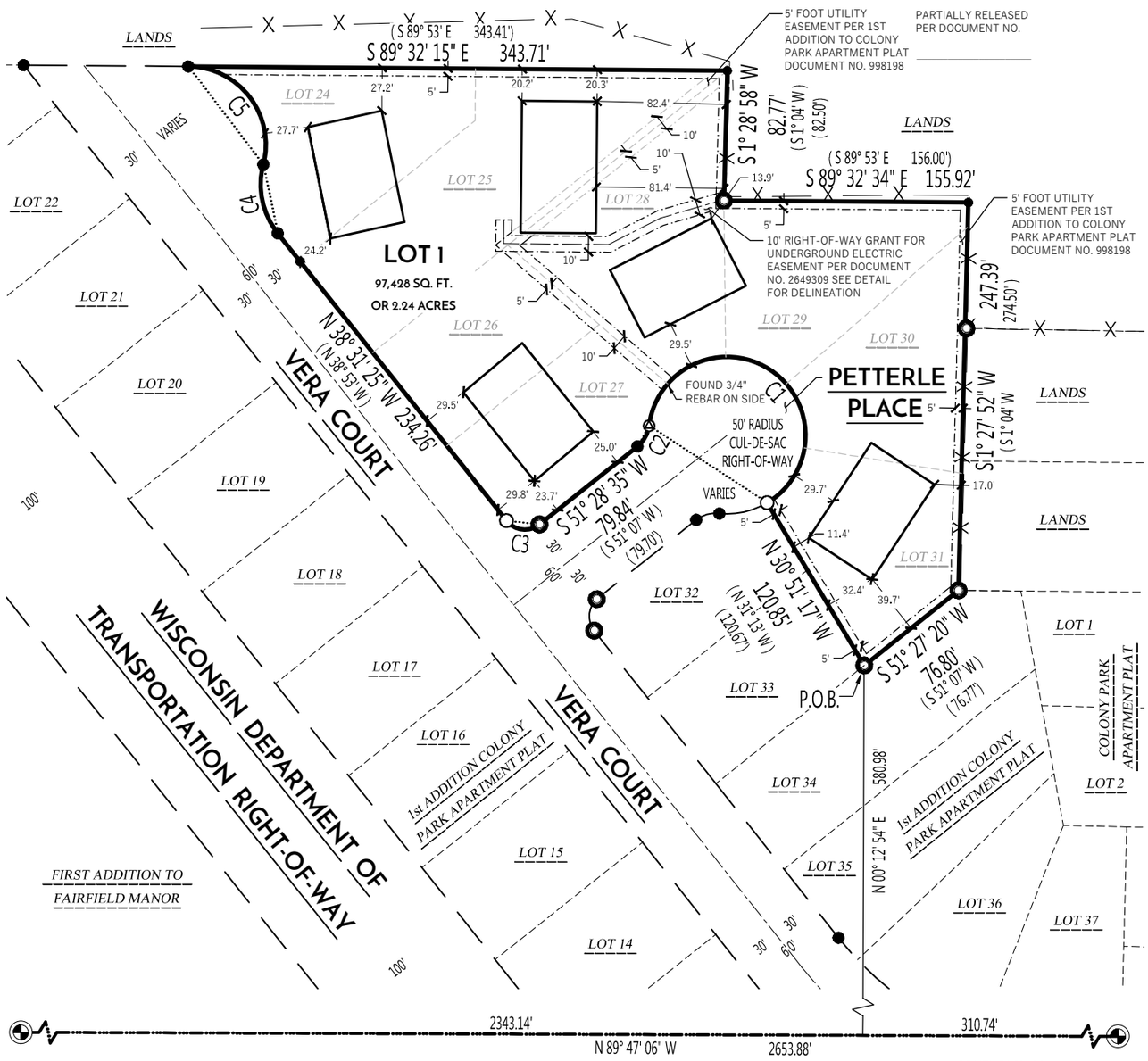
CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 24, 25, 26, 27, 28, 29, 30 AND 31 OF 1ST ADDITION COLONY PARK APARTMENT PLAT RECORDED IN VOLUME 23 BOOK OF PLATS ON PAGE 34, AS DOCUMENT NO. 998198, DANE COUNTY REGISTRY, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SOUTH ¼ CORNER 26-T8N-R9E
FOUND CITY OF MADISON BRASS CAP
N: 504,372.98
E: 818,760.69

