

CERTIFIED SURVEY MAP No. _____

LOT 4 & LOT 5, BLOCK 36, UNIVERSITY HILL FARMS-COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6-7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SE¹/₄-NW¹/₄ AND THE SW¹/₄-NW¹/₄ OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NW¹/₄ OF SECTION 20-07-09 MEASURED AS BEARING N00°03'56" W

HILLDALE VILLAGE CONDOMINIUM

HILLDALE VILLAGE CONDOMINIUM

UNIVERSITY HILL FARMS COMMERCIAL RESERVE ADDITION BLOCK 34 - LOT 6

LOT 2

LOT 6

N SEGGE RD
R/W=120'

VERNON BLVD
R/W=120'

LOT 1
0.727 Acres
31,659 Sq. Ft.

(S75°25'E 100.0')
S75°48'23"E 99.92'
S75°48'23"E 126.67'
(S75°25'E 126.65')
S75°48'23"E 26.75'
S75°25'E (26.65')
(S75°42'37"E 26.65')
S75°48'23"E
26.75'

1-1/4" Ø ROD FOUND
S87°45'09"W 1.25'
OF CORNER AS SURVEYED

N64°45'55"W 95.72'
(N64°34'W 95.72')

S25°15'13"W 157.98'
(S25°56'W 158.0')

UNIVERSITY HILL FARMS COMMERCIAL RESERVE ADDITION BLOCK 36 - LOT 5

C.S.M. #15222
LOT 1

REGENT ST
R/W=80'

FIRST ADDITION TO UNIVERSITY HILL FARMS COMMERCIAL RESERVE ADDITION BLOCK 36 - LOT 2



SCALE: ONE INCH = SIXTY FEET

M:\Flad Development\190255_4510 Regent Street, Madison\CADD\190255_CSM.dwg by: mmar 02 Dec 2019 - 12:46p

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898



FN: 190255
DATE: 12/02/2019
REV:
Drafted By: MMAR
Checked By: PKNU

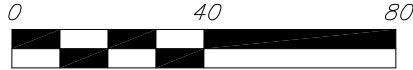
SURVEYED FOR:
FLAD DEVELOPMENT & INVESTMENT CORP.
3330 UNIVERSITY AVENUE
SUITE 206
MADISON, WI 53705

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 5

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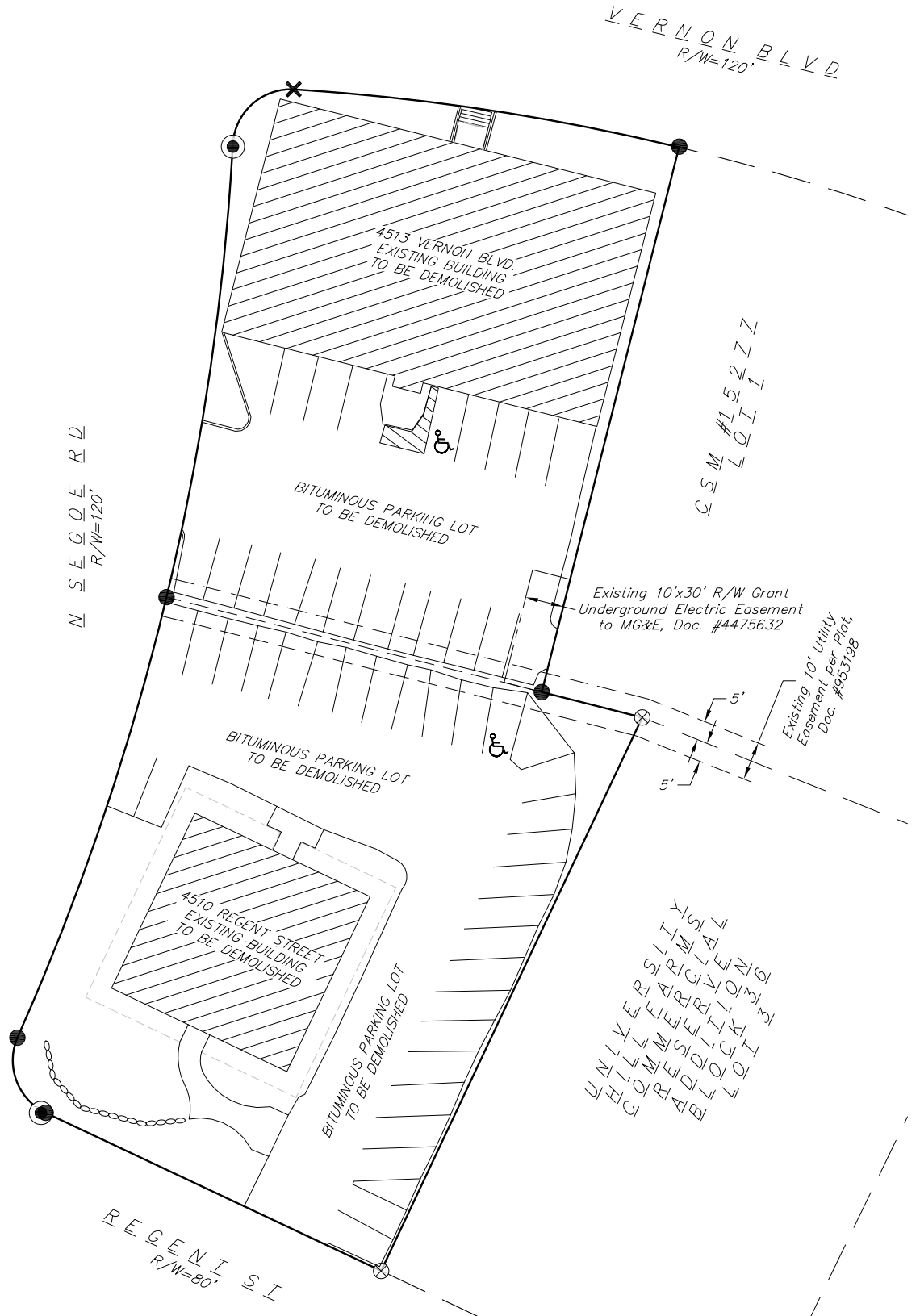


