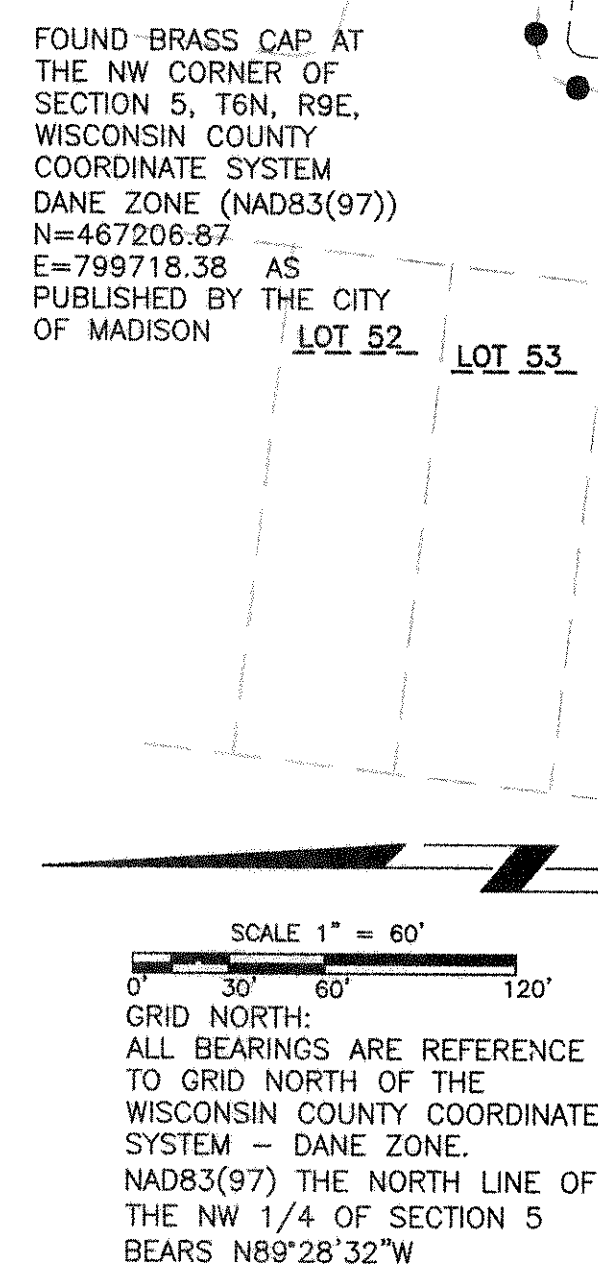







LOT 4, CERTIFIED SURVEY MAP 12506, "LANDS DEDICATED TO THE PUBLIC", FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN




LOT AREAS	
LOT NO.	LOT AREA
18	6,222 SQ. FT
19	5,086 SQ. FT
20	4,400 SQ. FT.
21	4,400 SQ. FT.
22	5,363 SQ. FT.
23	5,509 SQ. FT.
24	5,523 SQ. FT.
25	4,281 SQ. FT.
26	4,000 SQ. FT.
27	4,072 SQ. FT.
28	6,027 SQ. FT.
OUTLOT 1	17,432 SQ. FT.
OUTLOT 2	49,336 SQ. FT.
OUTLOT 3	9,192 SQ. FT.
OUTLOT 4	13,213 SQ. FT.

  
  
  
  
 (263.56'  
 263.51'  


UTILITY EASEMENT DIMENSIONS UNLESS OTHERWISE  
NOTED - NO POLES OR BURIED CABLE TO BE  
PLACED ON ANY LOT LINE OR LOT CORNER.  
DISTURBING A SURVEY STAKE IS A VIOLATION OF  
SECTION 236.32 (2)(3) WISCONSIN STATUTES.

