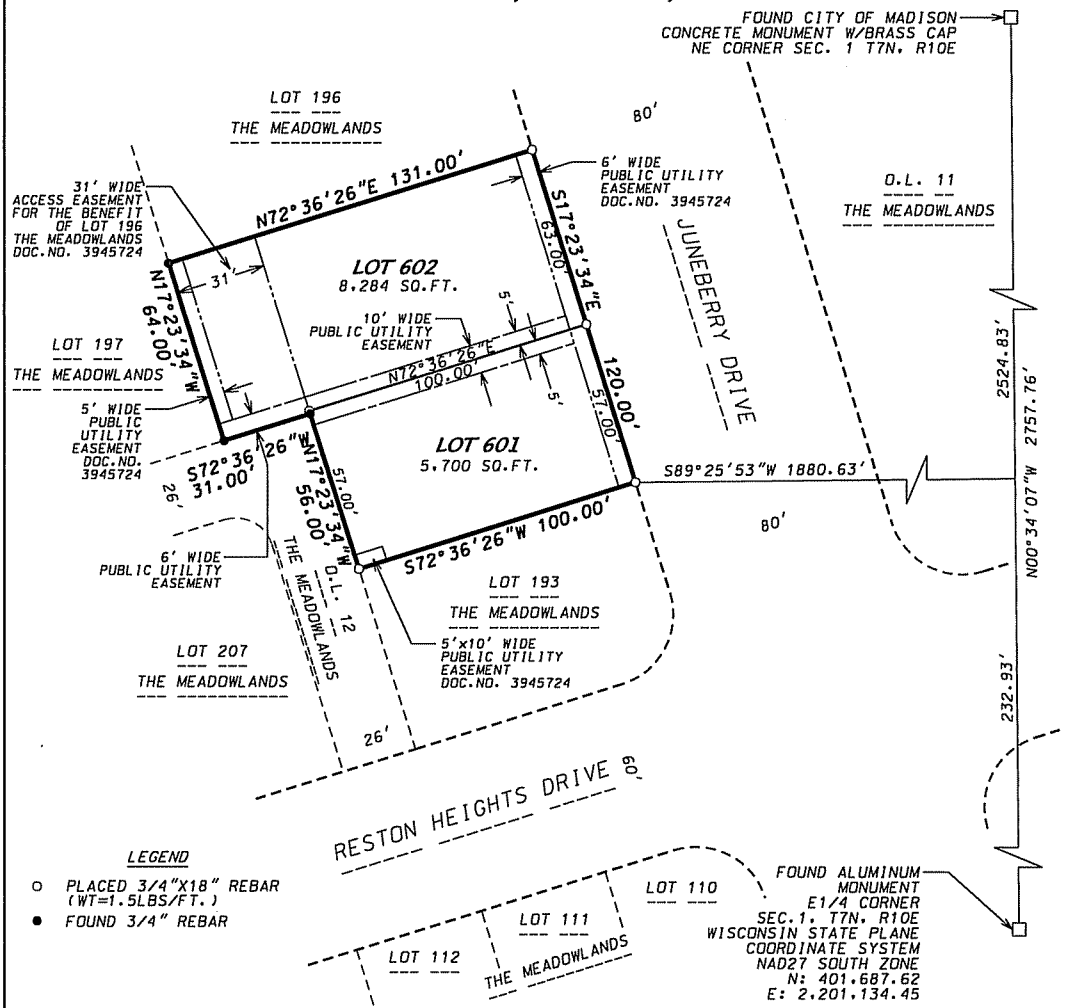


# CERTIFIED SURVEY MAP

LOTS 194 AND 195, THE MEADOWLANDS  
 LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 1, T7N, R10E,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- PLACED 3/4"x18" REBAR (WT=1.5LBS/FT.)
  - FOUND 3/4" REBAR

**SURVEYOR'S CERTIFICATE**

I, Brett T. Stoffregan, Registered 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 Verona, 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:

Lots 194 and 195, The Meadowlands recorded in Volume 58-053A of Plats on pages 283-287, Dane County Registry, located in the SW1/4 of the NE1/4 of Section 1, T7N, R10E, City of Madison, Dane County, Wisconsin. Containing 13,984 square feet (0.32 acres).

Dated this 6th day of November, 2013.

