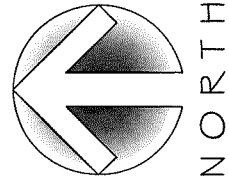


# PRELIMINARY CERTIFIED SURVEY MAP No. \_\_\_\_\_

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 ALUMINUM CAP MONUMENT AT THE EAST QUARTER CORNER OF SECTION 1, T7N, R10E, WCCS (DANE) MEASURED COORDS.  
 N: XXX,XXX.XX (491,972.87)  
 E: XXX,XXX.XX (857,794.90)



FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 1, T7N, R10E, WCCS (DANE) MEASURED COORDS.  
 N: XXX,XXX.XX (494,730.64)  
 E: XXX,XXX.XX (857,786.68)

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°10'15"W.

### LEGEND

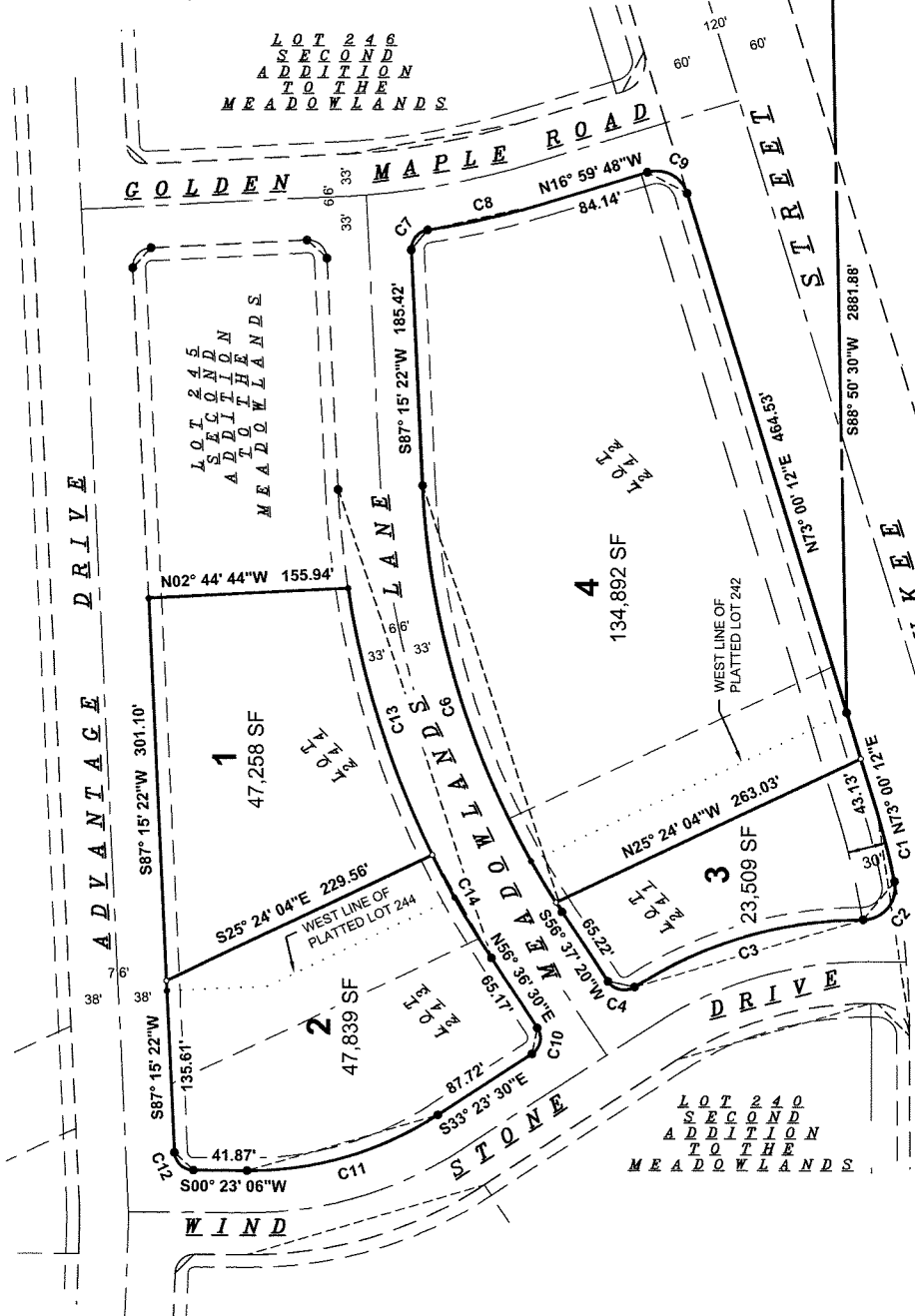
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- ..... PREVIOUSLY PLATTED LINE



