

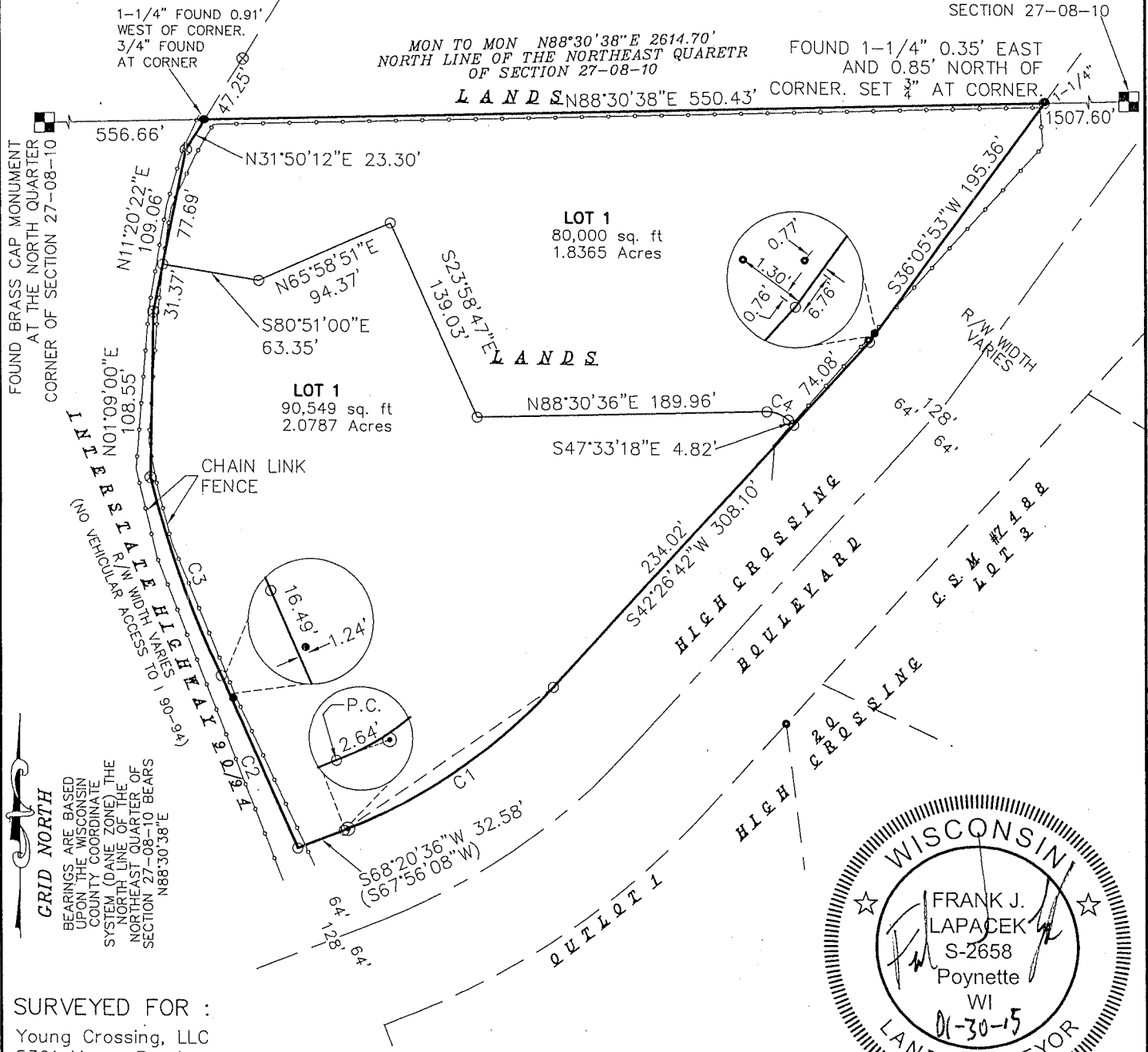
CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

