

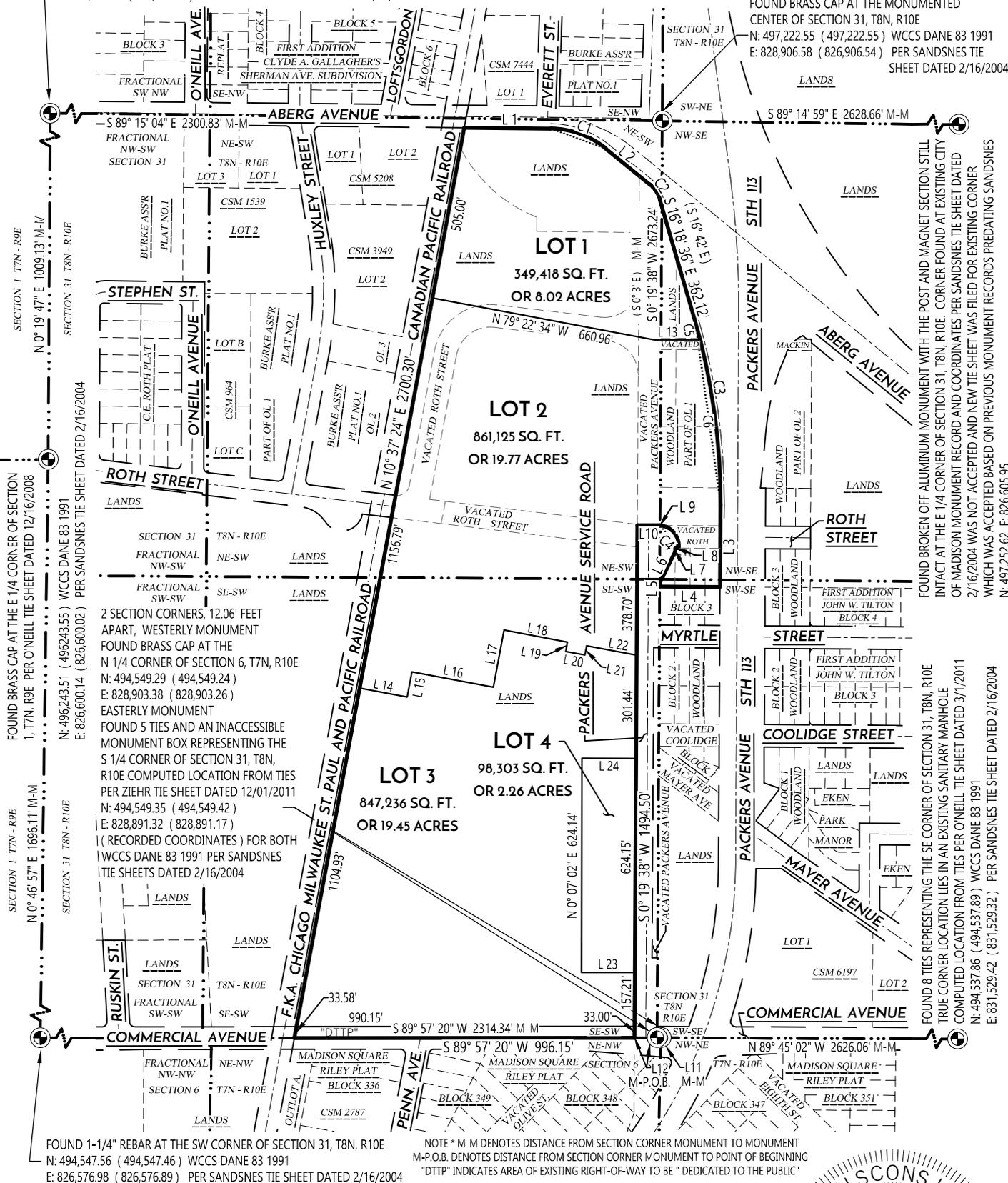
# CERTIFIED SURVEY MAP NO.

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOUND 4 TIES AND AN INACCESSIBLE MONUMENT BOX REPRESENTING THE W 1/4 CORNER OF SECTION 31, T8N, R10E COMPUTED LOCATION FROM TIES PER O'NEILL TIE SHEET DATED 12/16/2008  
 N: 497,252.62 (497,252.73) WCCS DANE 83 1991  
 E: 826,605.95 (826,605.78) PER SANDSNES TIE SHEET DATED 2/16/2004

### PARCEL OVERVIEW

FOUND BRASS CAP AT THE MONUMENTED CENTER OF SECTION 31, T8N, R10E  
 N: 497,222.55 (497,222.55) WCCS DANE 83 1991  
 E: 828,906.58 (826,906.54) PER SANDSNES TIE SHEET DATED 2/16/2004



FOUND BRASS CAP AT THE E 1/4 CORNER OF SECTION 1, T7N, R9E PER O'NEILL TIE SHEET DATED 12/16/2008  
 N: 496,243.51 (496,243.55) WCCS DANE 83 1991  
 E: 826,600.14 (826,600.02) PER SANDSNES TIE SHEET DATED 2/16/2004

2 SECTION CORNERS, 12.06' FEET APART, WESTERLY MONUMENT FOUND BRASS CAP AT THE N 1/4 CORNER OF SECTION 6, T7N, R10E  
 N: 494,549.29 (494,549.24)  
 E: 828,903.38 (828,903.26)  
 EASTERLY MONUMENT FOUND 5 TIES AND AN INACCESSIBLE MONUMENT BOX REPRESENTING THE S 1/4 CORNER OF SECTION 31, T8N, R10E COMPUTED LOCATION FROM TIES PER ZIEHR TIE SHEET DATED 12/01/2011  
 N: 494,549.35 (494,549.42)  
 E: 828,891.32 (828,891.17)  
 (RECORDED COORDINATES) FOR BOTH WCCS DANE 83 1991 PER SANDSNES TIE SHEETS DATED 2/16/2004

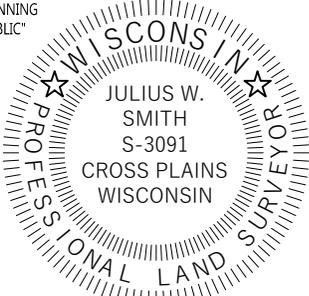
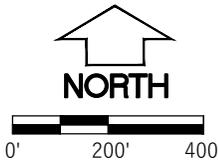
FOUND BRASS CAP AT THE SE CORNER OF SECTION 31, T8N, R10E  
 TRUE CORNER LOCATION LIES IN AN EXISTING SANITARY MANHOLE COMPUTED LOCATION FROM TIES PER O'NEILL TIE SHEET DATED 3/7/2011  
 N: 494,537.86 (494,537.89) WCCS DANE 83 1991  
 E: 831,529.42 (831,529.32) PER SANDSNES TIE SHEET DATED 2/16/2004

FOUND 8 TIES REPRESENTING THE SE CORNER OF SECTION 31, T8N, R10E  
 TRUE CORNER LOCATION LIES IN AN EXISTING SANITARY MANHOLE COMPUTED LOCATION FROM TIES PER O'NEILL TIE SHEET DATED 3/7/2011  
 N: 494,537.86 (494,537.89) WCCS DANE 83 1991  
 E: 831,529.42 (831,529.32) PER SANDSNES TIE SHEET DATED 2/16/2004

FOUND 1-1/4" REBAR AT THE SW CORNER OF SECTION 31, T8N, R10E  
 N: 494,547.56 (494,547.46) WCCS DANE 83 1991  
 E: 826,576.98 (826,576.89) PER SANDSNES TIE SHEET DATED 2/16/2004

NOTE \* M-M DENOTES DISTANCE FROM SECTION CORNER MONUMENT TO MONUMENT  
 M-P.O.B. DENOTES DISTANCE FROM SECTION CORNER MONUMENT TO POINT OF BEGINNING  
 "DTTP" INDICATES AREA OF EXISTING RIGHT-OF-WAY TO BE "DEDICATED TO THE PUBLIC"

- LEGEND**
- PLSS SECTION CORNER
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - PLATTED LINE



SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

PREPARED BY:  
 312 EAST MAIN STREET  
 MOUNT HOREB, WI 53572  
 www.wyserengineering.com

