

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 241-242 AND 243-244 LOCATED IN SECOND ADDITION TO THE MEADOWLANDS, RECORDED IN DOCUMENT NO. 4389713, VOL. 59-046B, PAGES 226-227 OF DANE COUNTY REGISTRY, ALL LOCATED IN THE SEW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOUND ALUM CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 1, T7N, R10E, WCCS (DANE)  
 N: 494,730.59 (494,730.64)  
 E: 857,786.68 (857,786.68)

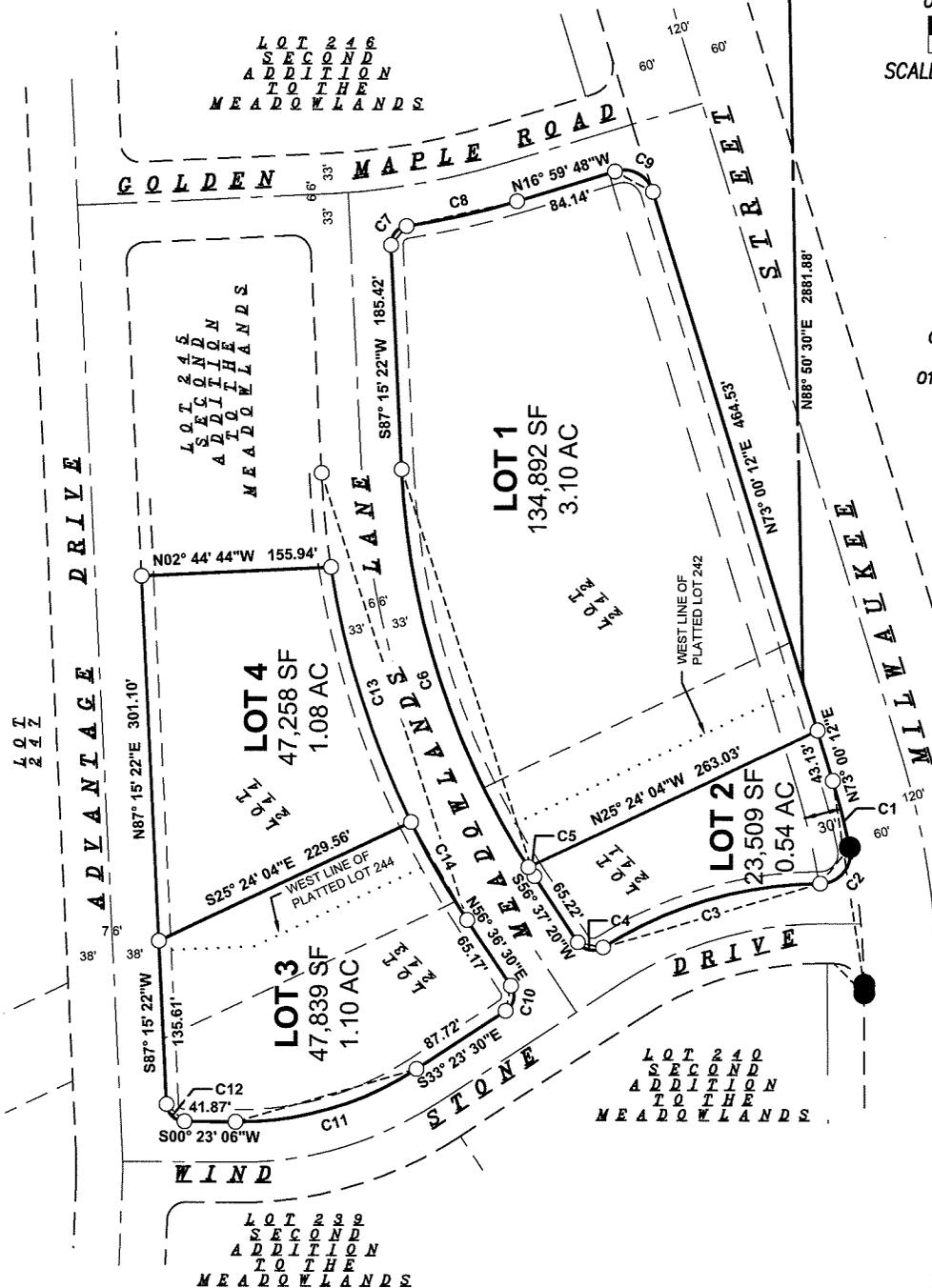
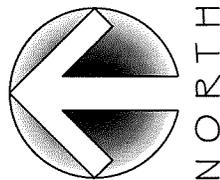
FOUND ALUM CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 1, T7N, R10E, WCCS (DANE).  
 N: 491,972.84 (491,972.87)  
 E: 857,794.92 (857,794.90)

(S00° 34' 07"E 2757.76')  
 (N00° 10' 17"W 2757.77')



SCALE: ONE INCH = ONE HUNDRED-FIFTY FEET

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF NE 1/4 OF SECTION 01-07-10, MEASURED AS BEARING N00°10'17"W.