SOUTHEAST CORNER 26-T8N-R9E
FOUND CITY OF MADISON ENGINEERING BRASS CAP
N: 504,363.02
E: 821,414.55

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	202.54'	50.00'	232°05'33"	N 56° 54' 28" W	89.84'
C2	15.48'	19.95'	44°26'38"	S 29° 15' 35" W	15.09'
( )			(44°26')	(S 28° 54' W)	
C3	23.56'	15.00'	90°00'00"	N 83° 31' 25" W	21.21'
C4	46.36'	50.00'	53°07'42"	N 11° 57' 25" W	44.72'
( )			(53°08')	(N 12° 19' W)	
C5	90.66'	50.00'	103°53'21"	N 37° 20' 14" W	78.74'
( )			(104°08')	(N 37° 49' W)	(78.87')

NORTH

0' 100' 200'

LEGEND

- SECTION CORNER FOUND
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1-1/4" IRON PIPE FOUND
- 1" REBAR SET
- SURVEY NAIL SET
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- CHORD LINE
- SECTION LINE
- PLATTED LINE
- EASEMENT LINE
- EXISTING BUILDING
- ( ) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF FEBRUARY 1ST AND 8TH, 2016 .
2. NORTH REFERENCE FOR THIS PLAT OF SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD 83 (2011) GRID NORTH ~ TRUE NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26 BEARS N 89°47' 06" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR EASEMENT DETAIL

WISCONSIN
JULIUS W. SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
201 ½ EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BWZ ARCHITECTS
2211 PARMENTER STREET
MIDDLETON, WI 53562

