

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



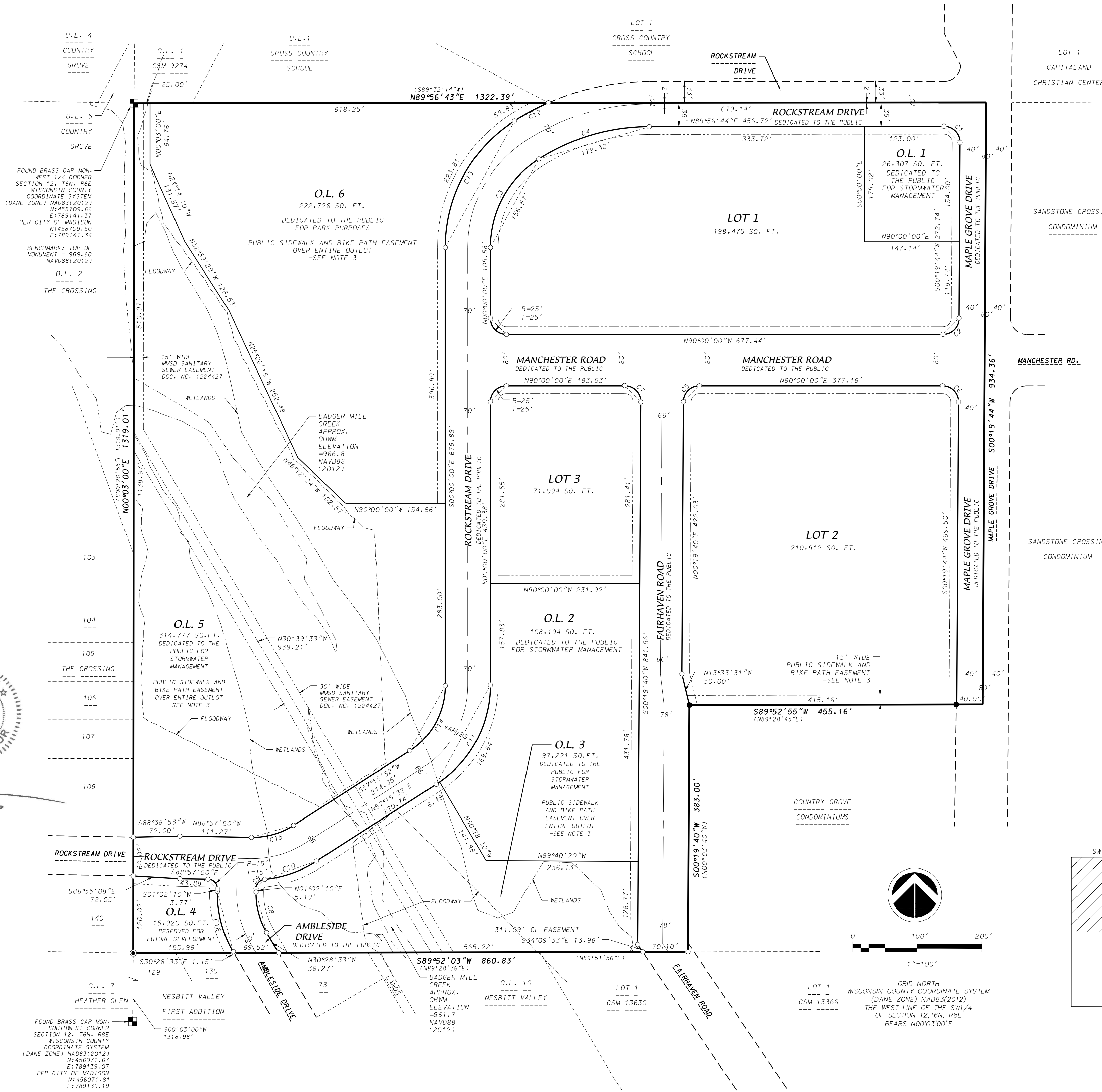
Department of Administration

NOTES

- 1. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot...
2. Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. Public Sidewalk and Bike Path Easements: Creation of Easement Rights: A permanent non-exclusive easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth.

