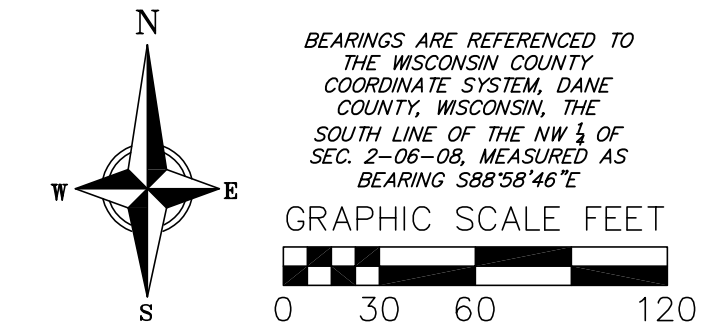


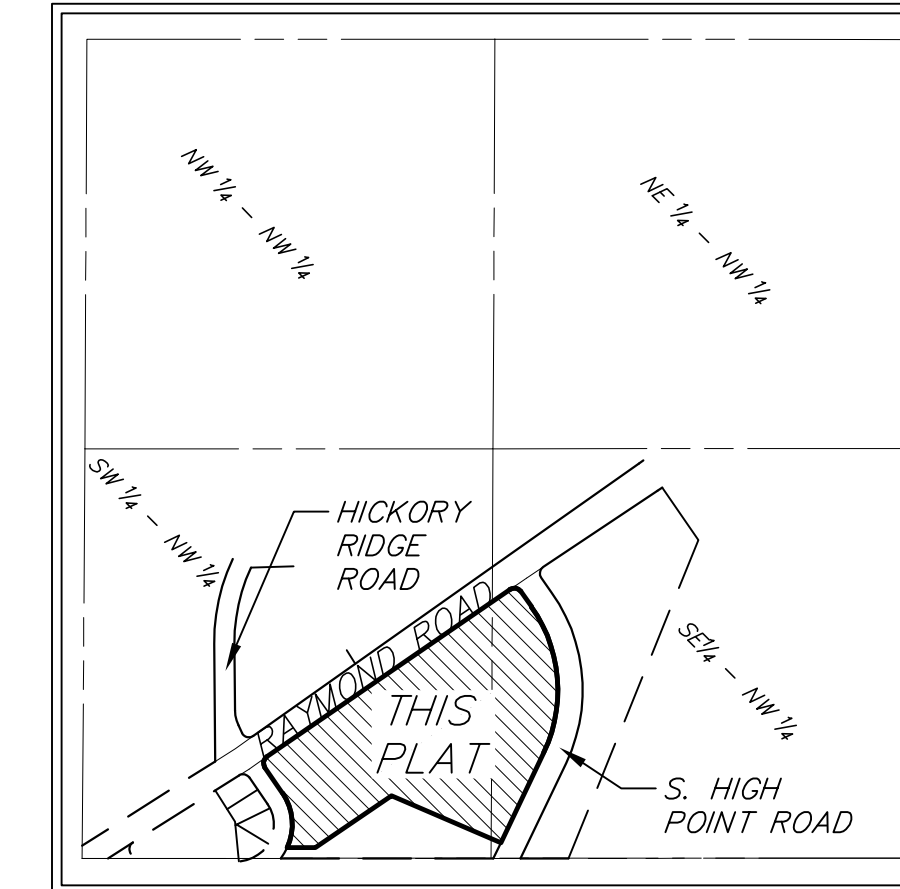
# ESKER

ALL OF LOT ELEVEN (11) OF GLACIER VALLEY, AS RECORDED IN VOLUME 58-081A OF PLATS, ON PAGES 409 AND 410, AS DOCUMENT NUMBER 4082046, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

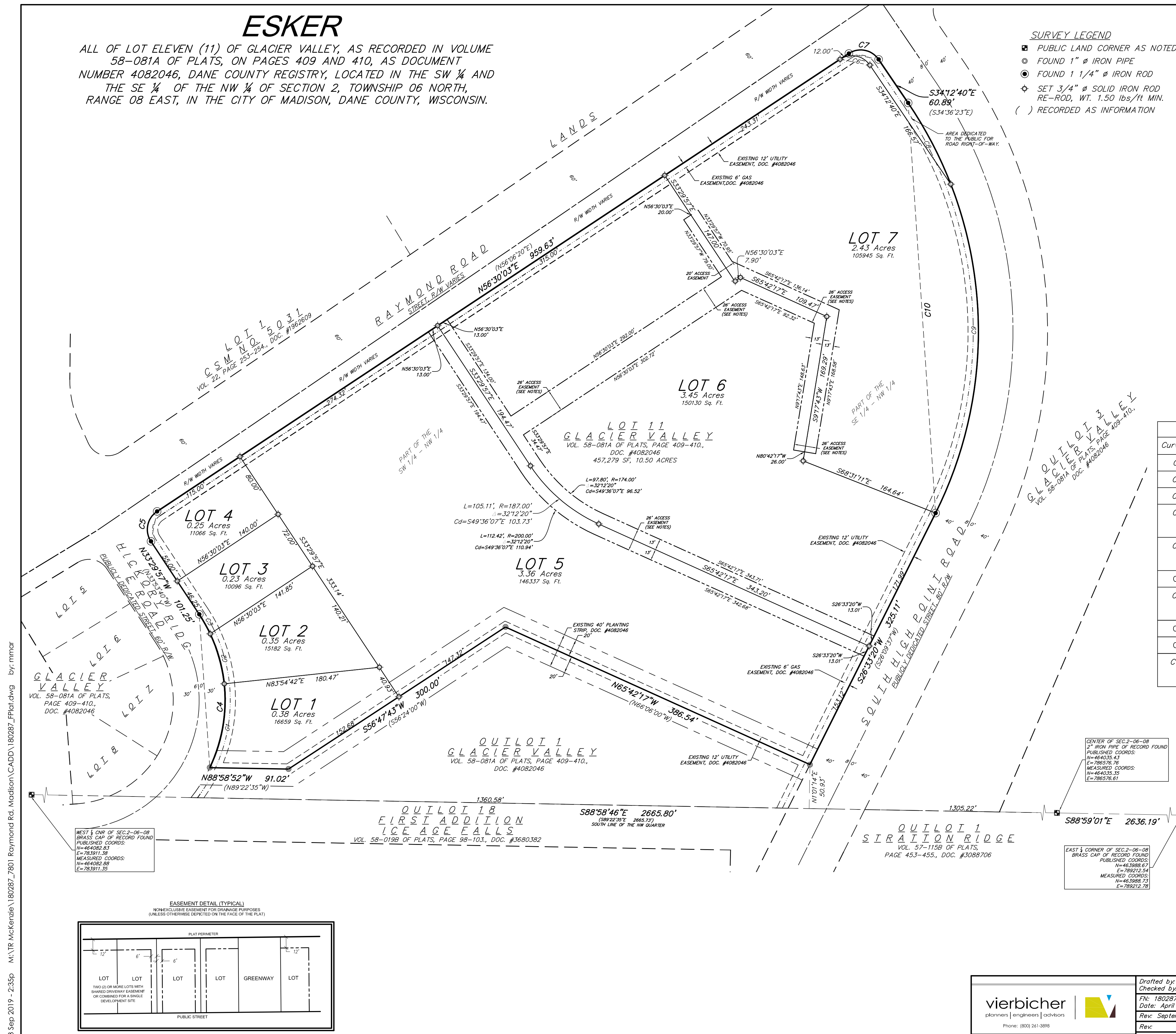
- SURVEY LEGEND**
- PUBLIC LAND CORNER AS NOTED
  - FOUND 1" Ø IRON PIPE
  - FOUND 1 1/4" Ø IRON ROD
  - ◆ SET 3/4" Ø SOLID IRON ROD RE-ROD, WT. 1.50 LBS/FT. MIN.
  - ( ) RECORDED AS INFORMATION



**LOCATION MAP**  
NW 1/4 OF SECTION 2,  
T06N, R08E, CITY OF MADISON,  
DANE COUNTY, WISCONSIN  
(NOT TO SCALE)



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	99.68'	180.00'	31°43'52"	98.42'	N09° 46' 38"E
C2	60.28'	180.00'	19°11'17"	60.00'	N15° 40' 56"W
C3	25.84'	180.00'	8°13'25"	25.81'	N29° 23' 17"W
C4	185.80'	180.00'	59°08'34"	177.66'	N03° 55' 43"W (59°08'32") (N04° 19' 24"W)
C5	39.27'	25.00'	90°00'54"	35.36'	N11° 30' 02"E (90°00'00")
C6	38.96'	25.00'	89°17'17"	35.13'	N78° 51' 19"W (89°17'17")
C7	38.97'	25.00'	89°18'15"	35.14'	S78° 51' 19"E (89°17'17")
C8	106.44'	470.00'	12°58'31"	106.21'	N27° 43' 26"W
C9	392.04'	470.00'	47°47'31"	380.77'	N02° 39' 35"E
C10	498.48'	470.00'	60°46'02"	475.44'	S03° 49' 40"E (498.47") (60°46'00") (S04° 13' 23"E)



