



## Certified Survey Map (CSM) Letter of Intent

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Continental 479 Fund LLC (“Continental”) is submitting the subject property described below for land division consideration. The subject site was attached to the City of Madison from the Town of Verona in late April, and is recognized by its City parcel identification number: 251/0708-344-0097-4 and is currently owned by the Randall A. Theis Trust and Theis Trust.

Continental 479 Fund LLC is the subdivider for the proposal. The CSM was prepared by Brett Stoffregan and D’Onofrio Kottke and Associates, Inc. The land is currently a farm field and was zoned with a temporary Agriculture (AG) when it was attached to the City of Madison from the Town of Verona on April 21<sup>st</sup>, 2020.

The Certified Survey Map (CSM) contains two future developable lots. Under separate application Continental 479 Fund LLC is proposing Preliminary and Final Plat request. Outlot 1 will be further subdivided into a 2 lots for the future community, named Springs at Pleasant View, with a proposed zoning designation of TR-U2, dedicated public roadways, dedicated future park land, and a lot dedicated to the City of Madison for stormwater controls. The proposed Phasing is a sequential single phased construction projects as stated in the application projected from Fall 2020 through Fall 2022. Please reference the plat application for additional detailed information.

### **SITE INFORMATION**

#### LEGAL DESCRIPTION

*A parcel of land located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 80.06 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 1235.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Avenue; thence S73°17'55"W, 148.65 feet; thence S18°26'15"W, 363.16 feet; thence S68°55'46"W, 613.35 feet; thence S56°07'05"W, 304.10 feet; thence S52°29'21"W, 222.43 feet to a point on the East right-of-way line of County Highway "M"/South Pleasant View Road; thence N01°26'38"E, 1621.77 feet along said East right-of-way line to the point of beginning. Containing 1,512,069 square feet (34.712 acres).*