

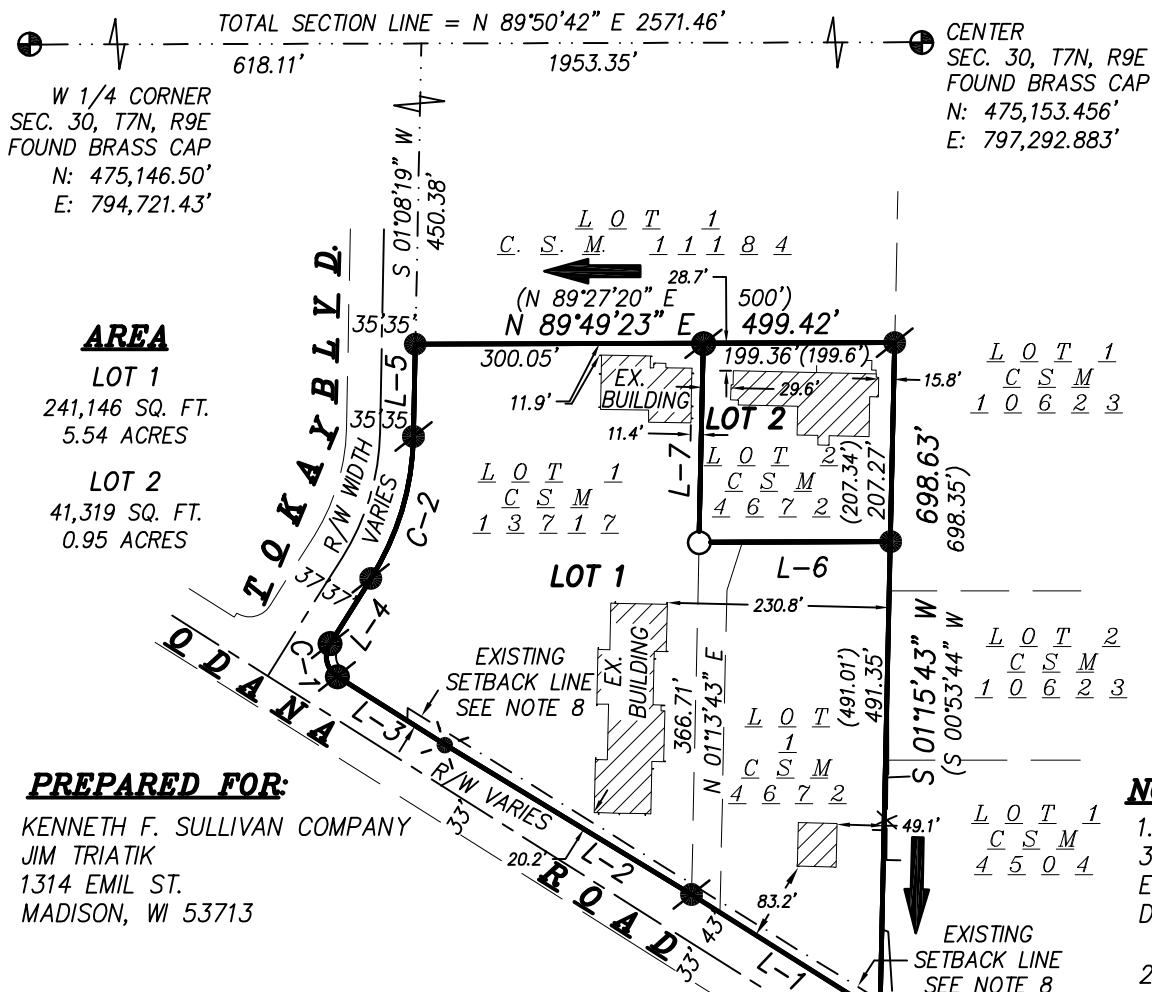


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 13717, and Lots 1 and 2, C.S.M. No. 4672.

