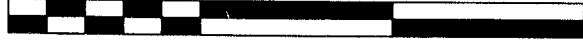


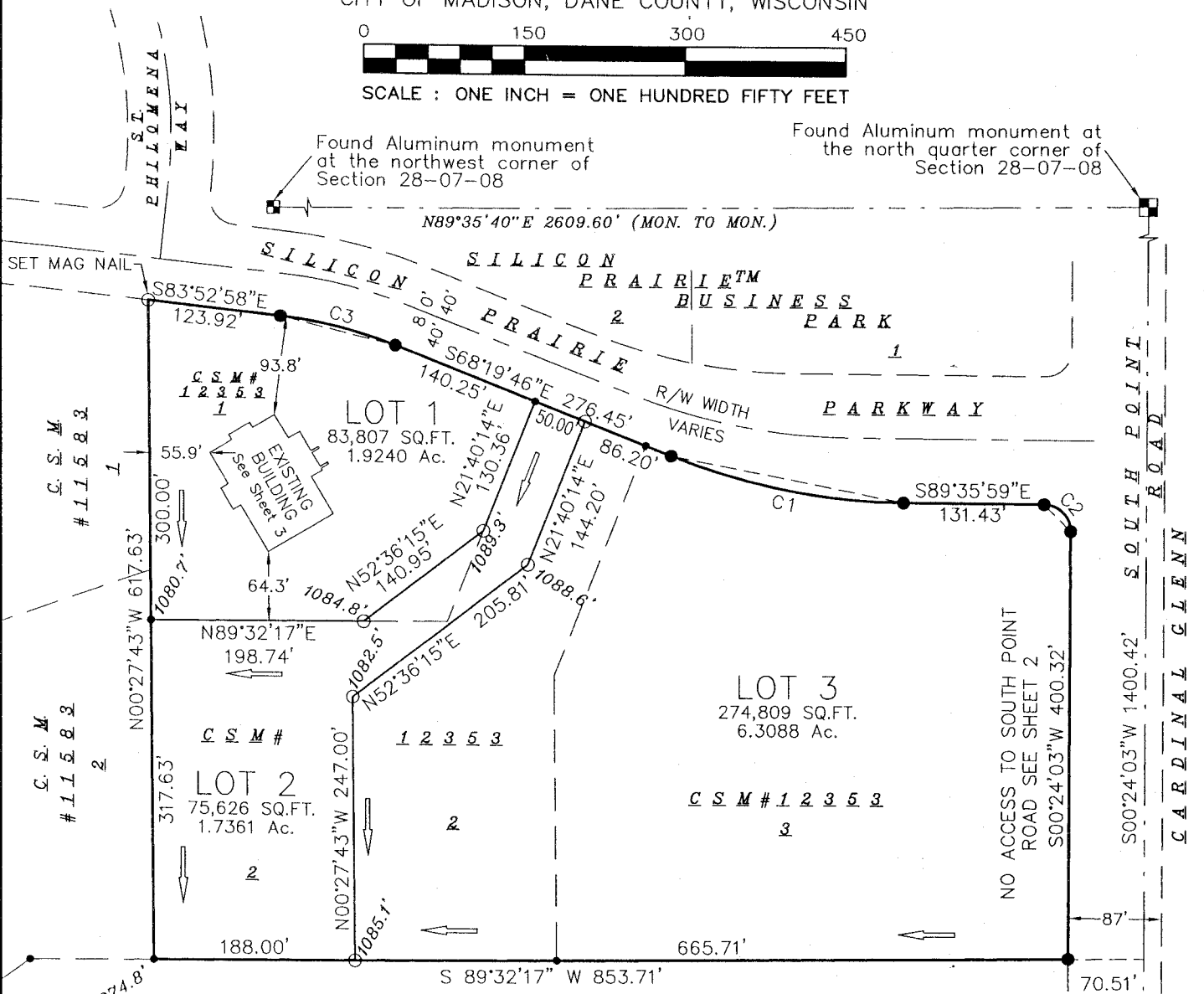
# CERTIFIED SURVEY MAP

ALL OF LOTS 1 - 3, CERTIFIED SURVEY MAP #12353, AS RECORDED IN VOLUME 76 OF CERTIFIED SURVEY MAPS, ON PAGES 320-323, AS DOCUMENT #4384380, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 150 300 450



