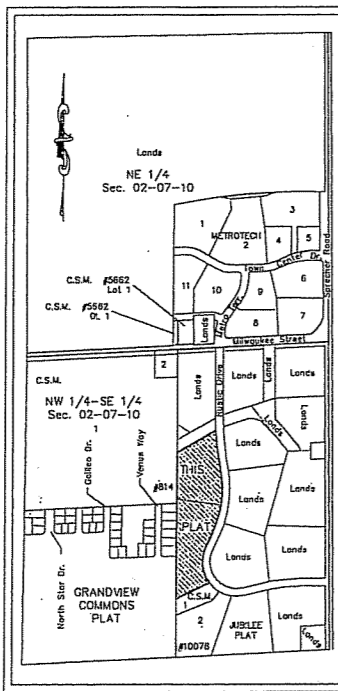


# FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES

A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

LOCATION SKETCH



**NOTES:**

- All lots within this plot are subject to a non-exclusive easement 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 easement shall be 12-feet in width on the perimeter of this plot. Easements shall not be required on property lines shared with greenways or public streets.
- The intra-block drainage easements shall be graded with the construction of each principal 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 Ordinance.

**LEGEND**

- IRON PIPE FOUND (SIZE DENOTED)
  - 3/4" SOLID IRON ROD FOUND
  - 1-1/4" SOLID IRON ROD FOUND
  - 1-1/4" X 30" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD W/CAP, WT. 1.50 lbs./ft.
  - SET P.K. NAIL
  - CITY LIMITS LINE
- UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Registered Land Surveyor No. 2452, do 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 STARKWEATHER SQUARE, LLC, owner, I have surveyed, divided, mapped, and dedicated FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES, that such plot correctly represents the exterior boundaries, and the subdivision of land surveyed; and that this land is located in part of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

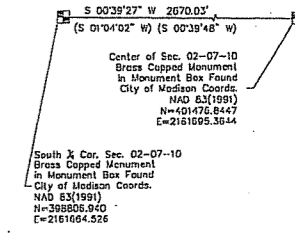
Commencing at the East Quarter (1/4) corner of said Section 02; thence South 87 degrees 18 minutes 38 seconds West, along the East-West Quarter (1/4) line of said Section 02, 1318.08 feet to the West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of said Section 02; thence South 00 degrees 05 minutes 28 seconds West, along said West line, 897.74 feet to the point of beginning; thence North 60 degrees 40 minutes 42 seconds East, 387.08 feet to the westerly right-of-way line of Rustic Drive and a point of non-tangential curvature; thence along said westerly right-of-way line of Rustic Drive for the next five (5) courses: 1) thence 258.68 feet along the arc of a curve to the left, through a central angle of 06 degrees 18 minutes 33 seconds, a radius of 2358.00 feet, and a chord bearing South 06 degrees 31 minutes 33 seconds East, 259.53 feet; 2) thence South 09 degrees 40 minutes 50 seconds East, 104.40 feet to a point of curvature; 3) thence 335.42 feet along the arc of a curve to the right, through a central angle of 34 degrees 30 minutes 27 seconds, a radius of 889.00 feet, and a chord bearing South 07 degrees 34 minutes 23 seconds West, 527.35 feet; 4) thence South 26 degrees 15 minutes 14 seconds West, 143.73 feet to a point of curvature; 5) thence 327.13 feet along the arc of a curve to the left, through a central angle of 62 degrees 28 minutes 39 seconds, a radius of 300.00 feet, and a chord bearing South 06 degrees 20 minutes 34 seconds East, 311.16 feet, to the northerly most corner of Lot 1, Certified Survey Map Number 10078, as recorded in Volume 59 of Certified Survey Maps, on Pages 40-42, as Document Number 3358901, Dane County Registry; thence South 84 degrees 25 minutes 05 seconds West, along the northerly line of said Lot 1, 322.25 feet to the aforementioned West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, said point also lying on the easterly line of GRANDVIEW COMMONS, as recorded in Volume 58-005A of Plat, on Pages 19-23, as Document Number 3583911, Dane County Registry; thence North 00 degrees 05 minutes 28 seconds East, along said West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, and said easterly line of GRANDVIEW COMMONS and its northerly extension thereof 1268.41 feet to the point of beginning. Said description contains 428,460 square feet, or 9.7672 acres.

