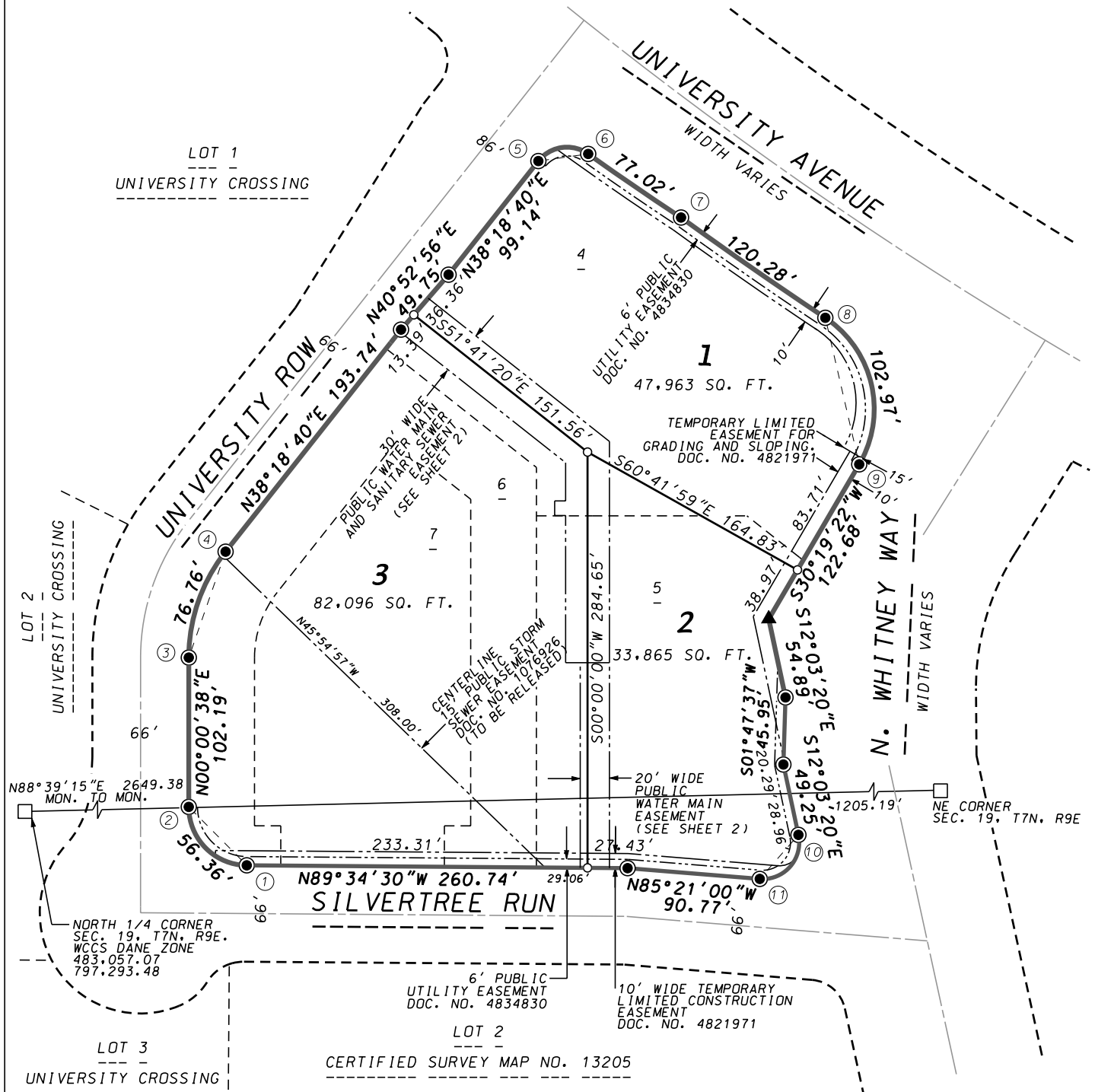


CERTIFIED SURVEY MAP

LOTS 4, 5, 6 AND 7, UNIVERSITY CROSSING,
LOCATED IN GOVERNMENT LOT 3 OF SECTION 18 AND
IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 19,
T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

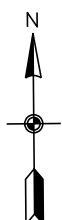


LEGEND

- Found City of Madison Concrete Monument w/4" Brass cap.
- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found Railroad Spike
- Placed 3/4" X 18" Rebar, weighing 1.50 lbs/ft.

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Phone: 608.833.7530 • Fax: 608.833.1089
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BEARINGS REFERENCED TO
THE NORTH LINE OF THE
NE 1/4 OF SECTION 19, T7N, R9E
WCCS DANE ZONE
BEARING N89°39'15"E

0 100
Scale 1" = 100'

SHEET 1 OF 5

DATE: 02-08-12

F.N.: 12-07-100

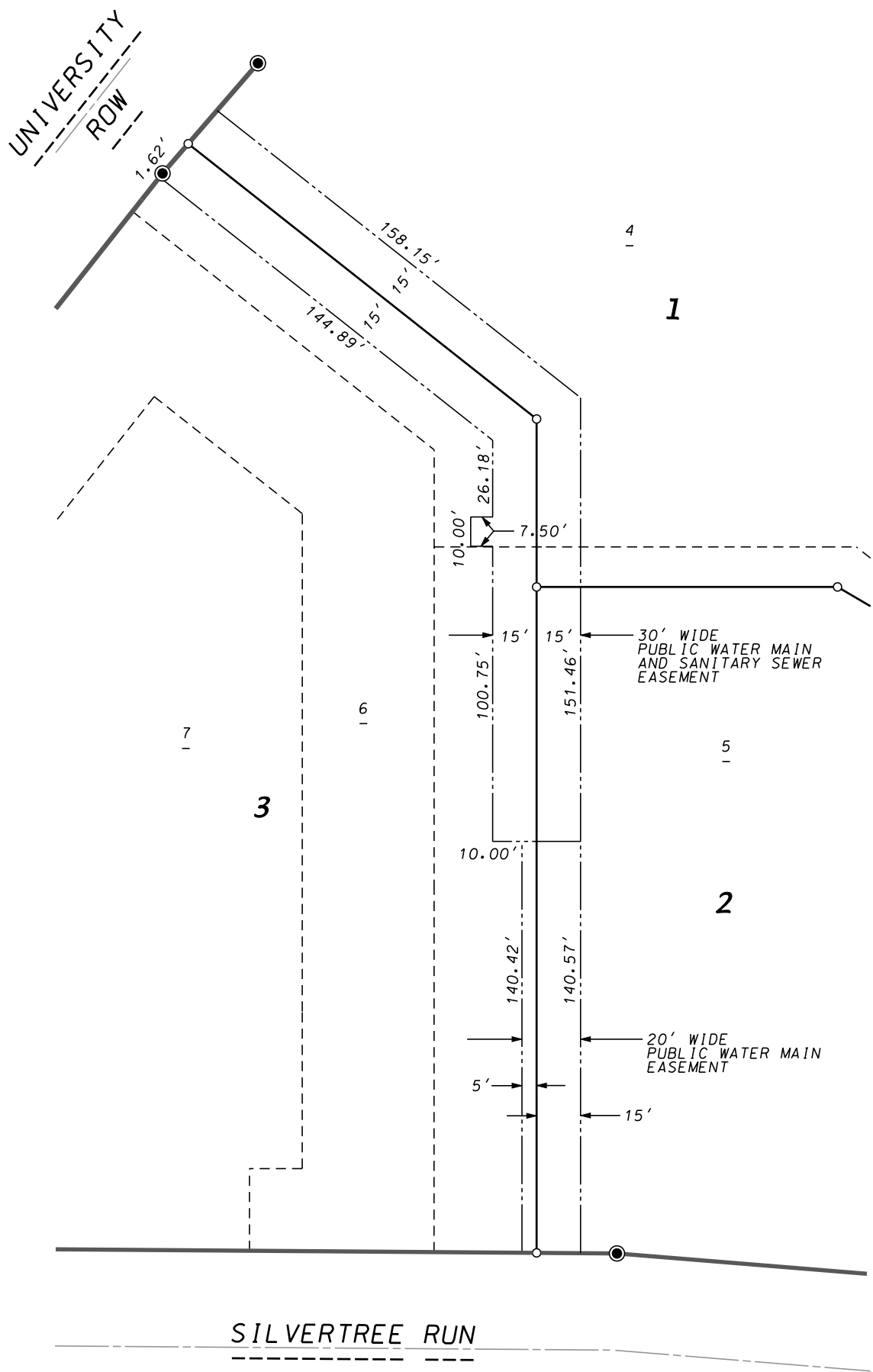
C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

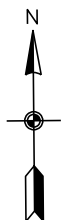
CERTIFIED SURVEY MAP

PUBLIC WATER MAIN AND SANITARY SEWER EASEMENT DETAIL



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BEARINGS REFERENCED TO
THE NORTH LINE OF THE
NE 1/4 OF SECTION 19, T7N, R9E
WCCS DANE ZONE
BEARING N89°39'15"E

0 50
Scale 1" = 50'

SHEET 2 OF 5

DATE: 02-08-12

F.N.: 12-07-100

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	40.00	56.36	62.54	N44°46'56"W	089°35'08"	
3-4	117.00	76.76	78.21	N19°09'39"E	038°18'02"	
5-6	25.00	34.47	38.03	N81°53'32"E	087°09'44"	6-S54°31'36"E
6-7	2057.00	77.02	77.03	S55°35'58"E	002°08'44"	7-S56°40'20"E
7-8	2930.00	120.28	120.29	S55°11'56"E	002°21'08"	7-S54°01'22"E 8-S56°22'30"E
8-9	75.00	102.97	113.49	S13°01'34"E	086°41'52"	
9-10	25.00	40.12	46.52	S41°17'50"W	106°42'20"	

NOTES

1. All distances shown along curves are chord lengths.
2. Notes affecting this CSM shown on the University Crossing Plat
- A. Lots 4-7 shall be subject to a Private Stormwater Management Easement which shall be recorded subsequent to this plat. (Doc. No. 4836350)
- B. Any development on Lots 1-7 of this plat shall conform to the recorded Planned Unit Development zoning approved for this property by the Common Council on October 4, 2011 unless an amended PUD is approved by the Plan Commission or Common Council.
- C. Prior to the final approval of a specific implementation plan for any new construction on Lots 1-3 and 4-7, the developer shall provide any reciprocal cross-access and shared parking easements or agreements required by the Plan Commission or its Secretary or the Common Council to ensure implementation of the approved University Crossing General Development Plan. This requirement shall be disclosed to all future property owners within the development.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor, S-2742, hereby certify that this Certified Survey Map is in full compliance with Chapter 236.34 of Wisconsin State 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 of all the exterior boundaries of the land surveyed and the subdivision thereof made.

Dated this _____ day of _____, 2012.

Brett T. Stoffregan, Registered Land Surveyor S-2742

LEGAL DESCRIPTION

Lots 4, 5, 6 and 7, University Crossing, recorded in Volume 59-100B of Plats on Pages 460-461 as Document Number 4834830, Dane County Registry, located in Government Lot 3 of Section 18 and in the NE 1/4 and NW 1/4 of the NE 1/4 of Section 19, T7N, R9E, in the City of Madison, Dane County, Wisconsin, Containing 163,924 Sq. Ft.


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CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

University Crossing, LLC, a Wisconsin Limited Liability Company duly organized, 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. University Crossing, LLC, does further certify that this map is required by S236.34 Wisconsin Statutes to be submitted to the City of Madison for approval.

In witness whereof, said University Crossing, LLC, has caused these presents to be signed by its Limited Liability Company Manager listed below at Madison, Wisconsin this _____ day of _____, 2012

Paul G. Lenhart, Manager

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2012, the above named manager of the above named University Crossing, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires _____ . _____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this Certified Survey Map.

In witness whereof, said First Business Bank, has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal hereunto affixed on this _____ day of _____, 2012.

State of Wisconsin)
County of Dane)SS.

Personally came before me this _____ day of _____, 2012, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
My commission expires _____ . _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____



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CERTIFIED SURVEY MAP

MADISON COMMON COUNCIL CERTIFICATE

"Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number_____, File I.D. Number_____, adopted on this_____day of_____, 2012, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said map to the City of Madison for public use."

Dated this_____day of_____, 2012.

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2012, at_____o'clock _____M. and recorded in Volume_____of Certified Survey Maps on Pages _____as Document Number_____.

Kristi Chlebowskii, Dane County Register of Deeds



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