PREPARED FOR:  
 910 MAYER LLC.  
 21 LOCUST AVENUE, SUITE 1  
 MILL VALLEY, CA 94941

SURVEYED BY: MAL/JWS  
 DRAWN BY: JWS  
 APPROVED BY: JWS

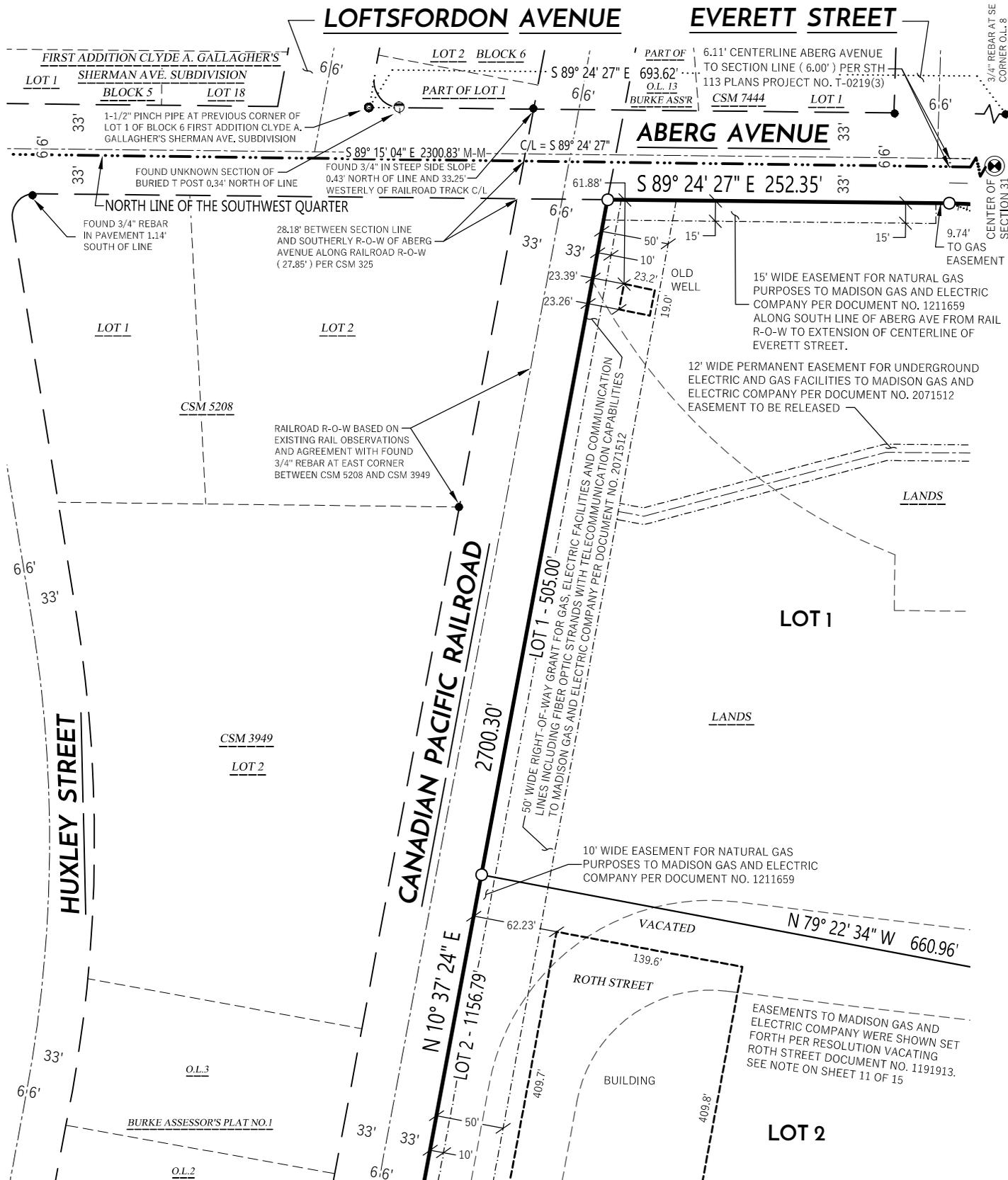
PROJECT NO: 180545  
 SHEET NO: 1 of 15





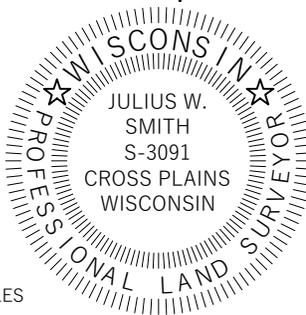
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**LEGEND**

- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND RAIL SPIKE
- FOUND BURIED T-POST
- 3/4" REBAR SET 1.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- ( ) RECORDED INFORMATION



SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

File: W:\2018\180545\_Rabin - Oscar Mayer\DWG\18-0545\_CSM 4 LOT.dwg Layout: CSM 3 User: Julie Plotted: Sep 12, 2019 - 5:30pm



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

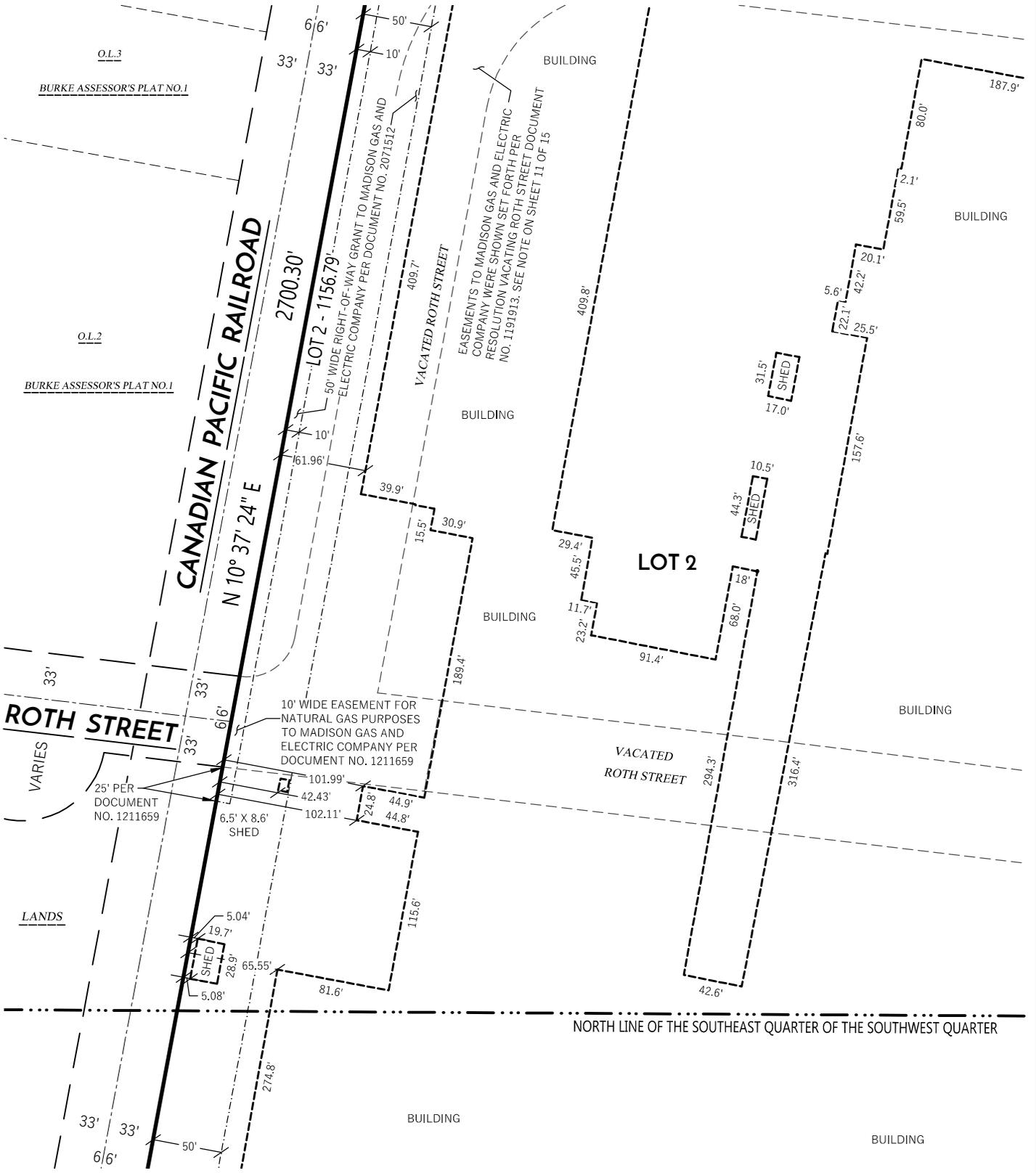
PREPARED FOR:  
910 MAYER LLC.  
21 LOCUST AVENUE, SUITE 1  
MILL VALLEY, CA 94941

SURVEYED BY: JWS/MAL  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 180545  
SHEET NO: 3 of 15

