

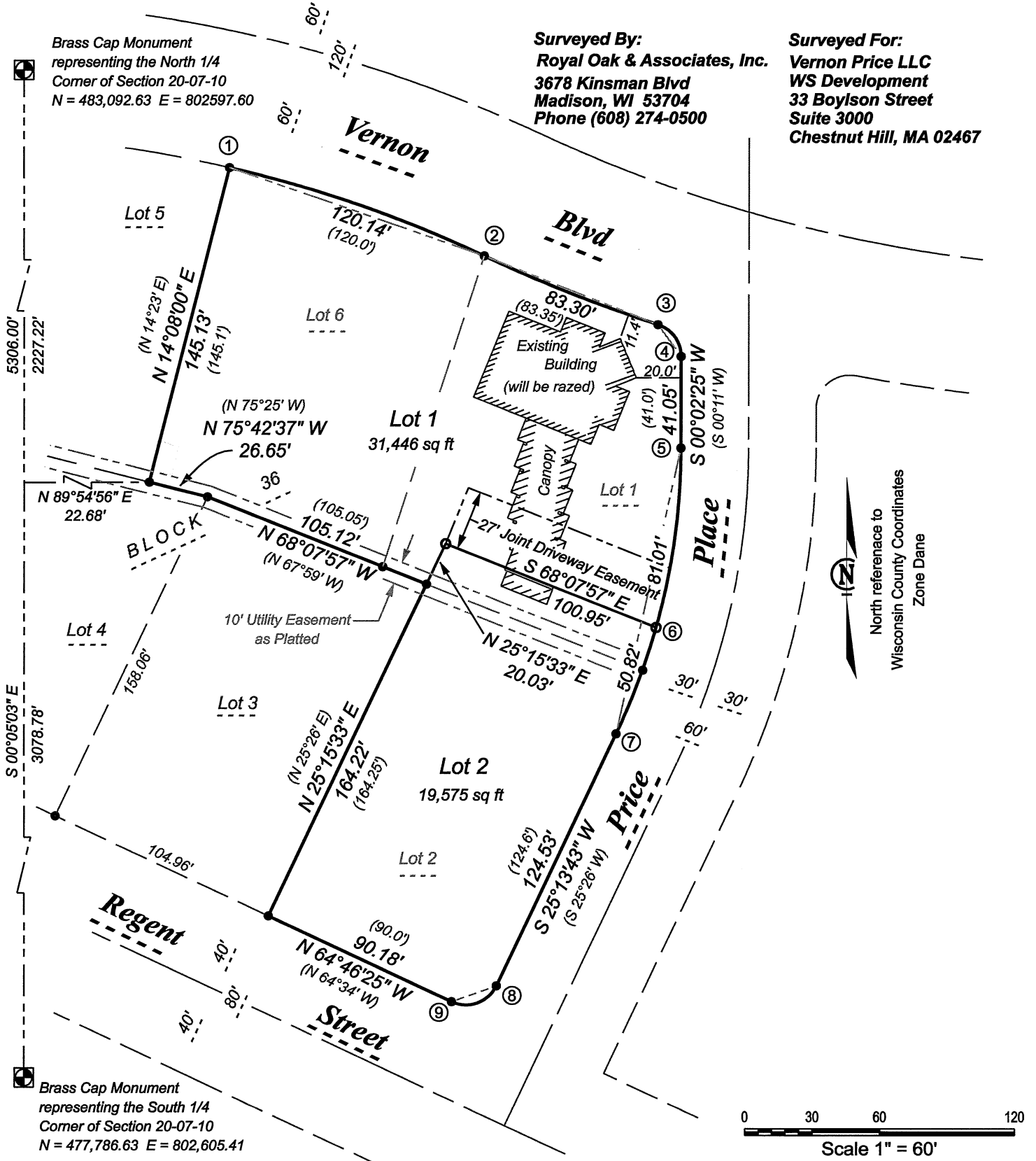
# Certified Survey Map

Lots 1, 2, and 6 of University Hill Farms - Commercial Reserve  
Addition lying in the SW 1/4 of the NE 1/4 of Section 20,  
T07N, R09E, City of Madison, Dane County, Wisconsin

Brass Cap Monument  
representing the North 1/4  
Corner of Section 20-07-10  
N = 483,092.63 E = 802597.60

Surveyed By:  
**Royal Oak & Associates, Inc.**  
3678 Kinsman Blvd  
Madison, WI 53704  
Phone (608) 274-0500

Surveyed For:  
**Vernon Price LLC**  
WS Development  
33 Boylson Street  
Suite 3000  
Chestnut Hill, MA 02467



**LEGEND**

- 3/4" rebar Found (unless noted)
- 3/4" X 24" Rebar Driven  
Min. Wt. 1.50 #/ln. ft.
- ( ) Recorded As

