



# CERTIFIED SURVEY MAP

**NOTES:**

1. This Certified Survey Map is subject to a Land Use Restriction Agreement recorded in Document No. 3425026.
2. This Certified Survey Map is subject to a Deed Restriction recorded in Document No. 3425046.
3. This Certified Survey Map is subject to a Conservation Easement recorded in Document No. 3425048.
4. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.  
Elevations given are for property corners at ground level and shall be maintained by the lot owner.
5. All lots within this survey are subject to a public easement for the 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 Certified Survey Map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions, including landscaping are permitted without the prior written approval of the City Engineer.

REMEDIATION EASEMENT

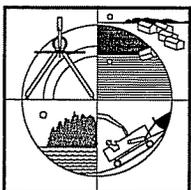
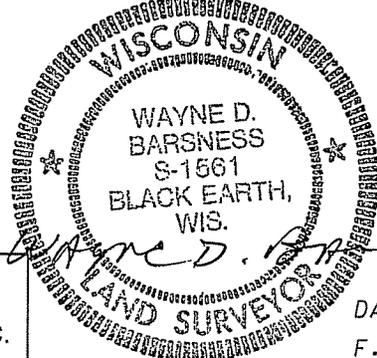
LINES			CURVES			
LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD BEARING	CHORD
A-B	N01°05'39"E	602.08	D-E	2589.00	166.94	N81°12'33"E
B-C	N01°05'39"E	18.38	E-F	507.50	262.82	S81°56'11"E
C-D	N79°21'42"E	864.38	F-G	466.00	35.73	S64°43'56"E
G-H	S38°55'03"E	51.04	H-I	448.00	81.10	N61°44'11"W
J-K	N00°31'05"E	11.22	I-J	489.50	43.56	N69°28'47"W
K-L	S89°54'02"W	40.21	L-M	489.50	170.33	N86°55'26"W
N-B	S79°21'42"W	868.12	M-N	2571.00	165.78	S81°12'33"W

CURVE DATA

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	2526.44	93.39	93.40	N80°25'13"E	002°07'05"	2-N81°28'47"E
3-4	467.00	91.34	91.49	S61°10'11"E	011°13'28"	3-N66°46'55"W 4-S55°33'27"E

LEGAL DESCRIPTION

A parcel of land located in the NW1/4, SW1/4 and SE1/4 of the SE1/4 of Section 26, T8N, R9E, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 26; thence N89°48'44"E, along the south line of the said SE1/4, 374.37 feet to the point of beginning; thence N01°05'39"E, 1033.01 feet; thence N89°48'44"E, 82.00 feet; thence N01°05'39"E, 356.97 feet; thence N84°50'42"E, 620.37 feet to the southwesterly right-of-way of the Wisconsin and Southern Railroad; thence S38°55'03"E, along said right-of-way 149.78 feet; thence N89°48'24"E, continuing along said right-of-way, 33.33 feet; thence S38°55'03"E, continuing along said right-of-way, 800.66 feet to the start of a curve; thence northwesterly on a curve to the left which has a radius of 467.00 feet and a chord which bears N61°10'11"W, 91.34 feet to the most northerly corner of Lot 28, First Addition to Fairfield Manor, recorded in Volume 33 of Plats, Page 43, Dane County Registry; thence S50°37'05"W, 49.81 feet to a point on the east line of Lot 1, Fairfield Manor, recorded in Volume 21 of Plats, Page 17, Dane County Registry; thence N00°31'05"E, 59.70 feet to the northeast corner of said Lot 1; thence S89°54'02"W, 273.10 feet to the northwest corner of Lot 3 of said Plat of Fairfield Manor; thence S00°55'26"W, along the westerly line of said plat, 775.00 feet to the south line of the said southeast 1/4; thence S89°48'44"W, along said southerly line, 953.23 feet to the point of beginning. Containing 1,360,779 square feet (31.24 acres).



**D'ONOFRIO, KOTTKE  
AND ASSOCIATES, INC.**

7530 WESTWARD WAY  
MADISON, WISCONSIN 53717  
TEL: 608-833-7530  
FAX: 608-833-1089

DATE: APRIL 6, 2005

F.N.: 02-07-101

C.S.M. NO. \_\_\_\_\_

DOC. NO. \_\_\_\_\_

VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

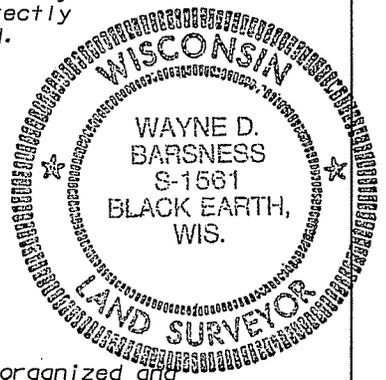
# CERTIFIED SURVEY MAP

## SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor, S-1561, do hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 6TH day of APRIL, 2005.

Wayne D. Barsness  
Wayne D. Barsness, Registered Land Surveyor, S-1561



## OWNER'S CERTIFICATE

Madison Area CLT Corporation, a Wisconsin nonprofit corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed and countersigned by its officers listed below, at Madison, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_ day of \_\_\_\_\_, 2005.

MADISON AREA CLT CORPORATION

STATE OF WISCONSIN )  
COUNTY OF DANE )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, the above named Officers of the above named corporation to me known to be the persons who executed the foregoing instrument as such officers as the deed of said corporation by its authority.

My Commission Expires: \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Mark A. Dlinger, Secretary Plan Commission Date: \_\_\_\_\_

## MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this Certified Survey Map located in the City of Madison, was hereby approved by Resolution Number \_\_\_\_\_, I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2005, and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for public use.

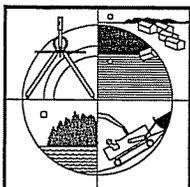
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Jane Licht, Dane County Register of Deeds



D'ONOFRIO, KOTTKE  
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MADISON, WISCONSIN 53717  
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