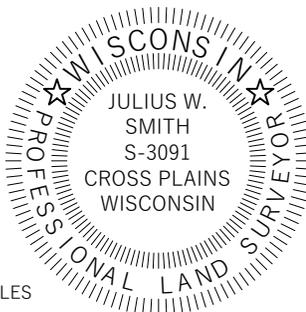
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**LEGEND**

- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND RAIL SPIKE
- ⊗ CUT CROSS SET
- 3/4" REBAR SET 1.55 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PLATTED LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING BUILDING
- ( ) RECORDED INFORMATION



0' 50' 100'

SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

DOC. NO. \_\_\_\_\_

C.S.M. NO. \_\_\_\_\_

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PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

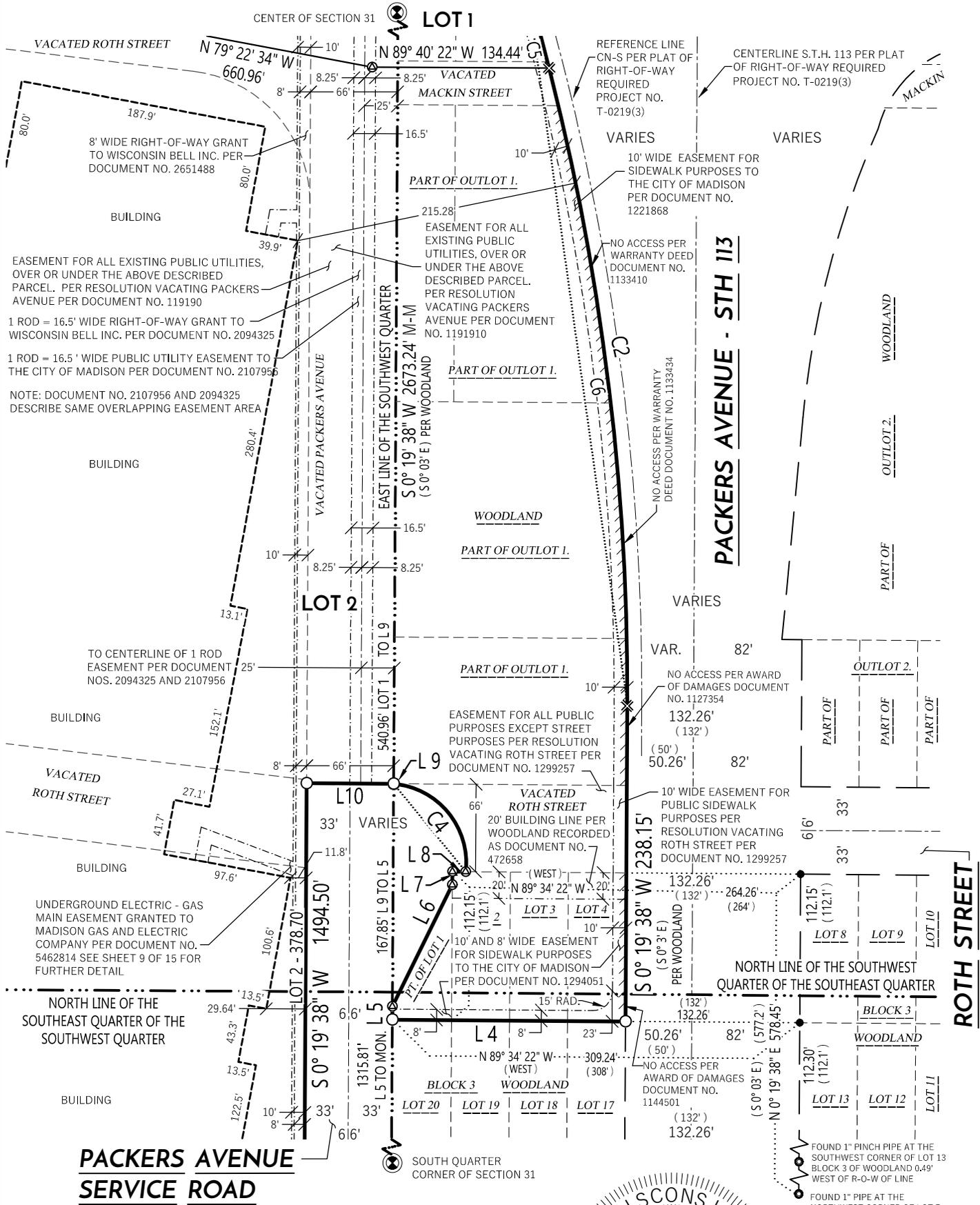
PREPARED FOR:  
910 MAYER LLC.  
21 LOCUST AVENUE, SUITE 1  
MILL VALLEY, CA 94941

SURVEYED BY: JWS/MAL  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 180545  
SHEET NO: 4 of 15

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EASEMENT FOR ALL EXISTING PUBLIC UTILITIES, OVER OR UNDER THE ABOVE DESCRIBED PARCEL. PER RESOLUTION VACATING PACKERS AVENUE PER DOCUMENT NO. 119190

1 ROD = 16.5' WIDE RIGHT-OF-WAY GRANT TO WISCONSIN BELL INC. PER DOCUMENT NO. 2094325

1 ROD = 16.5' WIDE PUBLIC UTILITY EASEMENT TO THE CITY OF MADISON PER DOCUMENT NO. 2107956

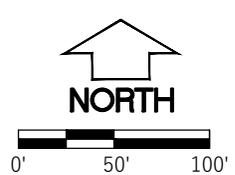
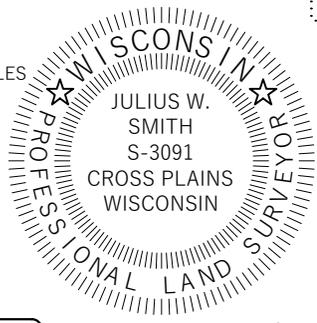
NOTE: DOCUMENT NO. 2107956 AND 2094325 DESCRIBE SAME OVERLAPPING EASEMENT AREA

UNDERGROUND ELECTRIC - GAS MAIN EASEMENT GRANTED TO MADISON GAS AND ELECTRIC COMPANY PER DOCUMENT NO. 5462814 SEE SHEET 9 OF 15 FOR FURTHER DETAIL

**PACKERS AVENUE SERVICE ROAD**

SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

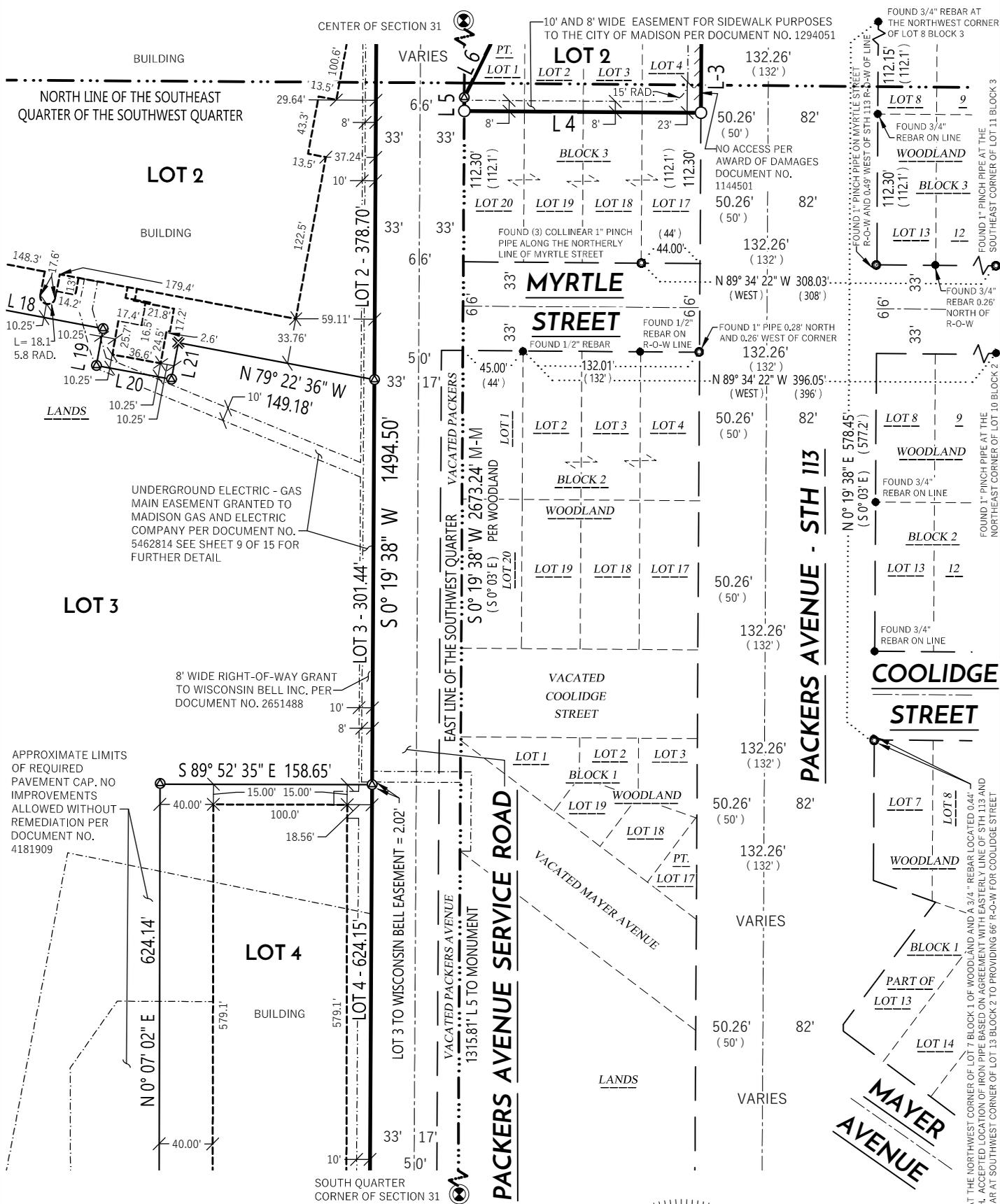
LEGEND	
●	3/4" REBAR FOUND
○	1" IRON PIPE FOUND UNLESS NOTED
⊙	SET P.K. NAIL
✕	CUT CROSS SET
○	3/4" REBAR SET 1.55 LB/FT
—	CSM BOUNDARY
---	RIGHT-OF-WAY LINE
----	CENTERLINE
- - - -	PLATTED LINE
- · - · -	EXISTING EASEMENT LINE
- - - -	EXISTING BUILDING
( )	RECORDED INFORMATION