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

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

GRID NORTH WISCONSIN  
 STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE (NAD 27)  
 EAST LINE OF THE NE1/4  
 SECTION 1, T7N, R10E  
 BEARING N00°34'07"W  
 0 50  
 Scale 1" = 50'  
 SHEET 1 OF 4

DATE: 11-06-13  
 F.N.: 13-07-117  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

# CERTIFIED SURVEY MAP

LOTS 194 AND 195, THE MEADOWLANDS  
LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 1, T7N, R10E,  
CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES**

1. All lots (601-602) within this Certified Survey Map are subject to public easements for drainage purposes which shall be 5 feet in width measured from the property line to the interior of each lot. Easements shall not be required on property lines shared with outlots 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.

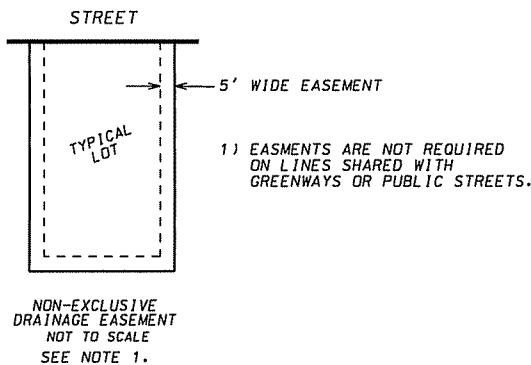
The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In the event of a City of Madison Plan Commission and/or Common Council approved 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 Public Drainage Easements recorded as Doc No. 3945724 affecting the lots of this Certified Survey Map are hereby released and replaced with those shown on the map.

2. Public Utility Easements shown on this Certified Survey Map are for use of public bodies and public private utilities having the right to serve the area.

3. This Certified Survey Map is subject to the notes shown on The Meadowlands plat:  
 - Restrictions for Reston Heights recorded as Doc. No. 3181291.  
 - First Amendment to Restrictions recorded as Doc. No. 3272972.  
 - Third Amendment to Restrictions recorded as Doc. No. 3567915.  
 - Declaration of Conditions and Covenants recorded as Doc. No. 3481381.  
 - Planned Unit Development recorded as Doc. No. 3161689.  
 - Planned Unit Development recorded as Doc. No. 3161690.  
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3176079.  
 - Plans -PUD/GDP recorded as Doc. No. 3928853.  
 - Restrictive Covenant recorded as Doc. No. 3933783.  
 - All buildings and outdoor recreational area shall comply with MGD Sec. 16.23(3)(d)  
 - Highway Noise Land Use Provisions policies and ordinances.  
 - Subsoil information indicates that lots within this plat may

4. This Certified Survey Map is subject to the following recorded instruments:  
 - Restrictive Covenant recorded as Doc. No. 3969923.  
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3965762 and amended as Doc. No's 4151353, 4192101, 4270167, 4286690, 4744513.  
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3999672 and modified as Doc. No. 4229346.  
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 5025984.  
 - Declaration of and Covenants recorded as Doc. No's. 4004639, 4004640 and 5025985.



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 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 11-06-13  
 F.N.: 13-07-117  
 C.S.M. NO. \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

**CERTIFIED SURVEY MAP**  
**LOTS 194 AND 195, THE MEADOWLANDS**  
**LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 1, T7N, R10E,**  
**CITY OF MADISON, DANE COUNTY, WISCONSIN**

OWNER'S CERTIFICATE

Veridian Homes AB, 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 Veridian Homes AB, LLC has caused these presents to be signed by its Limited Liability Company member(s) listed below at Madison, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Veridian Homes AB, LLC

By: \_\_\_\_\_

State of Wisconsin) )SS.  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above named Limited Liability Company member(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

MORTGAGEE CERTIFICATE

Anchor Bank, fsb, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, said Anchor Bank, fsb has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2013

Anchor Bank, fsb

State of Wisconsin) )S.S  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_, Notary Public, Dane County, Wisconsin



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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 11-06-13

F.N.: 13-07-117

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

SHEET 3 OF 4

**CERTIFIED SURVEY MAP**  
*LOTS 194 AND 195, THE MEADOWLANDS*  
*LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 1, T7N, R10E,*  
*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 Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2013 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map at the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
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: \_\_\_\_\_ Date: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2013 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

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

  
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