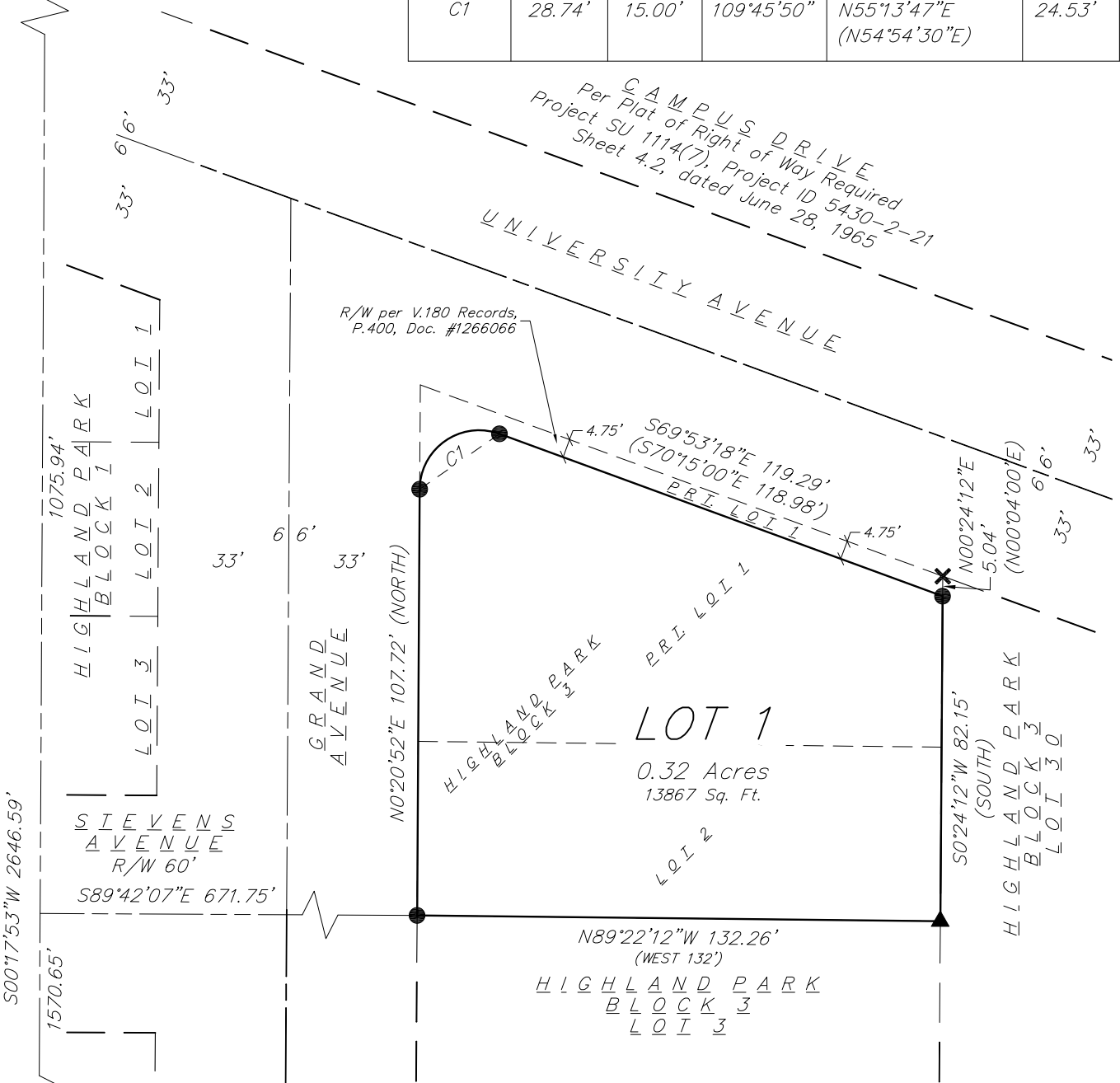


CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND ALL OF LOT 2, BLOCK 3, HIGHLAND PARK, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 40, AS DOCUMENT NUMBER 272364, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 - NE 1/4 OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

North 1/4 Cor. Sec. 21-07-09
Concrete Monument With
Brass Cap Found
Published Coordinates:
N=483025.74; E=807926.39

Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.74'	15.00'	109°45'50"	N55°13'47"E (N54°54'30"E)	24.53'