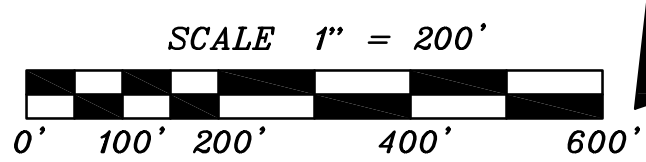


CURVE TABLE:

C-#	RADIUS	CHORD BEARING	DISTANCE	ARC LENGTH	DELTA
C-1	25.00'	N 12°30'32" W	35.36'	39.28'	90°00'54"
C-2	291.00'	N 16°41'06" E	155.14'	157.04'	30°55'11"

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	N 57°46'01" W	232.05'
L-1	(N 58°11'11" W)	(232.59')
L-2	N 58°43'19" W	299.92'
L-3	N 57°46'01" W	133.08'
L-4	N 32°14'47" E	79.41'
L-5	N 01°08'19" E	96.17'
L-5	(N 00°53'44" E)	
L-6	S 89°45'37" W	199.25'
L-6	(S 89°27'20" W)	(199.6')
L-7	N 01°13'43" E	207.49'
L-7	(N 00°53'44" E)	(207.34')



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



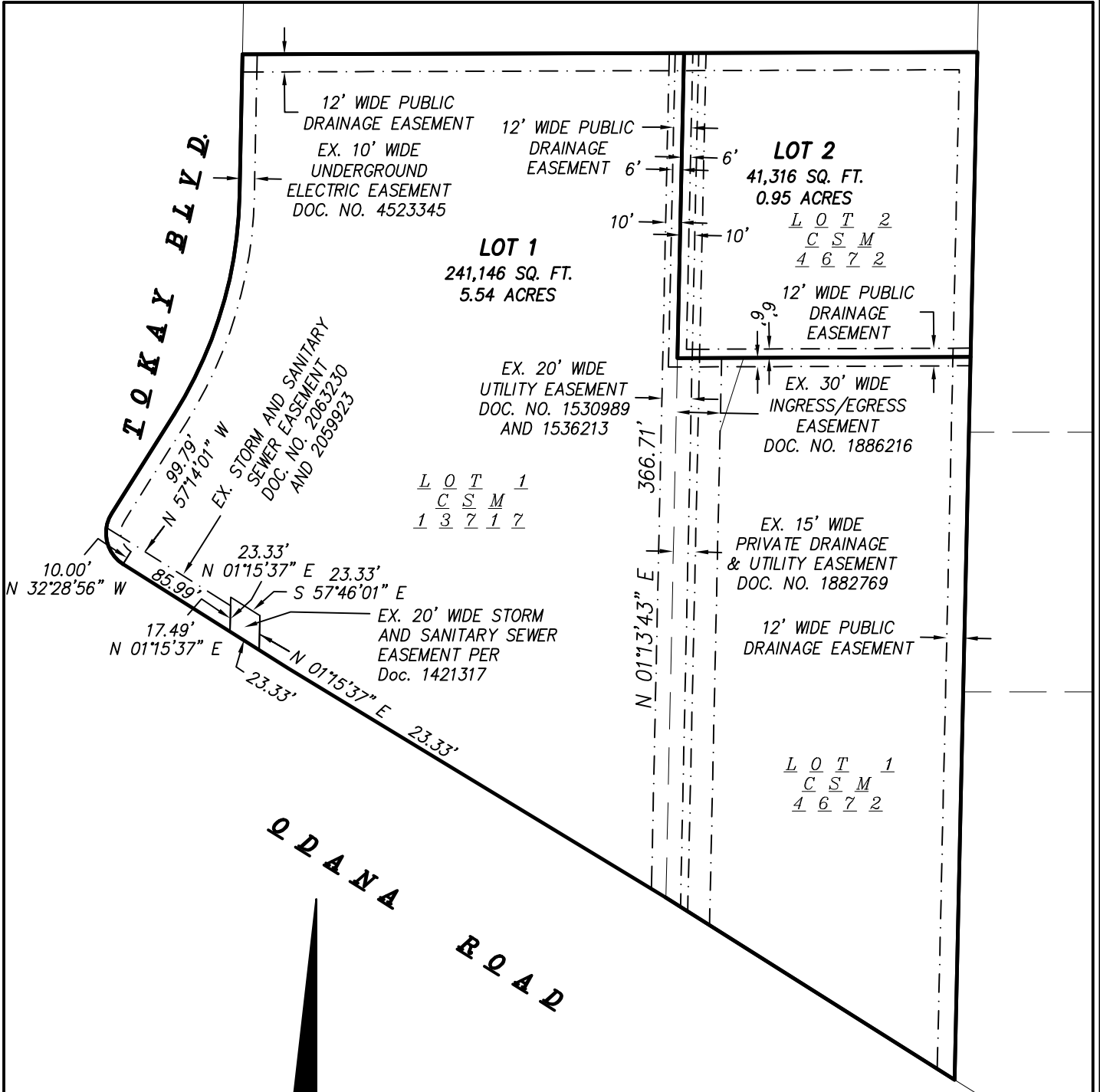
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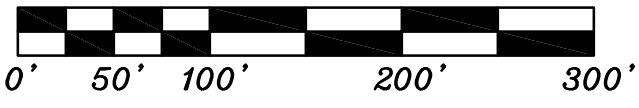
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Q D A N A
R O A D



