

CERTIFIED SURVEY MAP No.

ALL OF LOT 2, HAWKS RIDGE ESTATES, RECORDED IN VOLUME 59-018B OF PLATS, ON PAGES 95-96, AS DOCUMENT NUMBER 4237057, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 100 200 300



SCALE : ONE INCH = ONE HUNDRED FEET

NOTE: See sheet 2 for legend, and additional dimensions and notes.

Existing Public Stormwater Management Easement per Hawks Ridge Estates Doc. No. 4237057

C S M # B 6 2 5 L O T 2

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD27 DATUM, THE NORTH LINE OF SECTION 04, T06N, R08E, BEARING S89°21'14"W

HAWK'S LAND-
ING COLLEGE
70 CLUB

Survey Nail found:
North 1/4-Corner
Section 04, T06N, R08E.

Brass Cap found:
South 1/4-Corner
Section 33, T07N,
R08E.

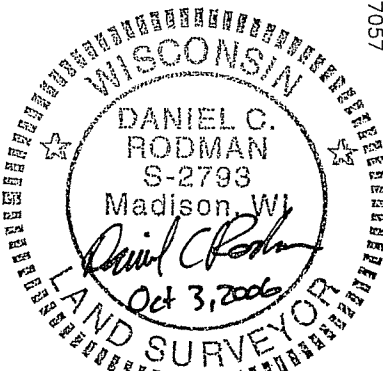
Existing Public Utility Easements per Hawks Ridge Estates Doc. No. 4237057

Hatching indicates no access to Mid Town Road per Hawks Ridge Estates Doc. No. 4237057

30' Building Setback shown on Hawks Ridge Estates Doc. No. 4237057

LOT 1
72,195 sq. ft.
1.6573 ac.

LOT 2
200,077 sq. ft.
4.5932 ac.



Existing Public Utility Easements per Hawks Ridge Estates Doc. No. 4237057

Brass Cap found:
Northeast Corner
Section 04,
T06N, R08E.

State Plane NAD 27 US ft (per City of Madison):
N 376182.34
E 2122158.59 (comp. with WISCON 1.7b)
N 376182.61
E 2122159.06 (Frudden 1968 tie sheet)

HAWK'S
LANDING
CIRCLE

HAWK'S
LANDING
COLLEGE
CLUB

Brass Cap found: Southeast Corner of Section 33, T07N, R08E.

SURVEYED BY : **Burse**

surveying & engineering INC

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

SURVEYED FOR :
B & H Madison, LLC
7704 Terrace Ave.
Middleton, WI 53562

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: October 3, 2006
Plot View: Sht1

PROJECTS\BSE996\CSM\CSBSE966.DWG

SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 2, HAWKS RIDGE ESTATES, RECORDED IN VOLUME 59-018B OF PLATS, ON PAGES 95-96, AS DOCUMENT NUMBER 4237057, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

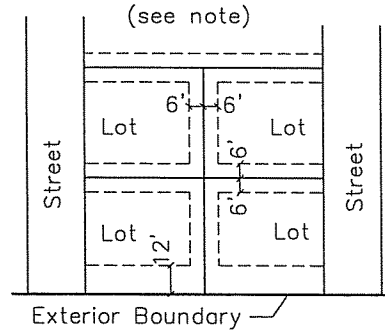
CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN
C3	47.82	22°49'48"	120.00	N 79°13'47" W	47.50	
C8	23.56	90°00'00"	15.00	S 44°21'19" W	21.21	
C26	69.01	21°58'03"	180.00	N 78°47'55" W	68.59	N 89°46'56" W
C27	35.51	11°18'15"	180.00	N 84°07'49" W	35.45	N 89°46'56" W
C28	33.50	10°39'48"	180.00	N 73°08'47" W	33.45	N 78°28'41" W
C29	58.92	05°45'39"	586.00	S 03°31'31" E	58.89	S 06°24'20" E
C31	61.73	05°45'39"	614.00	S 03°31'31" E	61.71	S 06°24'20" E
C33	31.42	90°00'04"	20.00	S 45°38'43" E	28.28	

LEGEND

- ⊙ FOUND IRON PIPE (OUTSIDE DIAMETER NOTED)
- FOUND 3/4" SOLID IRON ROD
- FOUND 1-1/4" SOLID IRON ROD
- SET 3/4" X 18" SOLID IRON ROD, WT. 1.5 LB/FT
- ← DRAINAGE ARROW (SEE NOTE)
- 1155.4 GROUND ELEVATION AT LOT CORNER (SEE NOTE)
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST 0.01 FT

TYPICAL DRAINAGE EASEMENTS:



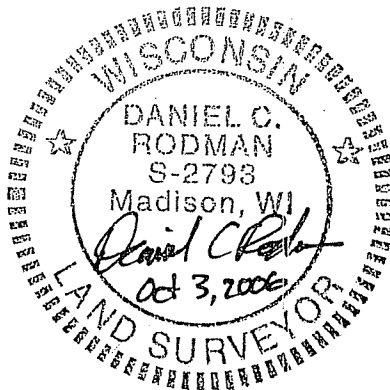
NOTES:

- 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 given are for property corners at ground level and shall be maintained by the lot owner. Vertical datum is NAVD88.
- All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.
- Lot 1 is subject to Inclusionary Zoning. Lot 2 has received a waiver from the requirements of Inclusionary Zoning.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: October 3, 2006
Plot View: Sht2

\\PROJECTS\BSE996\CSM\CSBSE966.DWG



SURVEYED BY :

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SHEET 2 OF 3

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 2, HAWKS RIDGE ESTATES, RECORDED IN VOLUME 59-018B OF PLATS, ON PAGES 95-96, AS DOCUMENT NUMBER 4237057, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

B & H Madison, LLC, a 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 B & H Madison, LLC caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

B & H Madison, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or rejection: CITY OF MADISON

IN WITNESS WHEREOF, the said B & H Madison, LLC has caused these presents to be signed by Timothy R. McKenzie, its managing member, on this ____ day of _____, 200__.

B & H Madison, LLC

By: _____
Timothy R. McKenzie

State of Wisconsin)
County of Dane) ss

Personally came before me this ____ day of _____, 200__, Timothy R. McKenzie, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires _____.

LEGAL DESCRIPTION:

All of Lot 2, Hawks Ridge Estates, recorded in Volume 59-018B of Plats, on Pages 95-96, as Document Number 4237057, Dane County Registry, located in the Northeast Quarter of Section 04, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Daniel C. Rodman, Registered Land Surveyor No. 2793, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of B & H Madison, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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, and mapping the same.

Dated this 3rd day of October, 2006.

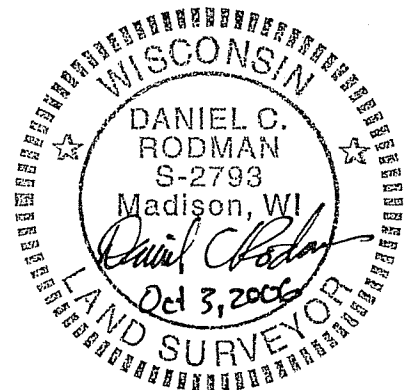
Signed: Daniel C. Rodman
Daniel C. Rodman, R.L.S. No. 2793

CITY OF MADISON APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 200__.

Mark Olinger, Secretary of Planning 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 _____.

Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME ____ PAGES _____

Date: October 3, 2006
Plot View: Sht3
PROJECTS\BSE996\CSM\CSBSE966.DWG

SURVEYED BY :

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