Center of Sec. 21-07-09
Concrete Monument With
Brass Cap Found
Published Coordinates
N=480379.19; E=807912.62

SURVEY LEGEND

- FOUND CHISELED "X"
 - FOUND 3/4" Ø IRON ROD
 - SET PK NAIL
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

GRAPHIC SCALE FEET



vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 140202
DATE: 01-06-2015
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
Kingston Corner LLC
7266 County Hwy. VV
Sun Prairie, WI 53590

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 3

CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND ALL OF LOT 2, BLOCK 3, HIGHLAND PARK, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 40, AS DOCUMENT NUMBER 272364, DANE COUNTY REGISTRY, LOCATED IN THE NW ¼ - NE ¼ OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Kingston Corner LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Lots One (1) and Two (2), Block Three (3), Highland Park, as recorded in Volume 3 of Plats, on Page 40, as Document Number 272364, Dane County Registry, EXCEPT that part conveyed for street purposes in deed recorded June 15, 1970 in Volume 180 of Records, Page 400, as Document Number 1266066, located in the NW ¼ – NE ¼ of Section 21, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North ¼ corner of said Section 21; thence S00°17’53”W along the West line of the NE ¼ of said Section 21, 1075.94 feet; thence S89°42’07”E, 671.75 feet to the Southwest corner of said Lot 2 and the point of beginning, said point also lying on the easterly right of way line of Grand Avenue; thence N00°20’52”E along said easterly right of way line of Grand Avenue, 107.72 feet to a point of curvature, said point also lying on the southerly line of lands conveyed for street purposes in said Document Number 1266066; thence along said southerly line of lands conveyed for street purposes for the next two (2) courses; 1–thence 28.74 feet along the arc of a curve to the right, through a central angle of 109°45’50”, a radius of 15.00 feet, and a chord bearing N55°13’47”E, 24.53 feet; 2–thence S69°53’18”E, 119.29 feet to the East line of said Lot 1; thence S00°24’12”W along said East line of Lot 1 and its southerly extension thereof, 82.15 feet to the Southeast corner of said Lot 2; thence N89°22’12”W along the South line of said Lot 2, 132.26 feet to the point of beginning. Said description contains 13,867 square feet more or less.

Vierbicher Associates, Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this _____ day of _____, 201__.

Signed: _____
Vierbicher Associates, Inc.
Michael S. Marty, P.L.S. No. 2452

NOTES:

- 1. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- 2. No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.
- 3. Distances are ground and are measured to the nearest hundredth of a foot (0.01’).
- 4. The boundary for this Certified Survey Map is based upon a Plat of Survey prepared by Vierbicher Associates, Inc., drawing number S–559, dated September 12, 2014 and on file with the Dane County Surveyor’s Office.
- 5. Existing structures and improvements located within this Certified Survey Map are to be demolished or removed and have therefore not been shown.

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 201__.

Signed: _____
Steven R. Cover, Secretary
City of Madison Plan Commission

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



FN: 140202
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Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
Kingston Corner LLC
7266 County Hwy. VV
Sun Prairie, WI 53590

C.S.M. No. _____
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SHEET
2 OF 3

CERTIFIED SURVEY MAP No.

PART OF LOT 1 AND ALL OF LOT 2, BLOCK 3, HIGHLAND PARK, AS RECORDED IN VOLUME 3 OF PLATS, ON PAGE 40, AS DOCUMENT NUMBER 272364, DANE COUNTY REGISTRY, LOCATED IN THE NW 1/4 - NE 1/4 OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER’S CERTIFICATE OF DEDICATION

Kingston Corner LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Kingston Corner LLC, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval or objection:

IN WITNESS WHEREOF, the said Kingston Corner LLC, has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, and its company seal to be hereunto affixed on this _____ day of _____, 20____.

Kingston Corner LLC

Kingston Corner LLC

by: _____

STATE OF WISCONSIN)
DANE COUNTY) SS

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

Notary Public

My Commission Expires/is Permanent: _____

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 201____; that said enactment 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____.

Signed: _____
Maribeth Witzel–Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 201____, at _____ o’clock ____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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planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



FN: 140202
DATE: 01-16-2015
REV:
Drafted By: MMAR
Checked By: MZIE

SURVEYED FOR:
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C.S.M. No. _____
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SHEET
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