S43°49'14"W Doc. No. _ C13 17°15'14' 220.731 733.00 219.90 N72°31'41"E 7°17'34' 93 30' C14 733 001 93 241 N60°15'17"E Vol. Page

SURVEYED FOR: KCG Development. 9333 N Meridian St. STE 23 Indianapolis, IN 46260

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

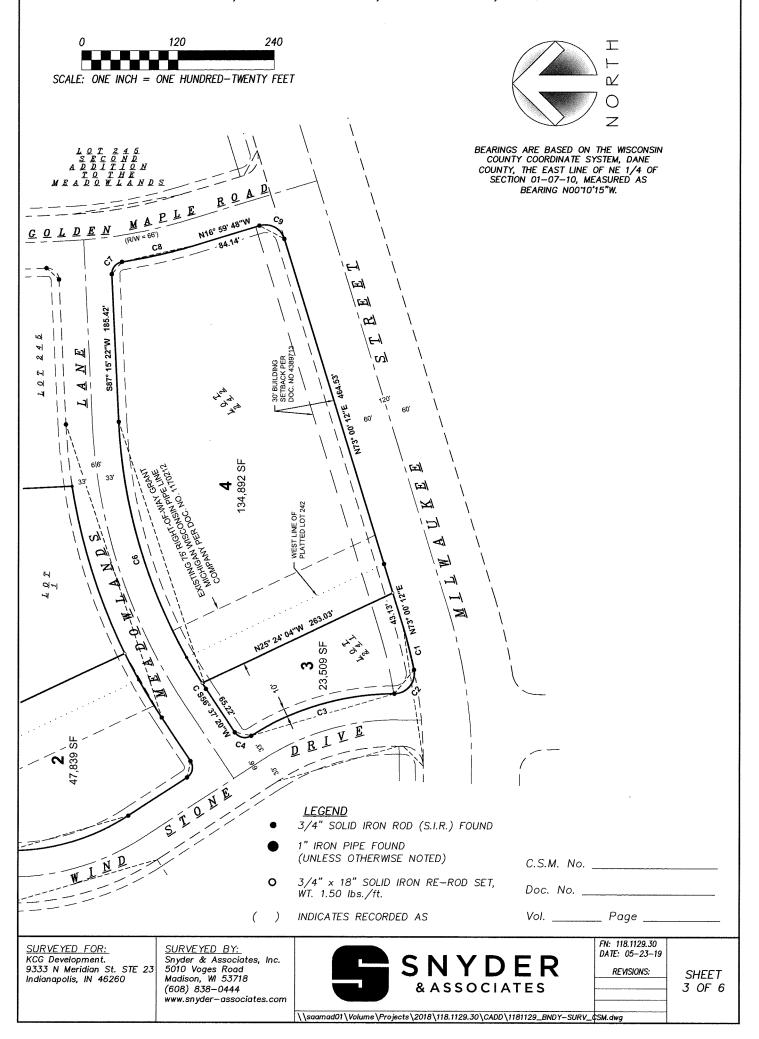


FN: 118.1129.30 DATE: 05–23–19 REVISIONS:

SHEET 2 OF 6

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LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP O7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP O7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE	
Anchland, LLC, owner, we hereby	ertify 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 o
the State Statues to be submitted to	the City of Madison for approval. Witness the hand and seal of said owner(s) this
day of, 2019.	
Ву:	
By: Authorized Representative	
State of Wisconsin)	
)ss. County of Dane)	
	day of, 2019, the above named
executed the foregoing instrument and	, to me known to be the persons who acknowledged the same.
Notary Public, State of Wisconsin	My Commission expires:
notally rubino, class or most in.	
DWNER'S CERTIFICATE	
I, James E. Hovde, owner, hereby o	ertify that I caused the land described on this Certified Survey Map to be surveyed, divided,
·	the map hereon. I further certify that this Certified Survey map is required by S236.34 of
	e City of Madison for approval. Witness the hand and seal of said owner(s) this
ay of, 2019.	
No.	
y: James E. Hovde	_
tate of Wisconsin))ss.	
ounty of Dane)	
ersonally came before me this	day of, 2019, the above named, to me known to be the persons who
xecuted the foregoing instrument and o	
	My Commission expires:
Notary Public, State of Wisconsin	
	C.S.M. No
	Doc. No
	Vol Page
RVEYED FOR: SURVEYED BY:	FN: 118.1129.30
RVEYED FOR: S Development. S N Meridian St. STE 23 5010 Voges Roa	ates, Inc.