SCALE 1" = 100'



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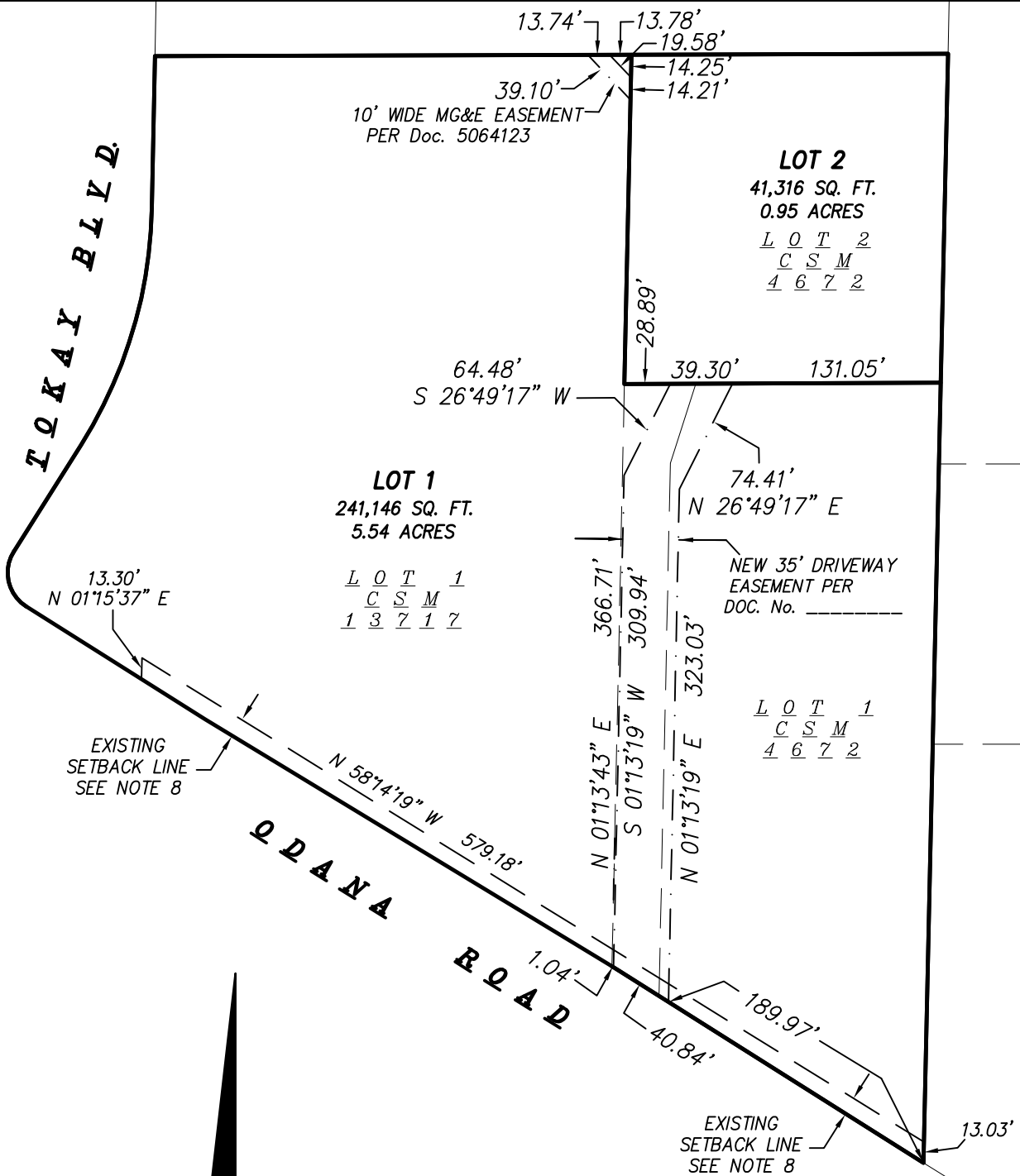
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SCALE 1" = 100'