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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

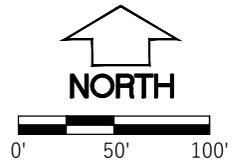
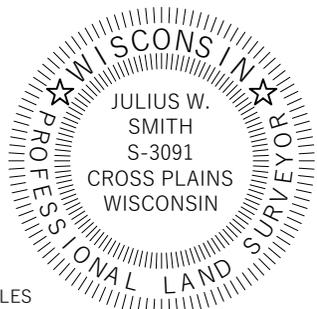
PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



UNDERGROUND ELECTRIC - GAS MAIN EASEMENT GRANTED TO MADISON GAS AND ELECTRIC COMPANY PER DOCUMENT NO. 5462814 SEE SHEET 9 OF 15 FOR FURTHER DETAIL

APPROXIMATE LIMITS OF REQUIRED PAVEMENT CAP. NO IMPROVEMENTS ALLOWED WITHOUT REMEDIATION PER DOCUMENT NO. 4181909

- LEGEND**
- 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND UNLESS NOTED
  - ⊗ SET P.K. NAIL
  - ⊗ CUT CROSS SET
  - 3/4" REBAR SET 1.55 LB/FT
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - PLATTED LINE
  - EXISTING EASEMENT LINE
  - EXISTING BUILDING
  - ( ) RECORDED INFORMATION



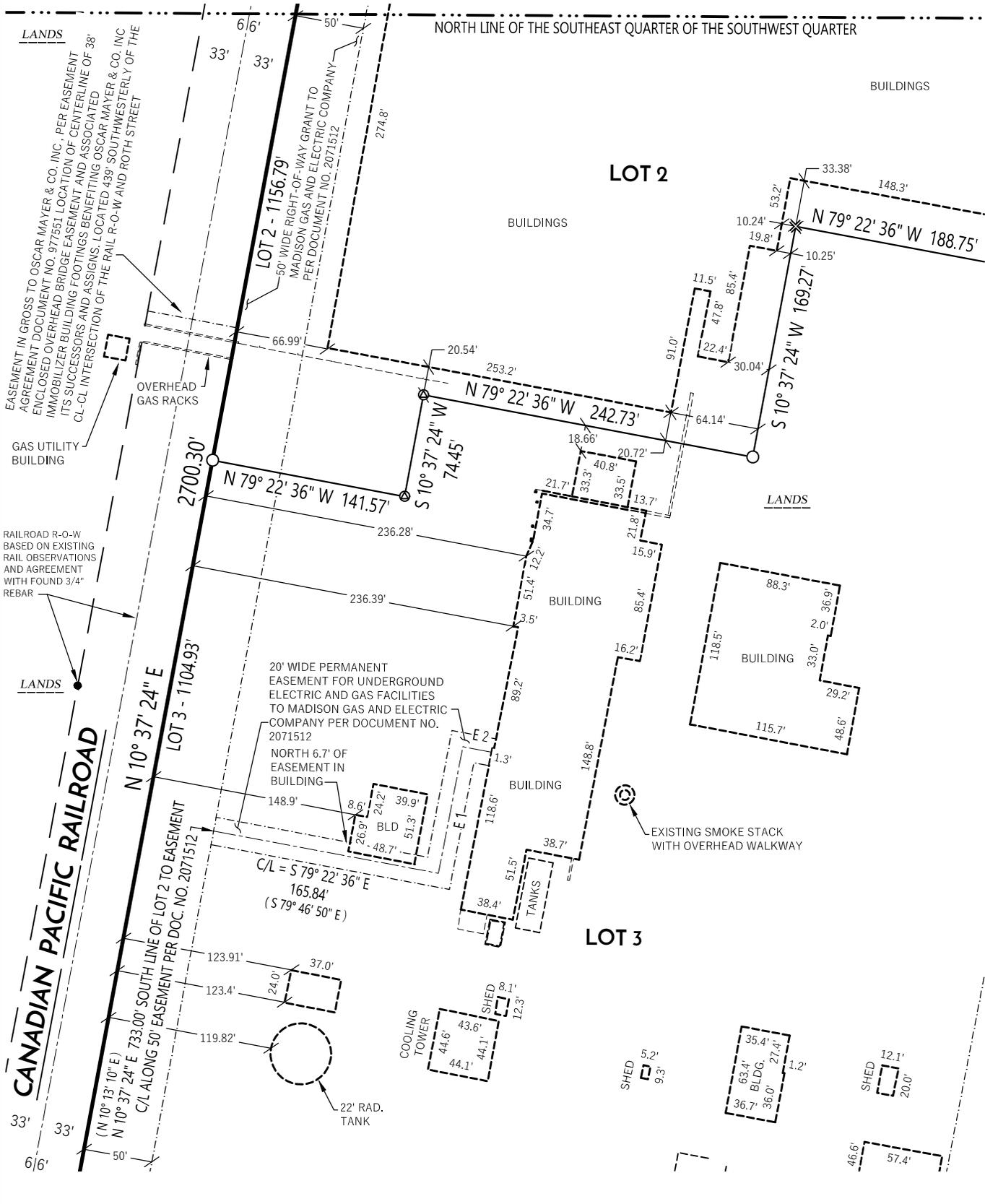
SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

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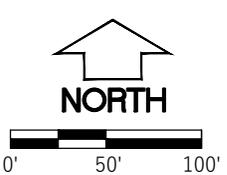
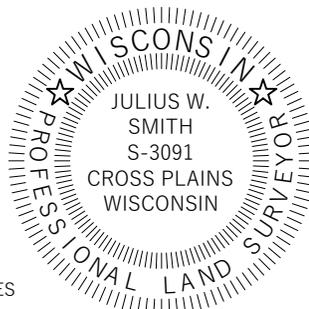
<b>WYSER ENGINEERING</b>	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: 910 MAYER LLC. 21 LOCUST AVENUE, SUITE 1 MILL VALLEY, CA 94941	SURVEYED BY: JWS/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 180545 SHEET NO: 6 of 15	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1, OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



- LEGEND**
- 3/4" REBAR FOUND
  - 1" IRON PIPE FOUND UNLESS NOTED
  - ⊗ SET P.K. NAIL
  - ⊗ CUT CROSS SET
  - 3/4" REBAR SET 1.55 LB/FT
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - - - CENTERLINE
  - - - PLATTED LINE
  - - - EXISTING EASEMENT LINE
  - - - EXISTING BUILDING
  - ( ) RECORDED INFORMATION



SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

File: W:\2018\180545\_Rabin - Oscar Mayer\DWG\18-0545\_CSM 4 LOT.dwg Layout: CSM 7 User: Julie Plotted: Sep 12, 2019 - 5:36pm

