

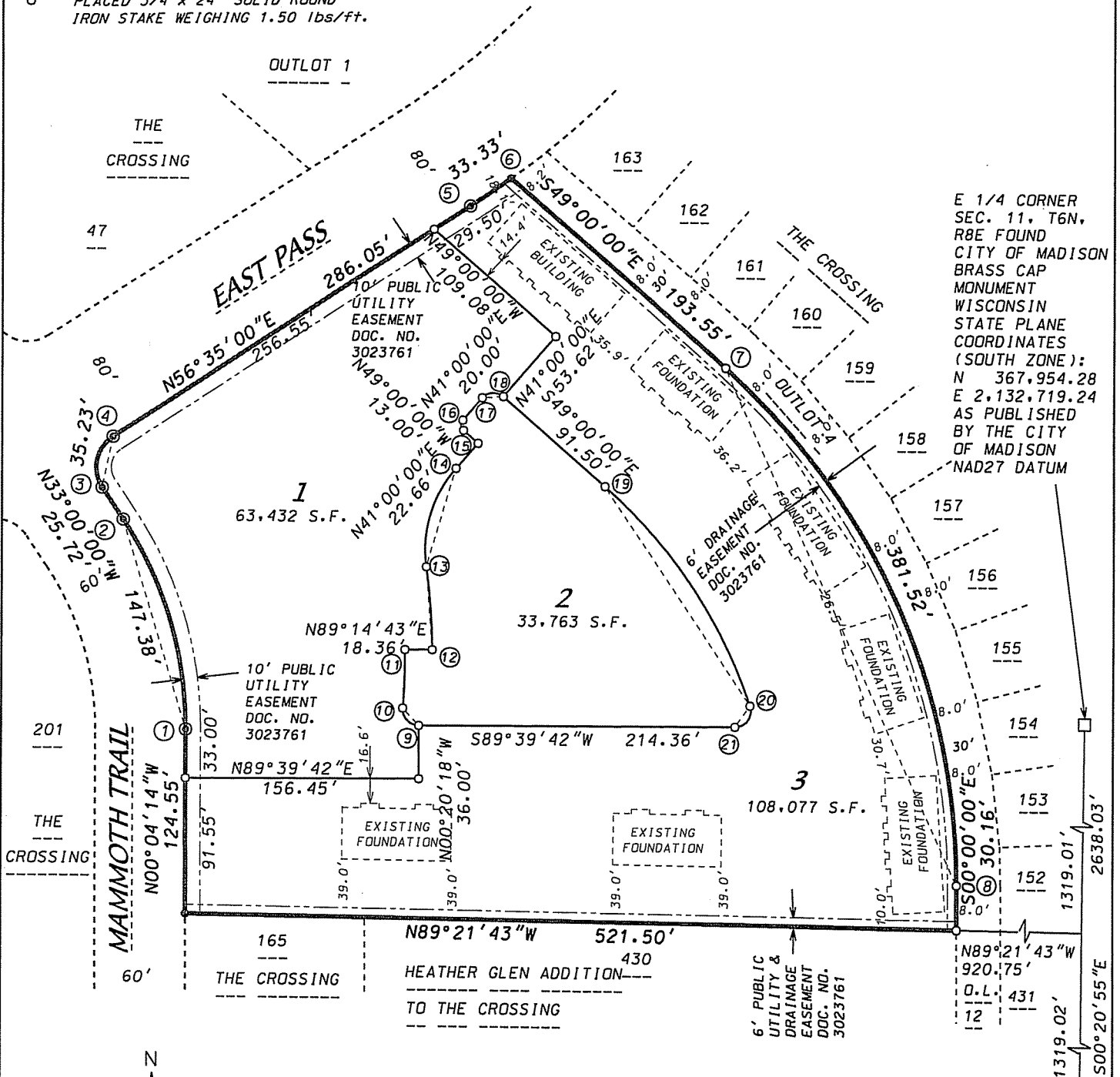
CERTIFIED SURVEY MAP

LOT 164, THE CROSSING

LOCATED IN THE NE1/4 AND NW1/4 OF THE SE1/4 OF SECTION 11, T6N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- ⊙ FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND 3/4" IRON STAKE
- PLACED 3/4"x 24" SOLID ROUND IRON STAKE WEIGHING 1.50 lbs/ft.

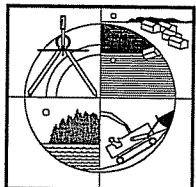
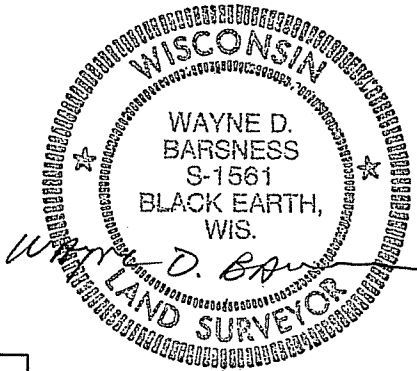


E 1/4 CORNER
SEC. 11, T6N,
R8E FOUND
CITY OF MADISON
BRASS CAP
MONUMENT
WISCONSIN
STATE PLANE
COORDINATES
(SOUTH ZONE):
N 367,954.28
E 2,132,719.24
AS PUBLISHED
BY THE CITY
OF MADISON
NAD27 DATUM

SE CORNER SEC.
11, T6N, R8E
FOUND CITY
OF MADISON
BRASS CAP
MONUMENT



GRID NORTH
0 100
Scale 1" = 100'