Dated this 10<sup>th</sup> day of May, 2005.  
Signed: Michael S. Marty, R.L.S. #2452



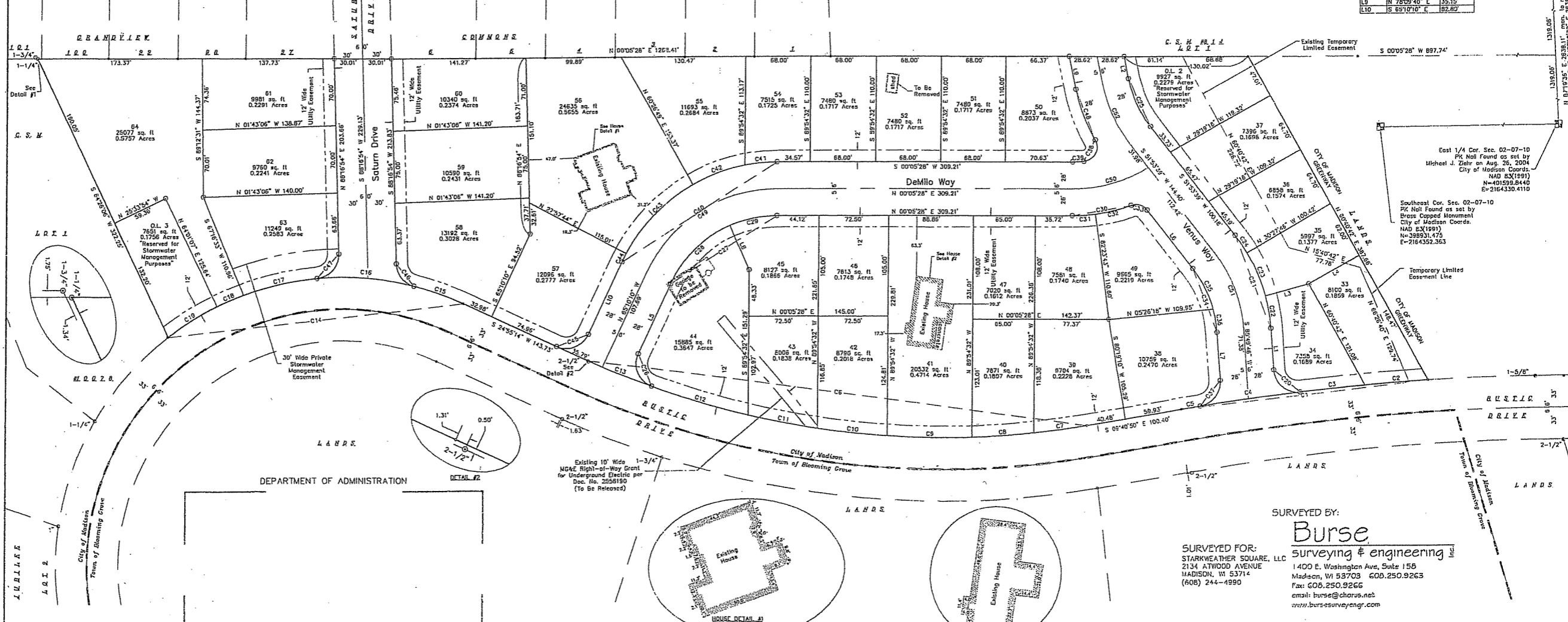
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	BACK SIGHT	FORE SIGHT
C1	05°16'33"	2358.00	259.53	S 06°31'33" E	259.53	S03°22'17" E	S03°22'17" E	S04°58'55" E
C2	01°30'35"	2358.00	66.28	S 04°10'36" E	66.28	S03°22'17" E	S03°22'17" E	S04°58'55" E
C3	01°39'39"	2358.00	66.36	S 04°48'44" E	66.36	S04°58'55" E	S04°58'55" E	S06°38'34" E
C4	02°33'15"	2358.00	105.12	S 07°35'11" E	105.11	S05°38'34" E	S05°38'34" E	S09°11'50" E
C5	03°28'00"	2358.00	139.80	S 09°28'20" E	139.80	S07°11'50" E	S07°11'50" E	S11°51'59" E
C6	34°30'27"	889.00	535.42	S 07°34'23" W	527.35	S06°04'40" E	S06°04'40" E	S07°11'50" E
C7	03°39'10"	889.00	55.80	S 07°22'45" E	55.89	S06°04'40" E	S06°04'40" E	S07°11'50" E
C8	04°12'00"	889.00	65.18	S 03°58'36" E	65.16	S06°04'40" E	S06°04'40" E	S07°11'50" E
C9	05°08'53"	889.44	66.30	S 00°51'51" W	66.87	S01°52'37" E	S01°52'37" E	S03°31'09" W
C10	04°00'41"	1041.56	72.95	S 08°21'12" W	72.94	S03°51'09" W	S03°51'09" W	S06°33'14" W
C11	04°45'32"	889.00	73.84	S 10°56'00" W	73.82	S03°31'14" W	S03°31'14" W	S13°18'46" W
C12	06°31'02"	889.00	106.29	S 16°44'17" W	106.23	S13°18'46" W	S13°18'46" W	S20°09'48" W
C13	04°39'48"	889.00	72.36	S 22°29'42" W	72.34	S20°09'48" W	S20°09'48" W	S27°34'53" W
C14	03°28'25"	300.00	327.13	S 00°20'41" E	311.16	S37°34'53" E	S37°34'53" E	S44°20'34" E
C15	10°33'12"	300.00	55.26	S 19°37'10" W	55.18	S14°20'34" W	S14°20'34" W	S20°09'48" W
C16	19°36'15"	300.00	102.65	S 04°32'28" W	102.15	S14°20'34" W	S14°20'34" W	S25°15'41" W
C17	14°58'51"	300.00	78.44	S 12°45'06" E	78.22	S05°15'41" E	S05°15'41" E	S20°14'32" E
C18	05°44'21"	300.00	30.95	S 03°05'42" E	30.04	S20°14'32" E	S20°14'32" E	S25°15'41" E
C19	11°30'00"	300.00	60.74	S 31°46'53" E	60.63	S25°15'41" E	S25°15'41" E	S27°34'53" E
C20	82°28'20"	25.00	40.35	S 39°35'36" W	36.11	S06°38'34" E	S06°38'34" E	S07°11'50" E
C21	33°50'07"	778.00	105.43	S 69°51'42" W	103.89	S74°46'53" W	S74°46'53" W	S82°14'32" W
C22	11°03'52"	778.00	24.32	S 02°29'20" W	24.27	S20°09'48" W	S20°09'48" W	S25°15'41" W
C23	15°45'30"	778.00	48.96	S 56°54'05" W	48.81	S74°46'53" W	S74°46'53" W	S82°14'32" W
C24	07°07'36"	778.00	22.14	S 58°27'26" W	22.13	S59°01'17" W	S59°01'17" W	S65°15'41" W
C25	28°16'02"	122.00	85.93	S 28°16'40" W	85.44	S20°09'48" W	S20°09'48" W	S25°15'41" W
