# CERTIFIED SURVEY MAP No.

LOTS 1 & 3, CERTIFIED SURVEY MAP NUMBER 11598, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEY MAPS, ON PAGES 357–361, AS DOCUMENT NUMBER 4131566, DANE COUNTY REGISTRY, LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE ¼ OF SEC 25-07-08 MEASURED AS BEARING N89°53'07"E

SURVEY LEGEND

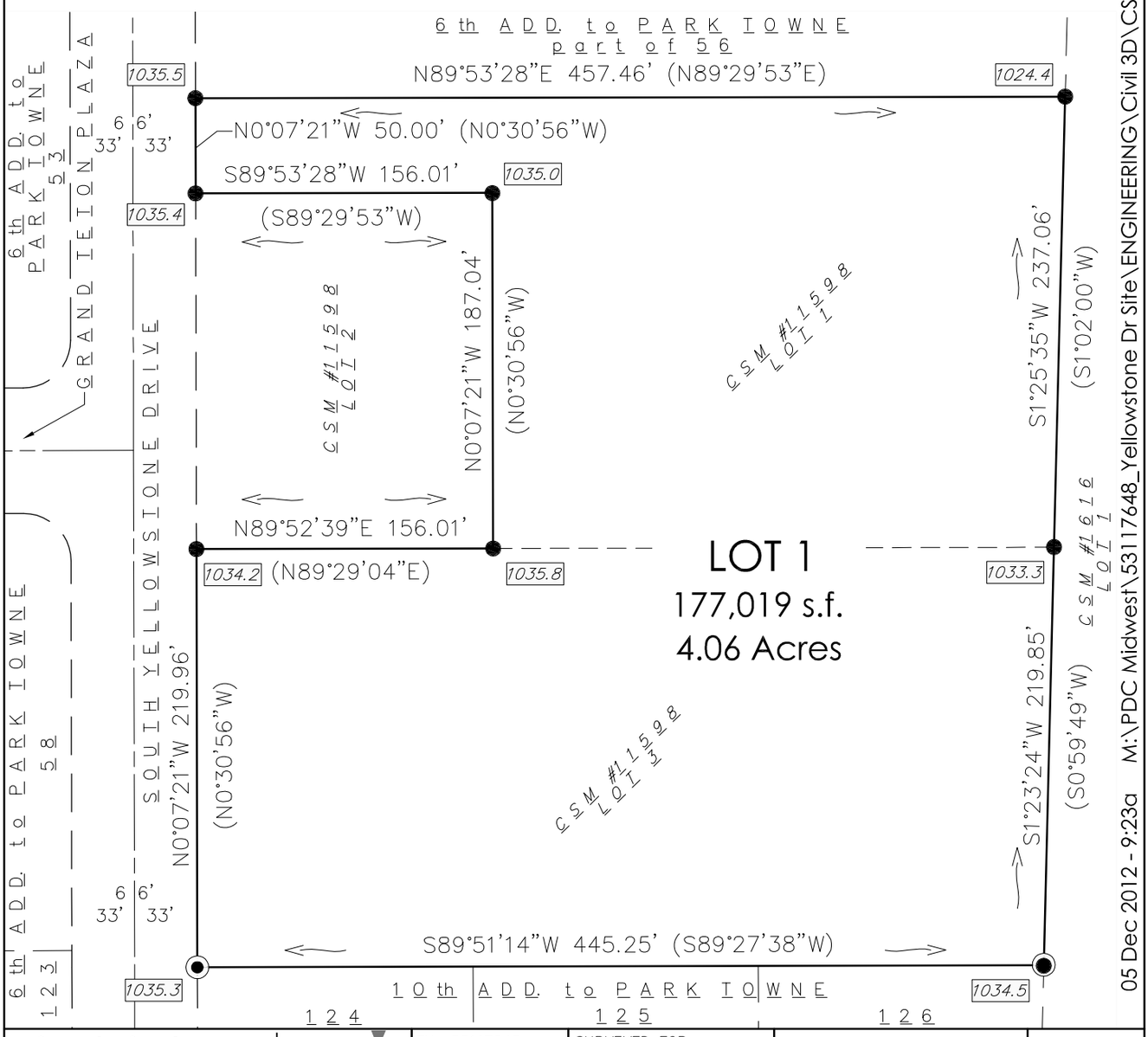
- ◉ FOUND 1 1/4" ø IRON ROD
- ● FOUND 3/4" ø IRON ROD
- 866.5 PROPERTY CORNER SPOT ELEVATION
- ⇦ DRAINAGE ARROW (SEE NOTES)
- ( ) RECORDED AS INFORMATION

GRAPHIC SCALE FEET

0 40 80 160

NOTES

1. See sheet 2 for easements and section tie detail.
2. See sheet 3 for existing improvements.
3. See sheet 5 for additional notes.




