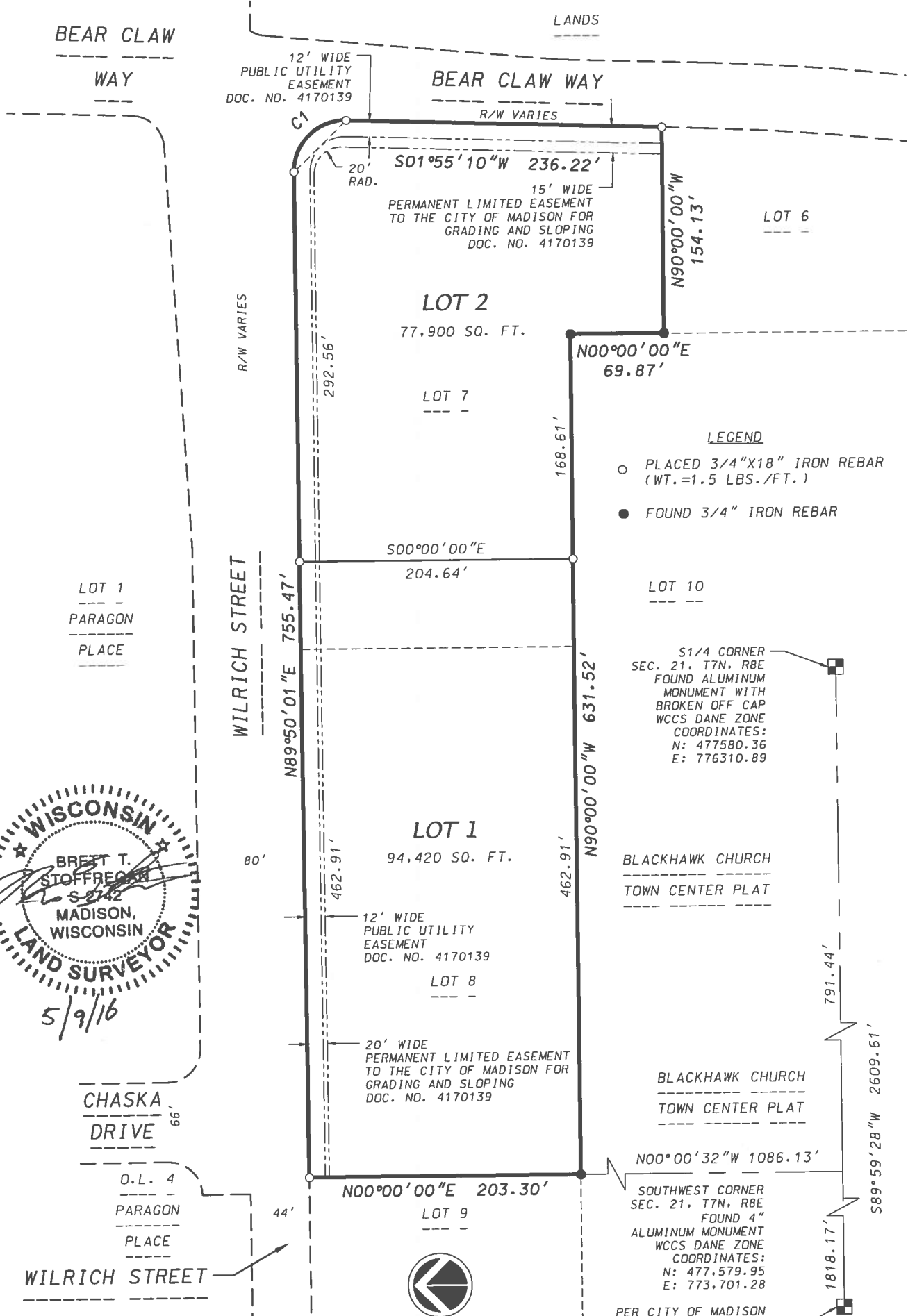


# CERTIFIED SURVEY MAP

LOTS 7 AND 8, BLACKHAWK CHURCH TOWN CENTER PLAT, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 21, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SEC. 21, T7N, R8E, WCCS DANE COUNTY ZONE GRID BEARING S89°59'28"W