SCALE: ONE INCH = ONE HUNDRED-FIFTY FEET

### NOTES:

- SEE SHEET 2 FOR LOT 1 AND LOT 2 DETAILS, AND CURVE DATA.
- SEE SHEET 3 FOR LOT 3 AND LOT 4 DETAILS.

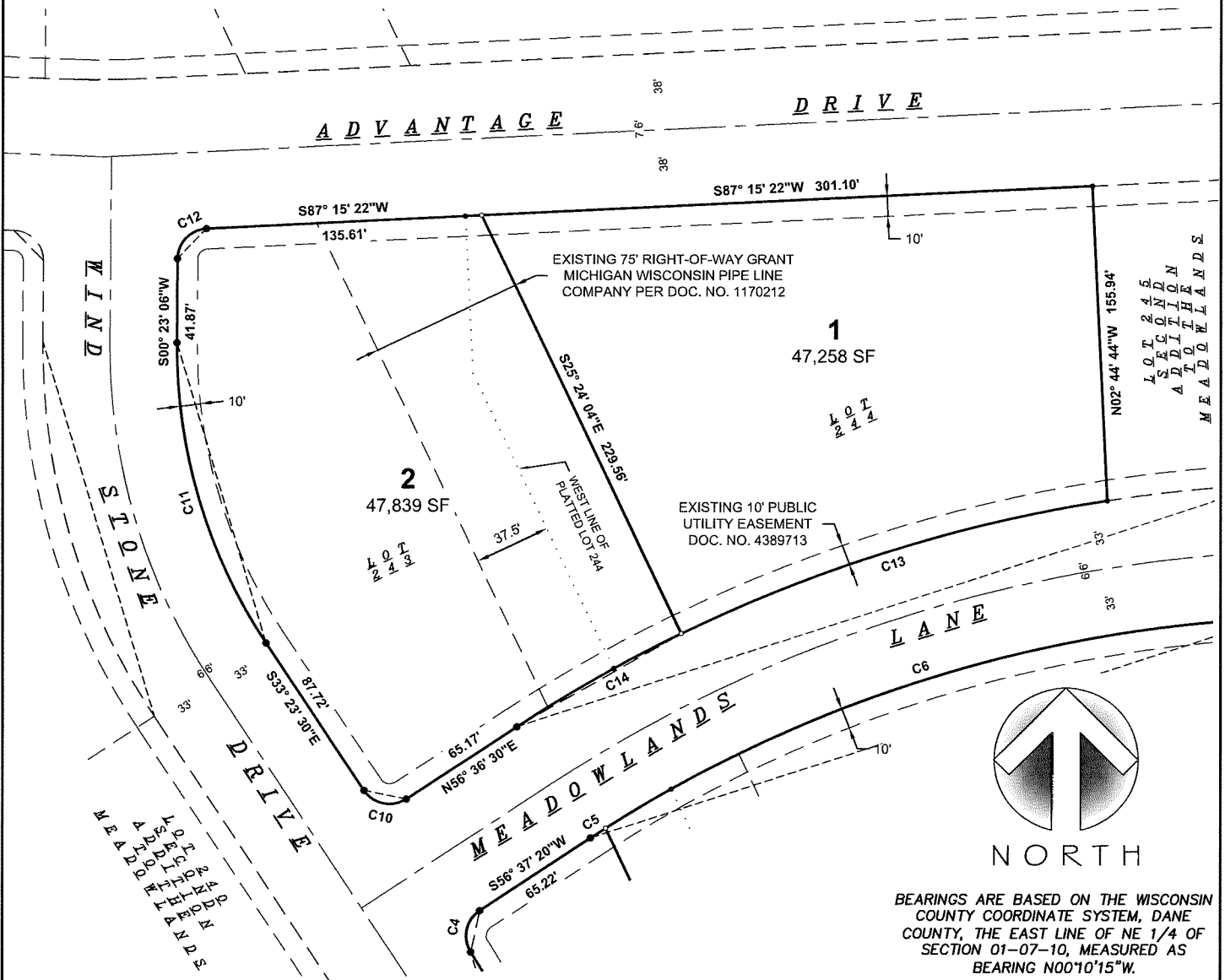


C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

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	SNYDER & ASSOCIATES	FN: 118.1129.30 DATE: 05-23-19	SHEET 1 OF 6
			REVISIONS:	
\lsaaamad01\Volume\Projects\2018\118.1129.30\CADD\1181129_BNDY-SURV_CSM.dwg				

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

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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°10'15"W.

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

**LEGEND**

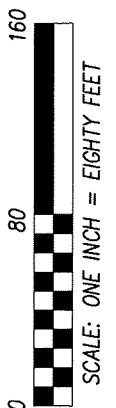
- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

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

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

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



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

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
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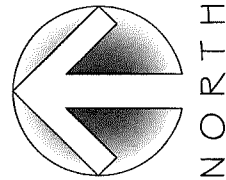
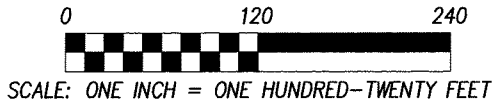
FN: 118.1129.30  
DATE: 05-23-19

REVISIONS:

