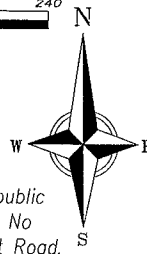
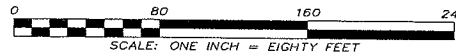


# CERTIFIED SURVEY MAP No.

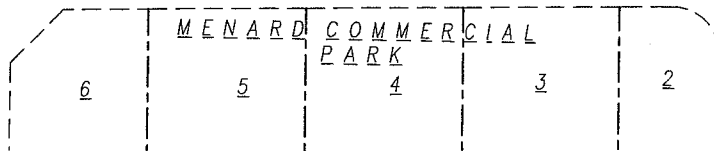
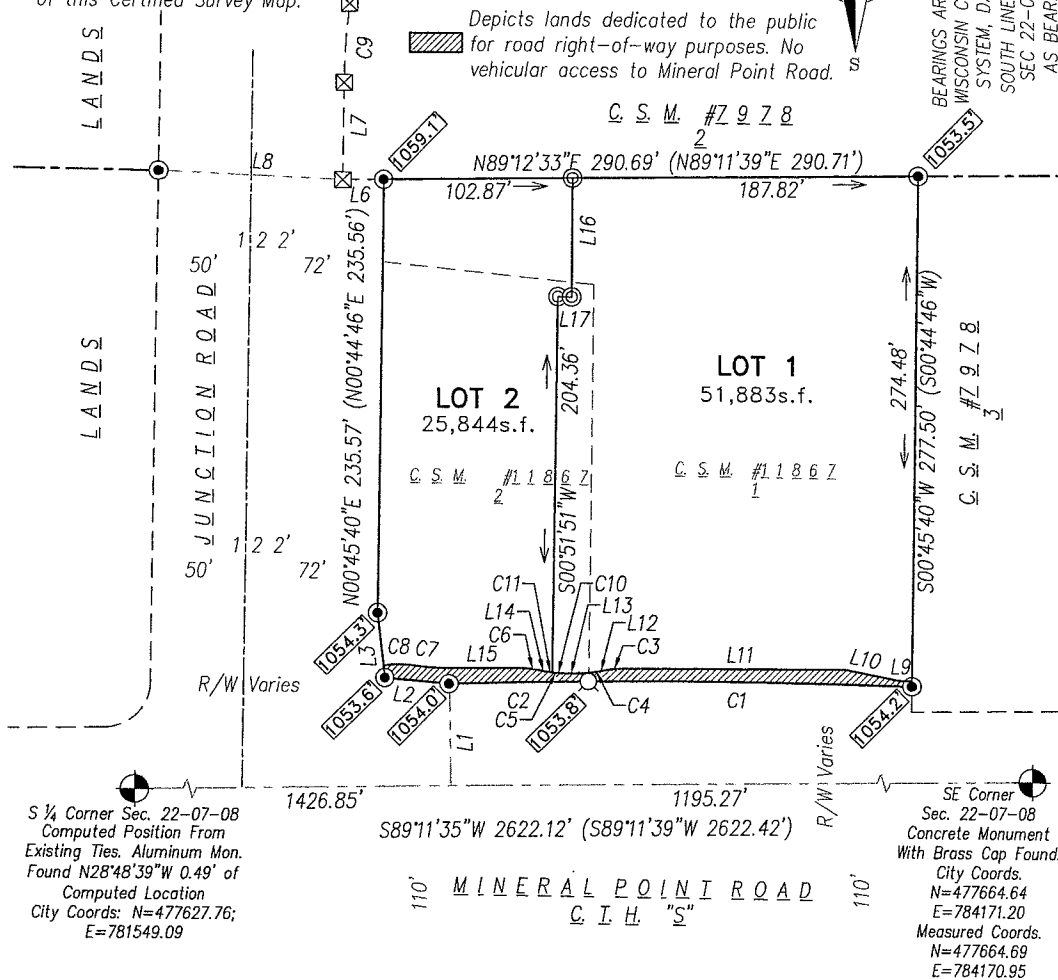
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

1. See sheets 3 & 4 for easements.
2. See sheet 5 for existing conditions.
3. See sheet 2 for R/W dedication detail and legend.
4. See sheet 6 for additional notes, line table & curve table.
5. See sheet 7 for description & surveyor's certificate.
6. There shall be no vehicular access to Mineral Point Road from Lots 1 & 2 of this Certified Survey Map.



