

CERTIFIED SURVEY MAP

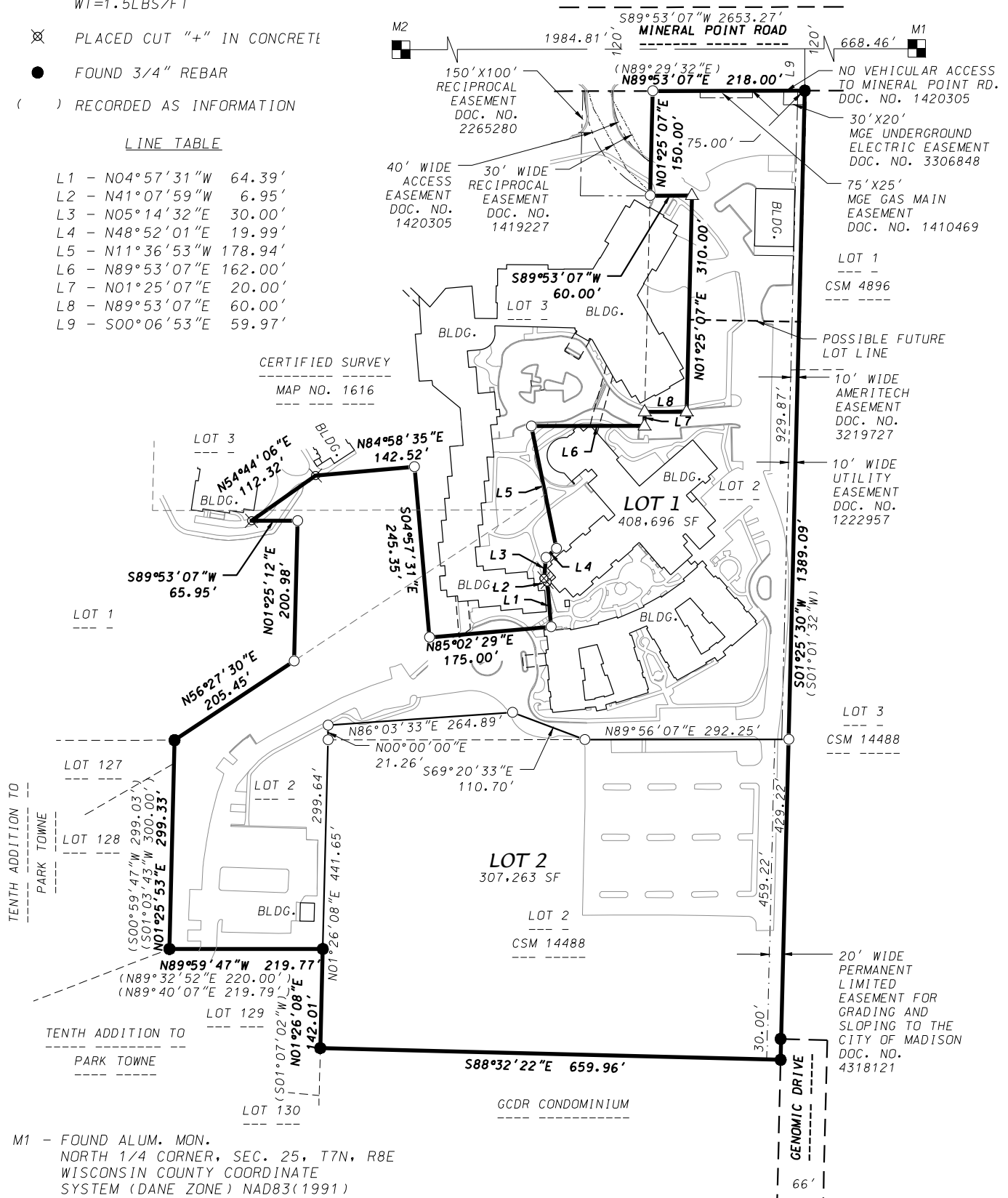
LOT 2, CERTIFIED SURVEY MAP NO. 14488, AND PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 1616
 LOCATED IN THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N,
 R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- PLACED 3/4"X18" REBAR
WT=1.5LBS/FT
- ⊗ PLACED CUT "+" IN CONCRETE
- FOUND 3/4" REBAR
- () RECORDED AS INFORMATION

LINE TABLE

L1 -	N04°57'31"W	64.39'
L2 -	N41°07'59"W	6.95'
L3 -	N05°14'32"E	30.00'
L4 -	N48°52'01"E	19.99'
L5 -	N11°36'53"W	178.94'
L6 -	N89°53'07"E	162.00'
L7 -	N01°25'07"E	20.00'
L8 -	N89°53'07"E	60.00'
L9 -	S00°06'53"E	59.97'

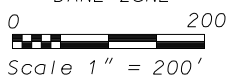


M1 - FOUND ALUM. MON.
 NORTH 1/4 CORNER, SEC. 25, T7N, R8E
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE) NAD83(1991)
 N:477775.19 E:794780.36

M2 - FOUND ALUM. MON.
 NORTHEAST CORNER, SEC. 25, T7N, R8E
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE) NAD83(1991)
 N:477769.88 E:792127.10



GRID NORTH
 WISCONSIN COUNTY
 COORDINATE SYSTEM
 DANE ZONE



DATE: April 14, 2021
 F.N.: 21-07-111
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14488, AND PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 1616
LOCATED IN THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N,
R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. 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 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 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) 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.