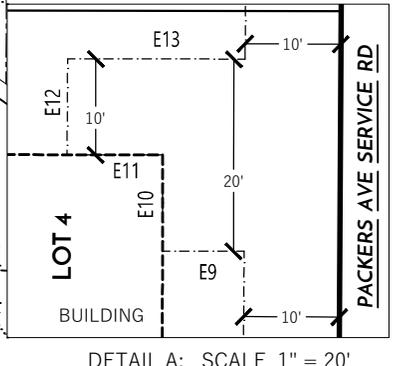
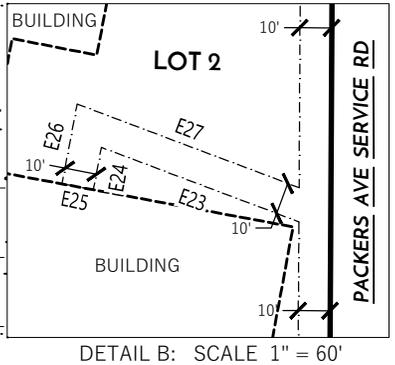
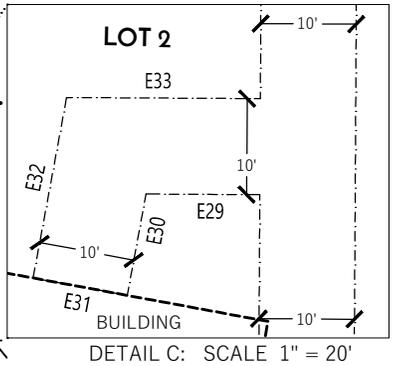
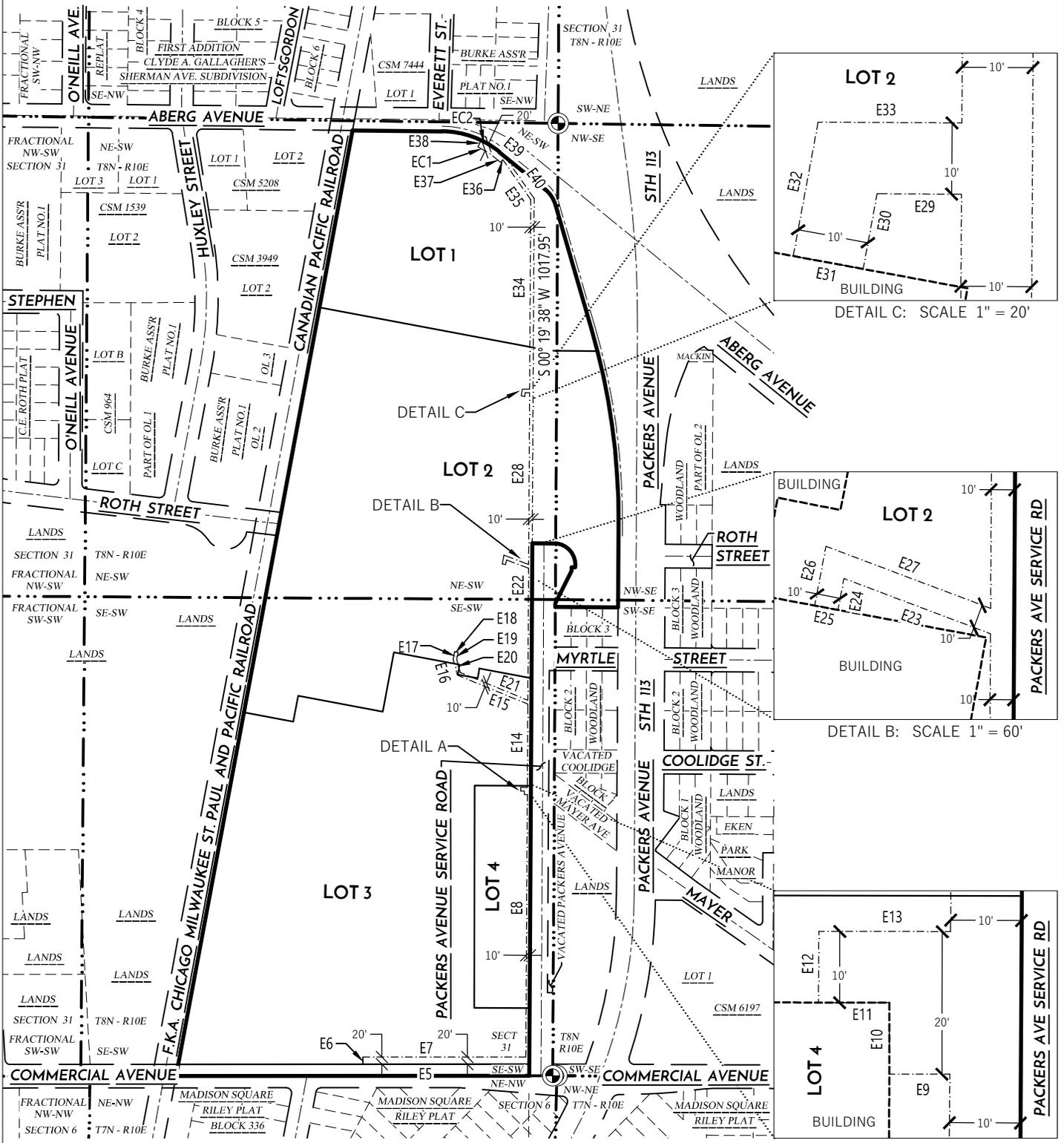
	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: 910 MAYER LLC. 21 LOCUST AVENUE, SUITE 1 MILL VALLEY, CA 94941	SURVEYED BY: JWS/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 180545 SHEET NO: 7 of 15	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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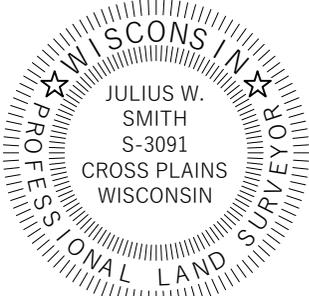
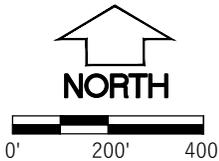
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## UNDERGROUND ELECTRIC - GAS MAIN EASEMENT DOCUMENT NO. 5462814 DETAIL



- LEGEND**
- PLSS SECTION CORNER
  - CSM BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - PLATTED LINE
  - EXISTING EASEMENT LINE
  - EXISTING BUILDING



SEE SHEET 11 OF 15 FOR NOTES, AND 10 OF 15 FOR LINE AND CURVE TABLES

File: W:\2018\180545\_Rabin - Oscar Mayer\DWG\18-0545\_CSM 4 LOT.dwg Layout: CSM 9 User: Julie Plotted: Sep 12, 2019 - 5:39pm

<p>PREPARED BY: <b>WYSER ENGINEERING</b> 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: 910 MAYER LLC. 21 LOCUST AVENUE, SUITE 1 MILL VALLEY, CA 94941</p>	<p>SURVEYED BY: MAL/JWS DRAWN BY: JWS APPROVED BY: JWS</p>	<p>VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____</p> <p>PROJECT NO: 180545 SHEET NO: 9 of 15</p>
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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

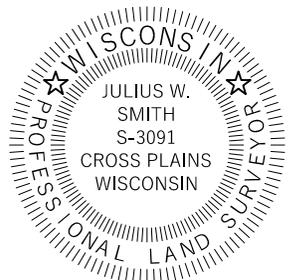
PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LINE TABLE		
LINE #	LINE BEARING	DISTANCE
L 1	S 89° 24' 27" E	252.35'
L 2	S 50° 56' 28" E	166.27'
(L 2)*	(S 51° 11' E)	
(L 2)**	(S 51° 11' 08" E)	
L 3	S 00° 19' 38" W	238.15'
(L 3)**	(S 00° 03' 43" E)	
(L 3)***	(S 00° 03' E)	
L 4	N 89° 34' 22" W	177.00'
(L 4)***	(WEST)	(176')
L 5	N 00° 19' 38" E	10.00'
(L 5)***	(N 00° 03' W)	
L 6	N 26° 22' 33" E	102.48'
L 7	N 00° 19' 38" E	10.00'
(L 7)***	(N 00° 03' W)	
L 8	S 89° 34' 22" E	10.00'
(L 8)***	(EAST)	
L 9	N 00° 19' 38" E	0.30'
(L 9)***	(N 00° 03' W)	
L 10	N 89° 34' 22" W	66.00'
L 11	S 89° 42' 58" E	12.06'
L 12	N 89° 57' 20" E	66.00'
L 13	N 89° 40' 22" W	134.44'
L 14	N 79° 22' 36" W	141.57'
L 15	S 10° 37' 24" W	74.45'
L 16	N 79° 22' 36" W	242.73'
L 17	S 10° 37' 24" W	169.27'
L 18	N 79° 22' 36" W	188.75'
L 19	N 10° 13' 11" E	28.01'
L 20	N 79° 42' 49" W	57.06'
L 21	N 10° 39' 19" E	27.68'
L 22	N 79° 22' 36" W	149.18'
L 23	S 89° 52' 35" E	156.36'
L 24	N 89° 52' 35" W	158.65'