Indianapolis, IN 46260

Madison, WI 53718 (608) 838-0444 www.snyder-associates.com



4 OF 6

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LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP O7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF MORTO	<u>GAGEE</u>		
		cribed hereon, does hereby consent to the surveying, dividing, m does hereby consent to the owners certificate hereon.	apping, and
Steven D. Hovde			
Ву:		_	
(printed name)		_	
		_	
(title)			
		of June, 2019, the hereon—named g instrument and acknowledged the same.	to me
Notary Public, State of	Wisconsin	My Commission expires:	
CONSENT OF MORTG			
Hovde Family, LLC.,	 , mortgagee of the lands o	lescribed hereon, does hereby consent to the surveying, dividing, loes hereby consent to the owners certificate hereon.	mapping, and
Hovde Family, LLC			
Ву:		-	
(printed name)		-	
its:		_	
(title)			
Personally came be to be the person who ex	efore me this day tecuted the foregoing instru	of June, 2019, the hereon-named iment and acknowledged the same.	to me known
Notary Public, State of	Wisconsin	My Commission expires:	
CONSENT OF MORTO	SAGEE		
The Virginia F. Hov	de Trust, mortgagee of the	e lands described hereon, does hereby consent to the surveying,	dividing,
Virginia F. Hovde Tru		this Plat and does hereby consent to the owners certificate here	eon.
•			
		-	
(printed name)		-	
its:(title)		-	
Personally came be to be the person who ex	efore me this day secuted the foregoing instru	of June, 2019, the hereon—named ument and acknowledged the same.	to me known
		C.S.M. No	
My Commission expires: _	The state of the s	 Doc. No	
Notary Public, State of	Wisconsin	Vol Page .	
SURVEYED FOR: KCG Development. 9333 N Meridian St. STE 23 Indianapolis, IN 46260	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838–0444 www.snyder-associates.com	SNYDER & ASSOCIATES FN: 118.1129 DATE: 05-23 REVISIONS	-19

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LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) All lots within this Certified Survey Map (CSM) are subject to public easements for drainage purposes which shall be a All lots within this Certified Survey Map (CSM) 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. 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 created by this CSM are responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop. A Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures and a stormwater management plan shall be review and approved by the City Engineer and the Declaration recorded at the Dane County Register of Deeds prior to development within this CSM

SURVEYOR'S CERTIFICATE

I, Eric. Lindaas, 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 James E. Hovde and Anchland LLC, owners 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:

Being Lots 241—242 and 243—244 located in Second Addition To The Meadowlands, recorded in Document No. 4389713, Vol. 59—046b, Pages 226—227 of Dane County Registry, all located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 1, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

This description contains approximately 253,498 square feet or 5.82 acres.

(608) 838-0444

Dated this	•					
Eric I Snyde 5010 Madis 608–	Draft E. Lindaas, P.L.S. No. 291 er & Associates, Inc. Voges Road on, WI 53718 838-0444 as@snyder-associates.con					
	DISON APPROVAL	"				
Approved for re	cording per the Secretary	y of the City of Madison	Plan Commission.			
Ву:	dman, Secretary, Plan Co	Date:			_	
Natalie Er	dman, Secretary, Plan Co	mmission				
REGISTER OF	DEEDS CERTIFICATE					
			2019, at _		o'clock	m.
	cording this		, 2019, at _ rvey Maps on pag	ges	o'clock	m. _, as
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& ASSOCIATES

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6 OF 6