

CERTIFIED SURVEY MAP

LOT 263 & O.L. 28, SECOND ADDITION TO RESTON HEIGHTS, AS RECORDED IN VOL. 58-066B OF PLATS, ON PAGES 346-350, AS DOCUMENT NUMBER 4003594, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 01, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

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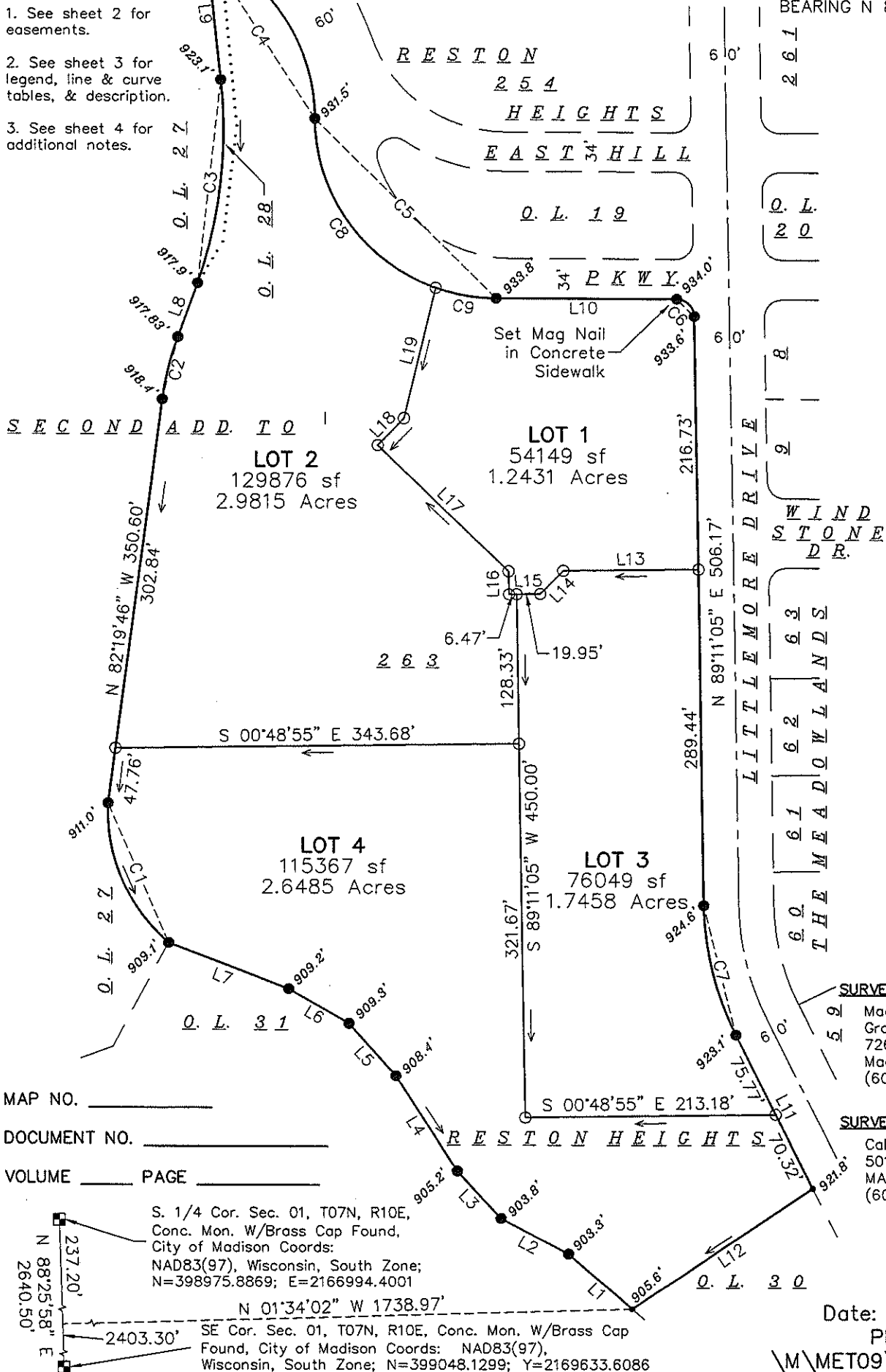
SCALE : ONE INCH = ONE HUNDRED TWENTY FEET

NORTH

BEARINGS ARE BASED UPON
THE NORTHERLY LINE OF
LOT 263, RECORDED AS
BEARING N 89°11'05" E

NOTES:

1. See sheet 2 for easements.
2. See sheet 3 for legend, line & curve tables, & description.
3. See sheet 4 for additional notes.



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NORTH

BEARINGS ARE BASED UPON
THE NORTHERLY LINE OF
LOT 263, RECORDED AS
BEARING N 89°11'05" E

Existing R/W Grant to Michigan
Wisconsin Pipeline Co., Doc. #1008467,
Conflicts w/ Doc. #1099552, Easement
Shown per Recorded Plat.

Existing 15'
Public Pedestrian &
Bicycle Easement,
Doc. #4003594

intermittent stream

LOT 2

75' Intermittant Stream
Setback Line

LOT 4

Existing 6'
Utility Easement,
Doc. #4003594

LOT 1

LOT 3

W I N D
S T O N E
D R.

SURVEYED FOR:

Madison Investment
Group, LLC
726 N. Midvale Blvd.
Madison, WI 53705
(608) 661-6350

SURVEYED BY:

Calkins Engineering, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

MET09

Sheet 2 of 5

Date: 07-31-2008

PLOT VIEW: plot

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CERTIFIED SURVEY MAP

LOT 263 & O.L. 28, SECOND ADDITION TO RESTON HEIGHTS, AS RECORDED IN VOL. 58-066B OF PLATS, ON PAGES 346-350, AS DOCUMENT NUMBER 4003594, DANE COUNTY REGISTRY, ALSO LOCATED IN THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, AND THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 01, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 41°24'49" W	71.75'
L2	S 28°14'59" W	64.70'
L3	S 47°40'37" W	54.68'
L4	S 57°23'23" W	96.26'
L5	S 48°16'40" W	59.51'
L6	S 30°03'18" W	59.51'
L7	S 20°56'35" W	109.62'
L8	N 69°46'08" W	49.37'
L9	S 83°56'56" W	110.19'
L10	N 00°05'18" E	153.41'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L11	N 63°36'57" E	146.09'
L12	S 33°58'59" E	186.63'
L13	S 00°48'55" E	115.07'
L14	S 45°48'55" E	28.28'
L15	S 00°48'55" E	26.42'
L16	S 89°11'05" W	20.00'
L17	S 44°18'19" W	154.88'
L18	N 46°10'18" W	32.19'
L19	N 76°14'22" W	114.79'

LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1-1/4" SOLID IRON ROD FOUND
- 3/4"x18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← DRAINAGE ARROW, SEE NOTE #1 ON SHEET 4.

CURVE TABLE

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	51°50'15"	150.00	135.71	S 66°59'05.5" W	131.13
C2	12°37'46"	250.00	55.11	N 76°00'55" W	54.99
C3	25°21'35"	400.00	177.04	N 83°22'16.5" W	175.60
C4	65°48'41"	156.00	179.18	N 57°10'58" E	169.50
C5	90°00'00"	154.00	241.90	N 45°05'18" E	217.79
C6	89°05'47"	15.00	23.33	N 44°38'11.5" E	21.05
C7	25°34'08"	260.00	116.03	N 76°24'01" E	115.07
C8	70°33'30"	154.00	189.64	N 54°48'33" E	177.89
C9	19°26'30"	154.00	52.26	N 09°48'33" E	52.01

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, hereby certify: that under the direction of Madison Investment Group, LLC owner of said land, I have surveyed, divided, and mapped Lot 263 & Outlot 28, SECOND ADDITION TO RESTON HEIGHTS, as recorded in Volume 58-066B of Plats, on Pages 346-350, as Document Number 4003594, Dane County Registry, also located in the Northeast Quarter (1/4), of the Southwest Quarter (1/4), the Southeast Quarter (1/4) of the Southwest Quarter (1/4), and the Northwest Quarter (1/4) of the Southeast Quarter (1/4), all in Section 01, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter (1/4) corner of said Section 01; thence North 88 degrees 25 minutes 58 seconds East along the South line of the Southeast Quarter (1/4) of said Section 01, 237.20 feet; thence North 01 degree 34 minutes 02 seconds West, 1738.97 feet to the easterly most corner of said Lot 263 and the point of beginning; thence along the boundary line of said Lot 263 for the next eleven (11) courses; 1-thence South 41 degrees 24 minutes 49 seconds West, 71.75 feet; 2-thence South 28 degrees 14 minutes 59 seconds West, 64.70 feet; 3-thence South 47 degrees 40 minutes 37 seconds West, 54.68 feet; 4-thence South 57 degrees 23 minutes 23 seconds West, 96.26 feet; 5-thence South 48 degrees 16 minutes 40 seconds West, 59.51 feet; 6-thence South 30 degrees 03 minutes 18 seconds West, 59.51 feet; 7-thence South 20 degrees 56 minutes 35 seconds West, 109.62 feet to a point of curvature; 8-thence 135.71 feet along the arc of a curve to the right, through a central angle of 51 degrees 50 minutes 15 seconds, a radius of 150.00 feet, and a chord bearing South 66 degrees 59 minutes 05.5 seconds West, 131.13 feet; 9-thence North 82 degrees 19 minutes 46 seconds West, 350.60 feet to a point of curvature; 10-thence 55.11 feet along the arc of a curve to the right, through a central angle of 12 degrees 37 minutes 46 seconds, a radius of 250.00 feet, and a chord bearing North 76 degrees 00 minutes 55 seconds West, 54.99 feet; 11-thence North 69 degrees 46 minutes 08 seconds West, 49.37 feet to the Southeast corner of aforementioned Outlot 28 and a point of curvature; thence along the southerly boundary line of said Outlot 28 for the next two (2) courses; 1-thence 177.04 feet along the arc of a curve to the left, through a central angle of 25 degrees 21 minutes 35 seconds, a radius of 400.00 feet, and a chord bearing North 83 degrees 22 minutes 16.5 seconds West, 175.60 feet; 2-thence South 83 degrees 56 minutes 56 seconds West, 110.19 feet to a point on the easterly right-of-way line of East Hill Parkway, said point also being a point of non-tangential curvature; thence along said easterly right of way line for the next four (4) courses; 1-thence 179.18 feet along the arc of a curve to the right, through a central angle of 65 degrees 48 minutes 41 seconds, a radius of 156.00 feet, and a chord bearing North 57 degrees 10 minutes 58 seconds East, 169.50 feet to a point of reverse curvature; 2-thence 241.90 feet along the arc of a curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, a radius of 154.00 feet, and a chord bearing North 45 degrees 05 minutes 18 seconds East, 217.79 feet; 3-thence North 00 degrees 05 minutes 18 seconds East, 153.41 feet to a point of curvature; 4-thence 23.33 feet along the arc of a curve to the right, through a central angle of 89 degrees 05 minutes 47 seconds, a radius of 15.00 feet, and a chord bearing North 44 degrees 38 minutes 11.5 seconds East, 21.05 feet to the southerly right-of-way line of Littlemore Drive; thence along said southerly right-of-way line for the next three (3) courses; 1-thence North 89 degrees 11 minutes 05 seconds East, 506.17 feet to a point of curvature; 2-thence 116.03 feet along the arc of a curve to the left, through a central angle of 25 degrees 34 minutes 08 seconds, a radius of 260.00 feet, and a chord bearing North 76 degrees 24 minutes 01 second East, 115.07 feet; 3-thence North 63 degrees 36 minutes 57 seconds East, 146.09 feet to the northerly most corner of aforementioned Lot 263; thence South 33 degrees 58 minutes 59 seconds East along the easterly line of said Lot 263, 186.63 feet to the point of beginning. Said description contains 375,441 square feet or 8.6489 acres.

I further certify that the map on sheet one 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.

Dated this _____, day of _____, 200_____.

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

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:

Madison Investment
Group, LLC
726 N. Midvale Blvd.
Madison, WI 53705
(608) 661-6350

SURVEYED BY:

Calkins Engineering, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

MET09

Sheet 3 of 5

Date: 07-31-2008

PLOT VIEW: plot

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CERTIFIED SURVEY MAP

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NOTES:

- 1. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be maintained by the lot owner unless modified with the approval of the city engineer.
- 2. Elevations given on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon the NAVD88 datum.
- 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 detention at the time they develop.
- 4. This plat is subject to the following covenants, conditions, and restrictions included in the following documents: Doc. #3052769, Amended as Doc. #3111852; Doc. #3161689; Doc. #3161690; Doc. #3176079; Doc. #3181291, Amended as Doc. #3272972, Amended as Doc. #3377795, Amended as Doc. #3567915, Amended as Doc. #3842274, Amended as Doc. #4009575; Doc. #3221344; Doc. #3481381; Doc. #4043722; Doc. #4043723.
- 5. All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easement shall be twelve (12) feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.
- 6. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 7. Upon review and approval of each conditional use proposal for multi-family development of the R4 zoned lots, provisions for off-street parking are expected to exceed the minimum requirements of the zoning ordinance.
- 8. Utility Easements. No poles or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line. The disturbance of a survey monument by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.

OWNER'S CERTIFICATE:

Madison Investment Group, LLC, as owner, does hereby certify that we caused the lands described on the Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon.

IN WITNESS WHEREOF, said Madison Investment Group, LLC has caused these presents to be signed by _____ its _____ at _____, Wisconsin, this ____ day of _____, 200__.

Signed: _____

State of Wisconsin)
County of Dane)

Personally came before me this ____ day of _____, 200__, 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: _____

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

SURVEYED FOR:
Madison Investment
Group, LLC
726 N. Midvale Blvd.
Madison, WI 53705
(608) 661-6350

SURVEYED BY:
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Sheet 4 of 5
Date: 07-31-2008
PLOT VIEW: plot

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CONSENT OF MORTGAGEE:

_____, 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, said _____ has caused these presents to be signed by _____ its _____, at _____, Wisconsin, this _____ day of _____, 200__.

Signed: _____

State of Wisconsin)
County of Dane)

Personally came before me this _____ day of _____, 200__, 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 _____, 200__, 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 _____, 200__.

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

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 200__.

Signed: _____
Mark A. Olinger, Secretary, Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this _____ day of _____, 200__, at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED FOR:

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726 N. Midvale Blvd.
Madison, WI 53705
(608) 661-6350

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MET09

Sheet 5 of 5

Date: 07-31-2008

PLOT VIEW: plot

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