Department of Administration

WISCONSIN  
 FRANCIS R. THOUSAND  
 S-1363  
 MADISON, WIS.  
 2/23/10  
 LAND SURVEYOR  
*Francis R. Thousand*



# ARNOLD AND O'SHERIDAN INC.

CONSULTING ENGINEER

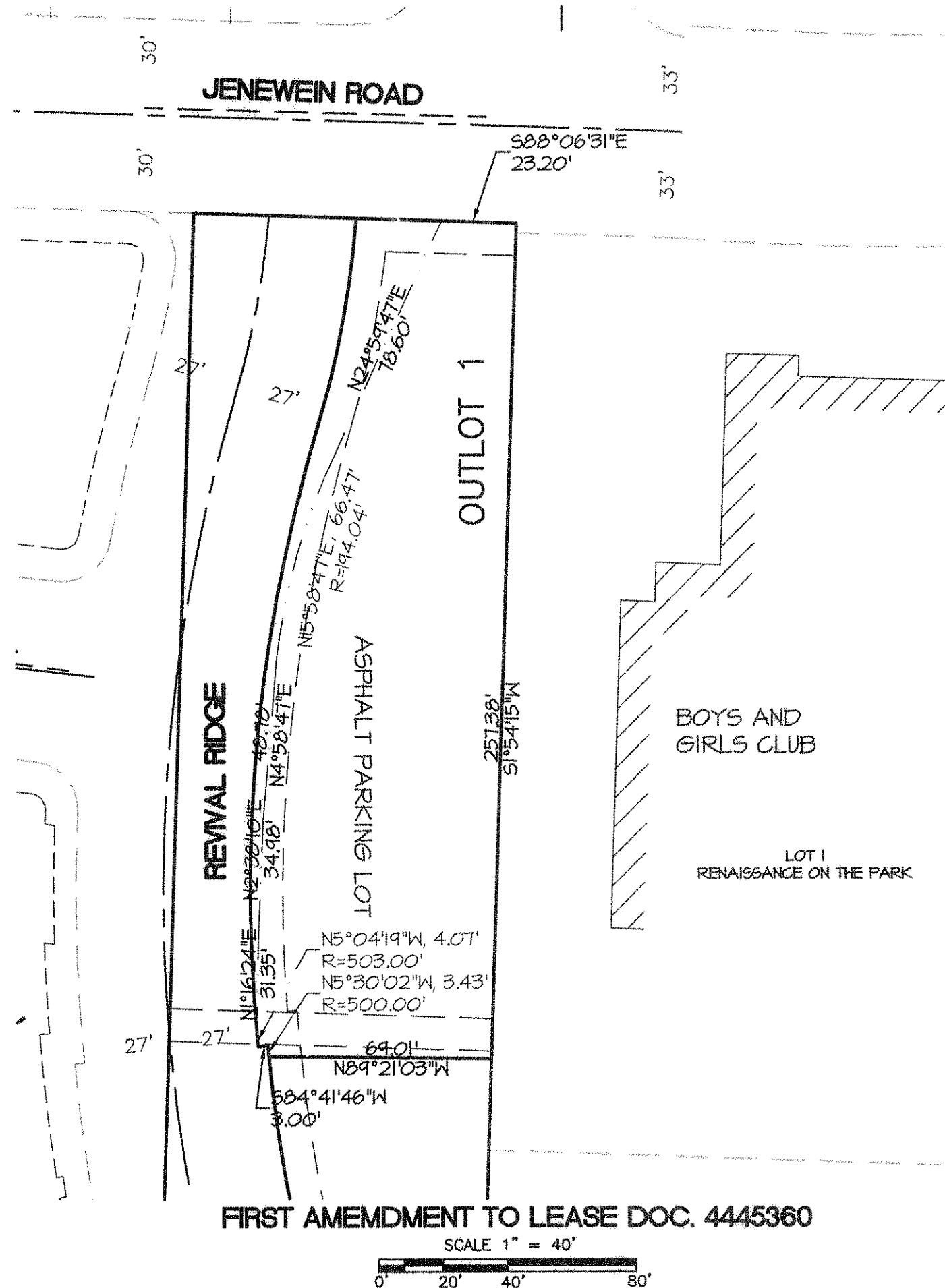
MADISON, WISCONSIN  
(608) 821-8500  
BROOKFIELD, WISCONSIN  
(262) 783-6136  
FAX: (608) 821-8500

