



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

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12480, AS RECORDED IN VOLUME 78 OF CERTIFIED SURVEY MAPS, ON PAGES 67-71, AS DOCUMENT NUMBER 4440327, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



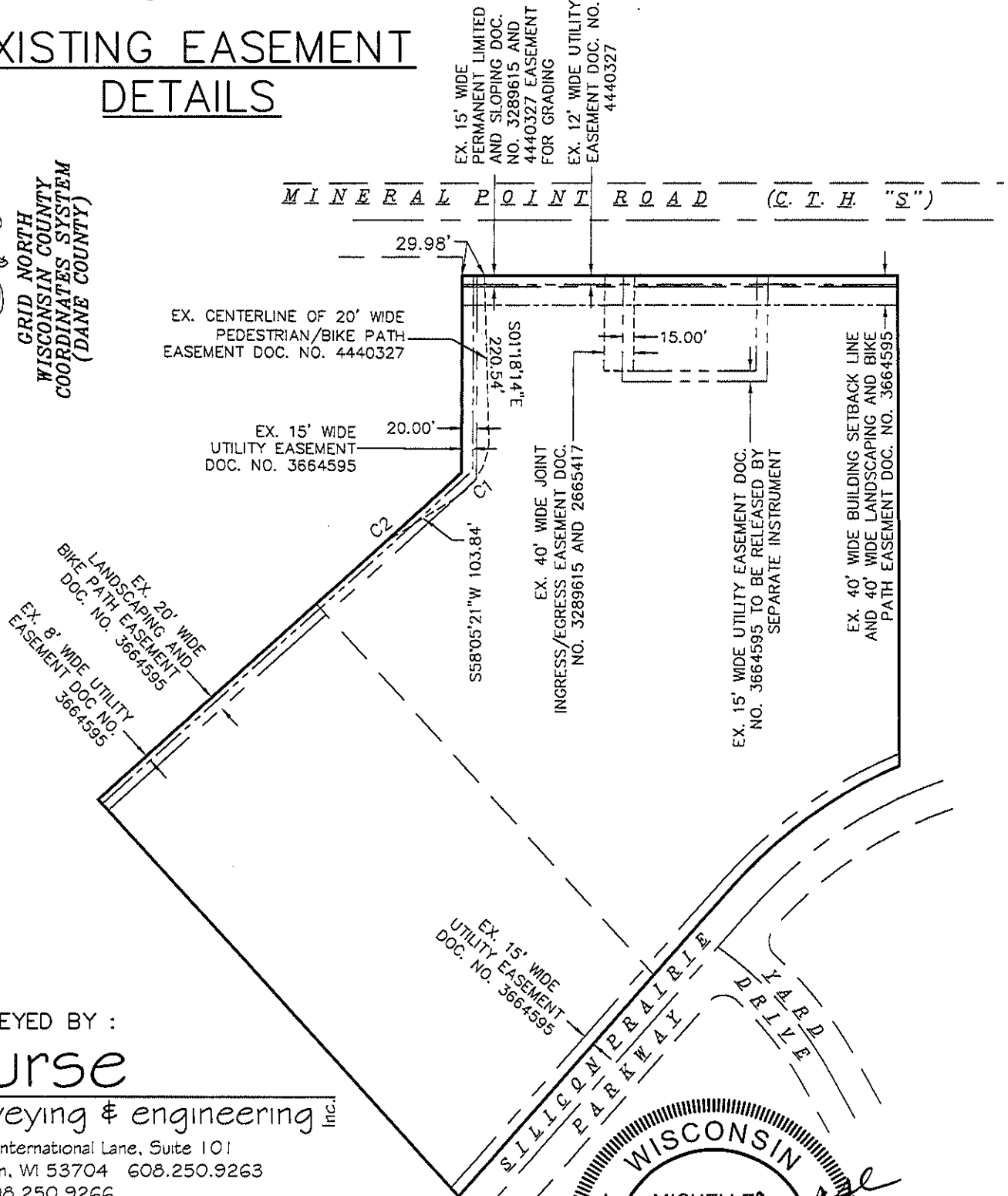
SCALE : ONE INCH = TWO HUNDRED FEET

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	98.48	59°23'42"	95.00	S28°23'33"W	94.13
C2	17.67	10°07'33"	100.00	N53°01'31"E	17.65

## EXISTING EASEMENT DETAILS

GRID NORTH  
WISCONSIN COUNTY  
COORDINATES SYSTEM  
(DANE COUNTY)



SURVEYED BY :

**Burse**

surveying & engineering Inc.