Curve	Delta	Radius	Length	Bearing	Chord
1 - 2	11°53'24"	580.00'	120.36'	S 70°47'42" E (S 70°35' W)	120.14'
2 - 3	06°49'20"	700.00'	83.34'	S 68°15'40" E (S 68°14' W)	83.30'
3 - 4	71°50'12"	15.00'	18.80'	S 35°55'34" E (S 03°02'26" W)	17.60'
5 - 6	15°31'10"	300.00'	81.26'	S 07°45'06" W	81.01'
6 - 7	09°43'02"	300.00'	50.88'	S 20°22'12" W	50.82'
5 - 7	25°14'12"	300.00'	132.13'	S 12°36'37" W (S 12°48'30" W)	131.07'
8 - 9	90°00'00"	15.00'	23.56'	S 70°13'34" W	21.21'

Surveyed By: TT  
 Drawn By: TT  
 Approved By: CMS  
 Date: 06-19-19

**Surveyor's Certificate**

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code. I further certify that I have surveyed and mapped the lands hereon and that this map correctly represents all exterior boundaries and the division of the lands surveyed in accordance with the information furnished.

\_\_\_\_\_  
Carl M. Sandsnes, Professional Land Surveyor S-1819

**Description:**

Lots 1, 2, and 6 of University Hill Farms - Commercial Reserve Addition lying in the SW 1/4 of the NE 1/4 of Section 20, T07N, R09E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North quarter corner of said Section 20; Thence S 00°05'03" E, 2227.22 feet along the north south quarter line of said Section 20; Thence N 89°54'56" E, 22.68 feet to the southeasterly corner of Lot 5, University Hill Farms - Commercial Reserve Addition and the point of beginning of this description; Thence N 14°08'00" E, 145.13 feet along the easterly line of said Lot 5 to the southerly right of way of Vernon Blvd.; Thence on a curve to the right having a radius of 580.00 feet and chord bearing S 70°47'42" E, 120.14 feet along said southerly right of way; Thence continuing along said southerly right of way on a curve to the left having a radius of 700.00 feet and a chord bearing S 68°15'40" E, 83.30 feet; Thence continuing along said southerly right of way on curve to the right having a radius of 15.00 feet and a chord bearing S 35°55'34" E, 17.60 feet to the westerly right of way of Price Place; Thence S 00°02'25" W, 41.05 feet along said westerly right of way; Thence continuing along said westerly right of way on a curve to the right having a radius of 300.00 feet and a chord bearing S 12°36'37" W, 131.07 feet; thence continuing along said westerly right of way S 25°13'43" W, 124.53 feet; Thence continuing along said westerly right of way on a curve to the right having a radius of 15.00 feet and a chord bearing S 70°13'34" W, 21.21 feet to the northerly right of way of Regent Street; Thence N 64°46'25" W, 90.18 feet along said northerly right of way to the easterly line of Lot 3, University Hill Farms - Commercial Reserve Addition; Thence N 25°15'33" E, 164.22 feet along said easterly line to the northerly line of said lot 3, Thence N 68°07'57" W, 105.12 feet along said northerly line of Lot 3; Thence N 75°42'37" W, 26.65 feet along the northerly line of Lot 4, University Hill Farms - Commercial Reserve Addition to the point of beginning of this description.

Said Parcel contains 51,021 square feet or 1.17 acres.

**Drainage Easement Note:**

All lots within this certified survey map are subject to public easements for drainage purposes which shall be a minimum of 6-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 certified survey map. 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 certified survey map. 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, without the approval of the City Engineer at the time of site plan review. 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

The intra-block drainage easements shall be graded with the construction of each principal 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.

**LIMITED LIABILITY COMPANY  
OWNER'S CERTIFICATE**

Vernon Price LLC, a Delaware Limited Liability Company, duly organized and existing by the virtue of the laws of the State of Delaware, as owner does hereby certify that said Limited Liability Company caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Vernon Price LLC. has caused these presents to be executed, signed Eric S. Smookler, CFO, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Eric S. Smookler, CFO

**STATE OF WISCONSIN)  
COUNTY OF DANE ) ss.**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, Eric S. Smookler, CFO, to me known to be the CFO, of the above named Limited Liability Company, and acknowledge that they executed the foregoing instrument as such officers as the deed of said Limited Liability Company, by its authority, for the purposes therein contained.

\_\_\_\_\_  
Notary Public,  
My Commission \_\_\_\_\_

**Common Council Resolution  
City of Madison, Wisconsin**

"Resolved that this Certified Survey Map being in the SW 1/4 of the NE 1/4 of Section 20, Township 07 North, Range 9 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number RES-\_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 2019, said Certified Survey Map to the City for public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

**Certificate of Madison Plan Commission:**

Approved for recording per the Secretary of the City of Madison Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Natalie Erdman  
Secretary Plan Commission

**Certificate of Register of Deeds**

Received for record the \_\_\_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_\_\_ 'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Page(s) \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

Office Map No. 16495 Document No. \_\_\_\_\_  
Sheet 3 of 3 Sheet(s) CSM No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_