2. Lots within this Certified Survey Map are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. The Lots of this Certified Survey Map are subject to the following recorded instruments:
 - Emergency Access Easement recorded as Doc. No. 3973366
 - Declaration of Conditions, Covenants and Restriction recorded as Doc. Nos. 3954003 and 3975936
 - Declaration of Conditions and Covenants recorded as Doc. No. 5331923.
 - Easement recorded as Doc. No. 5213287
 - Declaration of Restrictions recorded as Doc. No. 3988792***** Existing MGE and other Utility Easement affecting the property will be modified or released with new easements being granted. Existing utilities do not fall within the recorded easements in many cases.



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: April 14, 2021

F.N.: 21-07-111

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14488, AND PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 1616
LOCATED IN THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, 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:

Commencing at the North 1/4 corner of said Section 25; thence S89°53'07"W, 668.46 feet along the North line of said NE1/4; thence S00°06'53"E, 59.97 feet to a point on the South right-of-way line of Mineral Point Road, also being the point of beginning; thence S01°25'30"W, 1389.09 feet along the West line of Lot 3, Certified Survey Map No. 14488 and the Northerly extension thereof, to the Northwest corner of GCDR Condominium; thence N88°32'22"W, 659.96 feet along the North line of and to the Northwest corner of said Condominium, also begin on the East line of Lot 129, Tenth Addition to Park Towne; thence N01°26'08"E, 142.01 feet along the said East line to the Northeast corner of said Lot 129; thence N89°59'47"W, 219.77 feet along the North line of said Lot 129 to the Southeast corner of Lot 128, Tenth Addition to Park Towne; thence N01°25'53"E, 299.33 feet along the East line of said Lot 128 and the East line of Lot 127, Tenth Addition to Park Towne to the Northeast corner of said Lot 128; thence N56°27'30"E, 205.45 feet; thence N01°25'12"E, 200.98 feet; thence S89°53'07"W, 65.95 feet; thence N54°44'06"E, 112.32 feet; thence N84°58'35"E, 142.52 feet; thence S04°57'31"E, 245.35 feet; thence N85°02'29"E, 175.00 feet; thence N04°57'31"W, 64.39 feet; thence N41°07'59"W, 6.95 feet; thence N05°14'32"E, 30.00 feet; thence N48°52'01"E, 19.99 feet; thence N11°36'53"W, 178.94 feet; thence N89°53'07"E, 162.00 feet; thence N01°25'07"E, 20.00 feet; thence N89°53'07"E, 60.00 feet; thence N01°25'07"E, 310.00 feet; thence S89°53'07"W, 60.00 feet; thence N01°25'07"E, 150.00 feet to a point on the South right-of-way line of Mineral Point Road; thence N89°53'07"E, 218.00 feet along said North right-of-way line to the point of beginning.
Containing 715,959 square feet (16.436 acres).

Dated this 14th day of April, 2021.

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



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: April 14, 2021

F.N.: 21-07-111

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14488, AND PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 1616
LOCATED IN THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N,
R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Oakwood Village University Woods Homes, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Oakwood Village University Woods Homes, Inc. has caused these presents to be signed this _____ day of _____, 2021.

Oakwood Village University Woods Homes, Inc.

By: _____

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____, _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

Oakwood Acquisition, 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 limited liability company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said WinnRuss, LLC has caused these presents to be signed this _____ day of _____, 2021.

Oakwood Acquisition, LLC

By: _____

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____, _____
Notary Public, Dane County, Wisconsin



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

DATE: April 14, 2021
F.N.: 21-07-111
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14488, AND PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 1616
LOCATED IN THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N,
R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

U.S. Bank National Association, a national banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said U.S. Bank National Association has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

U.S. Bank National Association

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

Personally came before me this _____ day of _____, 2021, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires _____



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: April 14, 2021

F.N.: 21-07-111

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP NO. 14488, AND PART OF LOTS 1, 2, AND 3, CERTIFIED SURVEY MAP NO. 1616
LOCATED IN THE NW1/4 OF THE NE1/4, THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 25, T7N,
R8E, 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
_____, 2021 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 _____, 2021.

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: Matt Wachter, Secretary of the Plan Commission

Date:

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021 at
_____.M. and recorded in Volume _____ of Certified Survey
Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: April 14, 2021

F.N.: 21-07-111

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____