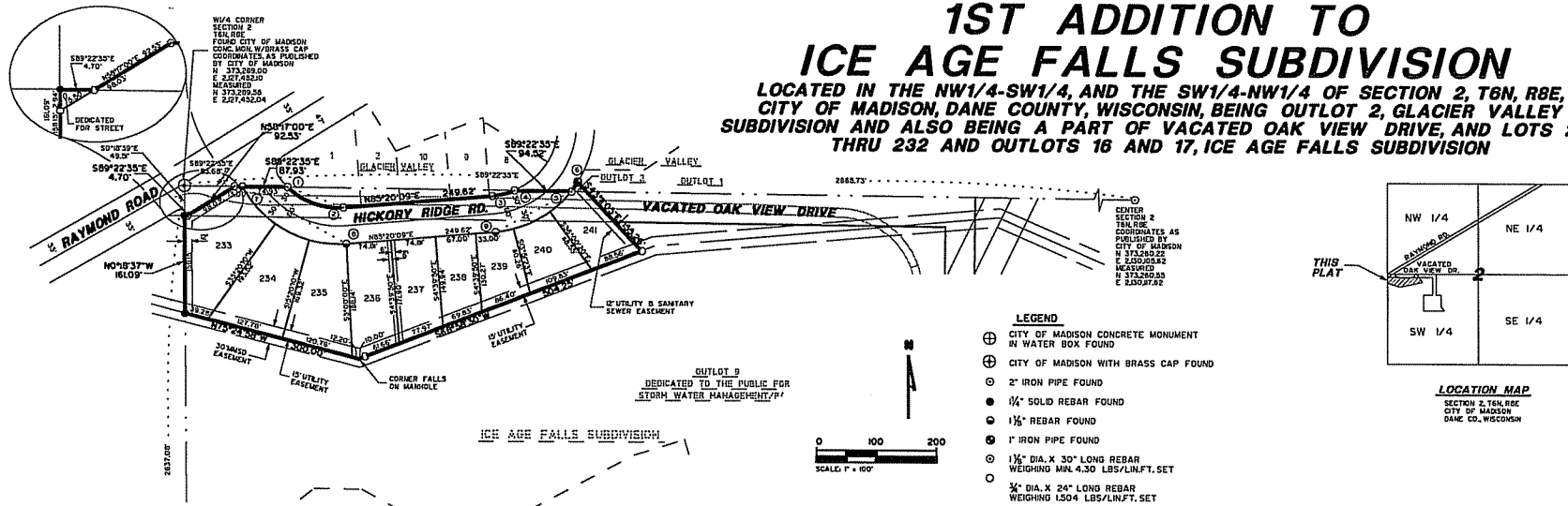


1ST ADDITION TO ICE AGE FALLS SUBDIVISION

LOCATED IN THE NW1/4-SW1/4, AND THE SW1/4-NW1/4 OF SECTION 2, T6N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING OUTLOT 2, GLACIER VALLEY
SUBDIVISION AND ALSO BEING A PART OF VACATED OAK VIEW DRIVE, AND LOTS 226
THRU 232 AND OUTLOTS 16 AND 17, ICE AGE FALLS SUBDIVISION



CURVE NO.	LOT NO.	RADIUS FEET	ARC LENGTH FEET	CHORD LENGTH FEET	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	DH07	120.00	182.24	99.10	S78°15'17"E	48°49'00"	S45°58'43"E
3-4	DH07	120.00	30.25	30.89	N70°17'15"E	10°15'48"	N67°04'21"E
5-6	DH07	108.00	18.42	18.41	N52°21'50"E	5°51'42"	
7-8	DH07	108.00	280.55	197.00	S61°20'19"E	65°23'02"	S20°16'49"E
	226	108.00	62.50	62.16	S41°20'28"E	20°28'00"	
	234	108.00	62.03	62.51	S64°39'51"E	28°48'00"	
	235	108.00	62.03	62.51	S84°39'51"E	28°48'00"	
	236	108.00	147.70	143.67	N61°40'50"E	47°52'54"	
9-5	TOTAL	108.00	166.28	160.36	N50°53'05"E	52°54'00"	N30°17'43"E
9-6	TOTAL	108.00	32.46	32.42	N88°18'18"E	10°28'00"	N32°26'01"E
	240	108.00	66.89	65.63	N64°22'55"E	21°49'30"	
	241	108.00	67.74	67.34	N42°12'56"E	21°33'30"	

LOT NO.	SQ. FT.	ACRES
233	19919	0.457
234	18459	0.382
235	10397	0.236
236	14188	0.328
237	12038	0.276
238	9387	0.216
239	8910	0.205
240	9701	0.223
241	10145	0.233

1. Roger D. Schneeberger, a registered land surveyor in the State of Wisconsin, hereby certifies that I have surveyed, divided and mapped the First Addition to Ice Age Falls Subdivision, located in the NW1/4-SW1/4, and the SW1/4-NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin, being Outlot 2, Glacier Valley Subdivision and also being a part of Vacated Oak View Drive, and Lots 226 thru 232 and Outlots 16 and 17, Ice Age Falls Subdivision more fully described as follows.