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

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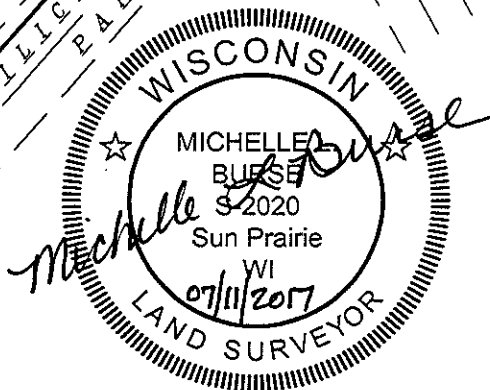
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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: 07-11-2017

Plot View: CSM

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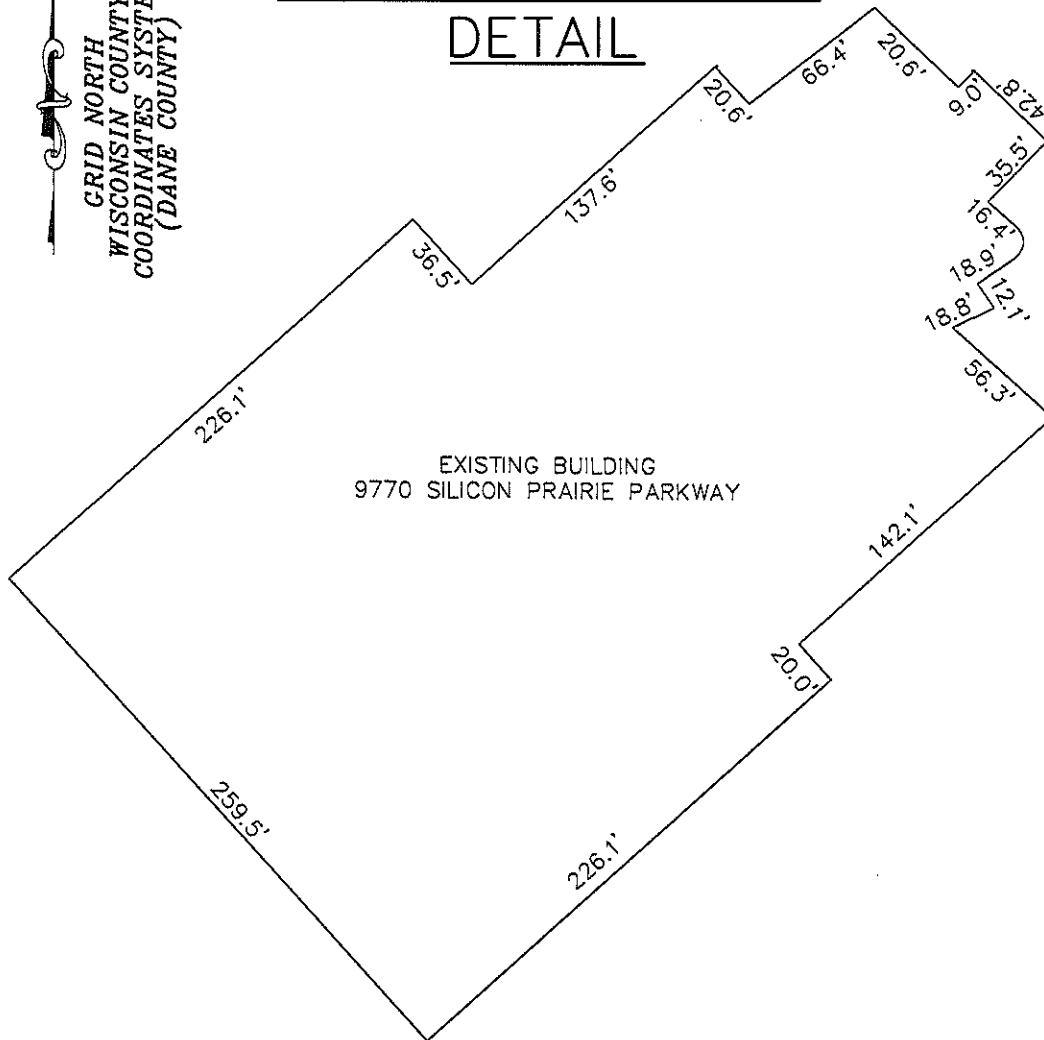
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SCALE : ONE INCH = EIGHTY FEET

GRID NORTH  
WISCONSIN COUNTY  
COORDINATES SYSTEM  
(DANE COUNTY)

## EXISTING BUILDING DETAIL



EXISTING BUILDING  
9770 SILICON PRAIRIE PARKWAY

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### OWNER'S CERTIFICATE

LOT 6 AND LOT 7 SILICON PRAIRIE, 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 and mapped as represented on this Certified Survey Map.