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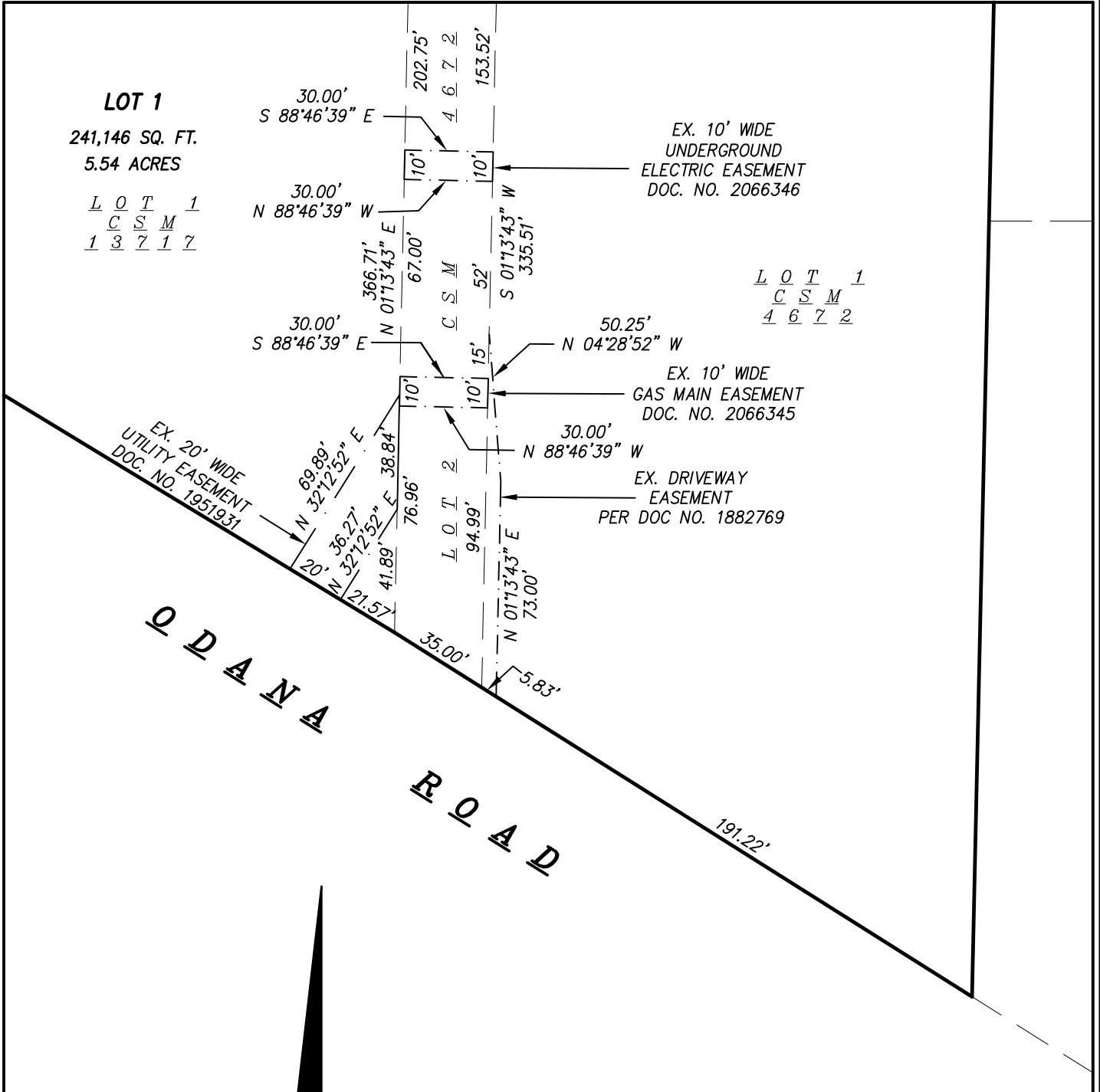
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LOT 1
241,146 SQ. FT.
5.54 ACRES

