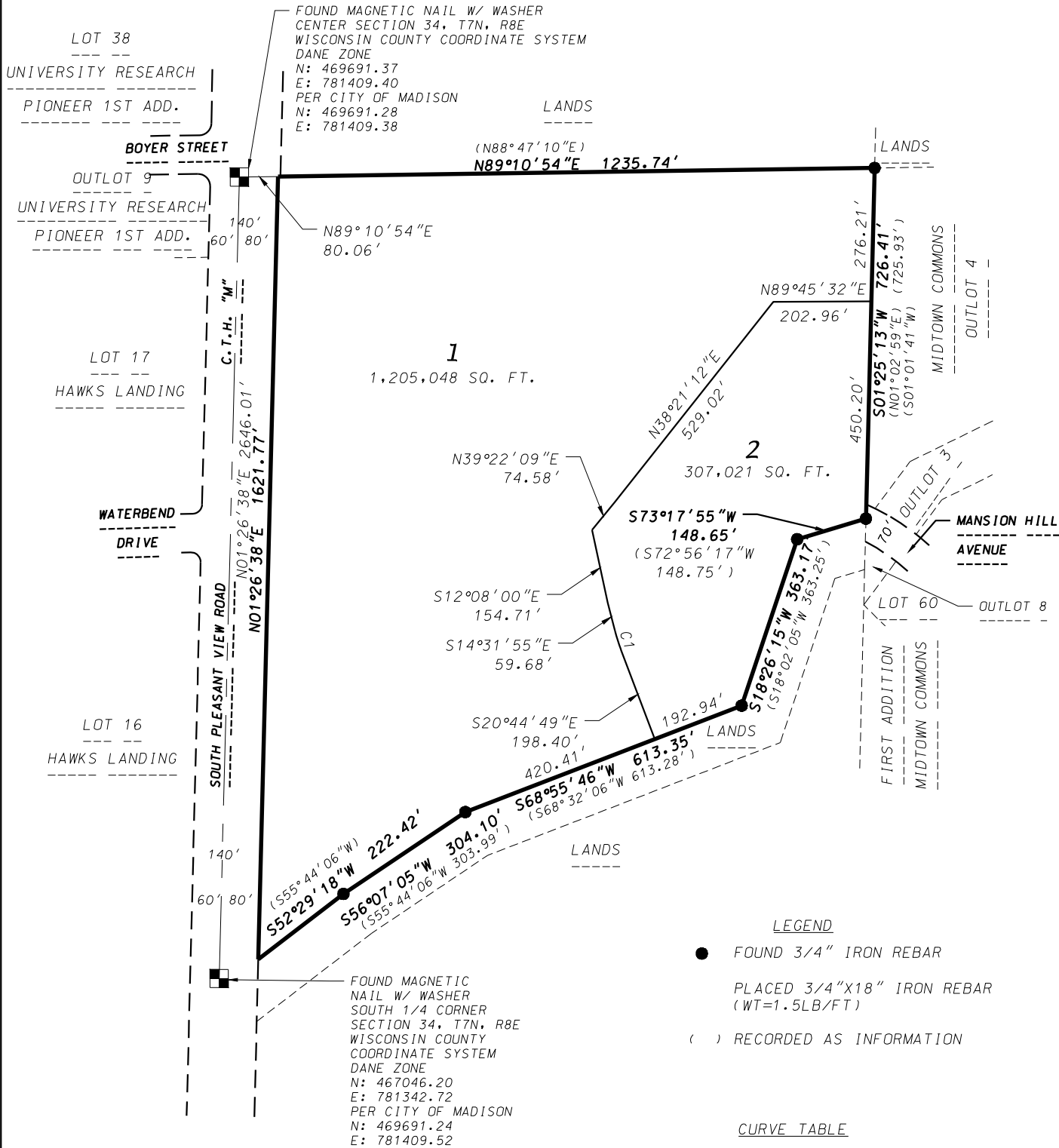


CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SE1/4 AND IN THE NW1/4 OF THE SE1/4
SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- FOUND 3/4" IRON REBAR
- PLACED 3/4"X18" IRON REBAR (WT=1.5LB/FT)
- () RECORDED AS INFORMATION

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	375.00	40.66	40.68	S17°38'22"E	06°12'54"



BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)
BEARING N01°26'38"E
0 300
Scale 1" = 300'

DATE: May 20, 2020
F.N.: 19-07-117
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SE1/4 AND IN THE NW1/4 OF THE SE1/4
SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

A parcel of land located in the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 34; thence N01°26'38"E, 2646.01 feet along the West line of said SE1/4 to the Center of said Section 34; thence N89°10'54"E, 80.06 feet along the North line of said SE1/4 to the point of beginning; thence N89°10'54"E, 1235.75 feet along said North line to the Northwest corner of Outlot 4, Midtown Commons First Addition; thence S01°25'13"W, 726.41 feet along the West line of said Outlot 4 and the West right-of-way line of Mansion Hill Avenue; thence S73°17'55"W, 148.65 feet; thence S18°26'15"W, 363.16 feet; thence S68°55'46"W, 613.35 feet; thence S56°07'05"W, 304.10 feet; thence S52°29'21"W, 222.43 feet to a point on the East right-of-way line of County Highway "M"/South Pleasant View Road; thence N01°26'38"E, 1621.77 feet along said East right-of-way line to the point of beginning. Containing 1,512,069 square feet (34.712 acres).

Dated this _____ day of _____, 2020.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

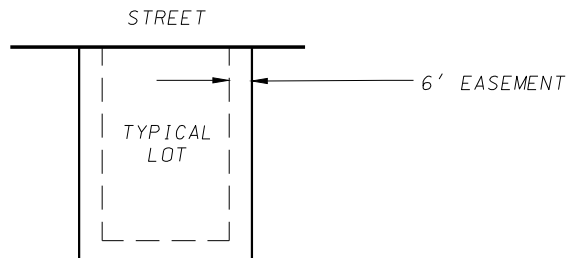
NOTES

1. All lots within this plat 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 plat. 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 five (5) 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 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.

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.

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.

2. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. Distances shown along curves are chord lengths.



- Easements are not required on lines that shared with streets.

EASEMENT FOR DRAINAGE PURPOSES DETAIL

Not to Scale - See note 1



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SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Randall A. Theis Trust dated May 16, 2016, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Randall A. Theis Trust dated May 16, 2016 does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, Randall A. Theis Trust dated May 16, 2016 has caused these presents to be signed this _____ day of _____, 2020.

Randall A. Theis TTEE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin



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SECTION 34, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

This Trust dated March 15, 2011, as owner, does hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

This Trust dated March 15, 2011 does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

*Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee*

In witness whereof, This Trust dated March 15, 2011 has caused these presents to be signed this _____ day of _____, 2020.

Laverne L. Theis TTEE

Joanne C. Theis TTEE

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2020, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin



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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number _____, File ID Number _____, adopted on the _____ day of _____, 201_ 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 _____, 2020

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: Matt Wachter, Plan Commission Secretary Date: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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