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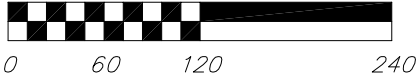
CERTIFIED SURVEY MAP No.

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE NE1/4 OF SECTION 24-08-10 MEASURED AS BEARING N00°16'20"E

GRAPHIC SCALE: 1" = 120'

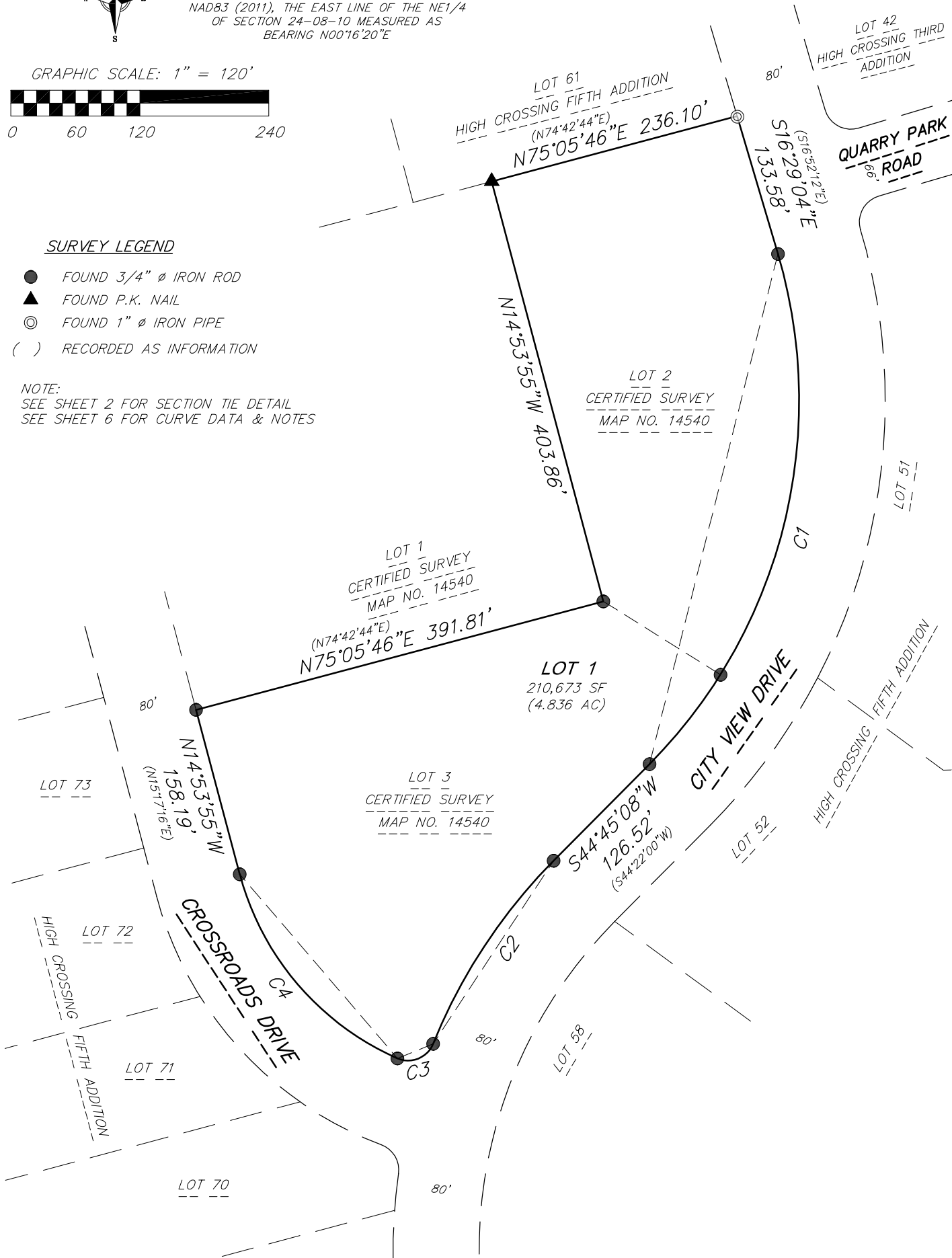


SURVEY LEGEND

- FOUND 3/4" Ø IRON ROD
- ▲ FOUND P.K. NAIL
- ⊙ FOUND 1" Ø IRON PIPE
- () RECORDED AS INFORMATION

NOTE:
SEE SHEET 2 FOR SECTION TIE DETAIL
SEE SHEET 6 FOR CURVE DATA & NOTES

23 May 2025 - 3:07p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap



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Job #: 210169
Date: 05/27/2025
Rev:
Drafted By: KPAP
Checked By: SCHU