PROJECT NUMBER:	090218B
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# ALLIED DRIVE, PHASE II

LOT 4, CERTIFIED SURVEY MAP 12506, 'LANDS DEDICATED TO THE PUBLIC', FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



## OWNERS CERTIFICATE:

Community Development Authority of the City of Madison, as owner, we hereby certify that we have caused the land described on Allied Drive, Phase II to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:

Department of Administration  
Dane County Zoning and Natural Resources Committee  
Common Council, City of Madison

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Community Development Authority of the City of Madison

STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## CITY TREASURER'S CERTIFICATE

STATE OF WISCONSIN )  
COUNTY OF DANE ) S.S.

I, JoAnn Teresa, being the duly appointed, qualified and acting city 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 \_\_\_\_\_ on any of the land included in the plat of

"Allied Drive, Phase II".

JoAnn Teresa, Treasurer (Provisional)  
City of Madison

Date \_\_\_\_\_

## TREASURER'S CERTIFICATE:

STATE OF WISCONSIN )

S.S.

COUNTY OF DANE )

As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "Allied Drive, Phase II".

Date \_\_\_\_\_

\_\_\_\_\_, County Treasurer

## LAND SURVEYOR CERTIFICATE

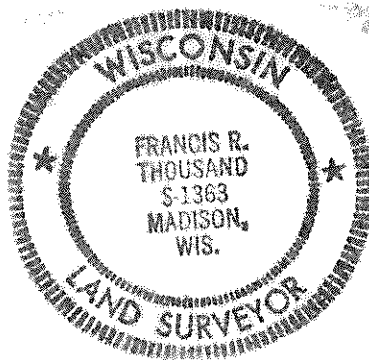
I, Francis R. Thousand, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconsin Statutes and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the owners listed hereon, I have surveyed this property and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is described as:

Lot 4, Certified Survey Map No. 12506 and the area shown as "DEDICATED TO THE PUBLIC", First Addition To Allied Terrace, being part of the NE 1/4, SE 1/4 and SW 1/4 of the NW 1/4 of Section 5, T6N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the N 1/4 corner of said section 5, thence N89°28'32"W, 905.10 feet; thence S01°54'15"W, 1083.52 feet to the South line of Jenewein Road and the point of beginning at the Northeast corner of the First Addition to Allied Terrace; thence along the East line of the First Addition to Allied Terrace, S01°54'15"W, 1397.04 feet to the North line of Crescent Road; thence along said North line S81°10'21"W, 29.33 feet to the East line of Lot 89, First Addition to Allied Terrace; thence along the said East line, N08°52'02"W, 169.52 feet to the Southeast corner of said Lot 4; thence along the South line of said Lot 4, S81°09'41"W, 395.13 feet to the East line of Allied Drive; thence along said East line, N06°37'25"E, 813.99 feet to the Northwest corner of said Lot 4; thence S83°21'26"E, 143.01 feet; thence N06°38'22"E, 110.13 feet; thence S83°20'09"E, 130.65 feet to the West line of the said area shown as "DEDICATED TO THE PUBLIC"; thence along said West line N01°53'36"E, 411.27 feet to the south line of Jenewein Road; thence along said south line of Jenewein Road, S88°06'31"E, 100.00 feet to the point of beginning.

This parcel contains 386,852 sq. ft. — 8.88 acres.

Dated this 23 day of FEBRUARY, 2012.

Madison, Wisconsin Francis R. Thousand  
Francis R. Thousand  
Land Surveyor # S-1363



## Notes:

(a) All streets and roads within the plot boundary are dedicated to the public unless otherwise noted.

(a) All lots within this plat 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 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.

(b) 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 Madison General Ordinances.

Outlot 1 is for parking lot.  
Outlot 2 is dedicated to the public for storm water mangement and other public purposes.  
Outlot 3 is for community gardens.