SCALE : ONE INCH = ONE HUNDRED FIFTY FEET



CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	222.74	21°16'12"	600.00	S 78°57'52" E	221.46
C2	39.27	90°00'02"	25.00	S 44°35'58" E	35.36
C3	111.30	15°33'12"	410.00	S 76°06'22" E	110.96

GRID NORTH  
BEARINGS ARE BASED UPON THE  
NORTH LINE OF THE NW 1/4 OF  
SEC. 28-07-08, N89°35'40"E

NOTES:

- 1) SEE SHEET 2 FOR EASEMENTS.
- 2) SEE SHEET 4 FOR LEGEND.
- 3) SEE SHEET 3 FOR BUILDING DETAIL.

SURVEYED BY :

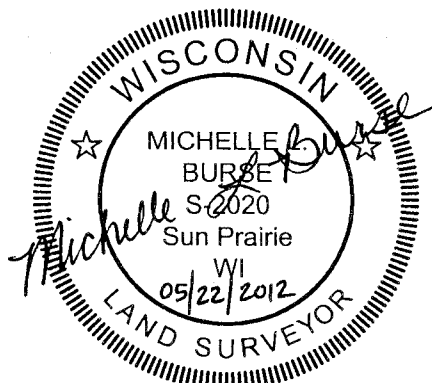
**Burse**

surveying & engineering inc

1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

SURVEYED FOR :