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CH. LENGTH	TANGENT IN	TANGENT OUT
C1	175.51'	261.42'	38° 27' 59"	S 70° 10' 28" E	172.23'	S 89° 24' 27" E	S 50° 56' 28" E
(C1)*		(261.4')		(S 70° 25' E)	(172.3')		
C2	52.59'	87.00'	34° 37' 52"	S 33° 37' 32" E	51.79'	S 50° 56' 28" E	S 16° 18' 36" E
C3	551.38'	1898.86'	16° 38' 14"	S 7° 59' 29" E	549.45'	S 16° 18' 36" E	S 0° 19' 38" W
(C3)**		(1899')					
C4	95.53'	60.00'	91° 13' 44"	N 39° 34' 01" W	85.76'	N 6° 02' 51" E	N 85° 10' 53" W
(C4)***		(60.00')		N 39° 15' 39" W	(84.85')		
C5	64.81'	1898.86'	1° 57' 20"	S 15° 19' 56" E	64.80'	S 16° 18' 36" E	S 14° 21' 17" E
C6	486.57'	1898.86'	14° 40' 54"	S 7° 00' 49" E	485.24'	S 14° 21' 17" E	S 0° 19' 38" W

\* PER WARRANTY DEED DOCUMENT NO. 1133433  
 \*\* PER WARRANTY DEED DOCUMENT NO. 1133410, 1133434 AND AWARD OF DAMAGES DOCUMENT NO. 1127354  
 \*\*\* PER RESOLUTION VACATING PART OF ROTH STREET DOCUMENT NO. 1299257

EXISTING EASEMENT LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
E1	N 10° 57' 53" E	93.00'	E19	S 10° 36' 49" W	20.81'
(E1)	(N 10° 33' 39" E)		E20	S 15° 48' 14" E	37.80'
E2	S 79° 22' 36" E	21.16'	E21	S 67° 44' 25" E	205.62'
(E2)	(S 79° 46' 50" E)	(21.00')	E22	N 0° 19' 38" E	370.47'
E3	N 34° 01' 04" W	13.20'	E23	N 69° 28' 16" W	66.16'
(E3)	(N 34° 18' 14" W)		E24	S 10° 47' 39" W	13.43'
E4	N 79° 39' 31" W	28.31'	E25	N 79° 22' 17" W	10.00'
(E4)	(N 79° 56' 41" W)	(28.26')	E26	N 10° 47' 39" E	25.32'
E5	S 89° 57' 20" E	469.58'	E27	S 69° 28' 16" E	74.34'
E6	N 0° 02' 40" W	20.00'	E28	N 0° 19' 38" E	482.10'
E7	N 89° 57' 11" E	459.71'	E29	N 89° 40' 22" W	11.90'
E8	N 0° 19' 38" E	736.39'	E30	S 10° 31' 46" W	10.73'
E9	N 89° 52' 35" W	8.53'	E31	N 79° 33' 53" W	10.00'
E10	N 0° 07' 01" E	10.00'	E32	N 10° 31' 46" E	19.11'
E11	N 89° 52' 35" W	10.00'	E33	S 89° 40' 22" E	20.26'
E12	N 0° 19' 38" E	10.00'	E34	N 0° 19' 38" E	532.31'
E13	S 89° 52' 35" E	18.56'	E35	N 35° 12' 13" W	136.79'
E14	N 0° 19' 38" E	233.95'	E36	S 39° 03' 32" W	9.61'
E15	N 67° 44' 25" W	214.52'	E37	N 50° 56' 28" W	20.26'
E16	N 15° 48' 14" W	45.01'	E38	N 25° 30' 02" E	20.00'
E17	N 10° 36' 49" E	23.23'	E39	S 50° 56' 28" E	20.26'
E18	S 78° 59' 17" E	10.00'	E40	S 35° 12' 13" E	142.82'



EXISTING EASEMENT CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
EC1	57.13'	241.42'	13° 33' 30"	N 57° 43' 13" W	57.00'
EC2	61.86'	261.42'	13° 33' 30"	S 57° 43' 13" E	61.72'

\* PER WARRANTY DEED DOCUMENT NO. 1133433  
 \*\* PER PLANS FOR STH 113 PROJECT NO. T 0219(8)  
 \*\*\* PER WOODLAND

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 21 LOCUST AVENUE, SUITE 1  
 MILL VALLEY, CA 94941

SURVEYED BY: JWS/MAL  
 DRAWN BY: JWS  
 APPROVED BY: JWS

PROJECT NO: 180545  
 SHEET NO: 10 of 15

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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

1. FIELD WORK COMPLETED BY WYSER ENGINEERING, LLC. ON APRIL 8TH, 2019.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EASTERLY LINE OF SOUTHWEST QUARTER OF SECTION 31-T8N-R10E BEARS N 00°19' 38" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
5. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

**OTHER MATTERS OF TITLE NON-TRACEABLE ON SURVEY THAT AFFECT THIS PARCEL**

EASEMENT AGREEMENT BETWEEN CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND OSCAR MAYER & CO., INC. RECORDED APRIL 10, 1959, VOLUME 330 OF MISC., PAGE 571 AS DOCUMENT NO. 977551.

MODIFICATION OF EASEMENT AGREEMENT RECORDED JULY 08, 1959, VOLUME 339 OF RECORDS, PAGE 277 AS DOCUMENT NO. 983420.

THIS ITEM AND ITS LOCATION WAS NOTED ON THE SURVEY HOWEVER THERE IS NO "BRIDGE LOCATED IN THE AREA AND THE EASEMENT APPEARS TO EN GROSS TO THE COMPANY, ITS SUCCESSORS AND ITS ASSIGNS RATHER THAN APPURTENANT AND RUNNING WITH THE LANDS OF THIS CSM.

EASEMENT AND ACCESS RESTRICTION AS SET FORTH IN RESOLUTION(S) RECORDED AUGUST 08, 1967 AS VOLUME 469 OF RECORDS, PAGE 10 AS DOCUMENT NO. 1191913 (VACATION OF PART OF ROTH STREET)

RESOLUTION FOR VACATION CONTAINED EASEMENTS GRANTED TO MADISON GAS AND ELECTRIC, PORTIONS OF THESE EASEMENTS ARE LOCATED WITHIN A BUILDING THAT WAS PLACED OVER A LARGE PORTION OF THE VACATED STREET AREA AND APPEAR TO BE RELEASED AND UTILITIES HAVE BEEN REMOVED IT COULD NOT BE DETERMINED IF THESE EASEMENTS STILL EXIST.

EASEMENT FOR OVERHEAD ELECTRIC LINE FACILITIES GRANTED TO WISCONSIN POWER AND LIGHT COMPANY RECORDED JANUARY 14, 1997 AS DOCUMENT NO. 2826285.

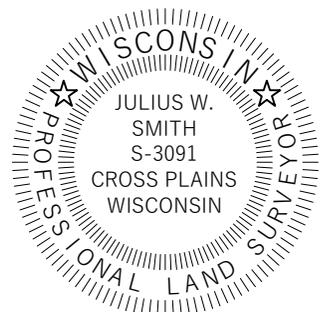
SUPPLEMENTAL ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO AMERICAN TRANSMISSION COMPANY LLC, RECORDED OCTOBER 16, 2003 AS DOCUMENT NO. 3828114.

DEED RESTRICTION RECORDED APRIL 19, 2006 AS DOCUMENT NO. 4181909.

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES RECORDED JANUARY 29, 2009 AS DOCUMENT NO. 4498508.

NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGMENT RECORDED APRIL 06, 2007 AS DOCUMENT NO. 4296714.

THIS ITEM CONTAINED LANGUAGE ABOUT A EASEMENT 1 ROD WIDE THAT MAY AFFECT THE PROPERTY, THERE WAS AN ATT FIBER OPTIC LINE LOCATED ALONG THE RAIL CORRIDOR THAT MEANDERED EAST AND WEST OF THE CENTERLINE OF THE RAIL TRACKS. THE EASEMENT AWARDED WAS GRANTED FOR 1 ROD BUT IT DOES NOT SPECIFY HOW TO LOCATE THE ONE ROD WIDTH ALONG THE CURRENT UTILITY PATH.