SURVEYED FOR:
IA CROSSROADS II, LLC
810 CARDINAL LANE
SUITE 100
HARTLAND, WI 53029

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 9

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SECTION TIE DETAIL

(NOT TO SCALE)

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE NE1/4 OF SECTION 24-08-10 MEASURED AS BEARING N00°16'20"E

NE CORNER
SECTION 27-08-10
1 1/4" REBAR
WCCS MEASURED COORDS:
N: 505,159.08
E: 847,361.22
WCCS PUBLISHED COORDS:
N: 505,159.18
E: 847,361.08

1529.68"

N00°16'20"E 2654.68'

S89°43'40"E 426.07'

S16°29'04"E
133.58'

N75°05'46"E
236.10'

N14°53'55"W
403.86'

N75°05'46"E
391.81'

LOT 1

N14°53'55"W 158.19'
N40°34'01"W 225.24'

CROSSROADS DRIVE

S44°45'08"W
126.52'

CITY VIEW DRIVE

1125.00'

E1/4 CORNER
SECTION 27-08-10
1 1/4" REBAR
WCCS MEASURED COORDS:
N: 502,504.43
E: 847,348.60
WCCS PUBLISHED COORDS:
N: 502,504.36
E: 847,348.45

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SHEET
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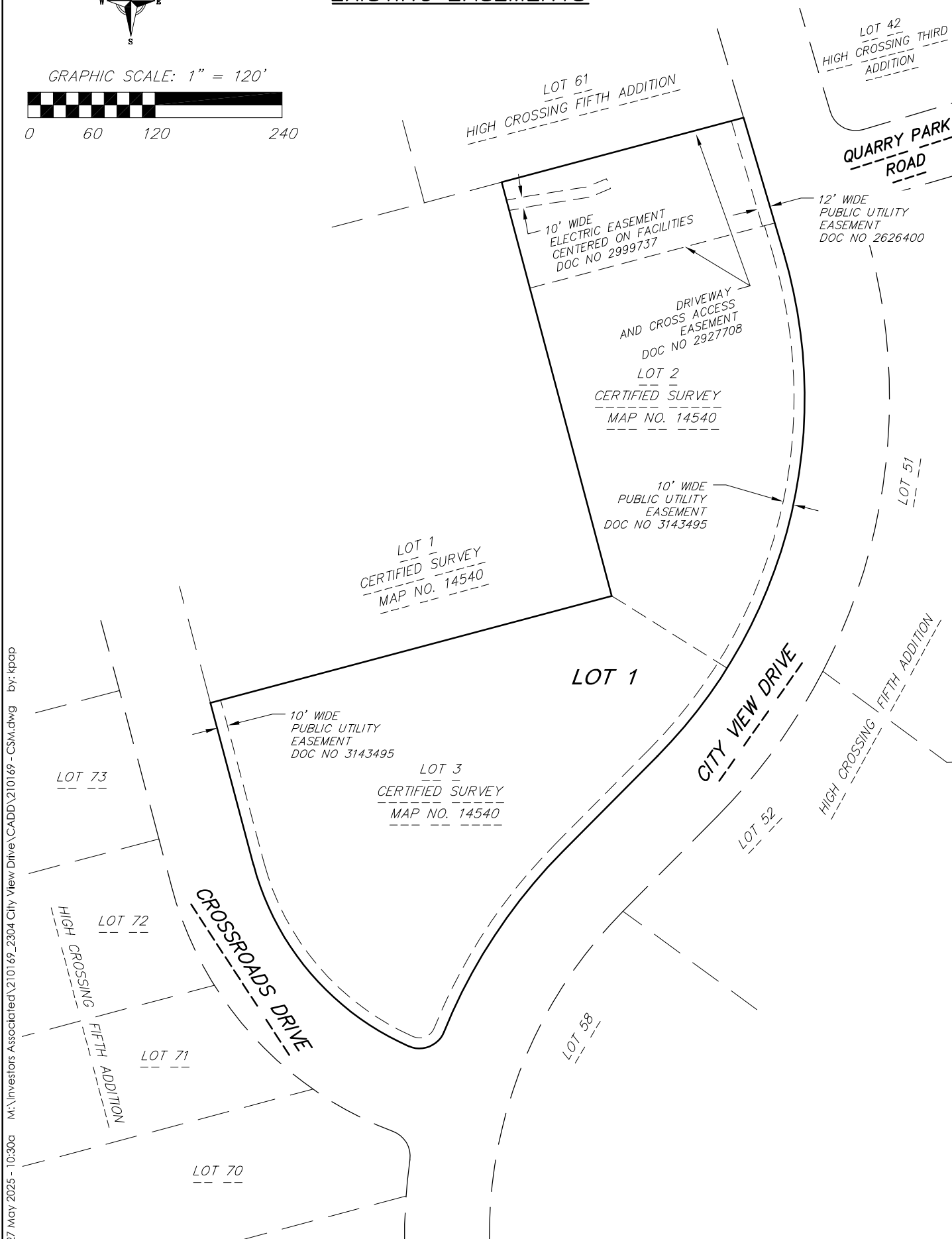


