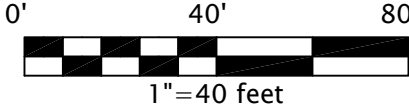


CERTIFIED SURVEY MAP

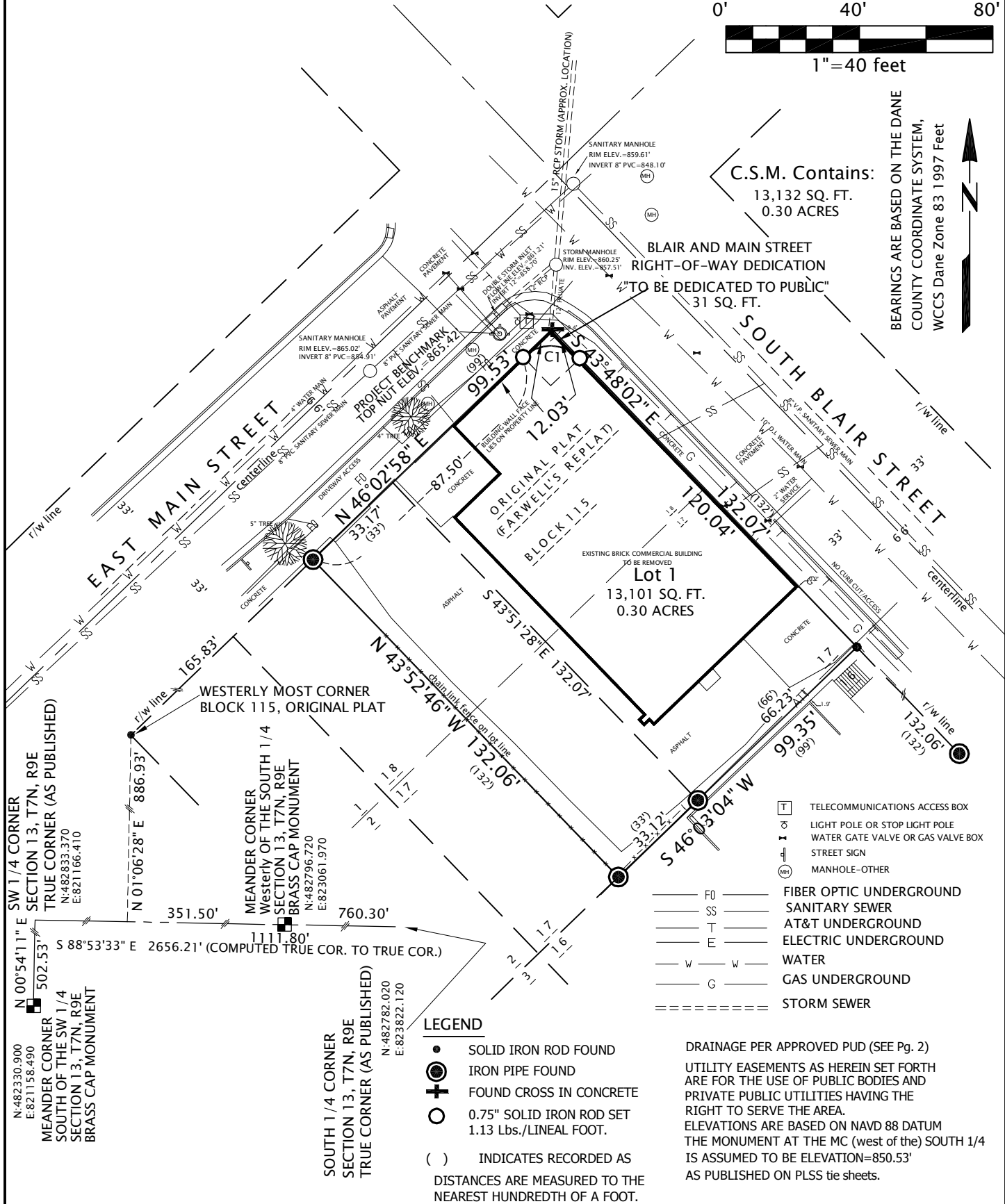
LOCATED IN THE
NE 1/2 OF LOTS 17 AND 18, BLOCK 115, ORIGINAL PLAT AND THE NE 1/2
OF THE SW 1/2 OF LOTS 17 AND 18, ORIGINAL PLAT, (AKA FARWELL'S
REPLAT) OF MADISON, IN SECTION 13, T7N, R9E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN



BEARINGS ARE BASED ON THE DANE
COUNTY COORDINATE SYSTEM,
WCCS Dane Zone 83 1997 Feet

C.S.M. Contains:
13,132 SQ. FT.
0.30 ACRES

BLAIR AND MAIN STREET
RIGHT-OF-WAY DEDICATION
"TO BE DEDICATED TO PUBLIC"
31 SQ. FT.



LEGEND

- SOLID IRON ROD FOUND
- IRON PIPE FOUND
- FOUND CROSS IN CONCRETE
- 0.75" SOLID IRON ROD SET
1.13 Lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

- TELECOMMUNICATIONS ACCESS BOX
- LIGHT POLE OR STOP LIGHT POLE
- WATER GATE VALVE OR GAS VALVE BOX
- STREET SIGN
- MANHOLE-OTHER
- FIBER OPTIC UNDERGROUND
- SANITARY SEWER
- AT&T UNDERGROUND
- ELECTRIC UNDERGROUND
- WATER
- GAS UNDERGROUND
- STORM SEWER

DRAINAGE PER APPROVED PUD (SEE Pg. 2)
UTILITY EASEMENTS AS HEREIN SET FORTH
ARE FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.
ELEVATIONS ARE BASED ON NAVD 88 DATUM
THE MONUMENT AT THE MC (west of the) SOUTH 1/4
IS ASSUMED TO BE ELEVATION=850.53'
AS PUBLISHED ON PLSS tie sheets.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	12.00'	18.88'	S 88°52'32" E	16.99'	90°09'00"

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 N. BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

SURVEYED FOR:
Settlement Place LLC
3849 Caribou Road
VERONA, WI 53593

CERTIFIED SURVEY MAP

LOCATED IN THE
NE 1/2 OF LOTS 17 AND 18, BLOCK 115, ORIGNIAL PLAT AND THE NE 1/2
OF THE SW 1/2 OF LOTS 17 AND 18, ORIGINAL PLAT, (AKA FARWELL'S
REPLAT) OF MADISON, IN SECTION 13, T7N, R9E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of
Lance T. McGrath, of Settlement Place LLC, owner of said land, I have surveyed, divided, mapped and dedicated the
following parcel(s) of land:

PARCEL A:

The Northeast 1/2 of Lots Seventeen (17) and Eighteen (18), Block One Hundred Fifteen (115), Original Plat of the
City of Madison, City of Madison, Dane County, Wisconsin.

PARCEL B:

The Northeast 1/2 of the Southwest 1/2 of Lots Seventeen (17) and Eighteen (18), Block Hundred Fifteen (115),
Original Plat of the City of Madison, City of Madison, Dane County, Wisconsin.

I further certify that the map on sheet one (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 Land
Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this _____ day of _____, 20 ____.

Signed: _____
Paul A. Spetz, R.L.S. S-2525

1. 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 said drainage swale 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 lot owner.

2. All lots within this survey are subject to a public 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 certified survey
map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within
said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City
Engineer.

NOTE: In the event of the City of Madison Plan Commission and/or Common Council approve 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 subdivisions. THIS PARCEL WILL BE SUBJECT TO APPROVED PLANNED UNIT DEVELOPMENT/SIP AND APPROVED DRAINAGE
STORM WATER MANAGEMENT PLAN.

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. Lands in this C.S.M. are included in City of Madison Wellhead Protection District WP-17. All proposed land uses in this district shall be
reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinances 13.22 and
28.107.

5. Size and location of Public and Private Utilities are based on Field markings and Maps provided by the City of Madison. All effort has been
made to accurately portray these features, but this drawing should not be used for digging purposes. Contact Digger's Hotline prior to
excavations (811). Inverts of pipes shown are to be considered approximate due to the fact that they are not fully visible,
and inverts in manholes are either field measured or verified from Utility maps.

6. Project Benchmark is the City of Madison PLSS Meander Corner, for the South 1/4 of Section 13, USGS NAVD 88 Datum, Monument
Published Elevation=850.53'; Site Benchmark is top nut of Hydrant near the northerly most corner of this parcel Top Nut Elevation=865.42'.
No guarantees are made to the stability of these benchmarks for future use.

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 20 _____,
and that said resolution 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 _____, 20 ____.

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

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:

Settlement Place LLC
3849 Caribou Road
VERONA, WI 53593

SURVEYED BY:

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CERTIFIED SURVEY MAP

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DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE:

I, Lance T. McGrath, authorized representative of Settlement Place, LLC, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 20____.

By: LT McGrath LLC _____,
Lance T. McGrath, authorized representative

State of Wisconsin)
)ss
County of Dane)

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

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE CERTIFICATE:

_____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping
and dedicating of the lands 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 below,
signed: _____ dated: _____
signed: _____ dated: _____

State of Wisconsin)
)ss
County of _____)

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.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Mark A. Olinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 20____,
at ____ o'clock ____ m. and recorded in recorded in Volume _____
of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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