Academy For Little Learners  
9649 Silicon Prairie Parkway  
MADISON, WI 53593



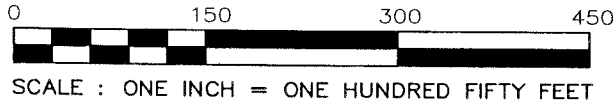
DATE: May 22, 2012

PLOT VIEW: CSM

M: \BSE304\CSM\L\_L LEARNERS\L\_L CSM.DWG

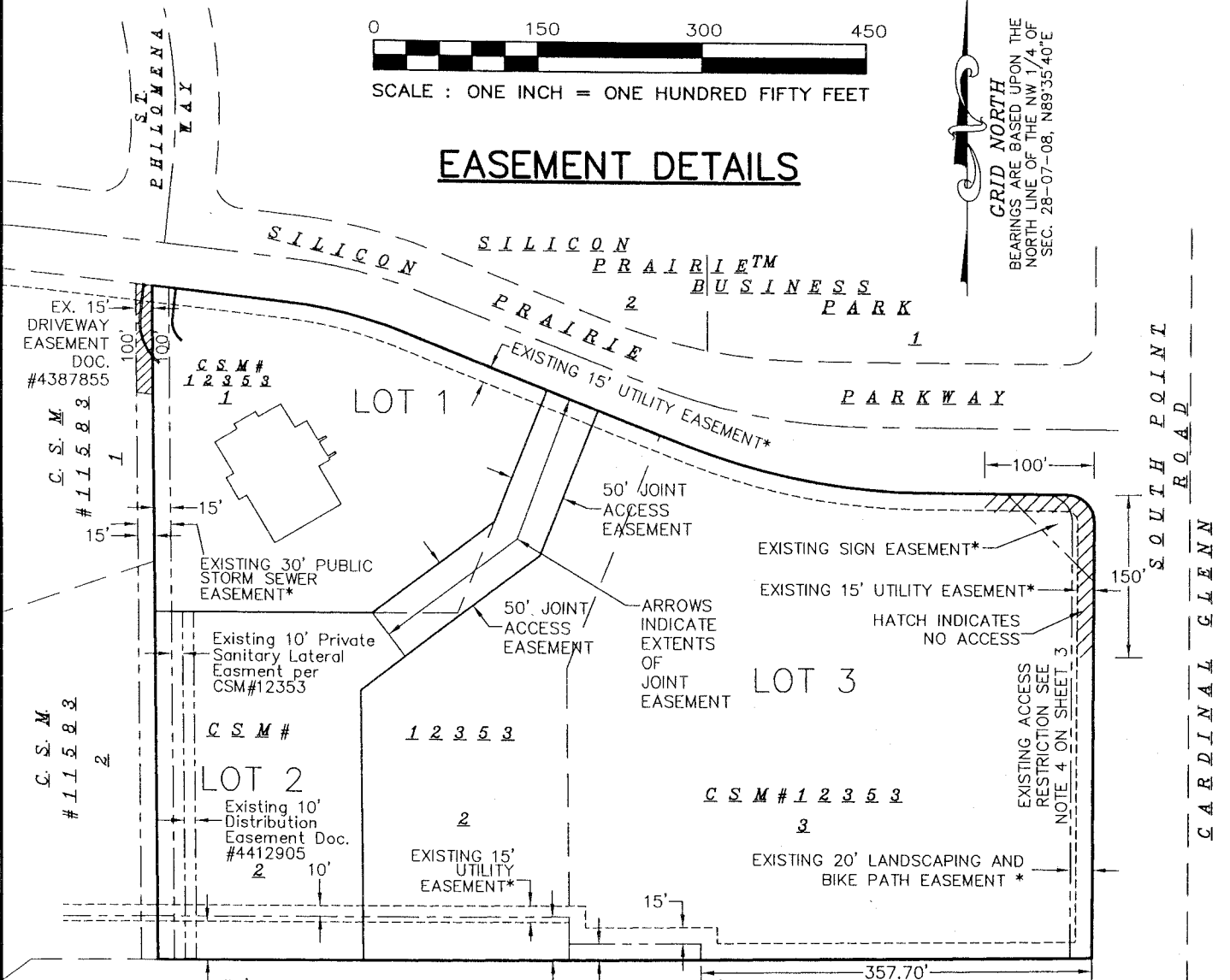
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CRID NORTH  
BEARINGS ARE BASED UPON THE NORTH LINE OF THE NW 1/4 OF SEC. 28-07-08, N89°35'40"E

## EASEMENT DETAILS



**NOTES:**

- 1) Drainage Arrows
  - a.) 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.
  - b.) 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.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve 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.

2) Not more than one driveway approach along lot 17 will be constructed along South Point Road, except as may be permitted by the city Traffic Engineer of the City of Madison.

3) PER RECORDED PLAT: All lots within this plat shall infiltrate stormwater run-off in accordance with guidelines of the City Engineer.

SURVEYED BY :