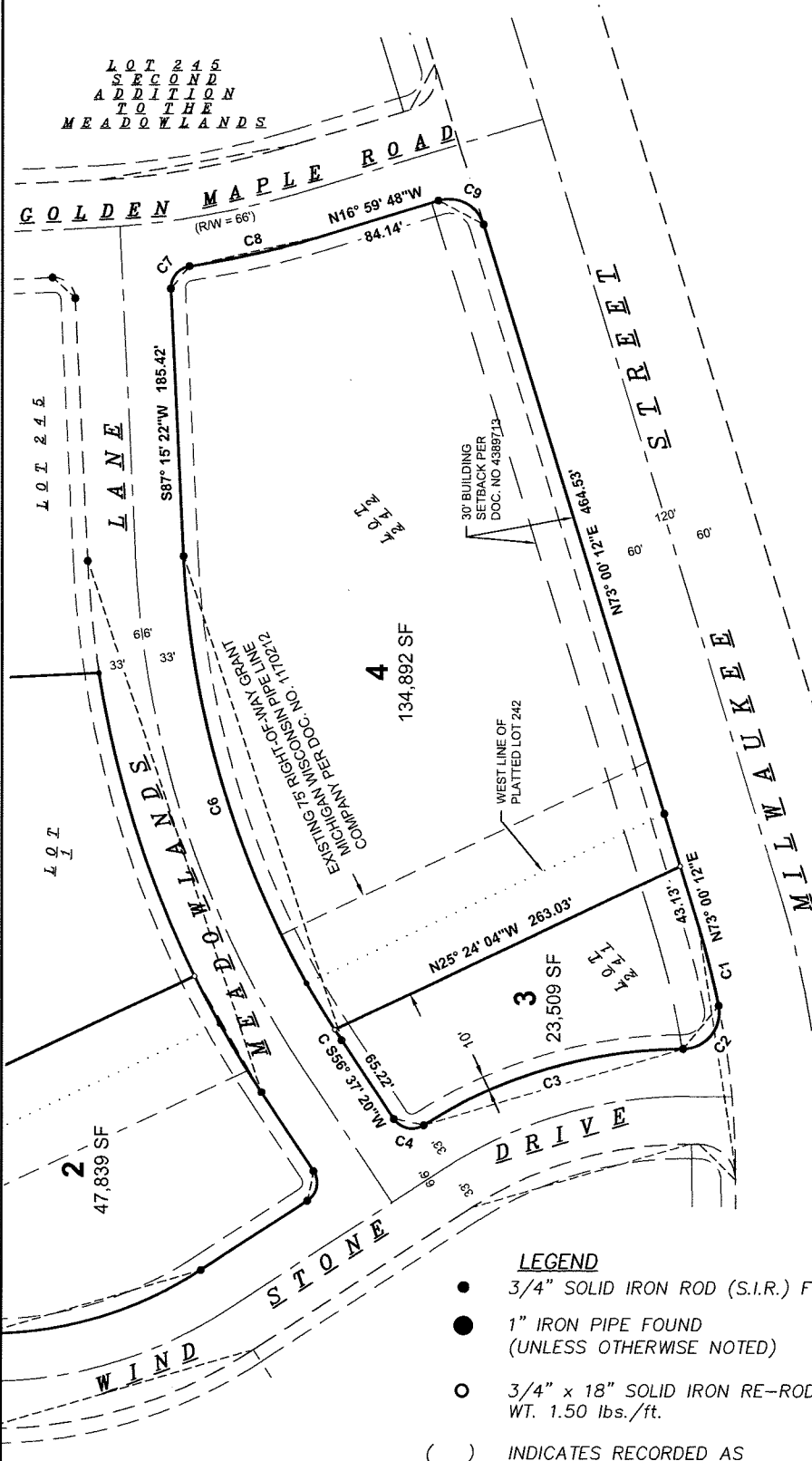
SHEET  
2 OF 6

# PRELIMINARY 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.



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°10'15"W.



**LEGEND**

- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

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

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

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

<p><b>SURVEYED FOR:</b> KCG Development. 9333 N Meridian St. STE 23 Indianapolis, IN 46260</p>	<p><b>SURVEYED BY:</b> Snyder &amp; Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>		<p>FN: 118.1129.30 DATE: 05-23-19</p> <p>REVISIONS:</p> <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				<p>SHEET 3 OF 6</p>

**PRELIMINARY 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.

OWNER'S CERTIFICATE

Anchland, LLC, owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 of the State Statues to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
 Authorized Representative

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public, State of Wisconsin My Commission expires: \_\_\_\_\_

OWNER'S CERTIFICATE

I, James E. Hovde, owner, hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey map is required by S236.34 of the State Statues to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
 James E. Hovde

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
 Notary Public, State of Wisconsin My Commission expires: \_\_\_\_\_

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

<p><u>SURVEYED FOR:</u>                  KCG Development.                  9333 N Meridian St. STE 23                  Indianapolis, IN 46260</p>	<p><u>SURVEYED BY:</u>                  Snyder &amp; Associates, Inc.                  5010 Voges Road                  Madison, WI 53718                  (608) 838-0444                  www.snyder-associates.com</p>	 <p><b>SNYDER &amp; ASSOCIATES</b></p>	<p>FN: 118.1129.30                  DATE: 05-23-19</p>	<p>SHEET                  4 OF 6</p>