05 Dec 2012 - 9:23a M:\PDC Midwest\53117648_Yellowstone Dr Site\ENGINEERING\Civil 3D\CSM-7648.dwg by: mmar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FN: 53117648
DATE: 12/05/2012
REV:
Drafted By: MMAR
Checked By: CRUE

SURVEYED FOR:
Brookdale Senior Living Communities, Inc.
6737 W. Washington St
Milwaukee, WI 53214
(414)918-5462

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

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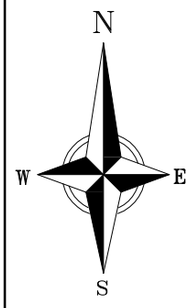


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NE ¼ OF SEC 25–07–08 MEASURED AS BEARING N89°53'07"E

N¼ Cor Sec 25–07–08
Aluminum Mon Found
Published Coords:
N=477769.88
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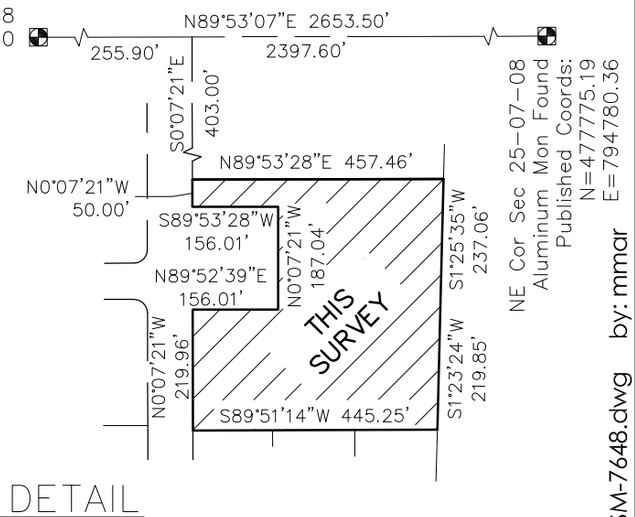
## SECTION TIE DETAIL

(NOT TO SCALE)




NE Cor Sec 25–07–08
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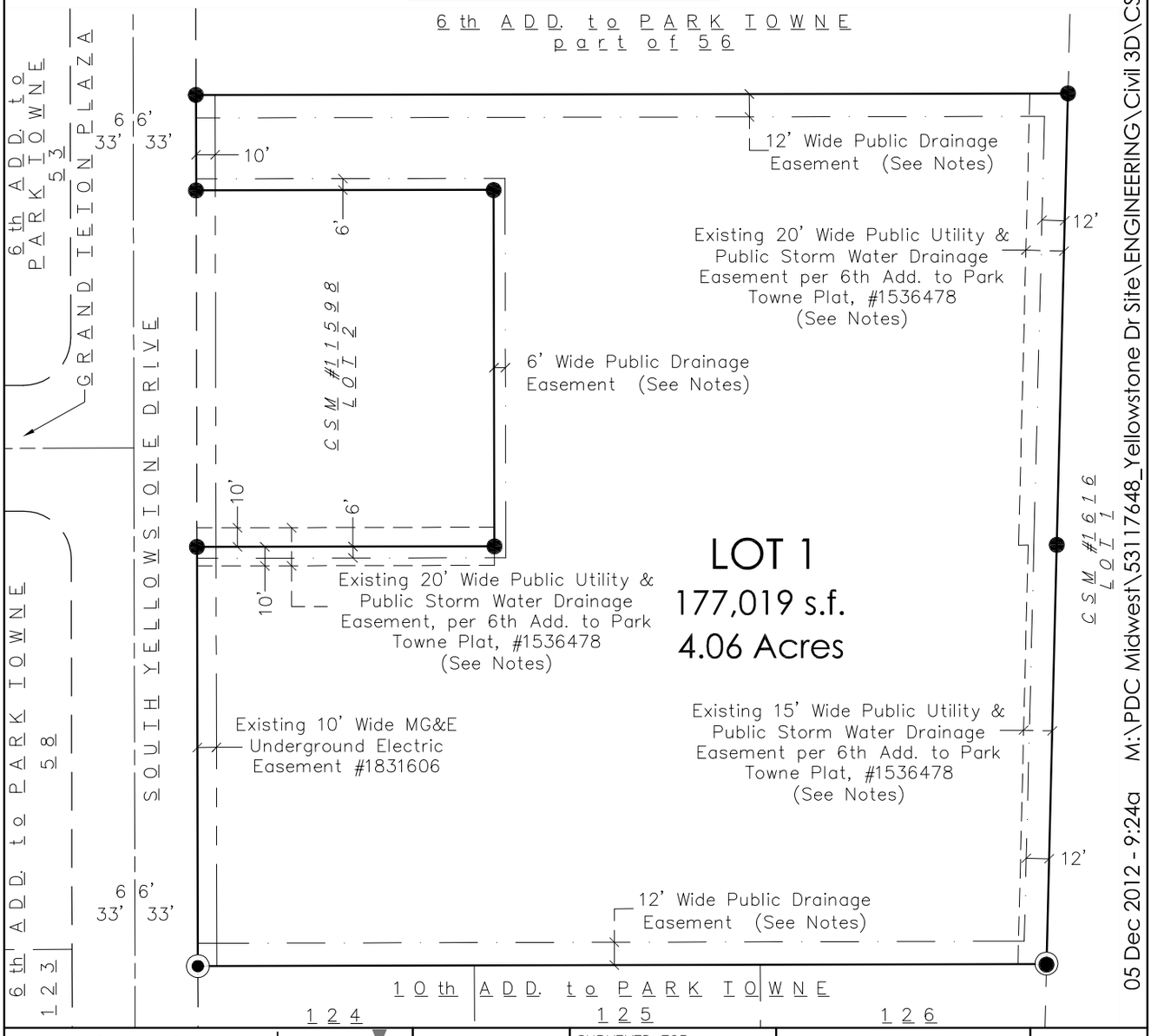
GRAPHIC SCALE FEET