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 16301
SHEET NO: 1 of 4

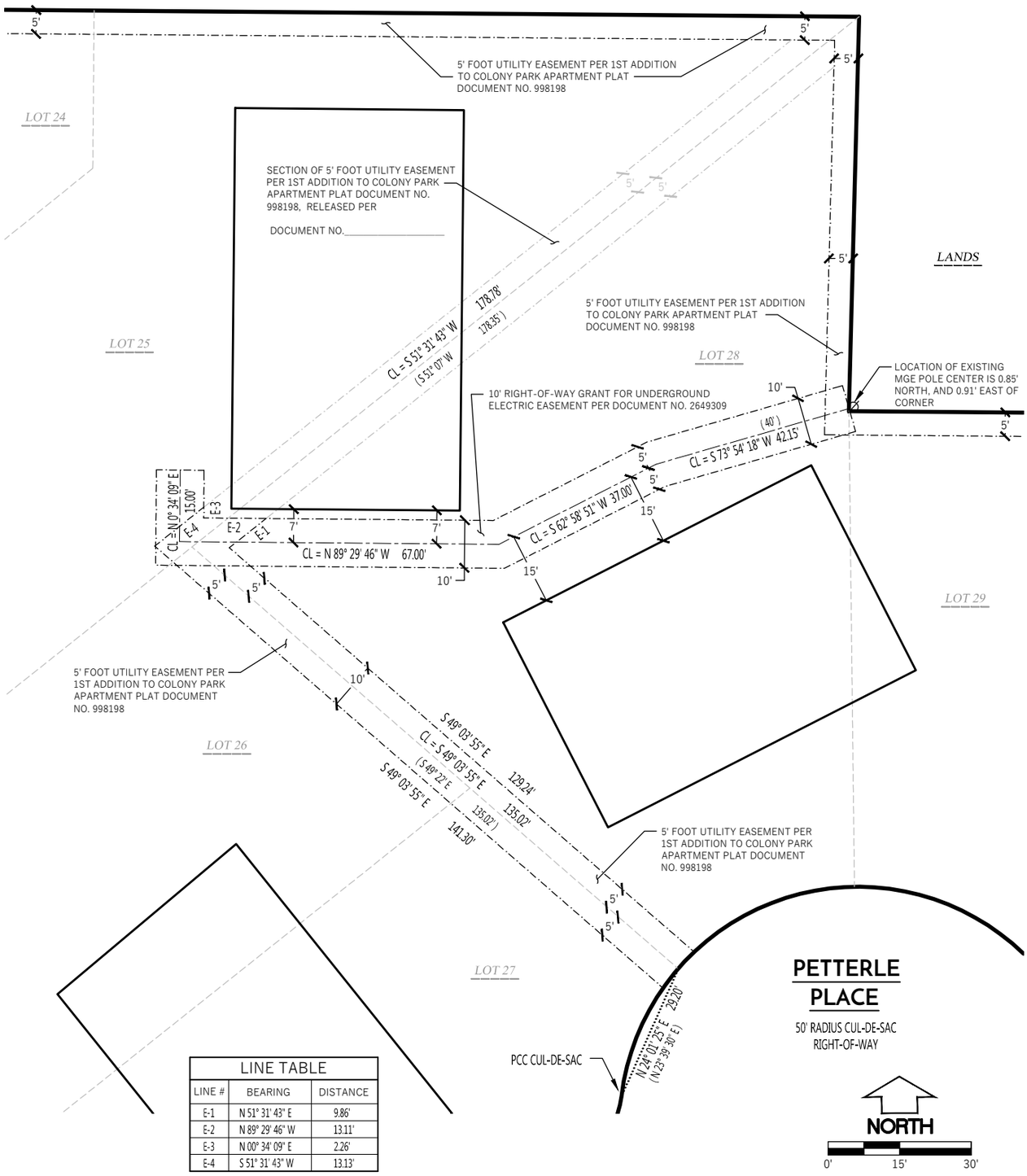
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: \\WYSERSERVER\Wyser Engineering\2016\160301_BWZ Architects - Vera Court\dwg\VERA CT - CSM.dwg Layout: CSM 1 OF 4 User: Jule Plotted: Apr 28, 2016 - 2:14pm

CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 24, 25, 26, 27, 28, 29, 30 AND 31 OF 1ST ADDITION COLONY PARK APARTMENT PLAT RECORDED IN VOLUME 23 BOOK OF PLATS ON PAGE 34, AS DOCUMENT NO. 998198, DANE COUNTY REGISTRY, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENT DETAIL



LINE TABLE		
LINE #	BEARING	DISTANCE
E-1	N 51° 31' 43" E	9.86'
E-2	N 89° 29' 46" W	13.11'
E-3	N 00° 34' 09" E	2.26'
E-4	S 51° 31' 43" W	13.13'

LEGEND

- CSM BOUNDARY
- CENTERLINE
- CHORD LINE
- PREVIOUSLY PLATTED LINE
- EASEMENT LINE
- EASEMENT LINE
- EXISTING BUILDING
- ( ) RECORDED INFORMATION

NOTES:

1. FOR THE SECTIONS OF 5' UTILITY EASEMENTS PER 1ST ADDITION TO COLONY PARK APARTMENT PLAT DOCUMENT NO. 998198, WHERE LOT LINES HAVE BEEN ELIMINATED, EASEMENTS HAVE BEEN SHOWN AND DELINEATED HEREON TO PERPETUATE THE LOCATION.
2. PLACEMENT OF THE 10' RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC EASEMENT PER DOCUMENT NO. 264930, WAS DETERMINED FROM BUILDING LOCATIONS AND THE EXISTING POWER POLE AS SHOWN ON EXHIBIT A OF THE DOCUMENT.