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



**vierbicher**  
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107379  
 DATE: 11/12/2010

Drafted By: MMAR  
 Checked By: JQUA

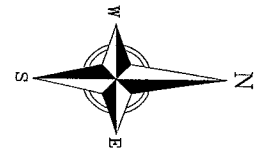
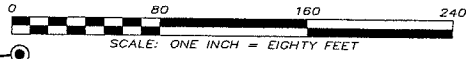
**SURVEYED FOR:**  
 Flad Development & Investment Corp.  
 7941 Tree Lane,  
 Suite #105  
 Madison, WI 53717

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

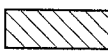
SHEET  
 1 OF 8

# CERTIFIED SURVEY MAP No.

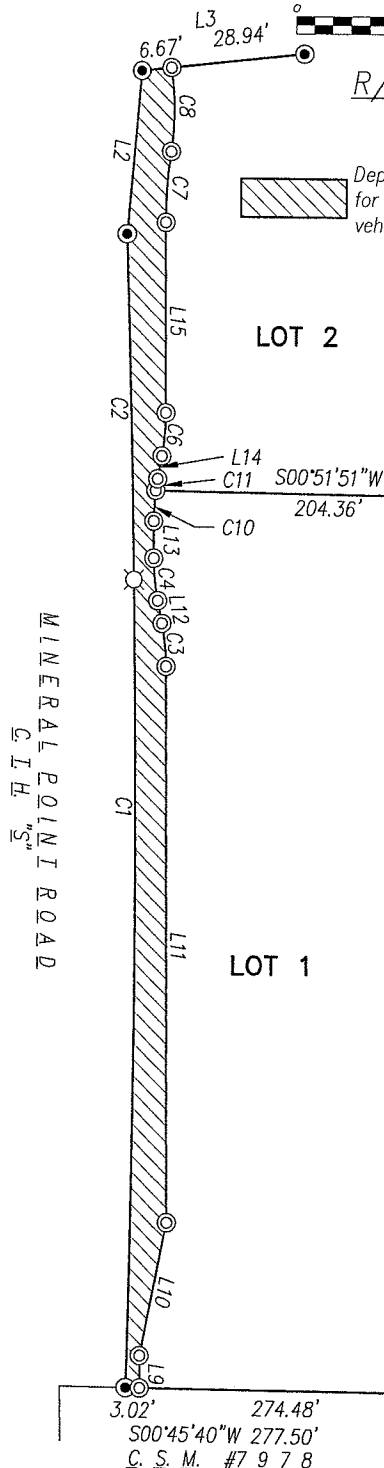
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN









R/W DEDICATION DETAIL  
(Not to Scale)

 Depicts lands dedicated to the public for road right-of-way purposes. No vehicular access to Mineral Point Road.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W

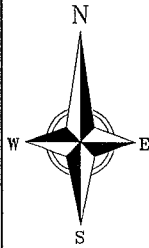


LEGEND	
	YELLOW CAPPED STAKE FOUND "WOOLPERT LLP" STAMPED ON TOP
	EXISTING BRASS "SURVEY MARKER" IN CONC.
	EXISTING 3/4" dia. IRON ROD
	SET 3/4" dia. x 24" SOLID IRON RE-BAR WT. 1.50 lbs./lin.ft.
	PROPERTY CORNER SPOT ELEVATION NAVD88 DATUM
	DRAINAGE ARROW (SEE NOTE #1 ON SHEET 6)

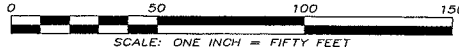
<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourrier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	FN: 33107379 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET</b> <b>2 OF 8</b>
	Drafted By: MMAR Checked By: JQUA	Drawing Name: \\M:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 30\Flad_CSM_7379.dwg		

# CERTIFIED SURVEY MAP No.


ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



**EXISTING EASEMENT LEGEND**

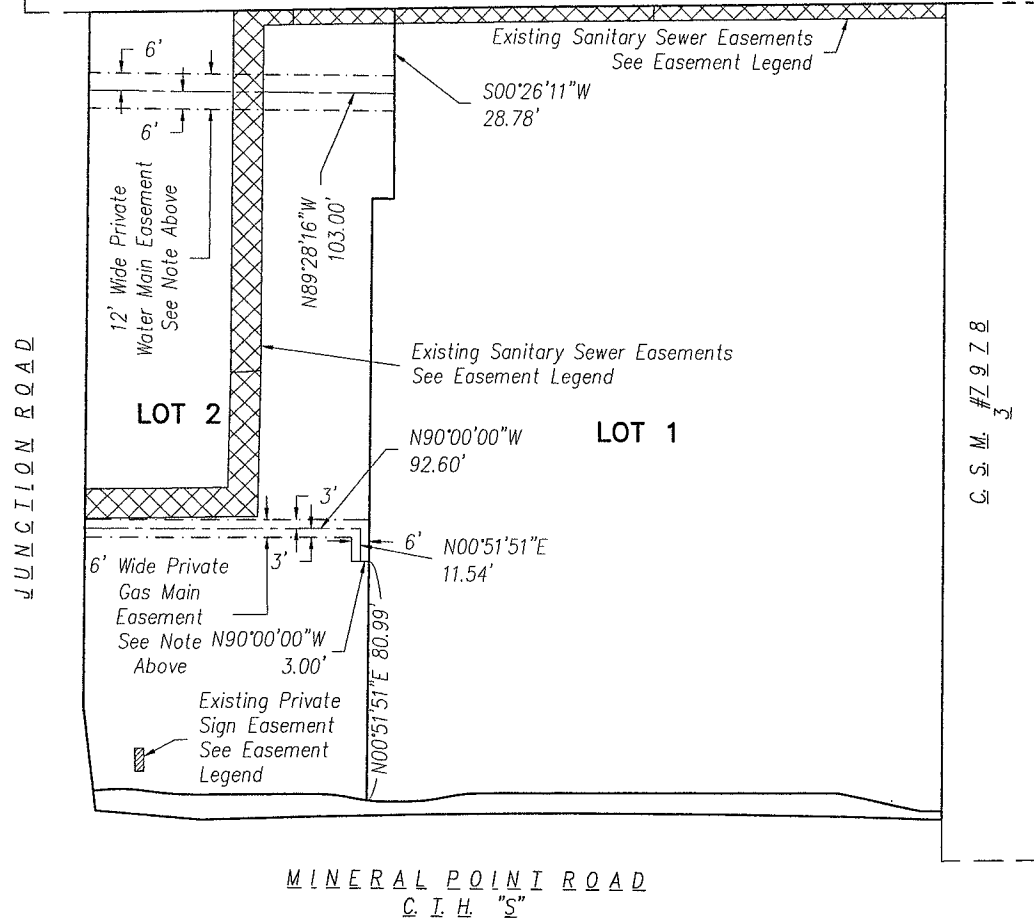
 Existing Sanitary Sewer Easements as shown on C.S.M. #11867, per Doc. #'s 2259818, 2278423, 2278424, & 2278425.

 Existing Private Sign Easement, per Doc. # \_\_\_\_\_.


NOTE: The private water main & private gas main easements are for the benefit of Lot 1 of this C.S.M. only.

## EASEMENT DETAIL

C. S. M. #Z 9 7 8  
2



C. S. M. #Z 9 7 8  
3

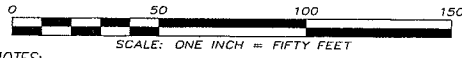
<b>vierbicher</b> planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530		FN: 33107379 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 8
		Drafted By: MMAR Checked By: JQUA	Drawing Name: W:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flad_CSM_7379.dwg		

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



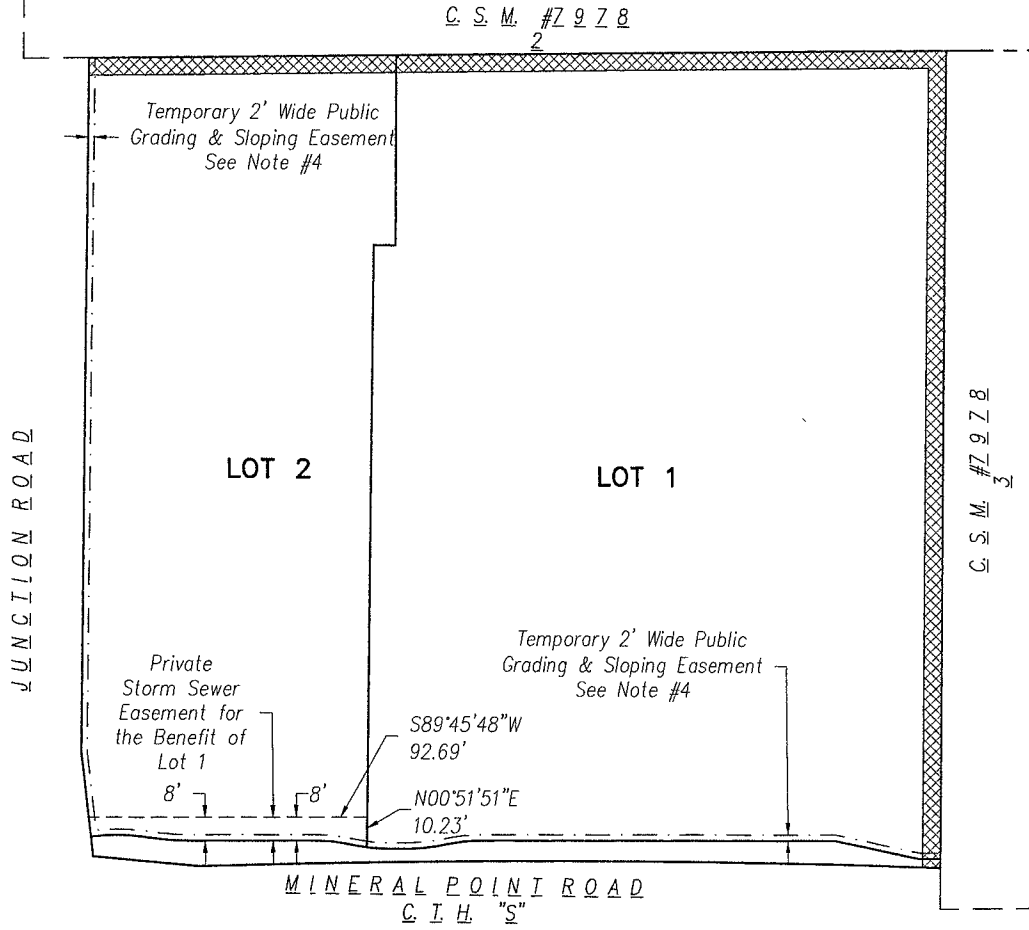
**NOTES:**



1. The existing 6' wide Public Utility Easement as shown on C.S.M. #11867 and recorded as Doc. #2530338 lies entirely within the R/W of Junction Road and therefore is not shown.
2. The existing 6' wide Public Utility easement recorded as Doc. #2530337 lies partially within the existing R/W of Mineral Point Road. That part within said R/W has not been shown hereon.
3. The existing 6' wide Public Utility easement recorded as Doc. #2530339 lies partially within the existing R/W of Junction Road. That part within said R/W has not been shown hereon.
4. Temporary 2' wide Public Grading & Sloping Easement, to terminate upon the completion of improvements to Mineral Point Road and/or Junction Road or on (date to be determined) whichever comes first.

**EXISTING EASEMENT LEGEND**

 Existing 6' Wide Public Utility Easement as shown on C.S.M. #11867, per Doc. #'s 2530336, 2530337, & 2530339.

EASEMENT DETAIL



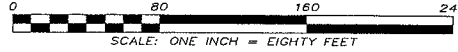
 planners   engineers   advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Foutler Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 824-0532 Fax: (608) 824-0530		FN: 33107379 DATE: 11/12/2010	SURVEYED FOR: Flod Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 8
		Drafted By: MMAR Checked By: JQUA	Drawing Name: \\Flod Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flod_CSM_7379.dwg		

# CERTIFIED SURVEY MAP No.

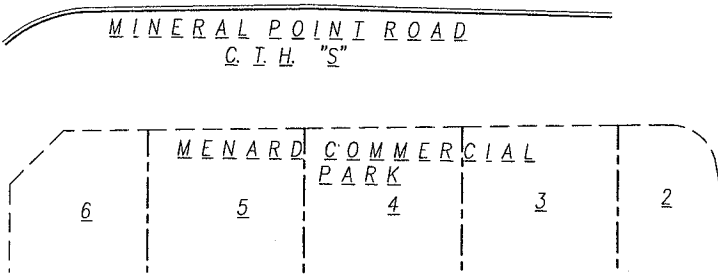
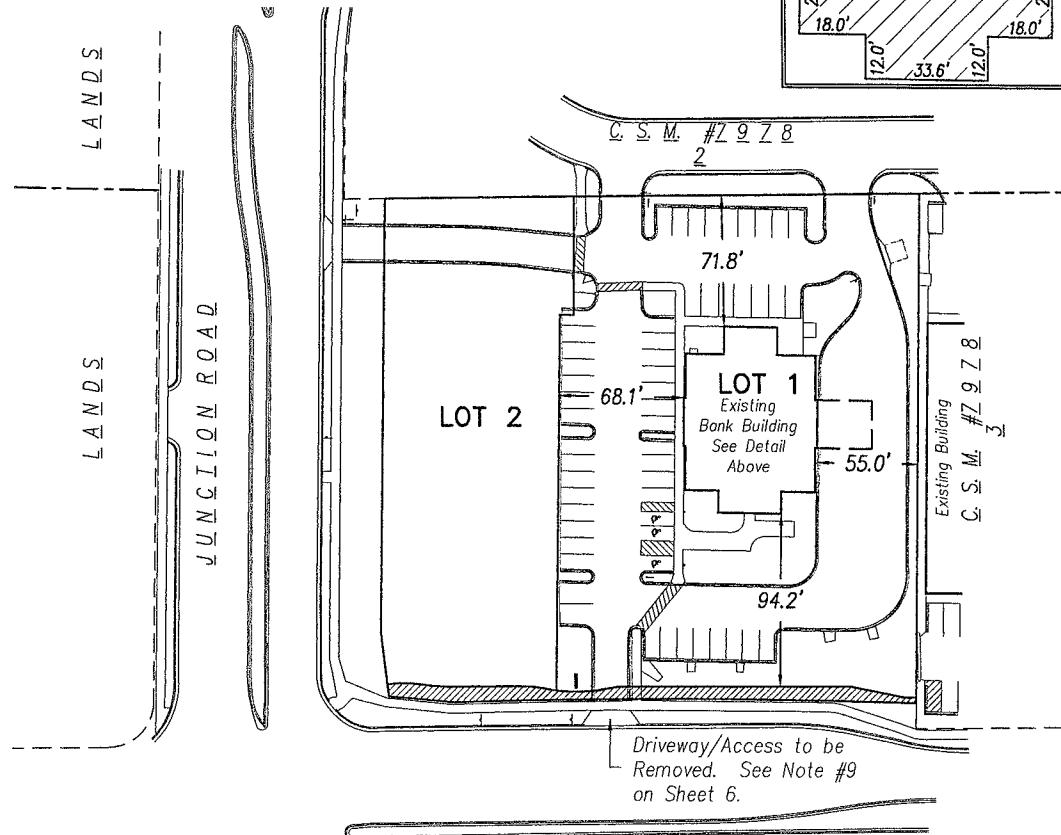
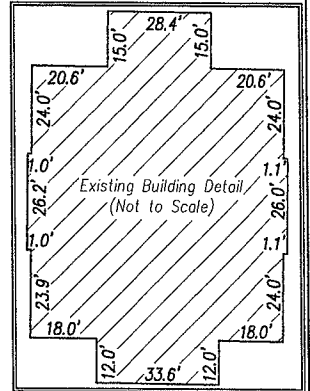
ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE ¼ OF SEC 22-07-08 MEASURED AS BEARING S89°11'35"W



## EXISTING CONDITIONS DETAIL



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REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Touhy Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 33107379  
DATE: 11/12/2010  
Drafted By: MMAR  
Checked By: JQUA

SURVEYED FOR:  
Flad Development & Investment Corp.  
7941 Tree Lane,  
Suite #105  
Madison, WI 53717

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

SHEET  
5 OF 8

Drawing Name: W:\Flad Development\33107379 Junction Rd Property\Engineering\Civil 3D\Flad\_CSM\_7379.dwg



# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE						LINE TABLE			LINE TABLE		
Curve No.	Radius	Delta	Length	Chord Bearing	Ch. Length	Line No.	Bearing	Distance	Line No.	Bearing	Distance
C1	4025.00'	02°30'02"	175.66'	N89°36'35"W (N89°37'30"W)	175.65'	L1	N00°48'25"W	55.65'	L8	N87°21'36"W	100.05'
C2	4025.00'	01°04'06"	75.05'	S88°36'21"W (S88°35'26"W)	75.05'	L2	N84°55'03"W (N84°55'57"W)	35.61'	L9	S89°45'48"W	7.02'
C3	50.50'	10°43'04"	9.45'	S84°24'15"W	9.43'	L3	N06°23'55"W (N06°24'49"W)	35.61'	L10	N78°29'28"W	29.47'
C4	49.50'	10°43'04"	9.26'	S84°24'15"W	9.25'	L4	S00°26'11"W	64.68'	L11	S89°45'48"W	120.92'
C5	49.50'	10°43'04"	9.26'	N84°52'40"W	9.25'	L5	N89°08'09"W	7.41'	L12	S79°02'43"W	5.03'
C6	50.50'	10°43'04"	9.45'	N84°52'40"W	9.43'	L6	S89°12'50"W (S89°11'39"W)	22.02'	L13	S89°45'48"W	8.09'
C7	99.00'	08°57'01"	15.47'	N85°45'42"W	15.45'	L7	N00°45'40"E (N00°20'37"E)	52.61'	L14	N79°31'08"W	5.03'
C8	61.00'	17°11'09"	18.30'	N89°52'46"W	18.23'				L15	S89°45'48"W	41.29'
C9	390.00'	06°19'29"	43.05'	N03°55'24"E (N03°50'22"E)	43.03'				L16	S00°26'11"W	64.68'
C10	49.50'	07°46'02"	6.71'	N86°21'11"W	6.71'				L17	N89°08'09"W	7.41'
C11	49.50'	02°57'02"	2.55'	N80°59'39"W	2.55'						

**NOTES:**

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 maintained by the lot owner unless modified with the approval of the City Engineer. Elevations depicted on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
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. In the event of the City of Madison Plan Commission and/or Common Council approved 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 subdivision.
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. Distances are ground and measured to the nearest hundredth of a foot (0.01').
5. Dates of field work: September 10, 13, 14 and October 01 & 04, 2010.
6. All lots within this Certified Survey Map are subject to Highway Access Control Regulations as recorded in V.447 of Records, Page 483-496 as Doc. #1368501.
7. Subject to Restriction on New Development recorded as Doc. #4004421.
8. Subject to an Access Easement Agreement recorded as Doc. #4216284. Easement provides additional Ingress/Egress rights to Junction Road & Mineral Point Road from adjacent properties. Refer to document for conditions & restrictions.
9. Subject to Highway Access Deed Restriction recorded as Doc. #4218375. Document provides the right by the City to order the removal of direct access to Mineral Point Road. Refer to document for conditions & restrictions.
10. Subject to Planned Unit Development General Development Plan & Specific Implementation Plan recorded as Doc. #4218912. (Subject to revised Planned Unit Development General Development Plan & Specific Implementation Plan recorded as Doc. #\_\_\_\_\_)
11. Subject to Declaration of Conditions and Covenants recorded as Doc. #'s 4281325 & 4281327.
12. Subject to Declaration of Conditions, Covenants, and Restrictions for the Maintenance of Stormwater Management Measures recorded as Doc. #4241433. Subject to Amendment to Declaration of Conditions, Covenants, and Restrictions for the Maintenance of Stormwater Management Measures recorded as Doc. #\_\_\_\_\_
13. The private stormwater easement as shown on C.S.M. #11867 has been released by "Release of Private Stormwater Easement" document recorded as Doc. #\_\_\_\_\_. Therefore easement not shown.
14. The temporary 30' wide Public Grading & Sloping Easement as shown on C.S.M. #11867 has been released by "Release of Temporary Easement" document recorded as Doc. #\_\_\_\_\_. Therefore easement not shown.
15. Subject to a Reciprocal Access Easement Agreement recorded as Doc. #\_\_\_\_\_

 REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fouler Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 626-0332 Fax: (608) 626-0330		FN: 33107193	SURVEYED FOR:	C.S.M. No. _____	SHEET 6 OF 8
		DATE: 11/12/2010	Flood Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	Doc. No. _____	
		Drafted By: MMAR	Vol. _____ Page _____		
		Checked By: JOUA	Drawing Name: W:\Flood Development\33107193 Wolgreens-Wausau\Flood_CSM_7193.dwg		

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 11867, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 340-344, AS DOCUMENT NUMBER 4217624, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that under the direction of Flad Development & Investment Corp., and WCB Properties, LLC, owners of said land, I have surveyed, divided, and mapped Lots 1 & 2, Certified Survey Map (C.S.M.) #11867, as recorded in Volume 72 of Certified Survey Maps, on Pages 340-344, as Document Number 4217624, Dane County Registry, located in the SE ¼ of the SE ¼ of Section 22, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the SE corner of said Section 22; thence N89°11'35"W along the South line of the SE ¼ of said Section 22, 1195.27'; thence N00°48'25"W, 55.65' to the southerly line of said C.S.M. #11867, a point of intersection with the northerly right-of-way line of Mineral Point Road, and the point of beginning; thence along the boundary of said C.S.M. #11867 for the next six (6) courses; 1-thence N84°55'03"W along said northerly right-of-way line, 35.61' to the easterly right-of-way line of Junction Road; 2-thence N06°23'55"W along said easterly right-of-way line, 35.61'; 3-thence N00°45'40"E along said easterly right-of-way line, 235.56'; 4-thence N89°12'33"E, 290.71'; 5-thence S00°45'40"W, 277.50' to the said northerly right-of-way line of Mineral Point Road and a point of non-tangential curvature; 6-thence 250.71' along said northerly right-of-way line and the arc of a curve to the left, through a central angle of 03°34'08", a radius of 4025.00', and a chord bearing S89°51'21"W, 250.67' to the point of beginning. Said description contains 79,684 square feet.

I further certify that the map on sheet 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 Subdivision Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Vierbicher Associates  
By: Michael S. Marty, P.L.S. No. 2452

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_

Signed: \_\_\_\_\_  
Michael S. Marty, P.L.S. No. 2452

**OWNER'S CERTIFICATE:**

Flad Development & Investment Corp., as owner, does hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon.

Dated this \_\_\_ day of \_\_\_\_\_, 201\_\_

Signed: \_\_\_\_\_  
John J. Flad, President  
Flad Development & Investment Corp.

State of Wisconsin )  
                                  )  
County of Dane        )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 201\_\_, the above named John J. Flad, 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 \_\_\_\_\_, 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\_\_

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 \_\_\_\_\_, 201\_\_

Signed: \_\_\_\_\_  
Mark A. Olinger, Secretary,  
Madison Plan Commission

<b>vierbicher</b> planners   engineers   advisors <small>REEDSBURG - MADISON - PRAIRIE DU CHIEN                  999 Foulter Drive, Suite 201 Madison, Wisconsin 53717                  Phone: (608) 826-0532 Fax: (608) 826-0530</small>	FN: 33107193 DATE: 11/12/2010	SURVEYED FOR: Flad Development & Investment Corp. 7941 Tree Lane, Suite #105 Madison, WI 53717	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 7 OF 8
	Drafted By: MMAR Checked By: JQUA	Drawing Name: \\W\Flad Development\33107193 Wolgreens-Wausou\Flad_CSM_7193.dwg		