0 40 80 160

## EASEMENT DETAIL

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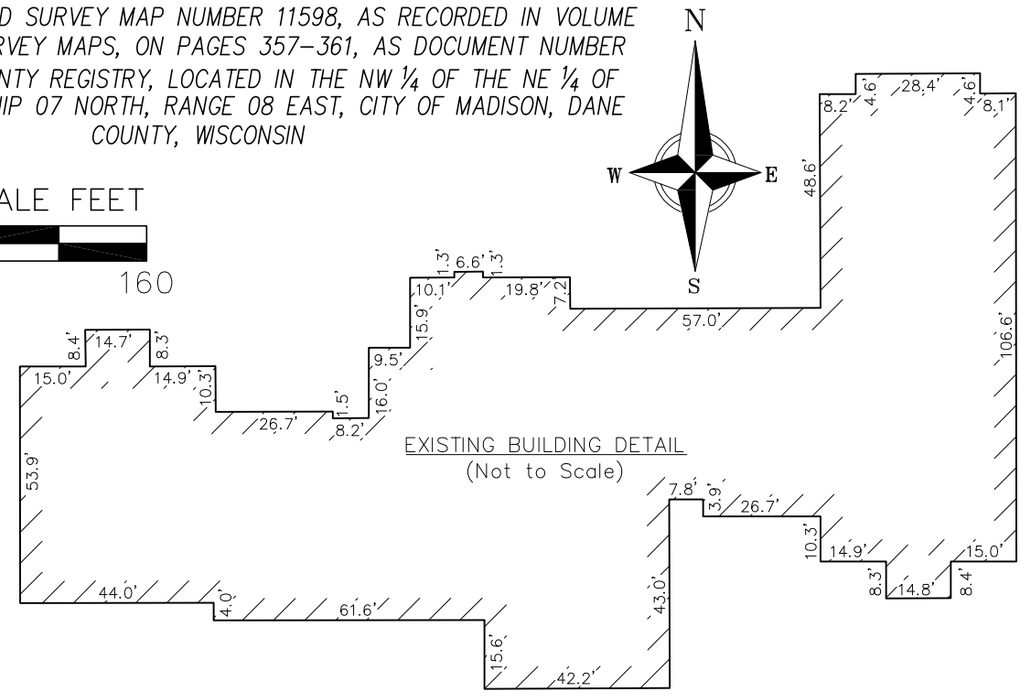
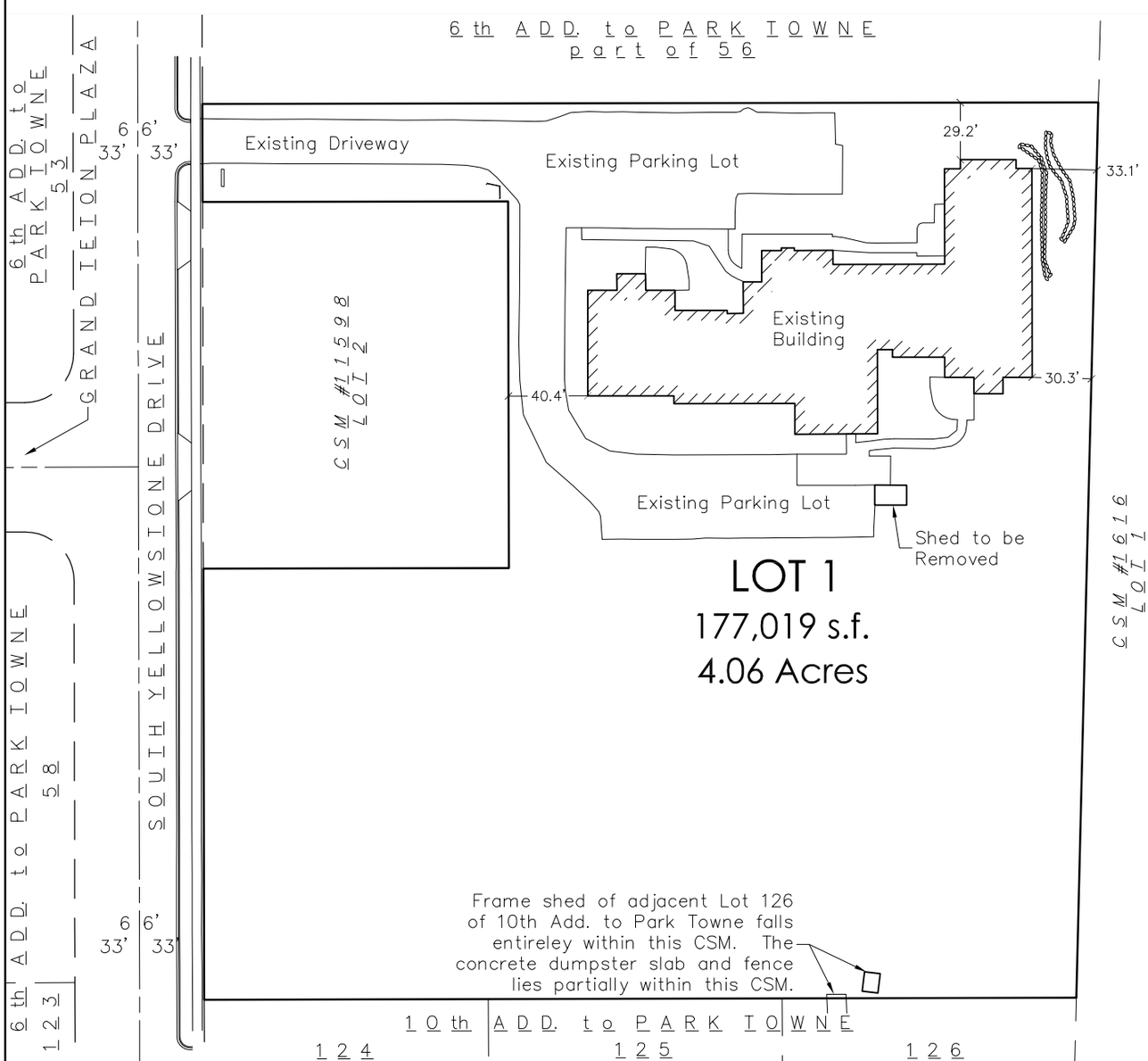
GRAPHIC SCALE FEET