**Burse**

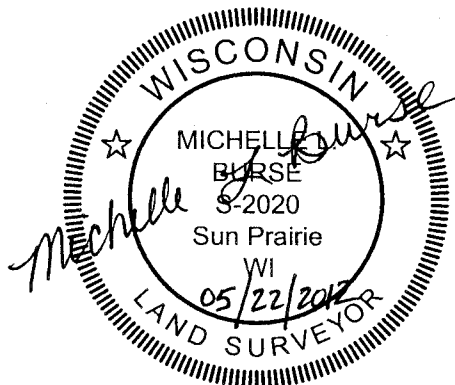
surveying & engineering

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DATE: May 22, 2012

PLOT VIEW: CSM

M: \BSE304\CSM\L\_LEARNERS\L\_L CSM.DWG

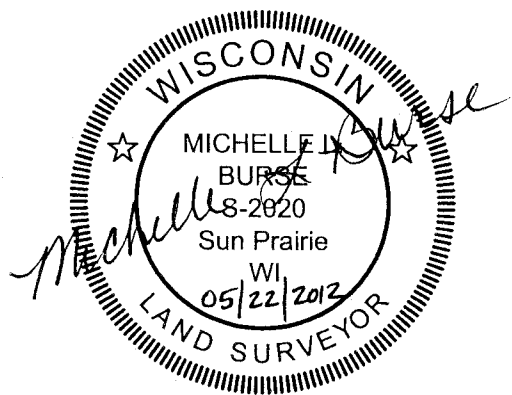
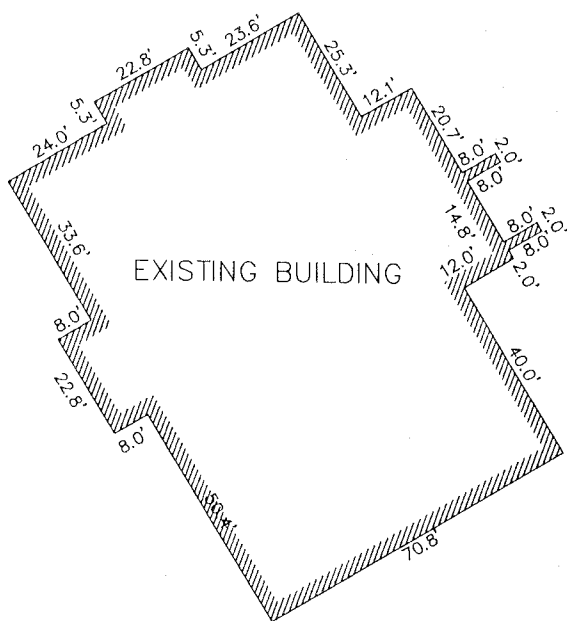


# CERTIFIED SURVEY MAP

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## NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those on the recorded plat; building setback lines; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: May 22, 2012
- 4) \* on sheet two indicates that the existing easements were created by the recorded Plat of Silicon Prairie Business Park recorded as Document Number 3664595.
- 5) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 6) Total parcel area = 434,244 square feet
- 7) Elevations are referenced to City of Madison datum (NAVD88) per the north quarter corner of Section 28-07-08. Top of monument has an elevation of 1132.55'
- 8) Surveyor was provided a copy of 60 year title report number 112050298, dated May 8, 2012 from Preferred Title, LLC. Title report references the following:
  - Easement to Wisconsin Power and Light Company recorded in Vol. 92 of Misc. page 176, as #517425.
  - Reservation of joint driveway contained in Warranty Deed recorded in Vol. 29514 of Records, page 9, as #2665417.
  - Certified Survey Map 9957, recorded in Vol. 58 of Certified Survey Maps, page 72, as #3289615.
  - Plat of Silicon Prairie Business Park
  - Declaration of Easement for Public Utility Purposes recorded as #3520769.
  - County Trunk Highway Access Control Regulations recorded in Vol. 447 of records, page 483, as #1368501.
  - Declaration of Protective Covenants and Restrictions recorded as #3678744; amended as #4371663.
  - Declaration of Conditions and Covenants recorded as #3718620.
  - Declaration of Conditions and Covenants recorded as #3867646.
  - Declaration of Conditions and Covenants recorded as #3867647.
  - Declaration of Restrictive Covenants, Easements and Right of First Refusal recorded as #4384381.
  - Easement Agreement recorded as #4387855.
  - Certified Survey Map 12353, recorded in Vol. 76 of Certified Survey Maps, page 320, as #4384380.
  - First Amendment to Declaration recorded as #4382910.
  - Affidavit of Correction to Plat recorded as #4367380.
  - Distribution Easement Underground to Wisconsin Power and Light Company recorded as #4412905.Surveyor was also provided with a copy of 60 year title report number 112050345, dated May 10, 2012 from Preferred Title, LLC.



SURVEYED BY :

**Burse**

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Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com

DATE: May 22, 2012

PLOT VIEW: POSSHT2

M: \BSE304\CSM\L\_LEARNERS\L\_L CSM.DWG

SHEET 3 OF 7

# CERTIFIED SURVEY MAP

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## DESCRIPTION:

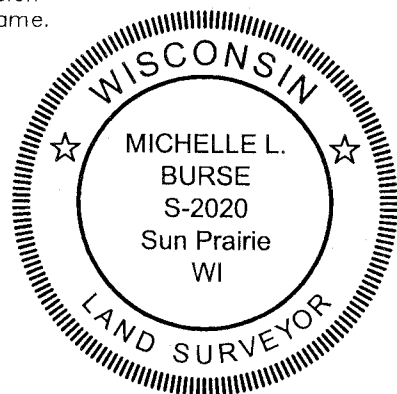
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## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Registered Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Amden, LLC and NEW WEI, LLC, owners 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 22<sup>ND</sup> day of MAY, 2012.