L O T 1
C S M
1 3 7 1 7

L O T 1
C S M
4 6 7 2



DANA ROAD



SCALE 1" = 50'



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NOTES:

- 1.) ARROWS INDICATE THE DIRECTION OF 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.
- 2.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 3.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 4.) THE WITHIN SURVEY WAS PREPARED PER 60 YEAR TITLE REPORT PREPARED BY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-853751-MAD.
- 5.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 6.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 7.) BEARINGS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- 8.) PER RESTRICTIONS LISTED ON C.S.M. No. 1620, C.S.M. No. 4672, AND C.S.M. No. 13717. AN AVERAGE 25 FOOT SETBACK SHALL BE REQUIRED ALONG ODANA ROAD FOR LANDSCAPE PURPOSES AND AVERAGE BUILDING SETBACK. GROUND SIGNS LARGER THAN 32 SQUARE FEET SHALL BE PROHIBITED FROM THIS AVERAGE SETBACK AREA. PART OF SAID RESTRICTIONS WAS RELEASED BY DOCUMENT NO. _____.
- 9.) PER RESTRICTIONS ON C.S.M. NO. 4672 "ACCESS TO THE LOTS OF THIS CERTIFIED SURVEY SHALL BE FROM ODANA ROAD ONLY.
- 10.) THIS C.S.M. IS SUBJECT TO A GRANT OF EASEMENT TO THE AMERICAN TELEPHONE AND TELEGRAPH CO. OF WISCONSIN RECORDED AS DOC. NO. 518063 AND ASSIGNED AS PER DOC. NO. 1172678. EASEMENT IS BLANKET IN NATURE.
- 11.) THIS C.S.M. IS SUBJECT TO EASEMENTS AND CONDITIONS AS STATED IN AGREEMENT RECORDED AS DOC. NO. 1530989 AND 1536213.
- 12.) THIS C.S.M. IS SUBJECT TO EASEMENTS AND CONDITIONS AS STATED IN AGREEMENT RECORDED AS PER DOC. NO. 2234611. EASEMENT AND CONDITIONS ARE BLANKET IN NATURE.
- 13.) THE EASEMENT AS PER DOC. NO. 3949887 WAS RELEASED AND A NEW EASEMENT CREATED (AS SHOWN) PER DOCUMENT NO. 5064123.
- 14.) THIS C.S.M. IS SUBJECT TO A STORM AND SANITARY SEWER EASEMENT PER DOCUMENT NO. 2063230 AND 2059923.
- 15.) THIS C.S.M. IS SUBJECT TO A STORM AND SANITARY SEWER EASEMENT PER DOCUMENT NO. 1421317.
- 16.) THIS C.S.M. IS SUBJECT TO A 10' WIDE UNDERGROUND ELECTRIC EASEMENT PER DOCUMENT NO. 2066346.
- 17.) THIS C.S.M. IS SUBJECT TO A 10' WIDE GAS MAIN EASEMENT PER DOCUMENT NO. 2066345.
- 18.) THIS C.S.M. IS SUBJECT TO A 15' WIDE PRIVATE DRAINAGE EASEMENT AND UTILITY EASEMENT PER DOCUMENT NO. 1882769.
- 19.) THIS C.S.M. IS SUBJECT TO A 30' WIDE INGRESS / EGRESS EASEMENT PER DOCUMENT NO. 1886216.
- 20.) THIS C.S.M. IS SUBJECT TO A 10' WIDE UNDERGROUND ELECTRIC EASEMENT PER DOC. NO. 4523345.
- 21.) THIS C.S.M. IS SUBJECT TO A 20' WIDE UTILITY EASEMENT PER DOCUMENT NO. 195131.
- 22.) THIS C.S.M. IS SUBJECT TO A LAUNDRY LEASE AGREEMENT PER DOCUMENT NO. 2599122 AND IS BLANKET IN NATURE.
- 23.) THIS C.S.M. IS SUBJECT TO A 35' DRIVEWAY EASEMENT PER DOCUMENT NO. _____.
- 24.) THIS C.S.M. IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STROMWATER, MANAGEMENT MEASURES AS PER DOC. NO. 4491004. CONDITIONS, COVENANTS AND RESTRICTIONS ARE BLANKET IN NATURE.
- 25.) All lots within this CSM 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 CSM. 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.

