

Certified Survey Map

SURVEYORS CERTIFICATE
STATE of WISCONSIN)
COUNTY of DANE) ss.

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I further certify that I have surveyed and mapped the lands described hereon, and that this map is a correct representation in accordance with the information furnished.



Royal Oak Engineering, Inc.

5610 Medical Circle, Suite 6
Madison, Wisconsin 53719
Phone (608) 274-0500
Fax (608) 274-4530

Eric W. Sandsnes, Professional Land Surveyor S-2475

Description:

Being a consolidation of Lots 1, 2 and 3 of Certified Survey Map Number 11318 in Volume 68 on Pages 243 through 247, Document Number 4018774, lying in part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 12;

Thence S 89°24'16" W, 1119.34 feet along the South line of said Section 12;

Thence N 00°04'00" W, 69.01 feet to the Southeast corner of said Lot 3 and the point of beginning of this description;

Thence along the Northerly right-of-way of Nesbitt Road being a curve to the right having a radius of 633.55 feet and a chord bearing N 80°12'58" W, 217.04 feet;

Thence, continuing along said right-of-way, being a curve to the right, having a radius of 25.00 feet and a chord bearing N 24°23'08" W, 35.95 feet, to the Easterly right-of-way of Maple Grove Drive;

Thence along said easterly right-of-way, being a curve to the left, having a radius of 1114.00 feet and a chord bearing N 12°44'48" E, 342.22 feet to the Northwest corner of said Lot 1;

Thence S 86°05'20" E, 153.12 feet along the North line of said Lot 1, to the Northeast corner of said Lot 1;

Thence S 00°04'00" E, 392.96 feet, along the East line of said Lots 1, 2 and 3, to the Southeast corner of said Lot 3 and the point of beginning of this description.

Said parcel contains 72,567 square feet or 1.67 acres.



SURVEYED FOR: ALTA - Mr. Brian Cason

ADDRESS: 6425 Odana Road, Madison, WI 537189

DESCRIPTION-LOCATION: Lots 1, 2 and 3 of CSM #11318,
Volume 68, Pages 243-247, lying in part of the SE 1/4
of SW 1/4 and part of the SW 1/4 of the SW 1/4 of
Section 12, T06N, R08E, City of Madison, Dane County,
Wisconsin

SURVEYED by RP, TT

DRAWN by RP

CHECKED by _____

APPROVED by _____

Field Book _____ Pages _____

Date of Survey Feb 03, 2004

Dir /data/dane/verona

Dir cont. /section12

Data Level(s) PLAT

File 14938

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____

2004, at _____ o'clock, _____ .M. and recorded in

Volume _____ of Certified Survey Maps

of Dane County, on Page(s) _____

Register of Deeds

Office Map No. 15394

Sheet 1 of 4 Sheet(s)

DOCUMENT NO. _____

Notes:

DRAINAGE ARROWS - Arrows indicate the direction of surface drainage swale at individual property lines. Said swale shall be graded with construction of each principle 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.

All lots within this certified survey map are subject to a non-exclusive easement for drainage purposes and shall be a minimum 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets.

Chapter 37 City of Madison General Ordinances

All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to thermal control at the time they develop.

NR 151

All lots created by this certified survey map shall comply with NR-115 with one of the three options for each type of development as required by the City of Madison; as listed below:

Residential Developments - Shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or reserve a maximum of 1% of the site area to active infiltration practices.

Commercial Developments - Shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or reserve a maximum of 2% of the site area to active infiltration practices.

Temporary Limited Easement (TLE):

Easement for grading and sloping purposes to construct Maple Grove Drive, Nesbitt Road and Cross Country Road. Easement expires by December 15, 2015.

Driveway Note:

Not more than four (4) joint driveway approaches along Lots 58 through 61, Nesbitt Valley and Lot 1 of this Certified Survey Map will be constructed along Maple Grove Drive except as may be permitted by the City Traffic Engineer of the City of Madison.

As recorded on the plat of Nesbitt Valley, the platting of Outlots 5 and/or 6 as developable lots, (being Lot 3 of this Certified Survey Map), the City of Madison Common Council may reduce in width the 40 foot no-build/no-improvement zone based upon the approval of an exemplary berming, landscape and building siting plan at the time of the approval of the final plat.

City of Madison Plan Commission

Approved for recording by the Secretary of the City of Madison Plan Commission this _____, day of _____, 2005.

Mark A. Olinger, Secretary

Certificate of City Treasurer

I, Ray Fisher, being duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that in accordance with the records in my office there are no unpaid taxes or

unpaid special assessments as of this _____ day of _____, 2005 on any of the lands included in the Certified Survey Map.

Ray Fisher, City Treasurer



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

Maple Grove Holdings, LLC., a Wisconsin Limited Liability Company, duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does here by certify that said Limited Liability Company caused the lands described on this certified Survey Map to be surveyed, divided and mapped as represented on this certified survey map.

IN WITNESS WHEREOF, the said Maple Grove Holdings, LLC., a Wisconsin Limited Liability Company, has caused these presents to be executed, signed by Grant Langdon, President, at Madison, Wisconsin, this _____ day of _____, 2005.

by: _____
(Name & Title) Mr. John J. Colletti, Member

Attest: _____
(Name & Title)

**STATE OF WISCONSIN)
COUNTY OF DANE) ss**

Personally came before me this _____ day of _____, 2005,
John J. Colletti, to me known to be a Member, of the above
named Limited Liability Company, and acknowledge that he executed the foregoing instrument as such
officers as the deed of said Limited Liability Company, by its authority, for the purposes therein contained.

Notary Public, Dane County, Wisconsin
My Commission _____



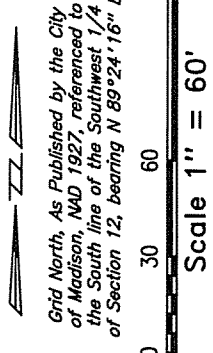
Lot 2
 Certified Survey
 Map Number 10769
 Volume 64
 Pages 108-111

Outlot 10
 Nesbitt Valley

Maple Grove Drive

60
 Valley

Nesbitt



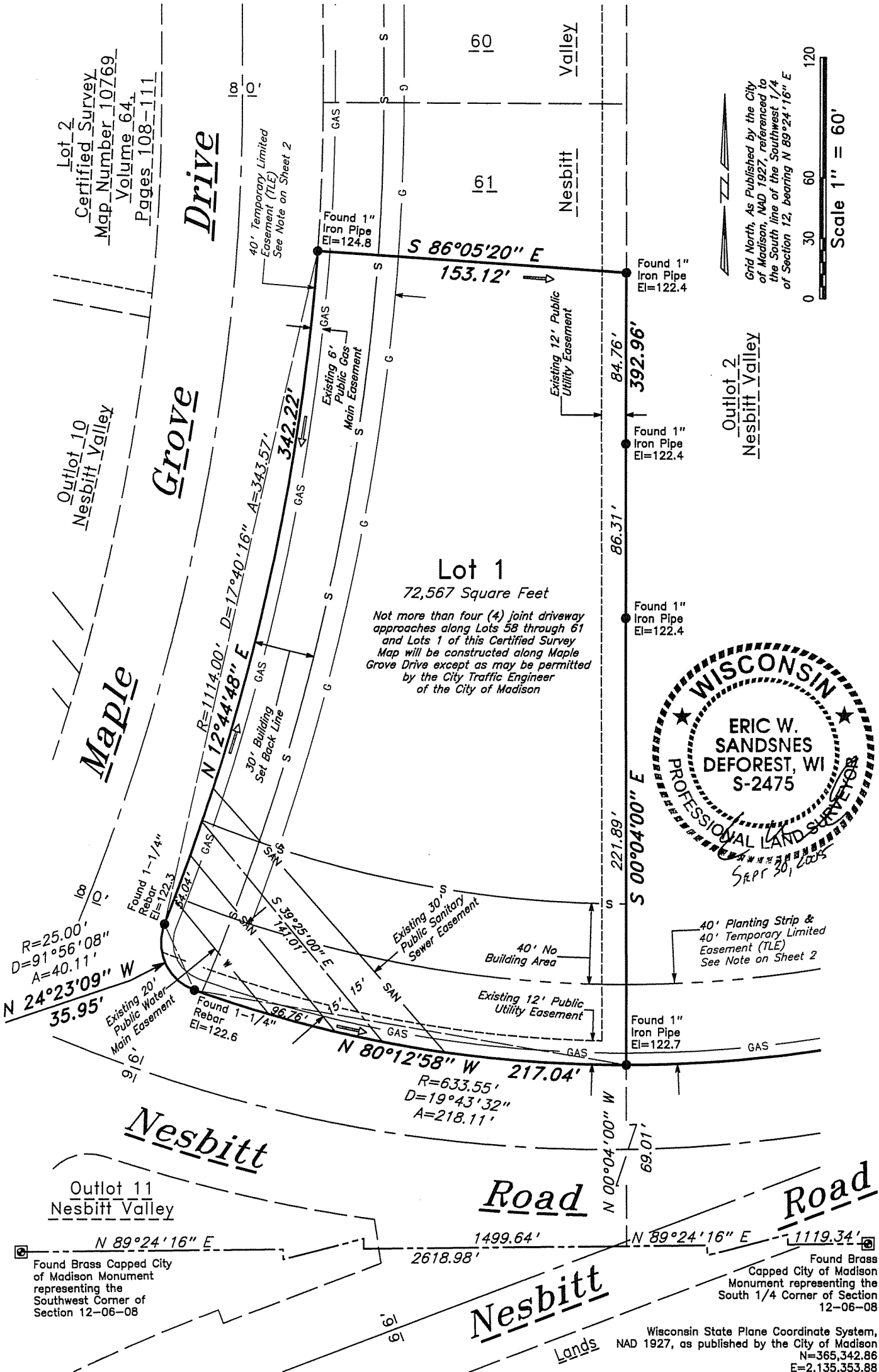
Grid North, As Published by the City of Madison, MAD 1927, referenced to the South line of the Southwest 1/4 of Section 12, bearing N 89°24'16" E

Outlot 2
 Nesbitt Valley

Lot 1

72,567 Square Feet

Not more than four (4) joint driveway approaches along Lots 58 through 61 and Lots 1 of this Certified Survey Map will be constructed along Maple Grove Drive except as may be permitted by the City Traffic Engineer of the City of Madison



Outlot 11
 Nesbitt Valley

Nesbitt Road

Road

Found Brass Capped City of Madison Monument representing the Southwest Corner of Section 12-06-08

Found Brass Capped City of Madison Monument representing the South 1/4 Corner of Section 12-06-08

Wisconsin State Plane Coordinate System, NAD 1927, as published by the City of Madison
 N=365,342.86
 E=2,135,353.88