GRAPHIC SCALE: 1" = 120'



0 60 120 240

EXISTING EASEMENTS



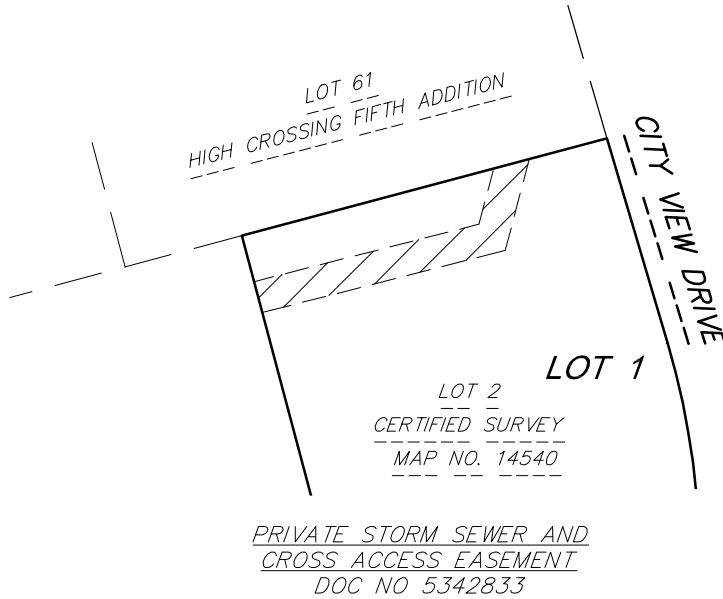
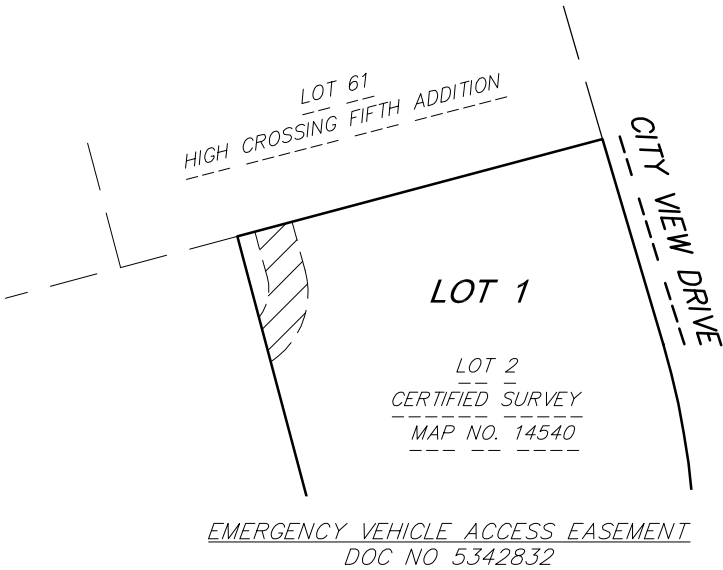
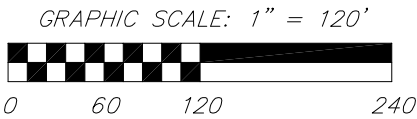
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*CERTIFIED SURVEY MAP No.*_____