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

**RECORDING DATA**

**CERTIFICATE OF REGISTER OF DEEDS**

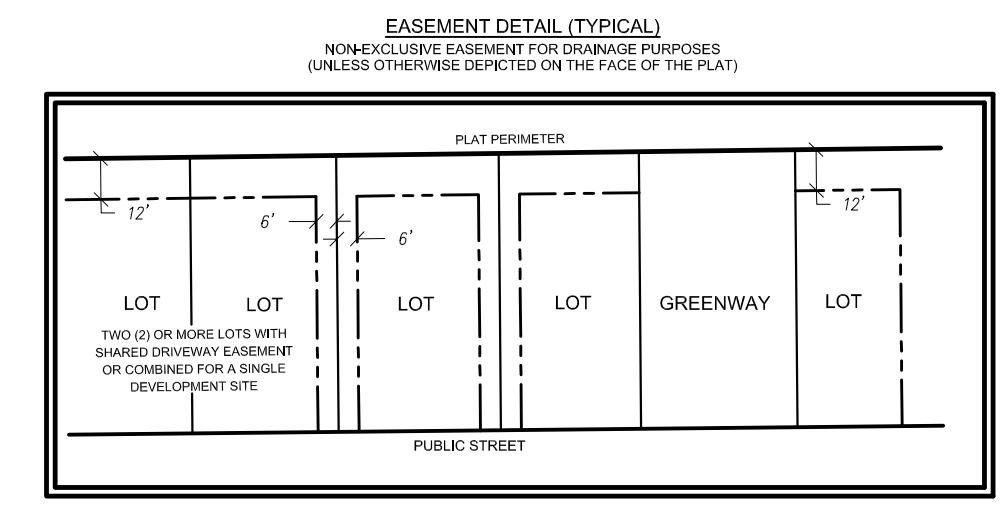
Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Volume \_\_\_\_\_ of Plats, on pages \_\_\_\_\_ as Document Number \_\_\_\_\_

Kristi Chlebowski  
Dane County Register of Deeds

WEST 1/2 COR. OF SEC. 2-06-08 BRASS CAP OF RECORD FOUND PUBLISHED COORDS:  
N=464082.83  
E=783171.36  
MEASURED COORDS:  
N=464082.88  
E=783171.35

CENTER OF SEC. 2-06-08 1" IRON PIPE OF RECORD FOUND PUBLISHED COORDS:  
N=464035.43  
E=785276.76  
MEASURED COORDS:  
N=464035.33  
E=785276.61

EAST 1/2 CORNER OF SEC. 2-06-08 BRASS CAP OF RECORD FOUND PUBLISHED COORDS:  
N=463985.67  
E=789212.54  
MEASURED COORDS:  
N=463985.73  
E=789212.78



**vierbicher**  
planners | engineers | advisors

Phone: (608) 261-3898

Drafted by: DCUL  
Checked by: MMAR  
FN: 180287  
Date: April 10, 2019  
Rev: September 23, 2019  
Rev:

**SURVEYED BY:**  
Vierbicher Associates, Inc.  
By: David N. Gullickson  
999 Faurter Drive,  
Suite 201  
Madison, WI 53717  
(608) 821-3966  
dgu@vierbicher.com

**SURVEYED FOR:**  
Esker Apartments, LLC.  
Attn: Alex McKenzie  
1910 Hawks Ridge Dr. #322  
Verona, WI 53593

**SHEET**  
1 OF 2

# ESKER

ALL OF LOT ELEVEN (11) OF GLACIER VALLEY, AS RECORDED IN VOLUME 58-081A OF PLATS, ON PAGES 409 AND 410, AS DOCUMENT NUMBER 4082046, DANE COUNTY REGISTRY, LOCATED IN THE SW ¼ AND THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 06 NORTH, RANGE 08 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

### OWNER'S CERTIFICATE

Esker Apartments, LLC., a Wisconsin limited liability company, as owner, does hereby certify that we caused the lands described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Esker Apartments, LLC. does further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Common Council, City of Madison