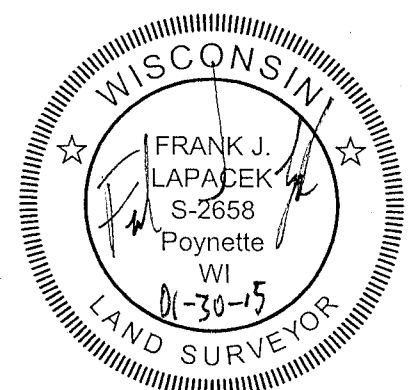


SCALE : ONE INCH = ONE HUNDRED FEET

1-1/4" SOLID IRON ROD FOUND AT THE NORTHEAST CORNER OF SECTION 27-08-10



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-08-10 BEARS N88°30'38"E



SURVEYED FOR :
Young Crossing, LLC
5301 Voges Road
Madison, WI 53718

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANG. BEAR IN	TANG. BEAR OUT
C1	168.01 {167.07}	25°53'51" {26°13'00"}	371.70 {365.12}	S 55°23'39" W [N 54°59'11" E] {S 54°50'30" W}	166.58 {165.61}		
C2	123.18 {106.80}	00°36'04" {00°31'24"}	11738.61 {11694.20}	N 23°51'25" W [S 24°15'53" E] {N 23°39'20" W}	123.18 {106.80}	N 24°09'27" W	N 23°33'23" W
C3	137.77 {170.80}	12°05'50" {15°00'00"}	652.50 {652.40}	N 19°30'35" W [S 19°55'03" E] {N 19°09'20" W}	137.51 {170.31}	N 25°33'30" W	N 13°27'40" W
C4	15.34	43°56'06"	20.00	S69°31'21"E	14.96		

SURVEYED BY :

Burse
surveying & engineering INC

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: Mburse@BSE-INC.net
www.bursesurveyengr.com

NOTES:

- 1) SEE SHEET 2 FOR EASEMENT DETAILS.
- 2) SEE SHEET 3 FOR LEGEND AND ADDITIONAL NOTES.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: 01-30-2015
Plot View: CSM
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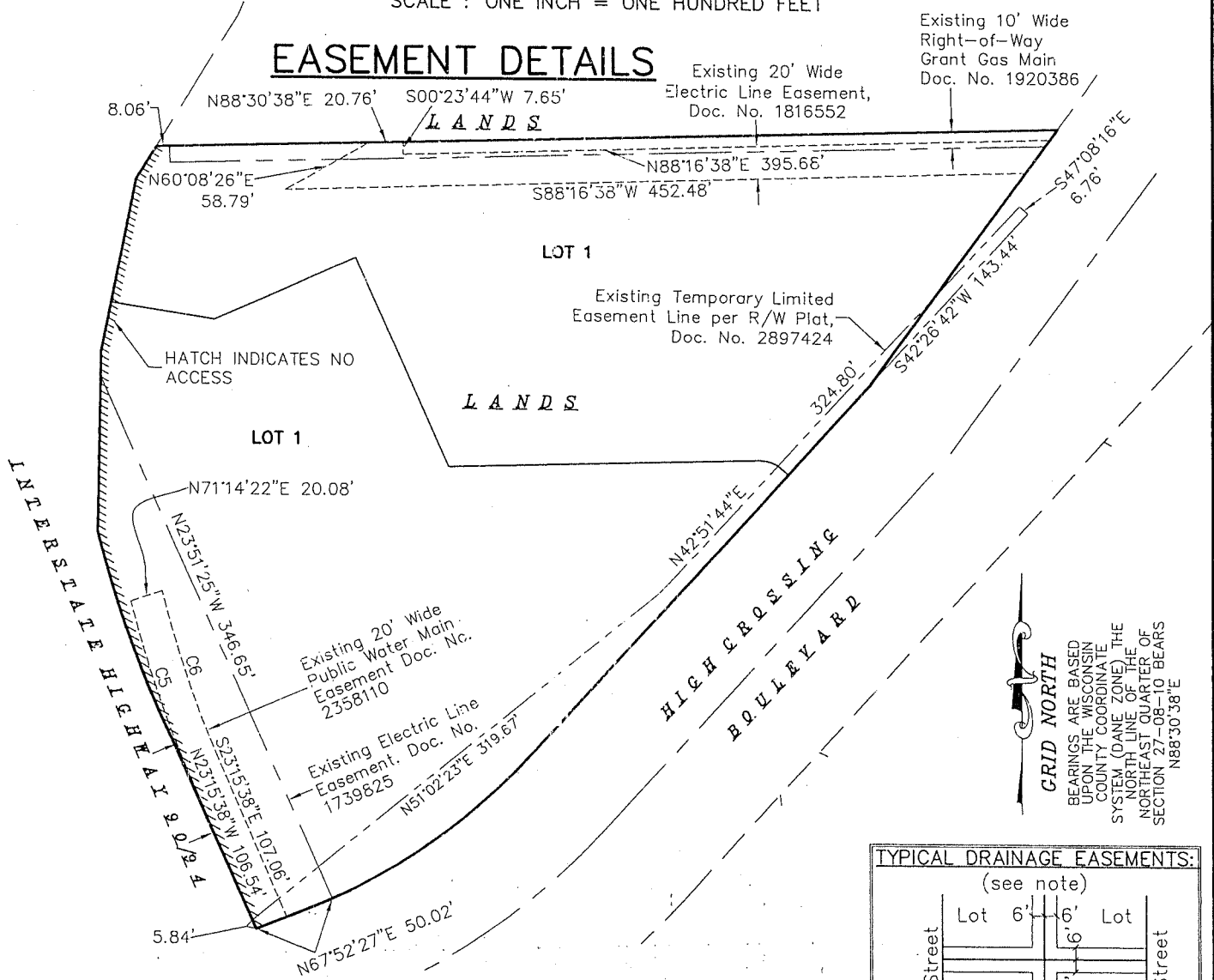
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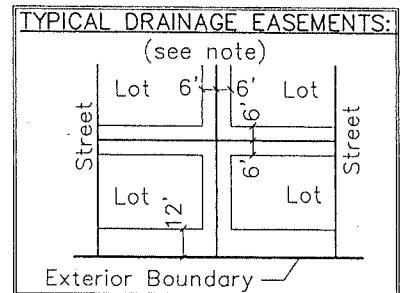
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EASEMENT DETAILS



EASEMENT CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C5	107.08	09°15'44"	662.40	N 18°21'35" W	106.96
C6	105.56	09°24'54"	642.40	S 18°16'45" E	105.44



CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 201__, and that said Enactment further 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__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

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TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- $\frac{3}{4}$ " SOLID IRON ROD FOUND UNLESS NOTED
- ⊗ YELLOW D.O.T. R/W CAP FOUND
- ⊙ 1" OUTSIDE DIAMETER IRON PIPE FOUND
- $\frac{3}{4}$ " X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS PER R/W PLAT NO. 1011-01-24
- { } INDICATES RECORDED AS PER BRIDWELL SURVEY 1334-L

DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

NOTES:

1. Dates of field work: 03-02-2012
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
4. Surveyor was provided with a Title Commitment Number 2599002 dated November 21, 2014 from First American Title Insurance Company, which references the following: (Numbers in parenthesis are from Part A of said Title Report)[Surveyors notes in brackets]
 - (4.) Electric Line Easement to Madison Gas & Electric Company recorded May 13, 1982 in Volume 3576 of Records, page 37 as Document No. 1739825. [shown on map]
 - (5.) Electric Line Easement to Wisconsin Power & Light Company recorded January 11, 1984 in Volume 5274 of Records, page 3 as Document No. 1816552. [shown on map]
 - (6.) Right of Way Grant for Gas Main to Madison Gas & Electric Company recorded February 4, 1986 in Volume 7761 of Records, page 3 as Document No. 1920386. [shown on map]
 - (7.) Perpetual Easement for Public Water Main Purposes recorded June 1, 1992 in Volume 19029 of Records, page 30 as Document No. 2358110. [shown on map]
5. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the certified survey. 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. 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. In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this _____ day of _____, 201__.

Steven R. Cover, Secretary of Planning Commission.

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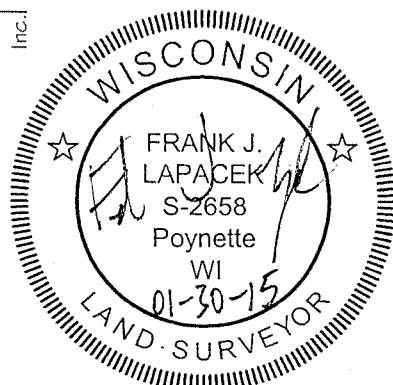
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VOLUME _____ PAGES _____

Date: 01-30-2015

Plot View: CSM

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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Young Crossing, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Young Crossing, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

CITY OF MADISON

IN WITNESS WHEREOF, the said Young Crossing, LLC has caused these presents to be signed by _____ its _____ on this _____ day of _____, 201_____.

STATE OF WISCONSIN)

County of Dane)ss
)

Personally came before me this _____ day of _____, 201_____, _____ of Young Crossing, LLC, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____

Notary Public, Wisconsin

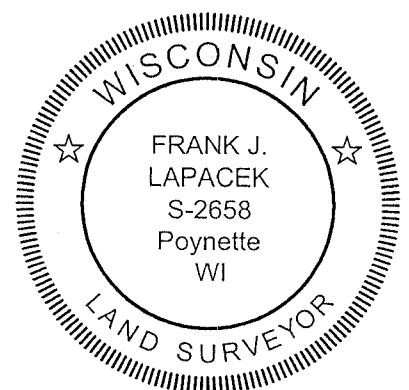
SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Professional Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped that part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 27; thence North 88 degrees 30 minutes 38 seconds East along the north line of said Section 27, 556.66 feet to the east right-of-way line of Interstate Highway 90/94; thence North 88 degrees 30 minutes 38 seconds East along said north line, 550.43 feet to the west right-of-way line of High Crossing Boulevard; thence South 36 degrees 05 minutes 53 seconds West along said west right-of-way line, 195.36 feet; thence South 42 degrees 26 minutes 42 seconds West along said west right-of-way line, 308.10 feet to a point of curvature; thence 168.01 feet along the arc of a curve to the right, also along said west right-of-way line, through a central angle of 25 degrees 53 minutes 51 seconds, a radius of 371.70 feet and a chord bearing South 55 degrees 23 minutes 39 seconds West, 166.58 feet; thence South 68 degrees 20 minutes 36 seconds West along said west right-of-way line, 32.58 feet to the aforementioned east right-of-way line of Interstate 90/94, also being a point of non-tangential curvature; thence 123.18 feet along the arc of a curve to the right, also along said east right-of-way line, through a central angle of 00 degrees 36 minutes 04 seconds, a radius of 11738.61 feet and a chord bearing North 23 degrees 51 minutes 25 seconds West, 123.18 feet to a point of curvature; thence 137.77 feet along the arc of a curve to the right, also being said east right-of-way line, through a central angle of 12 degrees 05 minutes 50 seconds, a radius of 652.50 feet, and a chord bearing North 19 degrees 30 minutes 35 seconds West, 137.51 feet; thence North 01 degree 09 minutes 00 seconds East along said east right-of-way line, 109.06 feet; thence North 11 degrees 20 minutes 22 seconds East along said east right-of-way line, 108.55 feet; thence North 31 degrees 50 minutes 12 seconds East along said east right-of-way line, 23.30 feet to the point of beginning. This description contains 3.92 acres or 170,549 square feet, under the direction of Young Crossing, LLC., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 30th day of JANUARY, 2015

Signed: Frank J. Lapacek
Frank J. Lapacek, P.L.S. No. 2658

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