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 DRAWN BY: JWS  
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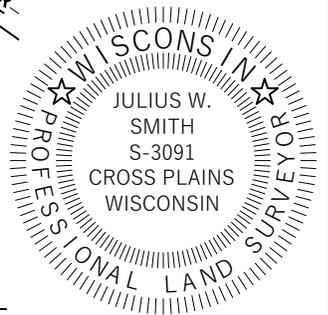
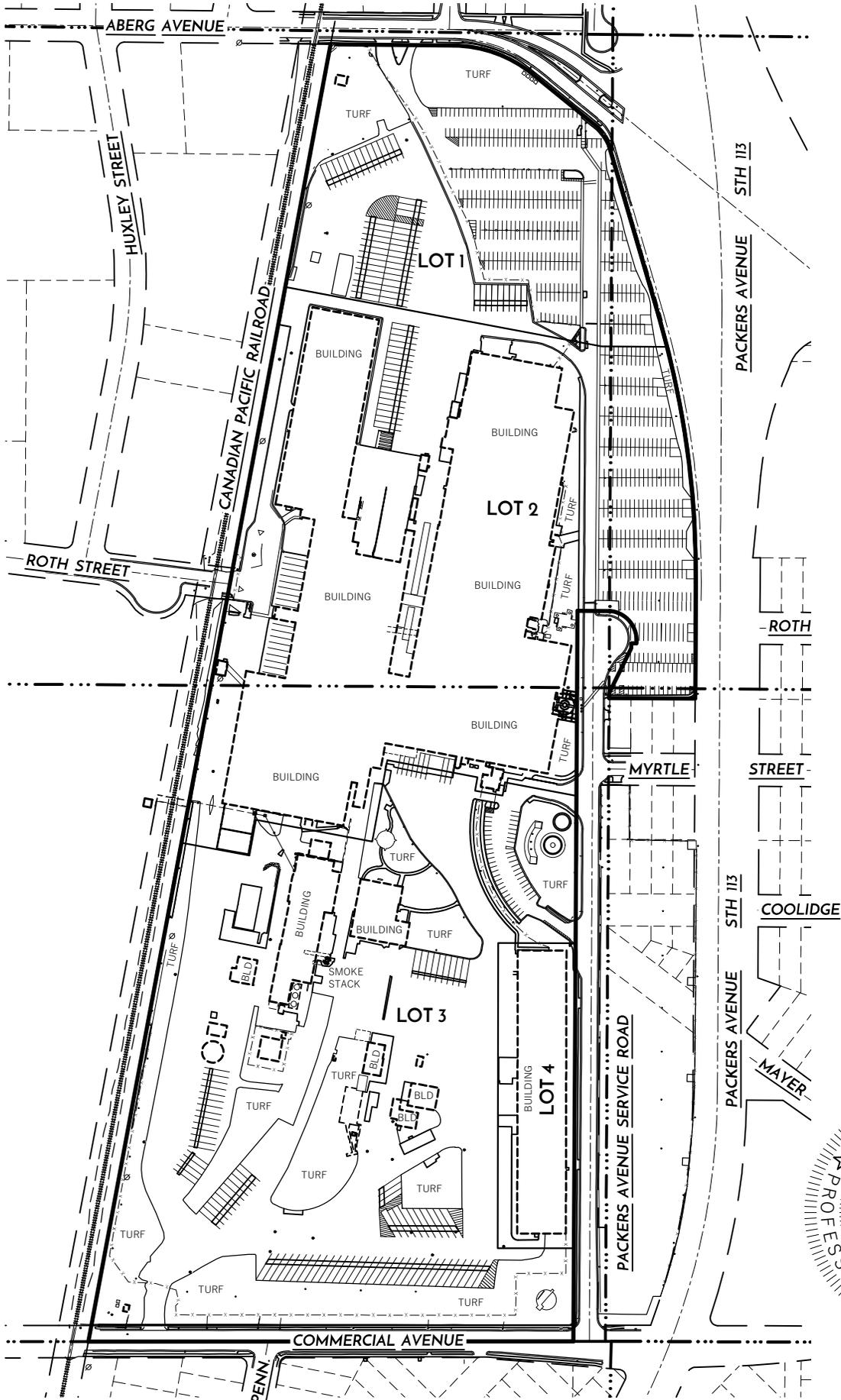
PROJECT NO: 180545  
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## EXISTING SITE FEATURES



0' 150' 300'

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	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL/JWS	VOL. _____	PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	910 MAYER LLC. 21 LOCUST AVENUE, SUITE 1 MILL VALLEY, CA 94941	JWS	PROJECT NO: 180545	DOC. NO. _____
			APPROVED BY: JWS	SHEET NO: 12 of 15	

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**LEGAL DESCRIPTION (AS FURNISHED)**

PER FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-951261A-MAD

(A) PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 WITH THE EAST RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE EAST, ALONG SAID SOUTH LINE, 1004 FEET MORE OR LESS TO POINT 66 FEET WEST FROM THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH, PARALLEL WITH SAID EAST LINE, TO THE MOST SOUTHERLY CORNER OF LANDS CONVEYED TO CITY OF MADISON IN WARRANTY DEED RECORDED IN VOLUME 800 OF DEEDS, PAGE 587, AS DOCUMENT NO. 1133433; THENCE NORTH 51° 11' WEST 127.2 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 261.4 FEET AND A LONG CHORD THAT BEARS NORTH 70° 25' WEST 172.3 FEET TO POINT IN A LINE THAT IS PARALLEL WITH AND 33 FEET SOUTH OF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WEST, PARALLEL WITH SAID NORTH LINE, TO POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SAID RAILROAD; THENCE SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN VOLUME 330 OF MISC., PAGE 571, AS DOCUMENT NO. 977551 AND MODIFICATION OF EASEMENT AGREEMENT RECORDED IN VOLUME 339 OF MISC., PAGE 277, AS DOCUMENT NO. 983420.

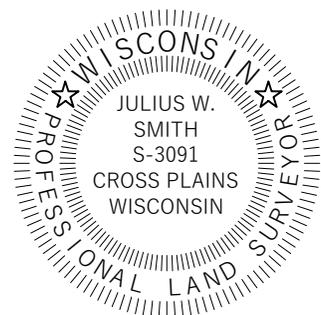
(A) PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING VACATED PACKERS AVENUE, DESCRIBED IN RESOLUTION RECORDED IN VOLUME 469 OF MISC., PAGE 1, AS DOCUMENT NO. 1191910.

(C) PART OF VACATED ROTH STREET, PART OF OUTLOT ONE (1), PART OF LOT ONE (1), AND ALL OF LOTS TWO (2), THREE (3), AND FOUR (4), BLOCK THREE (3), WOODLAND, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 1; THENCE SOUTH, ALONG THE EXTENDED WEST LINE OF SAID OUTLOT, 0.3 FEET TO A POINT OF CURVE DESCRIBED IN VOLUME 272 OF RECORDS, PAGE 167, AS DOCUMENT NO. 1299257; THENCE ON A CURVE TO THE RIGHT, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 39° 15' 39" EAST 84.85 FEET TO POINT ON NORTH LINE OF SAID BLOCK 3; THENCE WEST, ALONG SAID NORTH LINE, 10 FEET TO NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, ALONG EAST LINE OF SAID LOT 1, 10 FEET; THENCE SOUTHWESTERLY TO POINT ON WEST LINE OF SAID LOT 1, LAST MENTIONED POINT BEING 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH, ALONG SAID WEST LINE, TO SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST, ALONG THE SOUTH LINE OF LOTS 1, 2, 3 AND 4, TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH, ALONG EAST LINE OF SAID LOT 4 AND SAID EAST LINE EXTENDED ACROSS VACATED ROTH STREET, TO POINT 60 FEET NORTH OF THE NORTH LINE OF VACATED ROTH STREET; THENCE ON CURVE TO THE LEFT, CONVEX TO THE EAST, HAVING A RADIUS OF 1899 FEET AND A CHORD WHICH BEARS NORTH 0° 50' WEST 51 FEET TO POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND 111 FEET NORTH OF THE NORTH LINE OF VACATED ROTH STREET; THENCE CONTINUE ALONG SAME CURVE TO THE LEFT THE CHORD OF WHICH BEARS NORTH 3° 31' WEST 178.2 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 224 FEET OF SAID OUTLOT 1 WHICH IS 164.6 FEET EAST OF THE WEST LINE OF SAID OUTLOT 1; THENCE CONTINUE ALONG SAME CURVE TO THE LEFT THE CHORD OF WHICH BEARS NORTH 11° 02' WEST 228.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID OUTLOT; THENCE WEST, ALONG SAID NORTH LINE, 121.2 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH, ALONG THE WEST LINE OF SAID OUTLET 1, 513 FEET TO THE POINT OF BEGINNING.