Commencing at the NW1/4 corner of said Section 2, thence S8°10'39"E, 49.51 feet, along the West line of said NW1/4-SW1/4, to the point of beginning, thence S09°22'35"E, 4.78 feet, thence N03°17'08"E, 92.53 feet to the North line of said NW1/4-SW1/4, thence S09°22'35"E, along said North line, 87.99 feet to the South line of Lot 1, Glacier Valley Subdivision, thence along said South line, along the arc of a curve to the left whose radius is 128.00 feet and whose long chord bears S78°15'17"E, 99.10 feet, thence continuing along said South line and the South line of Lots 2, 16, 9 and 8 of said Glacier Valley Subdivision, N05°28'09"E, 249.62 feet, continuing along said Lot 8, along the arc of a curve to the left whose radius is 129.88 feet and whose long chord bears N05°12'15"E, 30.89 feet to the North line of said NW1/4-SW1/4, thence S09°22'35"E, along said North line 94.52 feet, thence along the arc of a curve to the left whose radius is 108.00 feet and whose long chord bears N52°21'51"E, 18.41 feet, thence S41°11'05"E, 155.26 feet, thence S60°50'39"W, 384.25 feet, thence N52°24'50"W, 388.88 feet to the West line of said SW1/4, thence N0°10'37"W, 161.89 feet, along said West line to the point of beginning.

Parcel contains 3.376 acres, more or less.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF IAF DEVELOPMENT, LLC, OWNERS OF SAID LAND, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREON, THAT I HAVE FULLY COPIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING, AND MAPPING OF THE SAME.

ROGER D. SCHNEEBERGER, S-1896

OWNER'S CERTIFICATE
STATE OF WISCONSIN SS
COUNTY OF DANE

IAF DEVELOPMENT, LLC, a Wisconsin Limited Liability Company, duly organized and existing by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said Company caused the land described on this plat of "FIRST ADDITION TO ICE AGE FALLS SUBDIVISION" to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this plat is required by Sections 236.18 or 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection.

- Department of Administration
- Dane County Zoning and Natural Resource Committee
- Common Council of the City of Madison

By: IAF DEVELOPMENT, LLC.
Jeffrey Rosenberg, President

CORPORATE RESOLUTION
Resolved that this Plat of First Addition to Ice Age Falls Subdivision, located in the NW1/4-SW1/4, and the SW1/4-NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin, and that said resolution further provided for the acceptance of these lands and rights dedicated by said Plat to the City of Madison for public use.

I, Ray Fisher, do hereby certify that I on the duly appointed, qualified and acting City Clerk of the City of Madison, and that this plat was approved by the City Council of the City of Madison, Dane County, Wisconsin, by resolution No. _____ and adopted on this _____ day of _____, 2006, I.D. No. _____ and further certify that the conditions of said approval were fulfilled on the _____ day of _____, 2006.

Ray Fisher
City Clerk
City of Madison

CERTIFICATE OF COUNTY TREASURER
I, David M. Goveas, being duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 2006, affecting the lands included in the plat of "FIRST ADDITION TO ICE AGE FALLS SUBDIVISION".

David M. Goveas, Treasurer
Dane County, Wisconsin

CERTIFICATE OF REGISTER OF DEEDS
Received for record this _____ day of _____, 2006, at _____ o'clock _____ A.M. and recorded in Volume _____ of plate on page _____.

John C. Licht, Dane County Register of Deeds

CONSENT OF MORTGAGEE
Associated Bank, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above Donor's Certificate.

IN WITNESS WHEREOF, this said Associated Bank has caused these presents to be signed by _____, its Vice President, and countersigned by _____, its Vice President, on this _____ day of _____, 2006.

Associated Bank

Vice President _____ Vice President _____
State of Wisconsin _____
County of _____

Personally came before me this _____ day of _____, 2006, _____, Vice President, and _____, Vice President of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice Presidents of said 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, Wisconsin _____
My Commission expires _____
CITY TREASURER'S CERTIFICATE
STATE OF WISCONSIN
DANE COUNTY _____ SS

I, Ray Fisher, being duly appointed, qualified and acting City Treasurer of the City of Madison, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2006, affecting the lands included in the plat of "FIRST ADDITION TO ICE AGE FALLS SUBDIVISION".

Ray Fisher
City Treasurer
City of Madison

MEAD & SHUNT
Dated this 7TH DAY OF DECEMBER 2006
THIS INSTRUMENT DRAFTED BY DAN UHLEN

Map & Plans, Inc.
601 West Bank Drive 101
Madison, Wisconsin 53718-2700
Phone 608-779-4300
Fax 608-771-4301

Dep. No. 02387
Sheet 1 of 1
Job No. 05035-00-03024

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