**LEGEND**

- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 18" REBAR SET, WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

..... PREVIOUSLY PLATTED LINE

C.S.M. No. \_\_\_\_\_

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**NOTES:**

- 1- No existing buildings on Lots 1-4.
- 2- See SHEET 2 for curve data.
- 3- No irons reported to be set by Surveyor.

**SURVEYED FOR:**  
 KCG Development.  
 9333 N Meridian St. STE 23  
 Indianapolis, IN 46260

**SURVEYED BY:**  
 Snyder & Associates, Inc.  
 5010 Voges Road  
 Madison, WI 53718  
 (608) 838-0444  
 www.snyder-associates.com



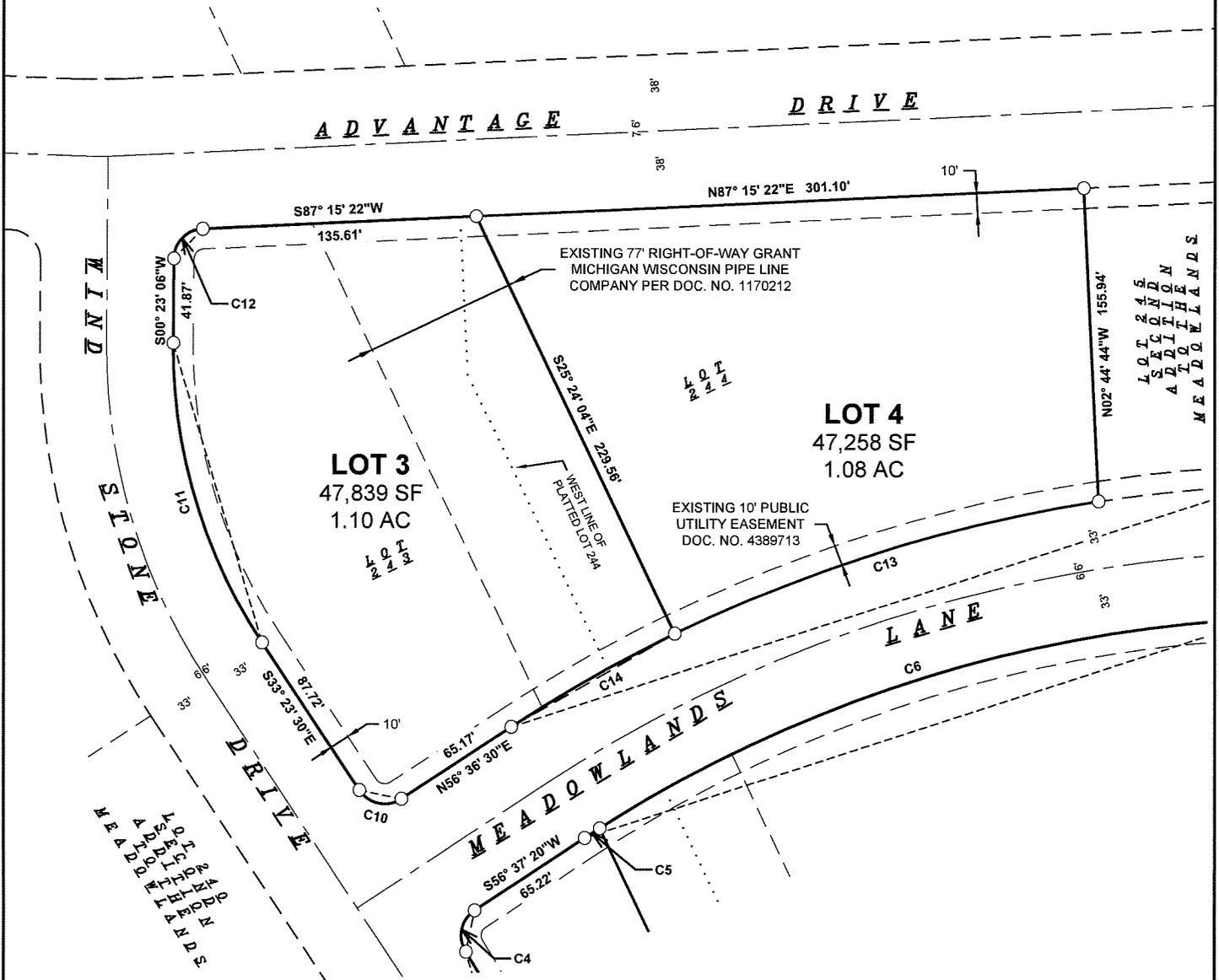
FN: 118.1129.30  
 DATE: 05-23-19

REVISIONS:  
 01-23-2020

SHEET  
 1 OF 6

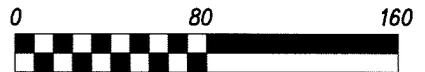
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CURVE TABLE

CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING
C1	5°28'39"	56.71'	593.22'	56.69'	N75°45'21"E