			<p>REVISIONS:</p>	
<p>\\saamad01\Volume\Projects\2018\118.1129.30\CADD\1181129_BNDY-SURV_CSM.dwg</p>				

**PRELIMINARY 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.

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, 2019, 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, 2019, 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, 2019, 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 \_\_\_\_\_

**SURVEYED FOR:**  
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www.snyder-associates.com



**SNYDER**  
& ASSOCIATES

FN: 118.1129.30  
DATE: 05-23-19

REVISIONS:

SHEET  
5 OF 6

**PRELIMINARY CERTIFIED SURVEY MAP No.** \_\_\_\_\_

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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 \_\_\_\_\_, 2019.

Signed: **Draft**  
 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 \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_, m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_

\_\_\_\_\_ C.S.M. No. \_\_\_\_\_  
 Kristi Chlebowski, Dane County Register of Deeds Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

<p><b>SURVEYED FOR:</b>                  KCG Development.                  9333 N Meridian St. STE 23                  Indianapolis, IN 46260</p>	<p><b>SURVEYED BY:</b>                  Snyder &amp; Associates, Inc.                  5010 Voges Road                  Madison, WI 53718                  (608) 838-0444                  www.snyder-associates.com</p>	 <p><b>SNYDER &amp; ASSOCIATES</b></p>	<p>FN: 118.1129.30                  DATE: 05-23-19</p>	<p>SHEET                  6 OF 6</p>
			<p>REVISIONS:</p>	
<p>\\saamad01\Volume\Projects\2018\118.1129.30\CADD\1181129_BNDY-SURV_CSM.dwg</p>				