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.

The intra-block drainage easements shall be graded with the construction of each principle 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.

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



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OWNERS' CERTIFICATE:

JBA Odana Road, LLC, 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 limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on the Certified Survey Map.

JBA Odana Road, LLC, does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said JBA Odana Road, LLC, has caused these presents to be signed by James R. Smart on this _____ day of _____, 2014.

JBA Odana Road, LLC

James R. Smart, Managing Member

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 2014, James R. Smart, its Managing Member of the above named company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said company, by its authority.

Notary Public

_____ County, Wisconsin.

My commission expires _____

CONSENT OF MORTGAGEE:

U.S. Bank National Association, a national banking association, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said U.S. Bank National Association, has caused these presents to be signed by its corporate officer listed below at _____, Minnesota and its corporate seal hereunto affixed on this _____ day of _____, 2014.

U.S. Bank National Association

Signed

Printed

Title

STATE OF MINNESOTA)
_____ COUNTY)

Personally came before me this _____ day of _____, 2014, _____ its _____ of the above named association, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said association, and acknowledge that they executed the foregoing instrument as such officer as the deed of said association, by its authority.

Notary Public

_____ County, Minnesota.

My commission expires _____

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CONSENT OF LESSEE:

Buchholz Planning, as lessee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Buchholz Planning, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin on this ____ day of _____, 2014.

Buchholz Planning

STATE OF WISCONSIN)
_____ COUNTY)

Authorized Representative

Personally came before me this ____ day of _____, 2014, _____ of Buchholz Planning, to me known to be the person who executed the foregoing instrument and to me known to be such authorized representative, and acknowledge that they executed the foregoing instrument as such officer as the deed of said association, by its authority.

_____ County, Wisconsin
My commission expires _____

Notary Public

OWNERS' CERTIFICATE:

Power Properties, LLC, 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 limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on the Certified Survey Map.

Power Properties, LLC, does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said JBA Odana Road, LLC, has caused these presents to be signed by James R. Smart on this ____ day of _____, 2014.

Power Properties, LLC

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this ____ day of _____, 2014, _____ of the above named company, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said company, and acknowledge that they executed the foregoing instrument as such officer as the deed of said company, by its authority.

Notary Public

_____ County, Wisconsin.
My commission expires _____

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SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the SW 1/4 of Section 30, T7N, R9E, City of Madison, Dane County, Wisconsin, including all of Lots 1 and 2, C.S.M. No. 1620, more particularly described as follows:

Lot 1, Certified Survey Map Number 13717, recorded in the Dane County Register of Deeds Office in Volume 90 of Dane County Certified Survey on pages 190 through 194, as Document No. 5069784. Located in the City of Madison, Dane County, Wisconsin.

AND

Lot 1 and Lot 2, Certified Survey Map Number 4672, recorded in the Dane County Register of Deeds Office in Volume 80 of Dane County Certified Survey on pages 259 through 261, as Document No. 1882769. Located in the City of Madison, Dane County, Wisconsin.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor - Owner

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CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2014, 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 _____, 2014

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 2014

Steven R. Cover
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 2014 at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL
PRELIMINARY ONLY FOR REVIEW

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____