FRED - MAPLE GROVE DRIVE

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- Found 1-1/4" rebar
Found 3/4" rebar
Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
Public utility easement
Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
Recorded as information

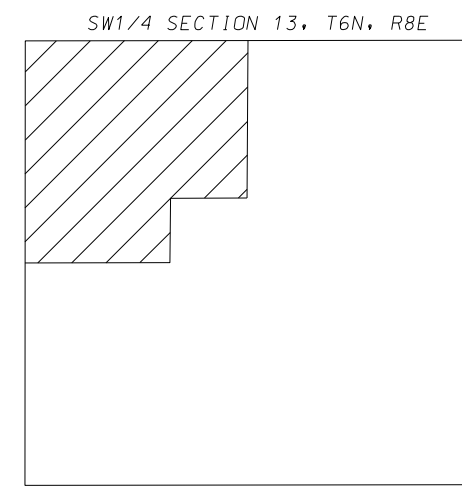
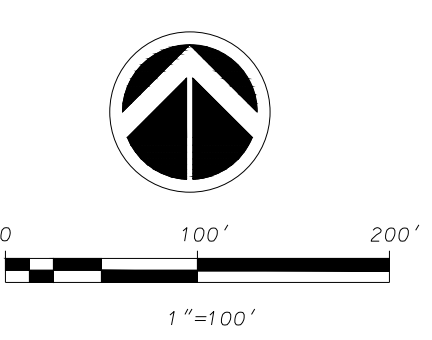


Signature of Brett T. Stofregan

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL NOT TO SCALE - SEE NOTE 1

CURVE TABLE

Table with columns: CURVE NUMBER, LOT, RADIUS (FEET), CHORD (FEET), ARC (FEET), CHORD BEARING, CENTRAL ANGLE, TANGENT BEARING. Lists curve data for lots C1 through C16.



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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



Department of Administration

FRED - MAPLE GROVE DRIVE

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 12, T6N, R8E
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "FRED-Maple Grove Drive" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
A parcel of land located in the NW1/4 of the SW1/4 of Section 12, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the West 1/4 corner of said Section 12; thence N89°56'43"E, 1322.39 feet along the South lines of Outlot 1, Certified Survey Map No. 9274, Outlot 1, Cross Country School and a unnamed public street to the Northeast corner of said NW1/4 of the SW1/4; thence S00°19'44"W, 934.36 feet along the East line of said NW1/4 of the SW1/4; thence S89°52'55"W, 455.16 feet along the North line of Country Grove Condominiums and the Easterly extension thereof, to the Northwest corner of said Country Grove Condominiums; thence S00°19'40"W, 383.00 feet along the West line of said Country Grove Condominiums and the Southerly extension thereof, to point on the North right-of-way line of Fairhaven Road; thence S89°52'03"W, 860.83 feet along said North right-of-way line and the North lines of Lot 1, Certified Survey Map No. 13630, Outlot 10, Nesbitt Valley, lands, Lots 73, 129 and 130, Nesbitt Valley First Addition and the Northerly right-of-way line of Ambleside Drive to the Northwest corner of said Lot 129, also being the Northeast corner of Outlot 7, Heather Glen and the Southeast corner of Lot 140, The Crossing; thence N00°03'00"E, 1319.01 feet along East lines of Outlot 2, Lots 103 through 109 and Lot 140, The Crossing and the East right-of-way line of Rockstream Drive to the point of beginning, Containing 1,564,536 square feet (35.917 acres)

Dated this 25th day of November, 2019.

Brett T. Stoffregan

Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

FRED-Maple Grove HC, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

FRED-Maple Grove HC, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, FRED-Maple Grove HC, LLC has caused these presents to be signed this _____ day of _____, 20__.

FRED-Maple Grove HC, LLC, a Wisconsin limited liability company

By: FRED-Maple Grove, LLC, Its Sole Member and Manager
By: Fiduciary Real Estate Development, Inc., Its Manager

By: _____
Steven J. Bersell, Vice President & COO

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 20__, the above authorized signatory of the above named FRED-Maple Grove HC, 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

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Nan Fey, Interim Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "FRED-Maple Grove Drive" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2019, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 20__.

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

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20__ on any of the lands included in the plat of "FRED-Maple Grove Drive".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 20__ affecting the land included in "FRED-Maple Grove Drive".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20__ at _____ .M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds