

DANE COUNTY CERTIFIED SURVEY MAP

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 11328, BEING LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

WISCONSIN
JEFFREY R. QUAMME
 S-1922
DEERFIELD
WI
LAND SURVEYOR

SEE NOTES AND LEGEND ON SHEET 2

Jeffrey R. Quamme
 6/24/08

LOT 1 CSM No. 11328
 N30°44'54"E
 (N 30°21'20"E, 381.92')

LOT 2 CSM No. 11328
 N88°01'06"E
 99.36'

LOT 3 CSM No. 11328
 N02°19'23"E
 356.72'

LOT 1 CSM No. 11328
 N02°19'23"E
 356.72'

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 356.72'

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 N02°19'23"E
 356.72'

LOT 1 CSM No. 11328
 N02°19'23"E
 356.72'

15' WIDE PRIVATE SANITARY AND WATER MAIN EASEMENT PER DOC. NO. 4037693

JOINT SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP. SEE PAGE 4 FOR DIMENSIONS.

15' WIDE JOINT WATERMAIN EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP. SEE PAGE 3 FOR DIMENSIONS.

JOINT DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP. SEE PAGE 4 FOR DIMENSIONS.

EXISTING 3 STORY CONCRETE OFFICE BUILDING

16.5' WIDE EASE TO MID-PLAINS TEL. CENTERED ON FACILITIES PER DOC. NO. 4242068

HEARTLAND TRAIL

OLD SAUK ROAD

SAUK RIDGE CONDOMINIUM

CEMETERY

35' WIDE UNDERGROUND ELEC. AND COMMUNICATIONS ESMT. TO WP&L PER DOC. NO. 3208409 AND PERMANENT LIMITED EASE. FOR GRADING PURPOSES TO THE CITY OF MADISON PER DOC. NO. 3075796.

SOUTH 1/4 CORNER SECTION 15-7-B, FOUND BRASS CAP MONUMENT OF RECORD, DANE CO. COORDINATES 83/91: N 482886.89 E 778012.70

SOUTH 1/4 CORNER SECTION 15-7-B, FOUND ALUMINUM MONUMENT OF RECORD, DANE CO. COORDINATES 83/91: N 482918.57 E 781642.54 ELEV 1031.21

SCALE: 1"=100'
 GRAPHIC SCALE FEET

SEE SHEET 2 FOR LEGEND AND CURVE TABLE

BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW 1/4 SEC 15-7-B BEARING S88°17'47"W

15' WIDE UNDERGROUND UTILITY EASEMENT TO WP&L MID-PLAINS TEL. CO. AND TCI CABLEVISION OF WISC. PER DOC. NO. 2130133.

12' WIDE UNDERGROUND UTILITY EASEMENT TO WP&L MID-PLAINS TEL. CO. AND TCI CABLEVISION OF WISC. PER DOC. NO. 2130133.

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DOCUMENT NO. _____
 CERTIFIED SURVEY MAP NO. _____
 VOLUME _____ PAGE _____
 SHEET 1 OF 7

DANE COUNTY CERTIFIED SURVEY MAP

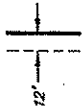
LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 11328, BEING LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) All lands within this CSM are subject to Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures per Doc. No. 4195267.
- 2) The term for License Agreement per Doc. No. 4037694 has expired as set out per the document. The improvements have been made to redirect the drainage.

⇒ 3) 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.

TYP.
EASE.

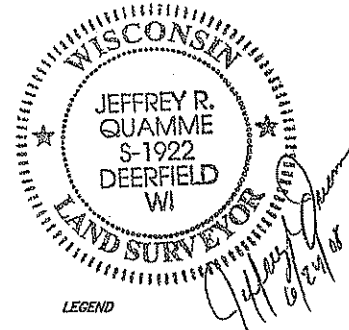


4) All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes 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 certified survey. 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.

NOTE: LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO A SHARED DRIVEWAY AGREEMENT, THEREFORE THERE IS ONLY A 12 FOOT WIDE PUBLIC EASEMENT FOR DRAINAGE PURPOSES ALONG THE EXTERIOR LINES OF THIS CERTIFIED SURVEY MAP THAT ARE NOT ADJACENT TO THE PUBLIC ROADS.

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 AS LONG AS THE SHARED DRIVEWAY AGREEMENT REMAINS IN EFFECT.

5) Elevations are referenced to the NAVD 1988 datum per City of Madison Control.



LEGEND

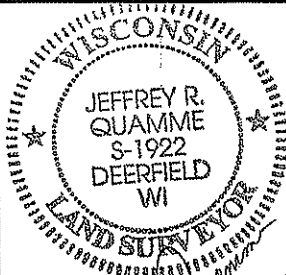
- Ⓢ EXISTING SANITARY MANHOLE AT LOT CORNER
- Ⓞ FOUND 1" # IRON PIPE
- FOUND 3/4" # REBAR
- SET 3/4" x 24" REBAR, 1.50 LBS. PER LINEAL FOOT WEIGHT.
- △ SET P.K. NAIL IN PAVEMENT
- (55') *RECORDED AS* INFORMATION

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|-------------|-----------|
| CURVE | RADIUS | ARC | CHORD | BEARING | DELTA |
| C1 | 371.13 | 167.26 | 165.85 | S12°13'15"W | 25°49'20" |
| C2 | 371.13 | 100.30 | 100.00 | S17°23'22"W | 15°29'07" |
| C3 | 371.13 | 66.96 | 66.87 | S04°28'42"W | 10°20'13" |

SURVEY REQUESTED BY:
708 HEARTLAND TRAIL L.L.C.
BY: T. WALL PROPERTIES L.L.C., ITS MANAGER
8215 GREENWAY BOULEVARD
SUITE 500
MIDDLETON, WI 53562

SURVEYED BY:
VERBICHER ASSOCIATES
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717

DOCUMENT NO. _____
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VOLUME _____ PAGE _____



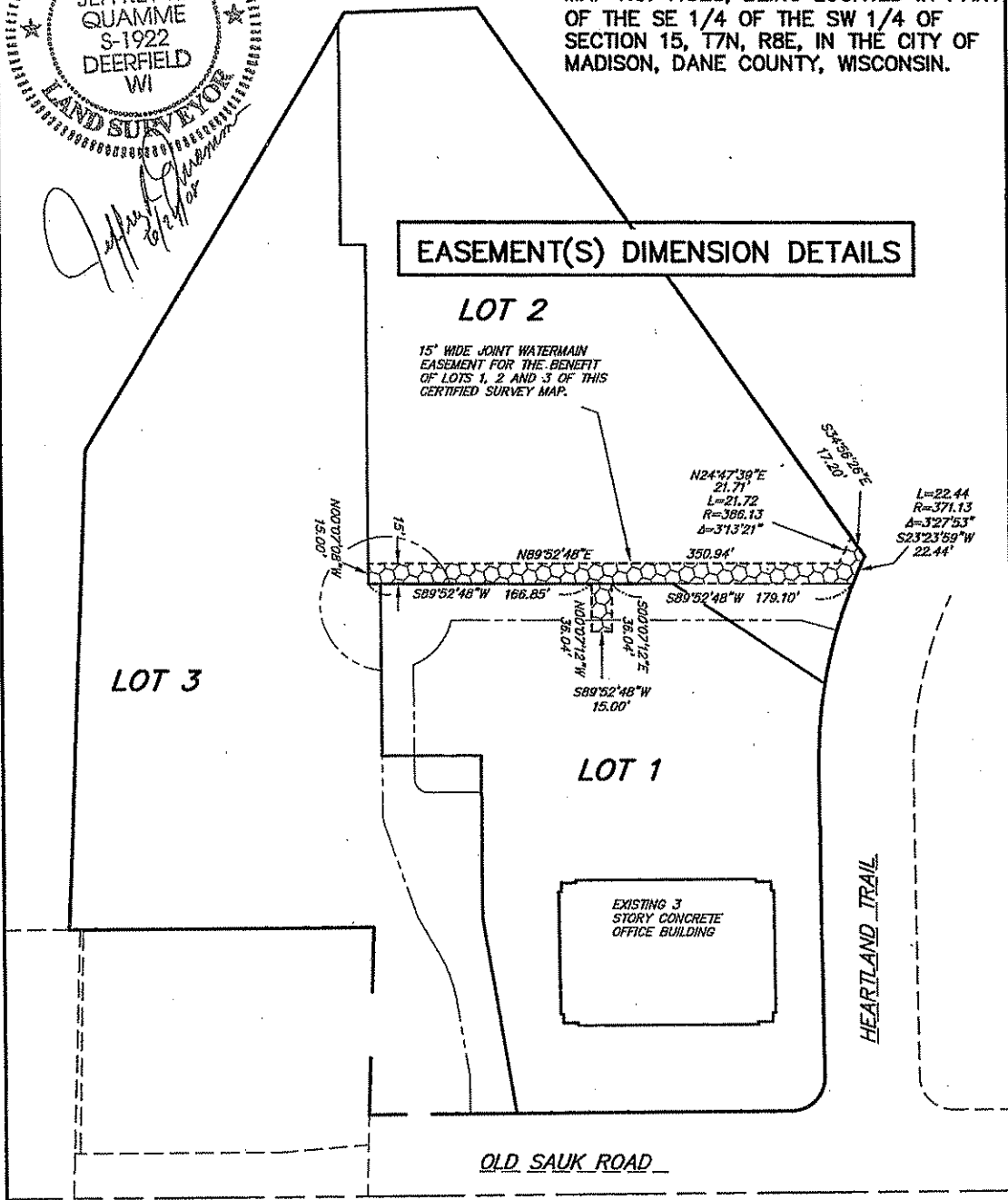
DANE COUNTY CERTIFIED SURVEY MAP

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 11328, BEING LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT(S) DIMENSION DETAILS

LOT 2

15' WIDE JOINT WATERMAIN EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP.



N24°47'39"E
L=21.71
L=21.72
R=386.13
A=3°13'21"

S23°23'59"W
L=22.44
R=371.13
A=3°27'53"
L=22.44

N89°52'48"E 350.94'

S89°52'48"W 166.85'

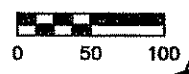
S89°52'48"W 179.10'

S89°52'48"W 15.00'

N00°07'12"E 36.04'

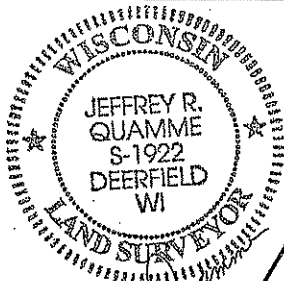
N00°07'12"E 36.04'

SCALE: 1"=100'
GRAPHIC SCALE FEET



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW 1/4 SEC 15-7-B BEARING S88°17'47"W

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____



Jeffrey R. Quamme
6/24/08

DANE COUNTY CERTIFIED SURVEY MAP

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 11328, BEING LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

EASEMENT(S) DIMENSION DETAILS

LOT 2

JOINT SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP.

(THE TO) (DRIVE) (ESMT.)
L=22.44
R=371.13
A=327°53"
S23°23'59"W
22.44'

(DRIVE) (ESMT.)
S18°48'32"W
37.01'
L=37.03
R=371.13
A=5°43'01"

(SAN) (ESMT.)
S17°23'22"W
100.00'
L=100.30
R=371.13
A=15°29'07"

LOT 3

JOINT DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 OF THIS CERTIFIED SURVEY MAP.

N09°54'22"W
8.50'
L=8.54
R=25.00
A=19°34'28"

L=36.37
R=100.00
A=20°50'26"
N20°01'23"W
36.17'

LOT 1

EXISTING 3 STORY CONCRETE OFFICE BUILDING

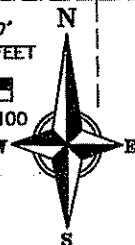
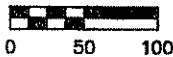
HEARTLAND TRAIL

OLD SAUK ROAD

SHAWNY TRAIL

SAUK COURT

SCALE: 1"=100'
GRAPHIC SCALE FEET



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SW 1/4 SEC 15-7-8 BEARING S88°17'47"W

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DANE COUNTY CERTIFIED SURVEY MAP

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 11328, BEING LOCATED IN PART OF THE SE ¼ OF THE SW ¼ OF SECTION 15, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of 708 Heartland Trail L.L.C., Owner of said land, I have surveyed, divided and mapped the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Lot 2, Dane County Certified Survey Map No. 11328, being located in part of the SE ¼ of the SW ¼, Section 15, T 7 N, R 8 E, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 15; thence S 89°18'35" W, 262.50 feet along the South line of the said SW ¼; thence N 00°26'41" W, 60.00 feet to the point of beginning; thence S 89°18'35" W, 315.32 feet along the Southerly side of said Lot 2; thence N 01°51'24" E, 140.15 feet along the said Southerly side; thence S 89°19'12" W, 226.47 feet along the said Southerly side; thence N 02°19'23" E, 356.72 feet along the Westerly side of said Lot 2; thence N 30°44'54" E, 381.92 feet along the Northwesterly side of said Lot 2; thence N 88°01'06" E, 99.36 feet along the Northerly side of said Lot 2; thence S 34°56'26" E, 498.09 feet along the Northeasterly side of said Lot 2; thence Southerly 167.26 feet along the Easterly side of said Lot 2 and the arc of a curve to the left having a radius of 371.13 feet, a central angle of 25°49'20" and a long chord bearing S 12°13'15" W, 165.85 feet to the point of tangency thereof; thence S 00°41'25" E, 226.00 feet along the said Easterly side; thence Southwesterly 39.27 feet along the Southeasterly side of said Lot 2 and the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and a long chord bearing S 44°18'35" W, 35.36 feet to the point of beginning.