SCALE: ONE INCH = FORTY FEET

EXISTING IMPROVEMENTS & EASEMENTS DETAIL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NW¹/₄ OF SECTION 20-07-09 MEASURED AS BEARING N00°03'56"W



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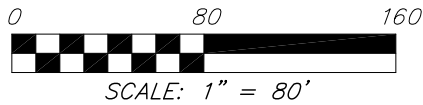
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C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

**SHEET
2 OF 5**

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BRASS CAPPED MONUMENT OF RECORD FOUND AT THE N¹/₄ CORNER OF SEC. 20-07-09
 PUBLISHED COORDS:
 N=483092.702
 E=802597.700
 MEASURED COORDS:
 N=483092.645
 E=802597.817

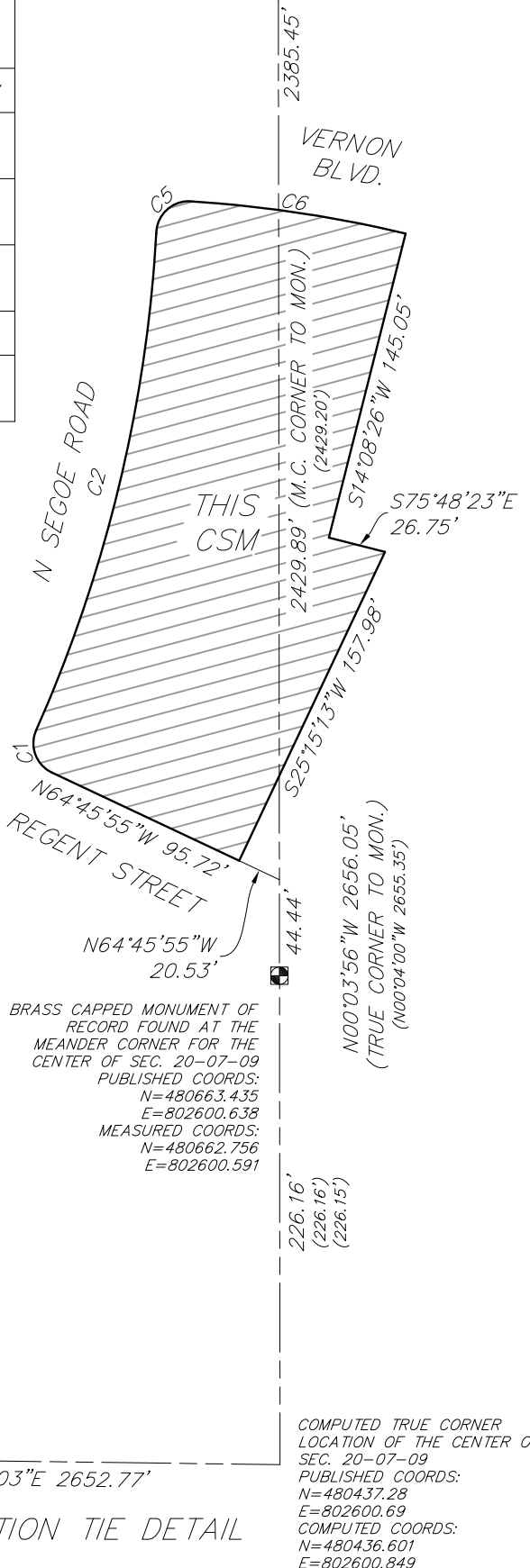
Curve Table					
Curve #	Arc Length	Radius	Central Angle	Chord Length	Chord Direction
C1	22.90'	15.00'	087°27'47"	20.74'	N20°37'03"W
C2	237.96' (237.71')	659.27'	020°40'49"	236.67'	N13°34'55"E
C3	120.22' (120.17')	659.27'	010°26'54"	120.06' (120.0')	N18°41'52"E (N18°55'E)
C4	117.73' (117.54')	659.27'	010°13'55"	117.58' (117.38')	N08°21'28"E (N08°36'E)
C5	24.04'	15.00'	091°48'43"	21.55'	N46°41'46"E
C6	100.78' (100.78')	580.06'	009°57'16"	100.65' (100.65')	S81°27'29"E (S81°30'E)