C2	101°13'51"	44.16'	25.00'	38.64'	S50°53'24"E
C3	32°28'59"	188.64'	332.73'	186.12'	S16°30'58"E
C4	89°22'47"	23.39'	14.99'	21.09'	S11°55'56"W
C5	1°33'48"	8.87'	325.16'	8.87'	S56°59'22"W
C6	29°53'18"	347.88'	666.88'	343.95'	S72°18'43"W
C7	84°10'50"	22.04'	15.00'	20.11'	N50°39'11"W
C8	8°26'02"	93.17'	632.98'	93.09'	N12°46'47"W
C9	90°04'12"	39.24'	24.96'	35.32'	N27°58'06"E
C10	90°00'00"	23.56'	15.00'	21.21'	S78°23'30"E
C11	33°46'36"	157.40'	267.00'	155.13'	S16°30'12"E
C12	86°52'16"	22.74'	15.00'	20.63'	S43°49'14"W
C13	17°15'14"	220.73'	733.00'	219.90'	N72°31'41"E
C14	7°17'34"	93.30'	733.00'	93.24'	N60°15'17"E



SCALE: ONE INCH = EIGHTY FEET

**LEGEND**

- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 18" REBAR SET, WT. 1.50 lbs./ft.

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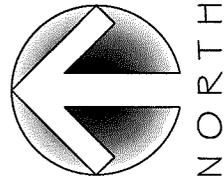
SHEET  
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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