C26	04°40'02"	122.00	41.31	S 02°29'20" W	36.77	S20°09'48" W	S20°09'48" W	S25°15'41" W
C27	05°15'36"	122.00	41.38	N 32°32'21" W	41.37	S20°09'48" W	S20°09'48" W	S25°15'41" W
C28	41°46'02"	122.00	88.86	N 41°16'44" W	87.01	H23°23'18" W	H23°23'18" W	H25°15'41" W
C29	23°28'46"	122.00	49.89	N 11°38'55" W	49.85	N23°23'18" W	N23°23'18" W	H25°15'41" W
C30	29°10'40"	122.00	62.89	N 03°29'58" W	62.36	N25°15'41" W	N25°15'41" W	H27°36'17" W
C31	07°41'46"	122.00	23.81	N 03°42'52" W	23.80	N07°36'17" W	N07°36'17" W	H27°36'17" W
C32	12°28'55"	122.00	38.78	N 13°50'24" W	38.70	H07°36'17" W	H07°36'17" W	H27°36'17" W
C33	71°56'01"	122.00	18.84	N 15°54'13" E	17.63	H20°15'12" W	H20°15'12" W	H27°36'17" W
C34	33°56'07"	122.00	72.38	N 08°51'42" E	71.21	H17°47'40" E	H17°47'40" E	H27°36'17" W
C35	22°25'01"	122.00	67.23	N 03°05'42" E	62.45	H17°47'40" E	H17°47'40" E	H27°36'17" W
C36	11°31'09"	122.00	24.53	N 00°41'13" E	24.48	H17°47'40" E	H17°47'40" E	H27°36'17" W
C37	84°38'25"	25.00	37.08	S 51°41'01" E	33.77	S09°11'50" E	S09°11'50" E	S11°51'59" E
C38	11°43'24"	15.00	30.01	S 52°43'52" E	28.25	S09°11'50" E	S09°11'50" E	S11°51'59" E
C39	02°30'08"	122.00	41.31	S 02°29'20" W	36.77	S09°11'50" E	S09°11'50" E	S11°51'59" E
C40	05°15'36"	122.00	41.38	S 32°32'21" W	41.37	S09°11'50" E	S09°11'50" E	S11°51'59" E
C41	10°49'25"	122.00	33.63	S 05°18'13" E	33.58	S10°43'58" E	S10°43'58" E	S23°11'11" E
C42	18°49'14"	122.00	58.47	S 26°08'34" E	56.21	S10°43'58" E	S10°43'58" E	S23°11'11" E
C43	29°10'40"	122.00	62.89	S 49°41'44" E	60.57	S02°02'16" E	S02°02'16" E	S05°10'10" E
C44	03°07'54"	122.00	9.72	S 03°36'13" E	8.73	S02°02'16" E	S02°02'16" E	S05°10'10" E
C45	80°05'24"	25.00	39.31	S 20°07'28" E	35.35	S05°10'10" E	S05°10'10" E	S24°50'14" E
C46	73°36'20"	25.00	32.26	S 51°18'44" W	30.07	S14°20'34" E	S14°20'34" E	S08°16'54" W
C47	60°27'25"	25.00	37.72	S 40°23'23" E	34.25	S05°15'41" E	S05°15'41" E	S07°11'50" E
C48	18°12'44"	122.00	66.50	N 69°03'16" E	66.50	S06°38'34" E	S06°38'34" E	S07°11'50" E
C49	05°15'36"	150.00	110.85	N 32°32'21" W	181.77	S06°38'34" E	S06°38'34" E	S07°11'50" E
C50	31°48'15"	150.00	83.26	N 15°48'38" E	82.20	H31°42'47" W	H31°42'47" W	S07°11'50" E
C51	33°56'07"	150.00	86.84	S 68°51'41" S	87.59	S07°11'50" E	S07°11'50" E	S09°11'50" E
C52	26°16'02"	150.00	68.77	S 65°01'40" W	68.17	S07°11'50" E	S07°11'50" E	S09°11'50" E