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Esker Apartments, LLC.  
By: Alex McKenzie, Inc., Its managing member

By: \_\_\_\_\_  
Alex McKenzie, managing member

State of Wisconsin )  
                                  )ss.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named Alex McKenzie, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Wisconsin

### DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of ESKER, as of this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Adam Gallagher, Dane County Treasurer

### CITY OF MADISON TREASURER'S CERTIFICATE

As the duly appointed City Treasurer of the City of Madison, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of ESKER as of this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

David M. Gawenda, City of Madison Treasurer

### MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_  
\_\_\_\_\_  
City of Madison Plan Commission Secretary

### CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of ESKER, located in the SW¼-NW¼ and the SE¼-NW¼ of Section 2, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number \_\_\_\_\_ File I.D. Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of ESKER to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

### SURVEYOR'S CERTIFICATE

I, David N. Gullickson, Professional Land Surveyor No. 2870, hereby certify that in full compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of ESKER APARTMENTS, LLC, a Wisconsin limited liability company, owner of said land, I have surveyed, divided, and mapped ESKER, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is all of Lot Eleven (11) of Glacier Valley, as recorded in Volume 58-081A of Plats, on Pages 409 and 410, as Document Number 4082046, Dane County Registry, located in the SW ¼ and the SE ¼ of the NW ¼ of Section 2, Township 06 North, Range 08 East, in the City of Madison, Dane County, Wisconsin.

Said description contains 457,279 square feet or 10.50 acres more or less.

Vierbicher Associates Inc.  
By: David N. Gullickson

Dated this 10<sup>th</sup> day of April, 2019.

Signed: \_\_\_\_\_  
David N. Gullickson, P.L.S. No. 5-2870


### NOTES:

- I found a chiseled cross in concrete and ties representing the West ¼ corner of Section 2, T06N, R08E as established on tie sheet by Chris W. Adams, dated May 4, 2016, and that the points as referenced on said tie sheet are still intact.
- I found and accepted a 2" iron pipe monument and ties representing the Center of Section 2, T06N, R08E as established on tie sheet by Carl M. Sandnes, dated April 21, 2004, and that the points as referenced on said tie sheet are still intact.
- I found and accepted a Brass Cap monument and ties representing the East ¼ corner of Section 2, T06N, R08E as established on tie sheet by Carl M. Sandnes, dated February 16, 2004, and that the points as referenced on said tie sheet are still intact.
- All lots created by this Plat are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
- No changes in drainage patterns associated with development on any or all lots within this Plat shall be allowed without prior approval of the City Engineer.
- Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Access easements within this plat are for the benefit and use of Lots 5, 6 and 7.
- 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 except that the easements shall be 12-feet in width on the perimeter of the plat, except where shown and noted otherwise. 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 plat. 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. In the event of a 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.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinance.
- This plat is subject to Declaration of Conditions and Covenants per Document Nos. 4109867, 4109868 and 4323131.
- This plat is subject to Notice of Potential Use per Document No. 4622523.

### NOTES FROM PLAT OF GLACIER VALLEY:

- Development of Lot 11 shall comply with NR151 infiltration regulations.
- Lots 1 - 11 are subject to the provisions of the aesthetic management zone.
- Lot 11 is subject to provisions of the backyard planting zone as specified in the adopted High Point - Raymond Road Neighborhood Development Plan.
- (Existing) UTILITY EASEMENTS - Utility Easements as herein set forth (by Glacier Valley) for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- (Existing) 6" Public gas main easement for Madison Gas and Electric for underground gas main installation.

23 Sep 2019 - 2:36p Mt:\NR\_McKenzie\180287\_7801 Raymond Rd. Madison\CADD\180287\_PP\Plat.dwg by: mmr

 planners   engineers   advisors Phone: (608) 261-3898	Drafted by: DCUL	<b>SURVEYED BY:</b> Vierbicher Associates, Inc. By: David N. Gullickson 999 Fourler Drive, Suite 201 Madison, WI 53717 (608) 821-3966 dgu@vierbicher.com	<b>SURVEYED FOR:</b> Esker Apartments, LLC. Attn: Alex McKenzie 1910 Hawks Ridge Dr. #322 Verona, WI 53583	<b>SHEET</b> <b>2 OF 2</b>
	Checked by: MMAR			
	FN: 180287			
	Date: April 10, 2019			
	Rev: September 23, 2019			
	Rev:			
	Rev:			