WISCONSIN
JULIUS W. SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
201 ½ EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BWZ ARCHITECTS
2211 PARMENTER STREET
MIDDLETON, WI 53562

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 150242
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 24, 25, 26, 27, 28, 29, 30 AND 31 OF 1ST ADDITION COLONY PARK APARTMENT PLAT RECORDED IN VOLUME 23 BOOK OF PLATS ON PAGE 34, AS DOCUMENT NO. 998198, DANE COUNTY REGISTRY, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

CONSOLIDATION OF LOTS 24, 25, 26, 27, 28, 29, 30 AND 31 OF 1ST ADDITION COLONY PARK APARTMENT PLAT RECORDED IN VOLUME 23 BOOK OF PLATS ON PAGE 34, AS DOCUMENT NO. 998198 DANE COUNTY REGISTRY, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, AFORESAID; THENCE NORTH 89 DEGREES 47 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, 310.74 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, 580.98 FEET TO THE SOUTH CORNER OF AFORESAID LOT 31 OF 1ST ADDITION COLONY PARK APARTMENT PLAT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHWEST LOT LINE OF SAID LOT 31 NORTH 30 DEGREES 51 MINUTES 17 SECONDS WEST, 120.85 FEET TO A POINT OF CURVE ON THE SOUTHEASTERLY RIGHT-OF-WAY OF PETTERLE PLACE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 202.54 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, FOR 89.84 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY SOUTHWESTERLY 15.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.95 FEET, AND A CHORD BEARING NORTH 29 DEGREES 15 MINUTES 35 SECONDS WEST, FOR 15.09 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 51 DEGREES 28 MINUTES 35 SECONDS WEST, 79.84 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AND A CHORD BEARING NORTH 83 DEGREES 31 MINUTES 25 SECONDS WEST, FOR 21.21 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF VERA COURT; THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY OF VERA COURT NORTH 38 DEGREES 31 MINUTES 25 SECONDS WEST, 234.26 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY NORTHWESTERLY 46.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING NORTH 11 DEGREES 57 MINUTES 25 SECONDS WEST, FOR 44.72 FEET TO A POINT OF REVERSE CURVE; THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY NORTHWESTERLY 90.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING NORTH 37 DEGREES 20 MINUTES 14 SECONDS WEST, FOR 78.74 FEET TO THE NORTHWEST CORNER OF LOT 24 OF 1ST ADDITION COLONY PARK APARTMENT PLAT AFORESAID; THENCE ALONG THE NORTH LINE OF SAID LOT 24 SOUTH 89 DEGREES 32 MINUTES 15 SECONDS EAST, 343.71 FEET TO THE NORTH CORNER OF LOT 28 OF 1ST ADDITION COLONY PARK APARTMENT PLAT AFORESAID; THENCE ALONG THE EAST LINE OF SAID LOT 28 SOUTH 01 DEGREES 28 MINUTES 58 SECONDS WEST, 82.77 FEET TO THE NORTHWEST CORNER OF LOT 29 OF 1ST ADDITION COLONY PARK APARTMENT PLAT AFORESAID; THENCE ALONG THE NORTH LINE OF SAID LOT 29 SOUTH 89 DEGREES 32 MINUTES 34 SECONDS EAST, 155.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE ALONG THE EAST LINE OF SAID LOT 29 SOUTH 01 DEGREES 27 MINUTES 52 SECONDS WEST, 247.39 FEET CONTINUING TO THE SOUTHEAST CORNER OF AFORESAID LOT 31; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 31 SOUTH 51 DEGREES 27 MINUTES 20 SECONDS WEST, 76.80 FEET BACK TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 97,428 SQUARE FEET OR 2.24 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF BWZ ARCHITECTS, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER 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 AND DANE COUNTY, WISCONSIN.

WISCONSIN
JULIUS W.
SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

_____ _____

JULIUS W. SMITH, S-3091 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 24, 25, 26, 27, 28, 29, 30 AND 31 OF 1ST ADDITION COLONY PARK APARTMENT PLAT RECORDED IN VOLUME 23 BOOK OF PLATS ON PAGE 34, AS DOCUMENT NO. 998198, DANE COUNTY REGISTRY, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

FUTURE MADISON NORTHPOINTE, LLC AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
AUTHORIZED SIGNER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2016, THE ABOVE

AUTHORIZED SIGNER FOR FUTURE MADISON NORTHPOINTE, LLC, _____TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

WHEDA, A QUASI PUBLIC CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATIONS OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED SIGNER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2016, THE ABOVE

AUTHORIZED SIGNER OF WHEDA _____TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2016.

DATED THIS _____ DAY OF _____, 2016.

_____
MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON

WISCONSIN
JULIUS W.
SMITH
S-3091
CROSS PLAINS
WISCONSIN
PROFESSIONAL LAND SURVEYOR

OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
REGISTER OF DEEDS

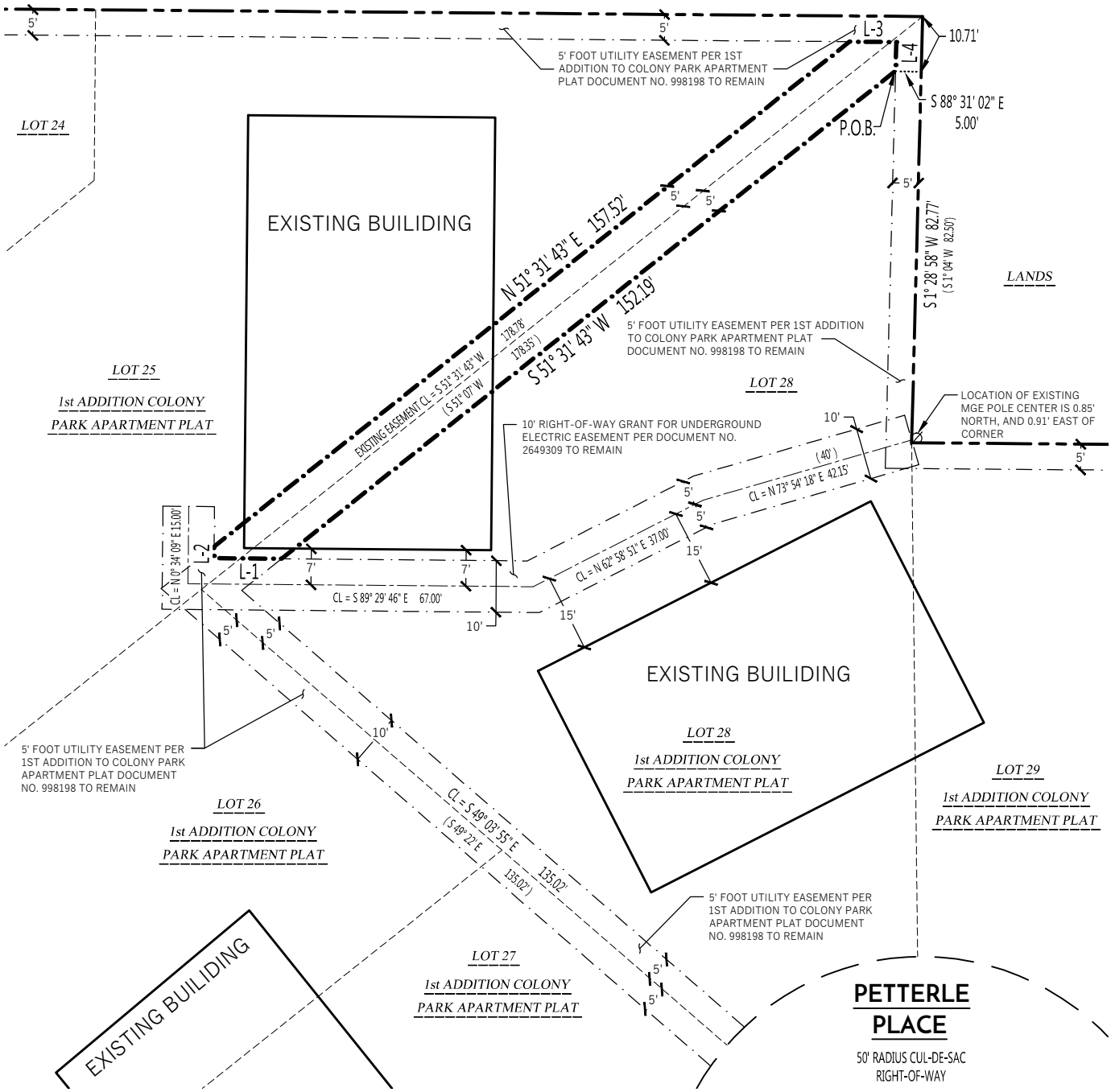
WYSER ENGINEERING

PREPARED BY:	PREPARED FOR:			
201 ½ EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	BWZ ARCHITECTS 2211 PARMENTER STREET MIDDLETON, WI 53562	SURVEYED BY: JWS/BJK DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 150242 SHEET NO: 4 of 4	

File: \\WYSERSERVER\Wyser Engineering\2016\160301_BWZ Architects - Vera Court\dwg\VERA CT - CSM.dwg Layout: CSM 4 OF 4 User: Julie Plotted: Apr 28, 2016 - 2:17pm

EASEMENT RELEASE EXHIBIT

PART OF LOTS 25, AND 28 OF 1ST ADDITION COLONY PARK APARTMENT PLAT RECORDED IN VOLUME 23 BOOK OF PLATS ON PAGE 34, AS DOCUMENT NO. 998198, DANE COUNTY REGISTRY, ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES:

1. NORTH REFERENCE BASED ON THE EAST LINE OF LOT 28 1ST ADDITION COLONY PARK APARTMENT PLAT MEASURED TO BEAR S 01° 28' 58" W AND RECORDED AT (S 01° 04' W)

2. PLACEMENT OF THE 10' RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC EASEMENT PER DOCUMENT NO. 264930, WAS DETERMINED FROM BUILDING LOCATIONS AND THE EXISTING POWER POLE AS SHOWN ON EXHIBIT A OF THE DOCUMENT.

LINE TABLE

LINE #	BEARING	DISTANCE
L-1	N 89° 29' 46" W	13.11'
L-2	N 00° 34' 09" E	2.26'
L-3	S 89° 32' 15" E	9.06'
L-4	S 01° 28' 58" W	5.62'

LEGEND

- EASEMENT RELEASE LINE
- EXISTING EASEMENT LINE
- PARCEL BOUNDRY
- RIGHT-OF-WAY LINE
- PLATTED LINE

NORTH

0' 15' 30'

WYSER ENGINEERING

PREPARED BY:
201 ½ EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
BWZ ARCHITECTS
2211 PARMENTER STREET
MIDDLETON, WI 53562

SURVEYED BY: JWS/BJK
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 150242
SHEET NO: 1 of 1

File: \\WYSERSERVER\Wyser Engineering\2016\160301_BWZ Architects - Vera Court\dwg\VERA CT -Easement release.dwg Layout: EASEMENT EXHIBIT User: Julie Plotted: Apr 28, 2016 - 12:57pm

Partial Easement Release

A part of Lots 25, and 28 of 1st Addition Colony Park Apartment Plat recorded in Volume 23 Book of Plats on Page 34, as Document No. 998198, Dane County Registry, all being a part of the Southeast Quarter of the Southeast Quarter of Section 26, Town 8 North, Range 9 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of aforesaid Lot 28, thence along the East line of Said lot 28 South 01 degrees 28 minutes 58 seconds West, 10.71 feet; thence South 88 degrees 31 minutes 02 seconds East, 5.00 feet to the Point of Beginning;

thence South 51 degrees 31 minutes 43 seconds West, 152.19 feet; thence North 89 degrees 29 minutes 46 seconds West, 13.11 feet; thence North 00 degrees 34 minutes 09 seconds East, 2.26 feet; thence North 51 degrees 31 minutes 43 seconds East, 157.52 feet; thence South 89 degrees 32 minutes 15 seconds, 9.06 feet; thence, South 01 degrees 28 minutes 58 seconds West, 5.62 feet back to the Point of Beginning.

Above described area of released easement contains 1,589 square feet more or less