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EXISTING EASEMENTS



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Vol. _____ Page _____

**SHEET
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CERTIFIED SURVEY MAP No. _____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

Curve Table							
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing	Tangent Bearing
C1	480.00	513.01	61°14'12"	S14°08'02"W	488.94		
				(S13°44'54"W)			
C2	515.00	205.02	22°48'34"	S33°20'51"W	203.67		S21°56'34"W
		(204.98)	(22°48'17")	(S32°57'52"W)	(203.63)		(S21°33'43"W)
C3	25.00	40.06	91°49'19"	S67°51'14"W	35.91	S21°56'34"W	N66°14'07"W
			(91°49'04")	(S67°28'15"W)		(S21°33'43"W)	(N66°37'13"W)
C4	260.00	232.96	51°20'12"	N40°34'01"W	225.24	N66°14'07"W	
		(232.94)	(51°19'57")	(N40°57'15"W)	(225.23)	(N66°37'13"W)	

NOTES:

- 1) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 2) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 3) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).
- A) All lots within this plat 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. 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, 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. NOTE: 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.
- B) 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.
- 4) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATIONS OF RESTRICTIONS AND COVENANTS PER DOCUMENT NUMBERS 2464838, 2485517 AND 2564532.
- 5) THIS CERTIFIED SURVEY IS SUBJECT TO THE RESTATED DECLARATIONS OF RESTRICTIONS AND COVENANTS PER DOCUMENT NUMBER 4100793.
- 6) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT NUMBERS 3155315 AND RELEASE OF PART OF THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT NUMBER 4129450, 5260416, 5260417 AND 5335587
- 7) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 4029076.
- 8) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 4029077.
- 9) THE UNDERLYING LOTS 59, 60, AND 63 OF HIGH CROSSING FIFTH ADDITION WERE SUBJECT TO 6 FOOT WIDE PUBLIC UTILITY EASEMENTS. SAID PUBLIC UTILITY EASEMENTS HAVE BEEN RELEASED ON SAID PLATTED LOTS PER DOCUMENT NUMBERS 5324410, 5324411, 5324412 AND 5332038.
- 10) THIS CERTIFIED SURVEY IS SUBJECT TO THE FOLLOWING NOISE LEVEL NOTATION PER THE HIGH CROSSING FIFTH ADDITION PLAT, DOCUMENT NUMBER 3143495. "THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVEL IN TRANS. 405.04 TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS."



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LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, 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 hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: May 26, 2025

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S-2568

DESCRIPTION:

Lots 2 and 3, Certified Survey Map Number 14540, recorded in Volume 100 of Certified Surveys on Pages 188-195, as Document Number 5334597, Dane County Registry. Located in the SE1/4 of the NE1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin.

Contains 210,673 square feet (4.836 acres).

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

IA Crossroads II, 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 Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

1A CROSSROADS II, LLC

By: _____

PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

Premier Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Premier Bank, has caused these presents to be signed by _____
 _____ its _____, on this _____ day of _____,
 20_____.

PREMIER BANK

By: _____

[illegible]

Personally came before me this _____ day of _____, 20____,
the above named person(s) to me known to be the person(s) who executed the foregoing instrument,
and acknowledged that they executed the foregoing instrument as such officer as the deed of said
corporation, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES—_____, File ID Number _____, adopted on the ____ day of _____, 202____, 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 _____, 202____.

Michael Haas, Acting City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202____, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds