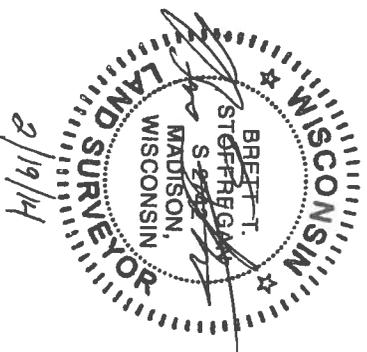


CERTIFIED SURVEY MAP

LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 6000

LOCATED IN GOVERNMENT LOT 1 OF SECTION 25 AND IN THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 36, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN LAKE MONONA

SOUTHEAST CORNER
SEC. 25, T7N, R9E
FOUND BRASS CAP MONUMENT
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE
N: 472150.22
E: 826468.07



STATE OF WIS. DEPT. OF TRANSPORTATION

RAILROAD LINE OPERATED BY WISCONSIN & SOUTHERN RAILROAD

(S50°46'41"E)
S49°30'34"E 683.42'

10' WIDE
UNRECORDED
MO&E EASEMENT

15' WIDE
MMSD SANITARY SEWER
EASEMENT
DOC. NO. 718757 & 773253

20' WIDE
PUBLIC STORM SEWER
EASEMENT
1067050 &
2175673

LOT 1
183,993 SQ. FT.

LOT 2
CSM 6000

LOT 3
CSM 6000

LOT 4
DOC. NOS. 1067050 &
2175673

LOT 2
CSM 2358

LOT 3
CSM 2358

(N39°51'22"W 381.67')
N41°11'26"E 381.69'

DIRECTION OF
DRAINAGE SWALE
CONSTRUCTION
(TYP.)
SEE NOTE 2
SHEET 2

JOHN NOLEN DRIVE

(N50°40'07"W 222.02')
(N51°57'23"W)
(145.00')
145.04'
(176.39')
76.98'
538.40'24"W
1.47'

SEC. LINE N89°04'11"W 2655.22'
1328.34'
N89°11'17"W 469.19'
(N89°11'17"W 469.19')

CAUSEWAY-CENTRE
OFFICE CONDOMINIUM

LEGEND

○ PLACED 3/4"X18" IRON REBAR
(WT.=1.5LBS./FTT.)

● FOUND 3/4" IRON REBAR

○ FOUND 1-1/4" IRON PIPE

() RECORDED AS INFORMATION



GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM
DANE ZONE
SOUTH LINE OF THE SE1/4, SEC. 25, T7N, R9E
BEARS N89°04'11"W

0 100

Scale 1" = 100'

SHEET 1 OF 4

DATE: February 19, 2014
F.N.: 13-07-118
C.S.M. NO.
DOC. NO.
VOL. SHEET

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

MEANDER CORNER FOR
SOUTH 1/4 CORNER
SEC. 25, T7N, R9E
ALUMINUM CAP MON.
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
N: 472662.27
E: 823818.75

(SERVICE ROAD)
WIDTH VARIES

COMPUTED SOUTH 1/4
CORNER SEC. 25, T7N, R9E

CERTIFIED SURVEY MAP

LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 6000

LOCATED IN GOVERNMENT LOT 1 OF SECTION 25 AND IN THE NE1/4 AND THE
NW1/4 OF THE NE1/4 OF SECTION 36, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin 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 said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows: Lots 3 and 4, Certified Survey Map No. 6000 recorded in Volume 28 of Certified Survey Maps on pages 278-279 as Document Number 2175673, Dane County Registry, located in Government Lot 1 of Section 25 and in the NE1/4 and the NW1/4 of the NE1/4 of Section 36, T7N, R9E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the southeast corner of said Section 25; thence S89°04'11"E along the south line of the SE1/4 of said Section 25, 1326.88 feet to the point of beginning; thence S00°20'09"W, 0.76 feet along the easterly line of Lot 3, Certified Survey Map No. 2358; thence N89°11'17"W, 469.44 feet along the northerly line of Lots 1 and 2 Certified Survey Map No. 2358 and the easterly extension thereof, to a point of curve; thence westerly along a curve to the left which has a radius of 60.00 feet and a chord which bears N81°24'49"W, 43.47 feet to a point of reverse curve; thence westerly along a curve to the right which has a radius of 100.00 feet and a chord which bears N75°47'41"W, 89.64 feet; thence N50°40'07"W, 222.02 feet to the most southerly corner of Lot 2, Certified Survey Map No. 6000; thence N41°11'26"E, 381.69 feet along the southeasterly line of said Lot 2; thence S49°30'34"E, 683.42 feet to the most northerly corner of Lot 3, Certified Survey Map No. 2358; thence S00°20'09"W, 18.57 feet along the east line of said Lot 3 to the point of beginning. Containing 183,993 square feet (4.22 acres).

Dated this 19th day of February, 2014.



Brett T. Stoffregan, Registered Land Surveyor S-2742



NOTES

1. Notes as set forth on Certified Survey Map No. 6000
 - Access to Lots 1-4 will be from the John Nolen Drive frontage road only
 - Lots 1, 3 and 4 shall satisfy the requirements of Chapter 37 of the Madison General Ordinances regarding erosion and stormwater runoff control at such a time as the lots are developed (including, but not limited to, on-site detention).
 -  Arrows indicate the direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with the approval of the City Engineer.
2. This Certified Survey Map is subject to the following recorded instruments.
 - Release contained in Quit Claim deed recorded as Doc. No. 3651465.

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	60.00	43.47	44.48	N81°24'49"W (43.49) (44.50)	042°28'42" (042°29'50")	IN-S60°10'28"W OUT-S77°20'50"W (S76°16'44"W)
2	100.00	89.64	92.95	N75°47'41"W (90.14) (93.51)	053°15'30" (053°34'38")	IN-S77°34'34"W (S76°16'44"W) OUT-N49°09'56"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: February 19, 2014
F.N.: 13-07-118
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 6000

LOCATED IN GOVERNMENT LOT 1 OF SECTION 25 AND IN THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 36, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Madison Boardwalk, 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 lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Madison Boardwalk, LLC has caused these presents to be signed by its Limited Liability Company member(s) listed below at Madison, Wisconsin, this _____ day of _____, 2014.

Madison Boardwalk, LLC

By: _____

State of Wisconsin)
) S.S.
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named Limited Liability Company member(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

MORTGAGEE CERTIFICATE

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

In witness whereof, said Investors Community Bank has caused these presents to be signed by its corporate officer(s) listed below this _____ day of _____, 2014.

Investors Community Bank

By: _____

State of Wisconsin)
) S.S.
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

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



DATE: February 19, 2014
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CERTIFIED SURVEY MAP

LOTS 3 AND 4, CERTIFIED SURVEY MAP NO. 6000

LOCATED IN GOVERNMENT LOT 1 OF SECTION 25 AND IN THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 36, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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 _____, 2013 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map of the City of Madison for public use.

Dated this _____ day of _____, 2014

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

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014 at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



2/19/14

DATE: February 19, 2014
F.N.: 13-07-118
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

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