SURVEY LEGEND

- ⊗ FOUND 2" ϕ IRON PIPE
- ⊙ FOUND 1 1/4" ϕ IRON ROD
- FOUND 3/4" ϕ IRON ROD
- ✕ FOUND CUT CROSS ON LARGE BOULDER
- () RECORDED AS INFORMATION



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NW¹/₄ OF SECTION 20-07-09 MEASURED AS BEARING N00°03'56"W



BRASS CAPPED MONUMENT OF RECORD FOUND AT THE W¹/₄ CORNER SEC. 20-07-09
 PUBLISHED COORDS:
 N=480470.98
 E=799947.658
 MEASURED COORDS:
 N=480471.283
 E=799948.301

SECTION TIE DETAIL

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FN: 190255
 DATE: 12/02/2019
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 Drafted By: MMAR
 Checked By: PKNU

SURVEYED FOR:
 FLAD DEVELOPMENT &
 INVESTMENT CORP.
 3330 UNIVERSITY AVENUE
 SUITE 206
 MADISON, WI 53705

C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

**SHEET
 3 OF 5**

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE OF DEDICATION

Hamptons at Hilldale, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Hamptons at Hilldale, LLC does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 20____.

Hamptons at Hilldale, LLC

By: Flad Development & Investment Corp., its Manager

By: _____
Flad Development & Investment Corp.
John J. Flad, President

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 20____, John J. Flad, President of Flad Development & Investment Corp., to me known to be the person who executed the foregoing instrument, and acknowledged the same.



Notary Public, Dane County, Wisconsin

My Commission Expires _____

NOTES:

1. The boundary for this Certified Survey Map is based upon an ALTA/NSPS Land Title Survey prepared by Vierbicher Associates, Inc., Map Number S-810, dated October 15th, 2019, and on file at the Dane County Surveyor's Office.
2. I found a brass capped monument and ties representing the North ¹/₄ Corner of Section 20, T07N, R09E as established on tie sheet by Roderick Dean Steege, dated March 15, 2011, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was November 8, 2019.
3. I found a brass capped monument and ties representing the Meander Corner for the Center of Section 20, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated April 21, 2004 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was November 8, 2019.
4. I found a brass capped monument and ties representing the West ¹/₄ Corner of Section 20, T07N, R09E, as established on tie sheet by Carl M. Sandsness, dated February 16, 2004 and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was November 8, 2019.
5. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
6. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

02 Dec 2019 - 12:47p M:\Flad Development\190255_4510 Regent Street, Madison\CADD\190255_CSM.dwg by: mmr

 planners engineers advisors Phone: (800) 261-3898		FN: 190255 DATE: 12/02/2019	SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE SUITE 206 MADISON, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<h2 style="margin: 0;">SHEET 4 OF 5</h2>
		REV: Drafted By: MMAR Checked By: PKNU			

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LEGAL DESCRIPTION:

Lot Four (4) and Five (5), Block Thirty-six (36), University Hill Farms-Commercial Reserve Addition, as recorded in Volume 21 of Plats, on Pages 6-7, as Document Number 953198, Dane County Registry, located in the SE¹/₄-NW¹/₄ and the SW¹/₄-NW¹/₄ of Section 20, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Containing 31,659 square feet or 0.727 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Date: December 02nd, 2019

Signed: _____
Michael S. Marty, P.L.S. No. S-2452

MADISON PLAN COMMISSION CERTIFICATE:

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



By: _____ Date: _____
_____, Secretary
City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____,
at _____ o'clock _____m. and recorded in Volume _____ of Certified
Survey Maps on pages _____, as Doc. No. _____

Kristi Chlebowski,
Dane County Register of Deeds

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		DATE: 12/02/2019	FLAD DEVELOPMENT & INVESTMENT CORP.	Doc. No. _____	
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		Drafted By: MMAR	SUITE 206		
		Checked By: PKNU	MADISON, WI 53705		