D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7590
FAX: 608-833-1089

DATE: MARCH 7, 2005

F.N.: 05-07-104

C.S.M. NO. _____

DOC. NO. _____

VOL. _____

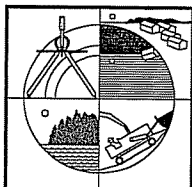
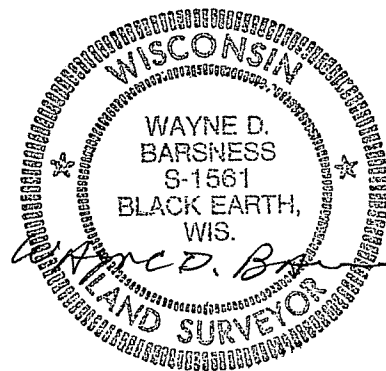
SHEET _____

CERTIFIED SURVEY MAP

NOTES:

1. Notes on the recorded plat of The Crossing:
 - a. All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six feet in width measured from the property line to the interior of each lot, except that the easement shall be a twelve foot minimum width on the perimeter of the plat. Easements shall not be required on property lines shared with public streets or greenways.
 - b. The intra-block drainage easements shall be graded with the construction of each principal 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.
 - c. Park fees have been paid based upon a density of 13 dwelling units for Lots 47, 54 dwelling units for Lot 164, 21 dwelling units for Lot 268 and 0 dwelling units for Lot 201. If additional densities are proposed on any of the stated lots, based on the consideration and approval of a specific development plan, additional park fees will be required for that particular lot.

2. This certified survey map is subject to the following recorded documents.
 - a. Protective Covenants and Restrictions recorded as Document No. 3023762; amended as Document No. 3870177
 - b. General Development Plan recorded as Document No. 3023763
 - c. Declaration of Conditions and Covenants recorded as Document No. 3357853
 - d. GDP/SIP recorded as Document No. 3615038; amended by Document No. 3756048
 - e. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures recorded as Document No. 3619019
 - f. Declaration of Protective Covenants, Conditions and Restrictions recorded as Document No. 3627009
 - g. Declaration of Parking Lot Easement recorded as Document No. 3838127
 - h. PUD/SIP recorded as Document No. 3838128



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CERTIFIED SURVEY MAP

CURVE DATA

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		260.00	147.38	149.43	N16°32'07"W	032°55'46"	
3-4		25.00	35.23	39.09	N11°47'30"E	089°35'00"	
5-6		640.00	33.33	33.33	N55°05'29"E	002°59'02"	6-N53°35'58"E
7-8		460.00	381.52	393.40	S24°30'00"E	049°00'00"	
9-10		10.80	15.90	17.87	N42°56'02"W	094°48'31"	10-N04°28'13"E
10-11		429.96	39.20	39.21	N01°51'28"E	005°13'30"	11-N00°45'17"W
12-13		448.32	56.03	56.07	N04°20'00"W	007°09'57"	12-N00°45'02"W
13-14		84.39	69.88	72.05	N16°32'30"E	048°54'59"	13-N07°54'59"W
15-16		5.00	7.07	7.85	N04°00'00"W	090°00'00"	
17-18		10.00	14.14	15.71	N86°00'00"E	090°00'00"	
19-20		342.70	177.40	179.44	S34°00'00"E	030°00'00"	20-S19°00'00"E
20-21		10.80	17.55	20.48	S35°19'51"W	108°39'42"	

LEGAL DESCRIPTION

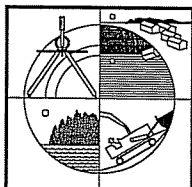
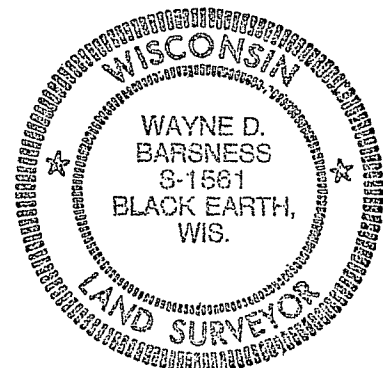
Lot 164, The Crossing, recorded in Volume 57-107B of Plats on Pages 416, 417, 418 and 419, Document No. 3023761, Dane County Registry located in the NE 1/4 and NW 1/4 of the SE 1/4 of Section 11, T6N, R8E, City of Madison, Dane County, Wisconsin. Containing 205,272 square feet (4.712 acres).

SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map 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 below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 7TH day of MARCH, 2005.

Wayne D. Barsness
Wayne D. Barsness, Registered Land Surveyor S-1561



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CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

MB Real Estate I, 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 land 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 MB Real Estate I, LLC has caused these presents to be signed by its Limited Liability Company officer listed below at Madison, Wisconsin, this _____ day of _____, 2005.

MB Real Estate I, LLC
 By: Veridian Development, LLC, Its Sole Member

State of Wisconsin)
) SS.
 County of Dane)

Personally came before me this _____ day of _____, 2005, _____ to me known to be the _____ of the above named Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer of said Company by its authority.

My commission expires _____.

_____ Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

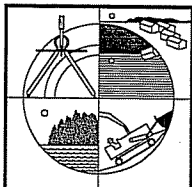
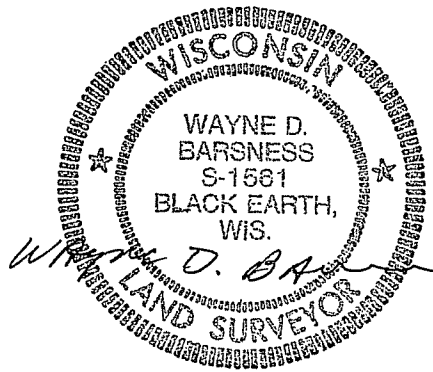
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
 Mark A. Olinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2005, at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

 Jane Licht, Dane County Register of Deeds



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