Signed: Michelle L. Burse  
Michelle L. Burse, R.L.S. No. 2020



LEGEND	
○	3/4"x18" SOLID IRON ROD SET, 1.5 lbs/ft.
•	3/4" SOLID IRON ROD FOUND
●	1-1/4" SOLID IRON ROD FOUND
←	DRAINAGE ARROW (NOTE 1, SHEET 2)
1087.5'	SPOT ELEVATION (NAVD88)
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.	

## CITY OF MADISON APPROVAL

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

Dated this \_\_\_ day of \_\_\_\_\_, 2012.

By: \_\_\_\_\_  
Steven R. Cover, Secretary of Planning Commission.

## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. 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 \_\_\_\_\_, 2012.

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

SURVEYED BY :

Burse

surveying & engineering

1400 E. Washington Ave, Suite 158<sup>EG</sup>  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

DATE: May 22, 2012  
PLOT VIEW: POSSHT3  
M: \BSE304\CSM\L\_LEARNERS\L\_L CSM.DWG

SHEET 4 OF 7

# CERTIFIED SURVEY MAP

ALL OF LOTS 1 - 3, CERTIFIED SURVEY MAP #12353, AS RECORDED IN VOLUME 76 OF CERTIFIED SURVEY MAPS, ON PAGES 320-323, AS DOCUMENT #4384380, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

NEW WEI, 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 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.

NEW WEI, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said NEW WEI, LLC has caused these presents to be signed by Kurtis D. Welton, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

NEW WEI, LLC

By: \_\_\_\_\_  
Kurtis D. Welton managing member

STATE OF WISCONSIN )  
                                  )ss  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, Kurtis D. Welton, 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 \_\_\_\_\_

## CONSENT OF MORTGAGEE

AnchorBank, fsb, a banking association duly organized and existing under and by virtue 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, the said AnchorBank, fsb, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Authorized Representative

State of Wisconsin )  
                                  )ss.  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012\_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

\_\_\_\_\_  
Notary Public:

My commission expires/is permanent: \_\_\_\_\_

SURVEYED BY :

**Burse**

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DATE: May 22, 2012  
PLOT VIEW: POSSHT4

M: \BSE304\CSM\L\_LEARNERS\L\_L CSM.DWG



# CERTIFIED SURVEY MAP

ALL OF LOTS 1 - 3, CERTIFIED SURVEY MAP #12353, AS RECORDED IN VOLUME 76 OF  
 CERTIFIED SURVEY MAPS, ON PAGES 320-323, AS DOCUMENT #4384380, LOCATED IN THE  
 NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 28, TOWNSHIP 07 NORTH; RANGE 08 EAST,  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Wisconsin Business Development Finance Corporation, a banking association duly organized and existing under and by virtue 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, the said Wisconsin Business Development Finance Corporation, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
 Authorized Representative

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2012,  
 \_\_\_\_\_, its \_\_\_\_\_ of the above named  
 banking association, and acknowledged that they executed the  
 foregoing instrument as such officers as the deed of said banking  
 association, by its authority.

\_\_\_\_\_  
 Notary Public:

My commission expires/is permanent: \_\_\_\_\_

SURVEYED BY :

**Burse**

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DATE: May 22, 2012  
 PLOT VIEW: POSSHT4

M: \BSE304\CSM\L\_LEARNERS\L\_L CSM.DWG

Office of the Register of Deeds  
 \_\_\_\_\_ County, Wisconsin  
 Received for Record  
 \_\_\_\_\_, 20\_\_\_\_ at  
 \_\_\_\_\_ o'clock \_\_M as  
 Document No. \_\_\_\_\_  
 in \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Register of Deeds