**NORTH**  
BEARINGS ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SEC. 02-07-10, BEARING N 87°19'36" E



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 85°49'46" W	43.45
L2	S 78°09'40" W	23.32
L3	N 151°32'07" W	43.11
L4	N 29°18'18" W	60.00
L5	N 65°10'10" W	78.95
L6	N 51°53'39" E	77.95
L7	N 85°49'46" E	50.39
L8	N 66°36'42" E	50.78
L9	N 78°09'40" E	35.15
L10	S 85°10'10" E	82.80



Date: May 10, 2005  
Paper Space Plot View: Sheet1  
Projects\BSE795\Final Plot\FPBE795.dwg

SURVEYED BY:  
**Burse**  
surveying & engineering inc.  
SURVEYED FOR:  
STARKWEATHER SQUARE, LLC  
2134 ATWOOD AVENUE  
MADISON, WI 53714  
(608) 244-4990  
1400 E. Washington Ave., Suite 156  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com

# FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES

A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**OWNER'S CERTIFICATE**

Starkweather Square, LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Starkweather Square, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

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

IN WITNESS WHEREOF, Starkweather Square, LLC has caused these presents to be signed by Douglas E. L. Nelson, its Member, at Madison, Wisconsin, on this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Douglas E. L. Nelson, Member

State of Wisconsin )  
                          )ss.  
County of Dane      )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, Douglas E. L. Nelson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin

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

**CORPORATE MORTGAGEE CERTIFICATE**

AnchorBank, 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 FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES, and does hereby consent to the above certificate of Starkweather Square, LLC, owner.

IN WITNESS WHEREOF, the said AnchorBank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Authorized representative

State of Wisconsin )  
                          )ss.  
County of Dane      )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 200\_\_, the above named \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public:

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

**MADISON COMMON COUNCIL CERTIFICATE**

RESOLVED, that the plat of FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES, in the City of Madison, STARKWEATHER SQUARE, LLC, owner, was hereby approved by Resolution Number \_\_\_\_\_, I.D. Number \_\_\_\_\_, Adopted on this \_\_\_ day of \_\_\_\_\_, 200\_\_, and that said resolution further provided for the acceptance of those land and rights dedicated by said plat of FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES, to the City of Madison for public use.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Roy Fisher, Clerk  
City of Madison, Dane County, Wisconsin

**CERTIFICATE OF COUNTY TREASURER**

State of Wisconsin )  
                          )ss  
County of Dane      )

I, David M. Gawenda, being the duly elected, qualified, and acting County Treasurer of Dane County, 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 \_\_\_\_\_, 200\_\_, on any lands included in the plat of FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
David M. Gawenda, County Treasurer  
Dane County, Wisconsin

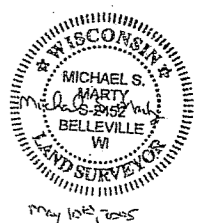
**CERTIFICATE OF CITY TREASURER**

State of Wisconsin )  
                          )ss  
County of Dane      )

I, Roy Fisher, being the duly appointed, qualified, and acting Treasurer of the City of Madison, 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 \_\_\_\_\_, 200\_\_, on any of the lands included in the plat of FIRST ADDITION TO NELSON'S ADDITION TO RUSTIC ACRES.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Roy Fisher, City Treasurer  
City of Madison, Dane County, Wisconsin



DEPARTMENT OF ADMINISTRATION

RECORDING DATA

**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this \_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_.

Jane Licht, Dane County  
Register of Deeds