Scale 1" = 100'

SHEET 1 OF 6

DATE: May 9, 2016

F.N.: 16-07-109

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

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

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

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# CERTIFIED SURVEY MAP

**LOTS 7 AND 8, BLACKHAWK CHURCH TOWN CENTER PLAT, LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 21, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional 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 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 said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lots 7 and 8, Blackhawk Church Town Center Plat, recorded in Volume 59-004B of Plats on pages 16-17 as Document Number 4170139, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 21, T7N, R8E, City of Madison, Dane County, Wisconsin. Containing 172,320 square feet (3.956 acres).

Dated this 9th day of May, 2016.



Brett T. Stoffregan, Professional Land Surveyor S-2742



NOTES

1. Notes on Blackhawk Church Town Center Plat:
  - A. Lots 7, 9 and that portion of Lot 12 draining away from the public stormwater basin located in Outlot 1 shall meet the requirements of Chapter 37 of the Madison General Ordinances at the time they develop.
  - B. All lots within this plat are subject to site drainage review as a part of the Specific Implementation Plan review and approval process. Cross drainage or shared drainage between lots will only be allowed if cross drainage easements are prepared for the affected properties and recorded in a separate document.
2. This Certified Survey Map is subject to the following recorded instruments:
  - A. Plans recorded as Doc. No. 4174111.
  - B. Plans recorded as Doc. No. 4177724; modified by Affidavit of Correction recorded as Doc. No. 4194865.
  - C. Declaration of Conditions and Covenants recorded as Doc. Nos. 4195257 4195258 and 4195261.
  - D. Declaration of Reciprocal Easements recorded as Doc. No. 4242365.
  - E. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4378730.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	38.00	54.71	61.07	S44°07'24.5"E	92°05'09"



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### OWNER'S CERTIFICATE

Blackhawk Evangelical Free Church, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Blackhawk Evangelical Free Church, Inc. does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said Blackhawk Evangelical Free Church, Inc has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Blackhawk Evangelical Free Church, Inc

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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

### OWNER'S CERTIFICATE

BCTC Lot 7, LLC, a Wisconsin limited liability corporation 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 map to be surveyed, divided, mapped, and dedicated as represented on this map.

BCTC Lot 7, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Madison for approval.

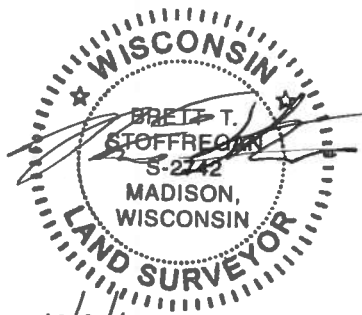
IN WITNESS WHEREOF, the said BCTC Lot 7, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BCTC Lot 7, LLC

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

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



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## CONSENT OF CORPORATE MORTGAGEE

First Business 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 certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

First Business Bank

---

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

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



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## CONSENT OF CORPORATE MORTGAGEE

Bank of the West, 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 certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Bank of the West has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Bank of the West

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

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



5/9/16

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## MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Maribeth L. Witzel- Behl, City Clerk  
City of Madison, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

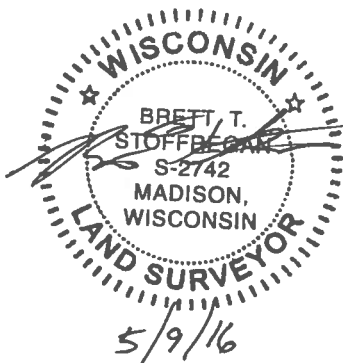
Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Natalie Erdmann, Secretary Plan Commission

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2016 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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