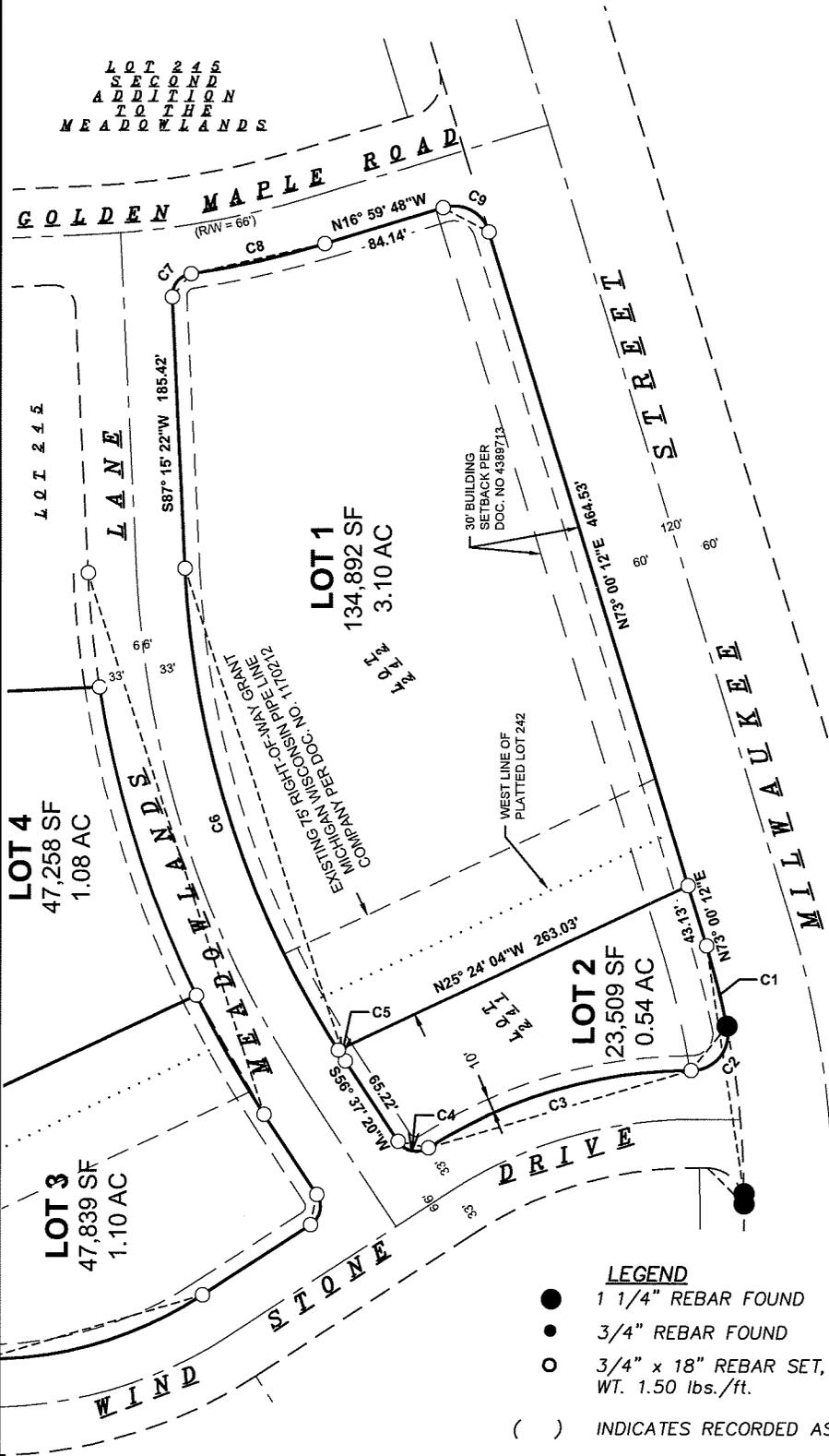
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SCALE: ONE INCH = ONE HUNDRED-TWENTY FEET



LOT 245  
SECOND  
ADDITION  
TO THE  
MEADOWLANDS



**LEGEND**

- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" x 18" REBAR SET, WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS  
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 Doc. No. \_\_\_\_\_  
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**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

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CONSENT OF MORTGAGEE

Steven D Hovde, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the owners certificate hereon.

Steven D. Hovde

By: \_\_\_\_\_

\_\_\_\_\_  
(printed name)

its: \_\_\_\_\_

(title)

Personally came before me this \_\_\_\_\_ day of June, 2020, the hereon-named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Hovde Family, LLC., mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the owners certificate hereon.

Hovde Family, LLC

By: \_\_\_\_\_

\_\_\_\_\_  
(printed name)

its: \_\_\_\_\_

(title)

Personally came before me this \_\_\_\_\_ day of June, 2020, the hereon-named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

The Virginia F. Hovde Trust, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat and does hereby consent to the owners certificate hereon.

Virginia F. Hovde Trust

By: \_\_\_\_\_

\_\_\_\_\_  
(printed name)

its: \_\_\_\_\_

(title)

Personally came before me this \_\_\_\_\_ day of June, 2020, the hereon-named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

Vol. \_\_\_\_\_ Page \_\_\_\_\_

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**NOTES:**

- 1) All lots within this Certified Survey Map (CSM) 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. 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.
- 2) All lots created by this CSM are responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop. A Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures and a stormwater management plan shall be review and approved by the City Engineer and the Declaration recorded at the Dane County Register of Deeds prior to development within this CSM.

**SURVEYOR'S CERTIFICATE**

I, Eric. Lindaas, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of James E. Hovde and Anchland LLC, owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Being Lots 241-242 and 243-244 located in Second Addition To The Meadowlands, recorded in Document No. 4389713, Vol. 59-046b, Pages 226-227 of Dane County Registry, all located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 1, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

This description contains approximately 253,498 square feet or 5.82 acres.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Signed:

Eric E. Lindaas, P.L.S. No. 2919  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
608-838-0444  
elindaas@snyder-associates.com

**CITY OF MADISON APPROVAL**

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

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

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_, m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

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V: \Projects\2018\118.1129.30\CADD\1181129_BNDY-SURV_CSM.dwg				