0 40 80 160




LOT 1
177,019 s.f.
4.06 Acres

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SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of BKD Wynwood of Madison West Real Estate, LLC, a Delaware limited liability company and Brookdale Senior Living Communities, Inc., owners of said land, I have surveyed, divided and mapped Lots 1 & 3, Certified Survey Map Number 11598, as recorded in Volume 70 of Certified Survey Maps, on Pages 357-361, as Document Number 4131566, Dane County Registry, located in the NW ¼ of the NE ¼ of Section 25, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North Quarter (N ¼) corner of said Section 25; thence N89°53'07"E along the North line of the NE ¼ of said Section 25, 255.90 feet to a point of intersection with the northerly extension of the easterly right of way line of South Yellowstone Drive; thence S00°07'21"E along said easterly right of way line of South Yellowstone Drive and its northerly extension thereof, 403.00 feet to the Northwest corner of said Lot 1, and the point of beginning; thence along the exterior boundary of said Lot 1 and said Lot 3 for the next nine (9) courses; 1-thence N89°53'28"E, 457.46 feet to the Northeast corner of said Lot 1; 2- thence S01°25'35"W, 237.06 feet to the Northeast corner of said Lot 3; 3-thence S01°23'24"W, 219.85 feet to the Southeast corner of said Lot 3; 4-thence N89°51'14"W, 445.25 feet to the Southwest corner of said Lot 3; 5-thence N00°07'21"W, 219.96 feet to the Northwest corner of said Lot 3, said point also being the Southwest corner of Lot 2 of said Certified Survey Map Number 11598; 6-thence N89°52'39"E, 156.01 feet to the Southeast corner of said Lot 2; 7-thence N00°07'21"W, 187.04 feet to the Northeast corner of said Lot 2; 8-thence S89°53'28"W, 156.01 feet to the Northwest corner of said Lot 2, said point also being a southwesterly corner of said Lot 1; 9-thence N00°07'21"W, 50.00 feet to the Northwest corner of said Lot 1 and the point of beginning. Said description contains 177,019 square feet or 4.06 acres more or less.

I further certify that the map on Sheet 1 is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

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

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 _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

DOCUMENT NO._____

CERTIFIED SURVEY MAP NO._____



VOLUME_____ PAGE_____

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NOTES:

1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principle structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on Sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum from published City of Madison Control.
2. All lots within this Certified Survey Map are subject to public easements 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 easements shall be 12-feet in width on the perimeter of the Certified Survey Map. 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 Certified Survey Map. Easements shall not be required on property lines shared with greenways or public streets. Without prior written approval of the City Engineer, 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 re-division 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.
3. 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.
4. Distances are ground and are measured to the nearest hundredth of a foot (0.01').
5. The boundary for this Certified Survey Map is based upon the Certified Survey Map #11598 prepared by Vierbicher Associates, Inc., and upon an ALTA/ACSM Land Title Survey prepared by Vierbicher Associates, Inc., drawing number S-360, dated July 20, 2011, on file with the Dane County Surveyor's Office. Additional field work performed on November 28, 2012.
6. This Certified Survey map are subject to the following lot grading and tree preservation restriction as shown on the Sixth Addition to Park Town Plat and noted on Certified Survey Map Number 11548. "The Owner/Developer of each lot shall consult with the parks conservation specialist at the time of preparing the site plan for any lot in this plat so that consideration can be given grading and preserving of the larger trees."
7. This Certified Survey Map is subject to Declaration of Covenants, Conditions and Restrictions recorded in the Dane County Register of Deeds Office within the following documents: Document #1258523, #1373566 and #1781968.
8. Subject to Memorandum of Agreement recorded as Document #4890927 between Brookdale Senior Living Communities, Inc. and Charter Cable Partners, LLC.

DOCUMENT NO._____

CERTIFIED SURVEY MAP NO._____



VOLUME_____ PAGE_____

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OWNER'S CERTIFICATE:

BKD Wynwood of Madison West Real Estate, LLC, a Delaware limited liability company, 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; and does further certify that this CSM is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval.

Dated this _____ day of _____, 201__.

Signed:_____
Authorized Member
BKD Wynwood of Madison West Real Estate, LLC,
a limited liability company

State of Wisconsin )
) ss
County of Dane )

Personally came before me this _____ day of _____, 201__, 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:_____

OWNER'S CERTIFICATE:

Brookdale Senior Living Communities, Inc., 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; and does further certify that this CSM is required by S.236.34 of the State Statutes to be submitted to the City of Madison for approval.

Dated this _____ day of _____, 201__.

Signed:_____
Authorized Representative
Brookdale Senior Living Communities, Inc.

State of Wisconsin )
) ss
County of Dane )

Personally came before me this _____ day of _____, 201__, 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:_____

DOCUMENT NO._____

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VOLUME_____ PAGE_____

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CONSENT OF MORTGAGEE CERTIFICATE:

_____, a banking association 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, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____, at _____, _____, on this ____ day of _____, 20___.

Signed: _____

STATE OF _____ )
) SS
COUNTY OF DANE )

Personally came before me this _____ day of _____, 20____, _____, of the above named banking association, and acknowledged that they executed the foregoing instrument as such officer of the deed of said banking association.

Notary Public: _____ My commission expires/is permanent: _____

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

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

DOCUMENT NO._____

CERTIFIED SURVEY MAP NO._____



VOLUME_____ PAGE_____