(D) PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF WOODLAND; THENCE EAST, ALONG THE NORTH LINE OF SAID PLAT, 112.3 FEET; THENCE ON A CURVE TO THE LEFT, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1899 FEET AND A CHORD WHICH BEARS NORTH 15° 48' WEST 59.7 FEET; THENCE NORTH 16° 42' WEST 337.5 FEET TO POINT ON EAST LINE OF VACATED PACKERS AVENUE; THENCE SOUTH, ALONG SAID EAST LINE, 380.9 FEET TO THE POINT OF BEGINNING.

(E) VACATED MACKIN STREET, IN THE PLAT OF WOODLAND, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF WISCONSIN STATE HIGHWAY 113, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

-SEE SHEET 14 OF 15 FOR LEGAL DESCRIPTION (AS SURVEYED FOR THIS CSM)



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DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 180545  
SHEET NO: 13 of 15

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**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**LEGAL DESCRIPTION (CONTINUED FROM SHEET 13 OF 15)**

AS SURVEYED FOR THIS CSM

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, AFORESAID; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 ALSO BEING THE CENTERLINE OF COMMERCIAL AVENUE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 996.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD, FORMALLY KNOWN AS THE CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CANADIAN PACIFIC RAILROAD NORTH 10 DEGREES 37 MINUTES 24 SECONDS EAST, 2700.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ABERG AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ABERG AVENUE SOUTH 89 DEGREES 24 MINUTES 27 SECONDS EAST, 252.35 FEET TO A POINT OF TANGENT CURVE AT THE START OF THE SOUTHWESTERLY RIGHT-OF-WAY OF THE ABERG AVENUE, PACKERS AVENUE - WISCONSIN STATE TRUNK HIGHWAY 113 ( WI STH 113 ) INTERCHANGE; THENCE SOUTHEASTERLY 175.51 FEET ALONG SAID SOUTHWESTERLY CURVING INTERCHANGE RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 261.42 FEET AND A LONG CHORD THAT BEARS SOUTH 70 DEGREES 10 MINUTES 28 SECONDS EAST FOR 172.23 FEET TO A POINT OF TANGENT ON SAID INTERCHANGE RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID INTERCHANGE RIGHT-OF-WAY SOUTH 50 DEGREES 56 MINUTES 28 SECONDS EAST, 166.27 TO A POINT OF TANGENT CURVE ON SAID INTERCHANGE RIGHT-OF-WAY; THENCE SOUTHEASTERLY 52.59 FEET ALONG SAID SOUTHWESTERLY CURVING INTERCHANGE RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 87.00 FEET AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 37 MINUTES 32 SECONDS EAST FOR 51.79 FEET TO A POINT OF TANGENT ON SAID INTERCHANGE RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID INTERCHANGE RIGHT-OF-WAY SOUTH 16 DEGREES 18 MINUTES 36 SECONDS EAST, 362.12 FEET TO A POINT OF TANGENT CURVE ON SAID INTERCHANGE RIGHT-OF-WAY; THENCE SOUTHEASTERLY 551.38 FEET ALONG SAID SOUTHWESTERLY CURVING INTERCHANGE RIGHT-OF-WAY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1898.86 FEET AND A LONG CHORD THAT BEARS SOUTH 07 DEGREES 59 MINUTES 29 SECONDS EAST FOR 549.45 FEET TO A POINT OF TANGENT ON THE WESTERLY RIGHT-OF-WAY OF SAID PACKERS AVENUE - WI STH 113; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF PACKERS AVENUE - WI STH 113 SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST, 238.15 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 4, BLOCK 3 OF WOODLAND; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 AND CONTINUING ALONG THE SOUTH LINE OF LOTS 1, 2 AND 3, OF SAID BLOCK 3 NORTH 89 DEGREES 34 MINUTES 22 SECONDS WEST, 177.00 FEET TO THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 31, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF PACKERS AVENUE SERVICE ROAD; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD NORTH 00 DEGREES 19 MINUTES 38 SECONDS EAST, 10.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD NORTH 26 DEGREES 22 MINUTES 33 SECONDS EAST, 102.48 FEET TO THE WEST LINE OF AFORESAID LOT 2, BLOCK 3 OF WOODLAND; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD, ALSO BEING THE WEST LINE OF SAID LOT 2 NORTH 00 DEGREES 19 MINUTES 38 SECONDS EAST, 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 2 SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST, 10.00 FEET TO A POINT OF NON-TANGENT CURVE ON SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD; THENCE NORTHEASTLY, NORTHERLY AND NORTHWESTERLY 95.53 FEET ALONG THE CURVING SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 66.00 FEET AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 34 MINUTES 01 SECONDS WEST FOR 85.76 FEET TO THE END OF A NON-TANGENT LINE ON SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD, ALSO BEING THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE ALONG SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD NORTH 00 DEGREES 19 MINUTES 38 SECONDS EAST, 0.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PACKERS AVENUE SERVICE ROAD; THENCE ALONG SAID ALONG SAID RIGHT-OF-WAY OF PACKERS AVENUE SERVICE ROAD NORTH 89 DEGREES 34 MINUTES 22 SECONDS WEST, 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PACKERS AVENUE SERVICE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY PACKERS AVENUE SERVICE ROAD SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST, 1494.50 FEET BACK TO THE POINT OF BEGINNING.

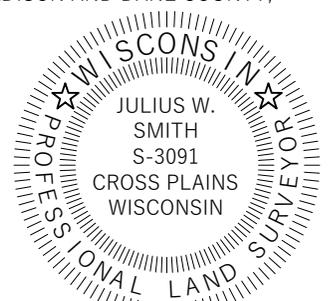
ABOVE DESCRIBED PARCEL CONTAINS 2,188,857 SQUARE FEET OR 50.25 ACRES INCLUDING THE 33 FOOT RIGHT-OF-WAY OF COMMERCIAL AVENUE, OR 2,156,083 SQUARE FEET OR 49.50 ACRES EXCLUDING THE 33 FOOT RIGHT-OF-WAY OF COMMERCIAL AVENUE

**SURVEYOR'S CERTIFICATE**

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF 910 MAYER LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

\_\_\_\_\_  
 JULIUS W. SMITH, S-3091  
 WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
 DATE



File: W:\2018\180545\_Rabin - Oscar Mayer\DWG\18-0545\_CSM 4 LOT.dwg Layout: CSM 14 User: Julie Plotted: Sep 12, 2019 - 5:44pm

	PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: 910 MAYER LLC. 21 LOCUST AVENUE, SUITE 1 MILL VALLEY, CA 94941	SURVEYED BY: JWS/MAL DRAWN BY: JWS APPROVED BY: JWS	PROJECT NO: 180545 SHEET NO: 14 of 15	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF VACATED ROTH STREET, MACKIN STREET, AND PACKERS AVENUE, AND PART OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 OF BLOCK 3, AND PART OF OUTLOT 1. OF WOODLAND RECORDED IN VOLUME 6 OF PLATS ON PAGE 12 AS DOCUMENT NO. 472658, AND OTHER UNPLATTED LANDS ALL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

910 MAYER LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
910 MAYER LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE ABOVE NAMED

MANAGING MEMBER FOR 910 MAYER, LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

**MADISON COMMON COUNCIL CERTIFICATE**

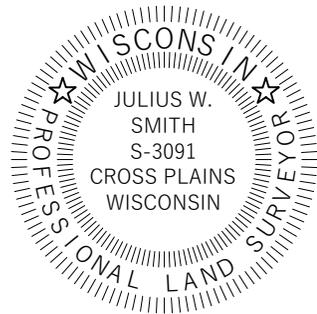
RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT  
NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

APPROVED FOR RECORDING PER THE SECRETARY OF THE  
CITY OF MADISON PLAN COMMISSION.

\_\_\_\_\_  
NATALIE ERDMAN, DATE: \_\_\_\_\_  
SECRETARY OF THE PLAN COMMISSION



OFFICE OF THE REGISTER OF DEEDS  
\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_,  
20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_  
\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:  
312 EAST MAIN STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
910 MAYER LLC.  
21 LOCUST AVENUE, SUITE 1  
MILL VALLEY, CA 94941

SURVEYED BY: MAL  
DRAWN BY: JWS  
APPROVED BY: JWS

PROJECT NO: 180545  
SHEET NO: 15 of 15

File: W:\2018\180545\_Rabin - Oscar Mayer\DWG\18-0545\_CSM 4 LOT.dwg Layout: CSM 15 User: Julie Plotted: Sep 12, 2019 - 5:45pm