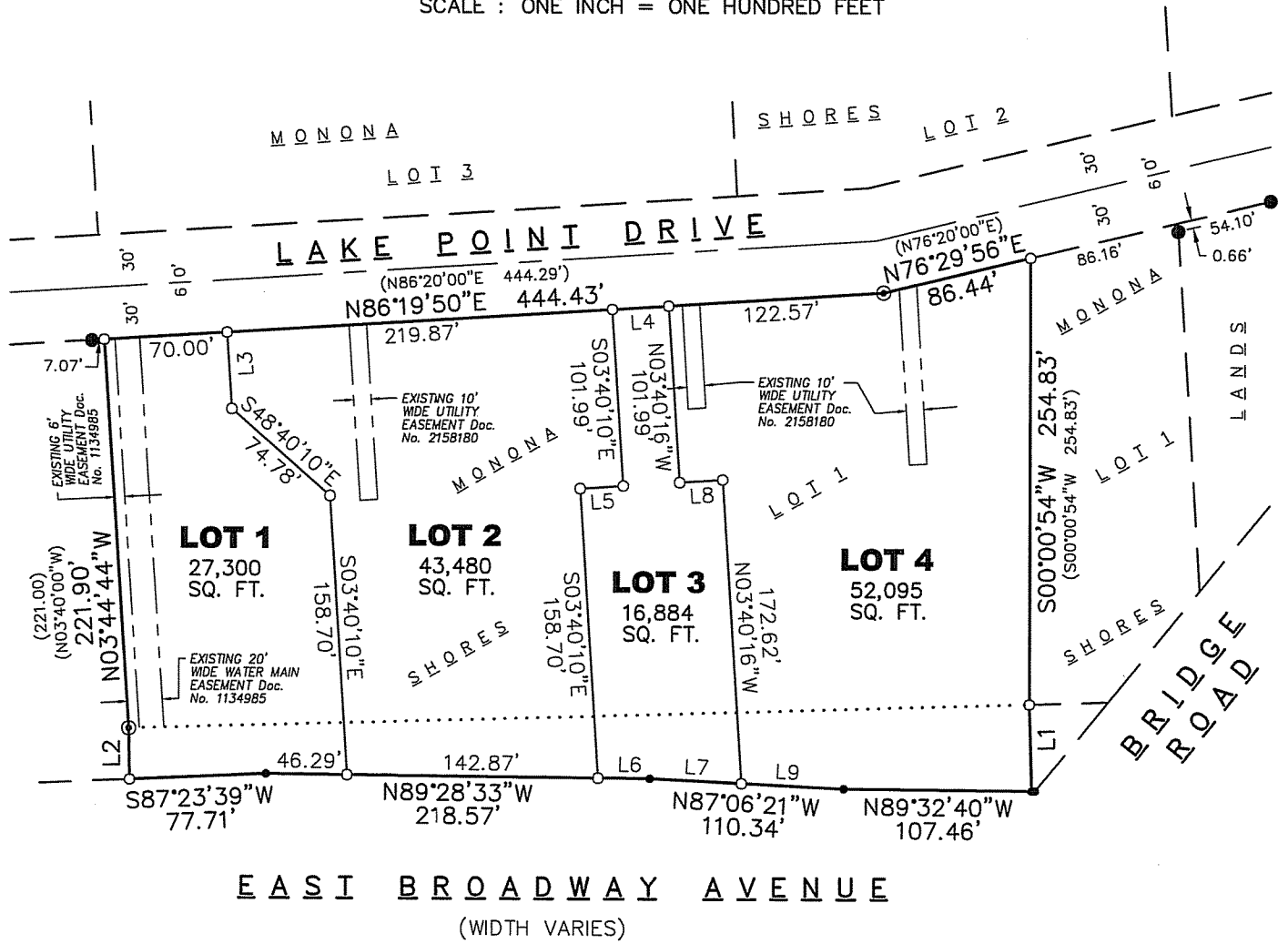


CERTIFIED SURVEY MAP

PART OF LOT 1, MONONA SHORES, RECORDED IN VOLUME 30 OF PLATS, ON PAGE 7,
AS DOCUMENT NUMBER 1134985, DANE COUNTY REGISTRY AND LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 20, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = ONE HUNDRED FEET



NO VEHICULAR ACCESS PER PLAT OF MONONA SHORES
FROM LOT 1 TO BROADWAY AVENUE AND BRIDGE ROAD

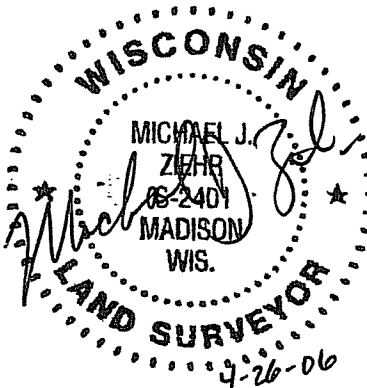
LEGEND

- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

245.0 LOT CORNER ELEVATION

← DRAINAGE ARROWS (SEE NOTE 1)

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



SURVEYED FOR:

BROADWAY LAKE POINT, LLC
4605 DOVETAIL DRIVE
MADISON, WI 53704

SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

BEARINGS ARE REFERENCED TO NAD 83/91 (HPGN), WISCONSIN, SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, PER THE CITY OF MADISON GPS COMMUNITY BASE STATION

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

NOTE: SEE SHEET 2 OF 4 FOR THE LINE TABLE.

PLOT VIEW: PAGE1

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SHEET 1 OF 4

CERTIFIED SURVEY MAP

PART OF LOT 1, MONONA SHORES, RECORDED IN VOLUME 30 OF PLATS, ON PAGE 7,
AS DOCUMENT NUMBER 1134985, DANE COUNTY REGISTRY AND LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 20, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°40'33" E	49.52'
L2	N 01°11'07" W	29.36'
L3	S 03°40'13" E	44.49'
L4	N 86°19'50" E	31.99'
L5	S 86°19'50" W	24.50'
L6	S 89°28'33" E	29.41'
L7	S 87°06'21" E	52.00'
L8	S 86°19'44" W	24.50'
L9	N 87°06'21" W	58.33'

NOTES:

- 1) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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. 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.
- 3) All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to oil and grease control and additional sediment control as required at the time they develop.

CITY OF MADISON COMMON COUNCIL RESOLUTION

"Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on this _____ day of _____, 20____, 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 _____, 2006.

_____, City Clerk
City of Madison, Dane County, Wisconsin

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE2
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SHEET 2 OF 4

CERTIFIED SURVEY MAP

PART OF LOT 1, MONONA SHORES, RECORDED IN VOLUME 30 OF PLATS, ON PAGE 7,
AS DOCUMENT NUMBER 1134985, DANE COUNTY REGISTRY AND LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 20, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Broadway Lake Point, LLC, as owner, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2006.

Broadway Lake Point, LLC

By: _____
Carl Ruedebusch, Member

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2006, the above named Carl Ruedebusch, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

CONSENT OF MORTGAGEE

Anchor Bank, fsb, 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 Anchor Bank, fsb has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin this _____ day of _____, 2006.

Anchor Bank, fsb

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2006, _____ and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin My Commission expires: _____

MAP NO. _____
DOCUMENT NO. _____
VOLUME ____ PAGE _____

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

CERTIFIED SURVEY MAP

PART OF LOT 1, MONONA SHORES, RECORDED IN VOLUME 30 OF PLATS, ON PAGE 7,
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SOUTHWEST 1/4 OF SECTION 20, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

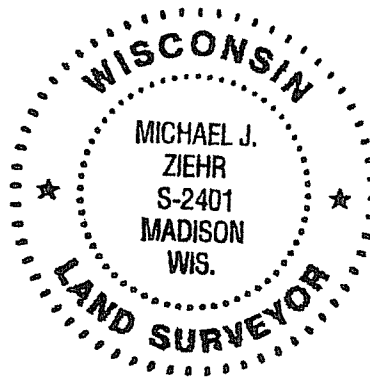
I, Michael J. Ziehr, Registered Land Surveyor, hereby certify that under the direction of Broadway Lake Point, LLC, owner of said land, I have surveyed, divided and mapped part of the Southwest Quarter of Section 20, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Part of Lot 1, Monona Shores, recorded in Volume 30 of Plats, on page 7, as Document Number 1134985, Dane County Registry and located in the Southwest 1/4 of Section 20, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Dated this 26TH day of APRIL, 2006.

Signed: Michael J. Ziehr
Michael J. Ziehr, R.L.S. S-2401



CITY OF MADISON APPROVAL

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

Date: _____

By: _____
Mark A. Olinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2006, at
_____ o'clock _____ m. and recorded in Volume _____ of Certified
Survey Maps on pages _____.

Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PLOT VIEW: PAGE4

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SURVEYED BY:

CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

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SHEET 4 OF 4