## CURVE TABLE

CURVE	LOT	RADIUS	CHORD	CHORD	I-ANGLE	TAN BEARING	TAN BEARING	ARC
1-2	OL 1	292.00'	63.26'	S10°41'22"W	12°26'12"	S4°28'16"W	S16°54'28"W	63.38'
2-3	OL 1	503.00'	193.78'	S05°48'07"W	22°12'42"	S16°54'28"W	S5°18'14"E	195.00'
4-5		500.00'	113.90'	S11°50'38"E	13°04'48"	S5°18'14"E	S18°23'02"E	114.14'
5-6	OL 2	280.00'	98.63'	S08°14'23.5"E	20°17'17"	S18°23'02"E	S1°54'15"W	99.15'
7-8	OL 3	280.00'	222.55'	S25°19'12.5"W	46°49'55"	S1°54'15"W	S48°44'10"W	228.86'
8-9	OL 3	15.00'	17.12'	S13°56'32.5"W	69°35'15"	S48°44'10"W	S20°51'05"E	18.22'
9-10		180.00'	71.02'	S09°28'25"E	22°45'20"	S20°51'05"E	S1°54'15"W	71.49'
	OL 3	180.00'	20.22'	S17°37'51"E	06°26'28"			20.24'
	19	180.00'	50.52'	S6°20'34"E	16°08'06"			50.69'
	20	180.00'	0.56'	S01°48'52"W	00°10'46"			0.56'
11-12		180.00'	229.61'	S41°31'58"W	79°15'25"	S01°54'15"W	S81°09'41"W	248.99'
	22	180.00'	43.08'	S8°43'27"W	13°44'45"			43.18'
	23	180.00'	49.84'	S23°36'28"W	15°54'56"			50.00'
	OL 2	180.00'	89.41'	S45°56'46"W	28°45'41"			90.36'
	24	180.00'	49.84'	S68°17'05"W	15°54'56"			50.00'
	25	180.00'	15.45'	S78°42'06"W	4°55'07"			15.45'
13-14		230.00'	63.19'	S89°03'26"W	15°47'31"	S81°09'41"W	N83°20'09"W	63.39'
	27	230.00'	17.16'	S83°17'59"W	4°16'38"			17.17'
	28	230.00'	46.15'	S88°48'15"E	11°30'54"			46.22'
15-16	1	220.00'	51.52'	S04°49'13"E	13°26'56"	S11°32'41"E	S1°54'15"W	51.64'
17-20		220.00'	163.99'	S23°47'12"W	43°45'54"	S1°54'15"W	S45°40'09"W	168.04'
17-18	1	220.00'	16.82'	S04°05'35.9"W	4°22'49"	S1°54'15"W	S06°17'04"W	16.82'
19-20	2	220.00'	121.56'	S29°37'53"W	32°04'32"	S13°35'37"W	S45°40'09"W	123.16'
20-21	2	15.00'	20.56'	S88°55'19"W	86°30'20"	S45°40'09"W	N47°49'31"W	22.65'
21-22	2	180.00'	86.83'	N61°46'57"W	27°54'52"	N47°49'31"W	N75°44'23"W	87.70'
22-23	2	15.00'	19.76'	N34°33'00.5"W	82°22'45"	N75°44'23"W	N6°38'22"E	21.57'
24-25		120.00'	162.51'	S40°42'57"E	85°14'24"	S83°20'09"E	S1°54'15"W	178.53'
	18	120.00'	74.59'	S65°13'47"E	36°12'44"			75.84'
	OL 4	120.00'	99.58'	S22°36'35"E	49°01'40"			102.69'
26-27		120.00'	153.07'	S41°31'58"W	79°15'25"	S1°54'15"W	S81°09'41"W	166.00'
	OL 4	120.00'	126.27'	S33°38'54"W	63°29'17"			132.97'
	12	120.00'	32.92'	S73°16'36"W	15°36'08"			33.03'
28-29	11	170.00'	47.27'	S89°09'10"W	15°59'00"	S81°09'40"W	N82°51'20"W	47.42'
30-31		268.00'	131.11'	S16°03'47"W	28°19'04"	S1°54'15"W	S30°13'19"W	132.46'
	24	268.00'	59.52'	S8°16'45"W	12°45'00"			59.64'
	25	268.00'	72.59'	S22°26'17"W	15°34'04"			72.82'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