LOT 6 AND LOT 7 SILICON PRAIRIE, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said LOT 6 AND LOT 7 SILICON PRAIRIE, LLC has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LOT 6 AND LOT 7 SILICON PRAIRIE, LLC

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN )  
                                  )ss  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, Wisconsin  
My commission expires \_\_\_\_\_

### CONSENT OF MORTGAGE

JPMorgan Chase Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of 20\_\_\_\_.

\_\_\_\_\_  
Authorized Representative

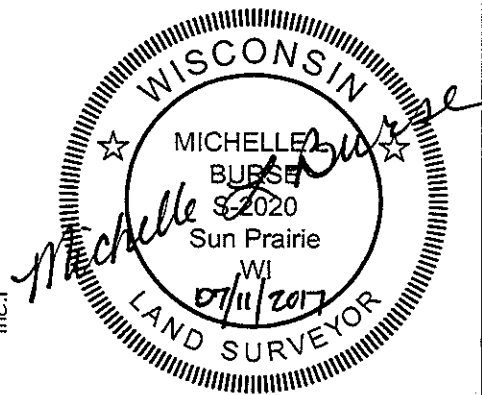
State of Wisconsin )  
                                  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: \_\_\_\_\_  
My commission expires/is permanent: \_\_\_\_\_

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## NOTES: - CONTINUED

3) Dates of field work: 06-06-2017, 06-07-2017

4) Surveyor was provided with Title Report Number NCS-852691-MAD, dated May 26, 2017 from First American Title Insurance Company, Schedule B, Section Two, EXCEPTIONS are as follows: [Surveyor's notes are in brackets]

(11) Limitations imposed upon ingress to and egress from the above-described premises to CTH "S", including ramps and connection roads on the right-of-way thereof, as set forth in finding, determination and declaration by the State Highway Commission of Wisconsin establishing a controlled-access highway Recorded: March 21, 1956 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 447 of Records, Page 483, as Document No. 1368501, wherein said highway is designated a controlled-access highway under the provisions of Section 94.35 of the Wisconsin Statutes.

(12) Reservation of Joint Driveway contained in Warranty Deed recorded in Volume 29514 of Records, Page 9, as Document No. 2665417. [general in nature and cannot be mapped]

(13) Declaration of Protective Covenants and Restrictions recorded as Document No. 3678744; amended as Document No. 4382910. [general in nature and cannot be mapped]

(14) Declaration of Conditions and Covenants recorded as Document No. 3718619. [general in nature and cannot be mapped]

(15) Declaration of Conditions and Covenants recorded as Document No. 3867646. [general in nature and cannot be mapped]

(16) Declaration of Conditions and Covenants recorded as Document No. 3867647. [general in nature and cannot be mapped]

(17) Permanent limited easements for grading and sloping, joint ingress/egress easement, landscaping and bike path easements (portion of bike path to be released by separate instrument), building setback line and utility easements (portion of utility easement to be released by separate instrument), as shown on Certified Survey Map No. 12480. [shown on map]

(18) Notations set forth on Certified Survey Map No. 12480, stating:

-All lots within this plat 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 except that the easements shall be twelve (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 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.

-Arrows indicate the direction of surface drainage swale at individual property lines and 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.

-All lots created by this survey are individually responsible for compliance with Chapter 37 of the Madison General Ordinances regarding storm water detention at the time that they develop.

(19) Declaration of Conditions and Covenants recorded July 8, 2008 as Document No. 4448479.

(20) Declaration of Conditions, Covenants and Restrictions for Maintenance of Boulder Type Retaining Walls, recorded October 28, 2008 as Document No. 4477706.

## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. 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 \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

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Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_\_\_ at

\_\_\_\_\_ o'clock \_\_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

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Register of Deeds

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**LEGEND**

- 1-1/4" SOLID IRON ROD FOUND
- 3/4" x 18" SOLID IRON ROD  
WT. 1.5 lbs./ft. SET
- 3/4" SOLID IRON ROD FOUND

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← DRAINAGE ARROWS - SEE EXCEPTION NOTE 18

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Natale Erdman, Secretary of Planning Commission.

SURVEYOR'S CERTIFICATE:

I, Michelle Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped All of Lots 1 and 2 of Certified Survey Map Number 12480, as recorded in Volume 78 of Certified Survey Maps, on pages 67-71, as Document Number 4440327 Dane County Registry, located in the City of Madison, Dane County, Wisconsin, under the direction of LOT 6 AND LOT 7 SILICON PRAIRIE, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 11 day of July, 2017.

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

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