Containing 347,697 sq. ft., more or less.

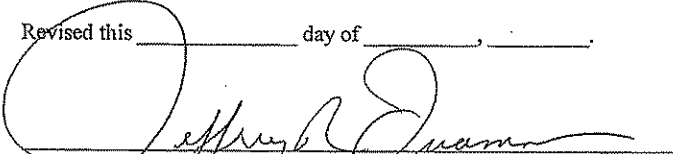
Vierbicher Associates, Inc.

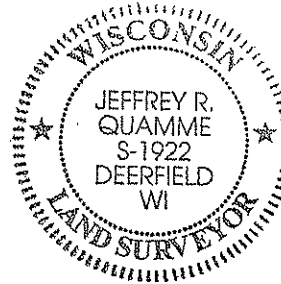
By Jeffrey R. Quamme

Dated this 24th day of June, 2005.

Revised this _____ day of _____, _____.

Revised this _____ day of _____, _____.


Jeffrey R. Quamme, R.L.S. No. 1922



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DANE COUNTY CERTIFIED SURVEY MAP

LOT 2, DANE COUNTY CERTIFIED SURVEY MAP NO. 11328, BEING LOCATED IN PART OF THE SE ¼ OF THE SW ¼ OF SECTION 15, T7N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

708 Heartland Trail L.L.C., a 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 consents to the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this certified survey map. 708 Heartland Trail L.L.C., does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

- Plan Commission, City of Madison

IN WITNESS WHEREOF, the said 708 Heartland Trail L.L.C., has caused these presents to be signed by T. Wall Properties L.L.C., its Manager, John D. Kothe, Chief Operating Officer on this _____ day of _____, 20____.

708 Heartland Trail L.L.C.
By: T. Wall Properties L.L.C., its Manager

By: _____
John D. Kothe, Chief Operating Officer
ml

STATE OF WISCONSIN)
DANE COUNTY) SS

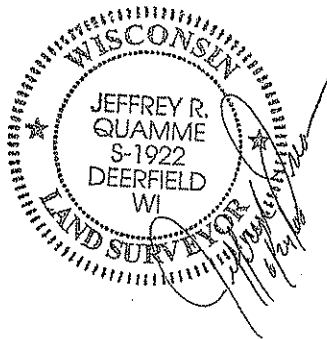
Personally came before me this _____ day of _____, 2007, John D. Kothe, Chief Operating Officer of the above named T. Wall Properties L.L.C., manager of 708 Heartland Trail L.L.C., to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Operating Officer, and acknowledged that he executed the foregoing instrument as such officer as the deed of said company, by its authority.

Notary Public, _____, Wisconsin
My Commission Expires _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per Secretary, Madison Planning Commission action of _____, 20____.

Mark A. Olinger, Secretary Date _____



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PART OF THE SE ¼ OF THE SW ¼ OF SECTION 15, T7N, R8E, IN THE CITY OF
MADISON, DANE COUNTY, WISCONSIN.**

CONSENT OF CORPORATE MORTGAGEE

M & I Marshall & Ilsley Bank, a corporation 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 dedication of the land described on this Plat, and does hereby consent to the above certificate of 708 Heartland Trail L.L.C., owner.

IN WITNESS WHEREOF, the said M & I Marshall & Ilsley Bank has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

M & I Marshall & Ilsley Bank

STATE OF WISCONSIN) ss
DANE COUNTY)

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

Notary Public, State of Wisconsin My commission expires _____

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ day of _____, _____, at _____ O'CLOCK

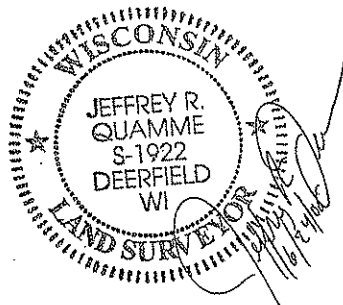
____M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF DANE COUNTY ON

PAGE(s) _____

DOCUMENT NUMBER _____

CERTIFIED SURVEY NUMBER _____

Kristi Chlebowski, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN



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