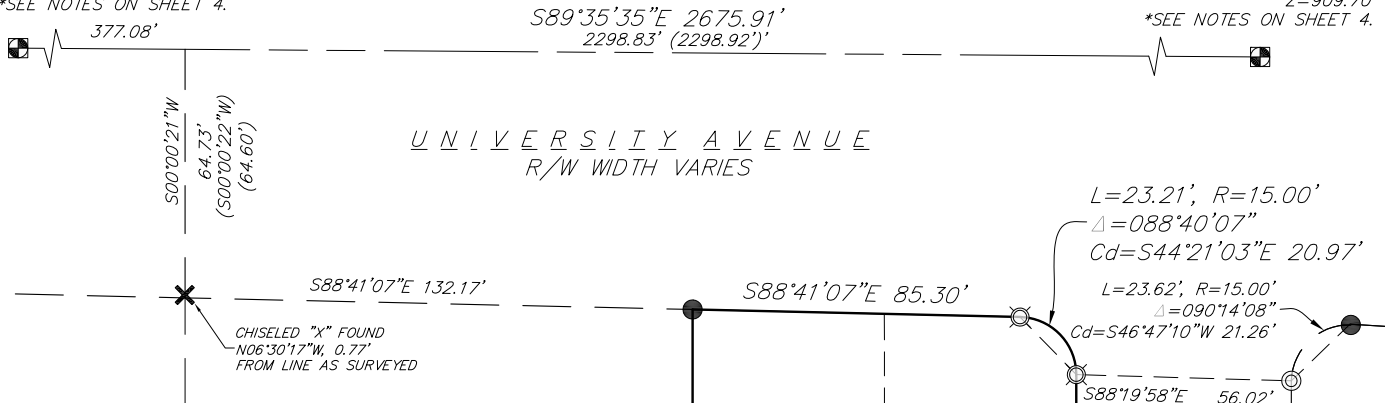


CERTIFIED SURVEY MAP No.

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2, SCHMITT ADDITION TO FINDLAY PARK, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 538259, DANE COUNTY REGISTRY, EXCEPT THOSE PORTIONS INCLUDED IN AWARD OF DAMAGES RECORDED IN VOLUME 221 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 1280353, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 - NW 1/4) OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NW CORNER OF SEC. 21-07-09
 FOUND BRASS CAPPED MONUMENT
 WITH CUT "X" ON CAP OF RECORD
 MEASURED COORDS:
 N=483044.75; E=805250.55
 Z=879.22
 *SEE NOTES ON SHEET 4.

N 1/4 CORNER OF SEC. 21-07-09
 FOUND BRASS CAPPED MONUMENT
 OF RECORD
 MEASURED COORDS:
 N=483025.64; E=807926.56
 Z=909.70
 *SEE NOTES ON SHEET 4.

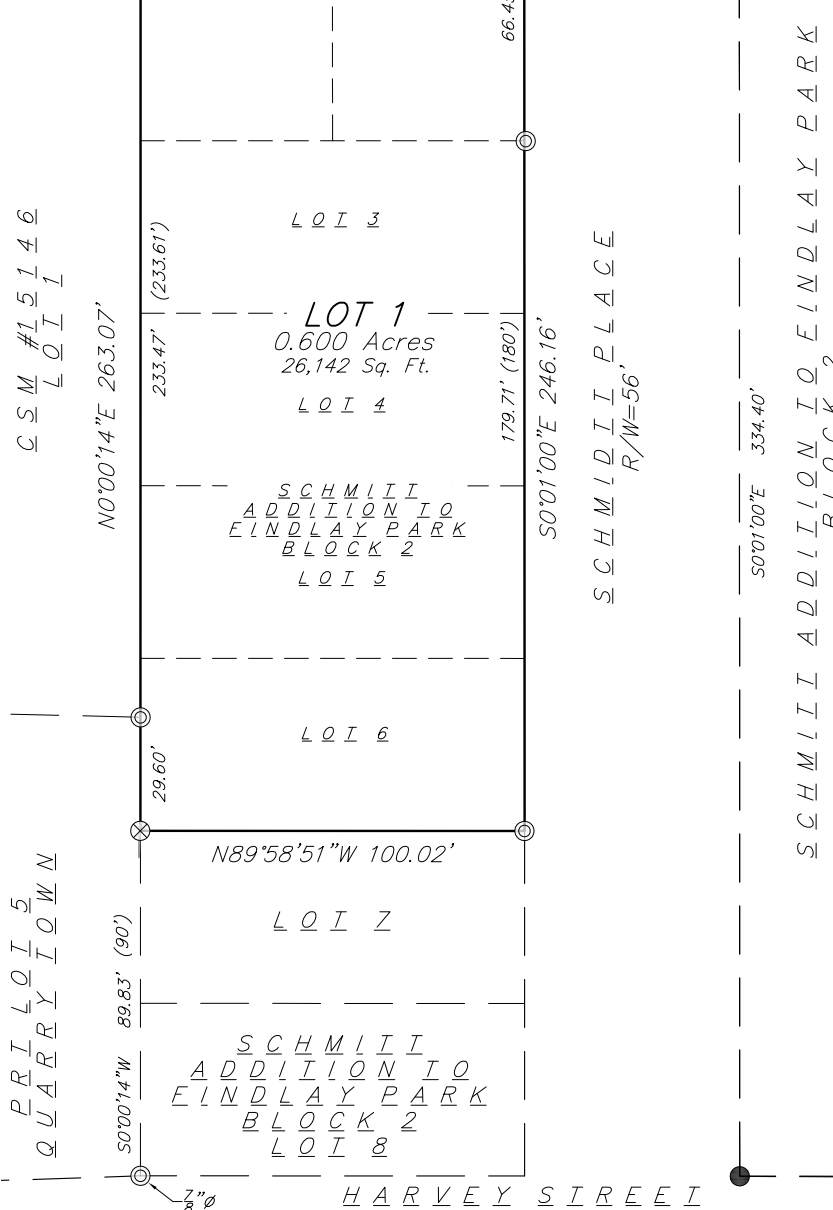
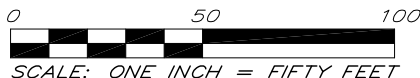


SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 3/4" Ø SOLID IRON RE-ROD
- ✕ FOUND CHISELED "X"
- ⊗ FOUND PINCHED TOP PIPE
- ⊙ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- () RECORDED AS INFORMATION



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW 1/4 OF SECTION 21-07-09 MEASURED AS BEARING S89°35'35"E



10 Jan 2022 - 8:27a M:\Flad Development\190018_3005 University Avenue\CADD\190018_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190018
 DATE: 01/10/2022
 REV:
 Drafted By: MMAR
 Checked By: MZIE

SURVEYED FOR:
 FLAD DEVELOPMENT &
 INVESTMENT CORP.
 3330 UNIVERSITY AVENUE
 SUITE 206
 MADISON, WI 53705

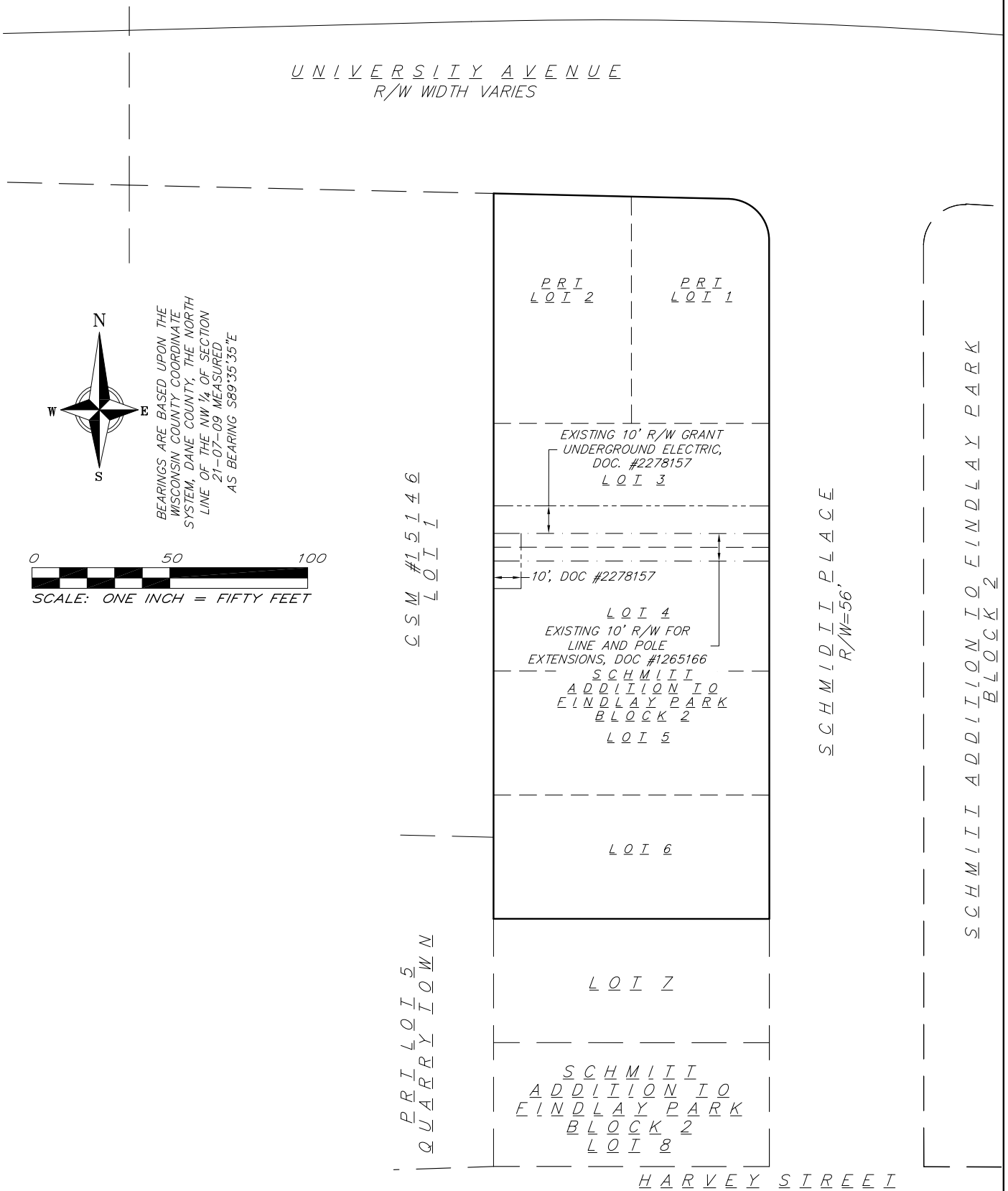
C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

**SHEET
1 OF 5**

CERTIFIED SURVEY MAP No. _____

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2, SCHMITT ADDITION TO FINDLAY PARK, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 538259, DANE COUNTY REGISTRY, EXCEPT THOSE PORTIONS INCLUDED IN AWARD OF DAMAGES RECORDED IN VOLUME 221 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 1280353, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 - NW 1/4) OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING EASEMENTS DETAIL



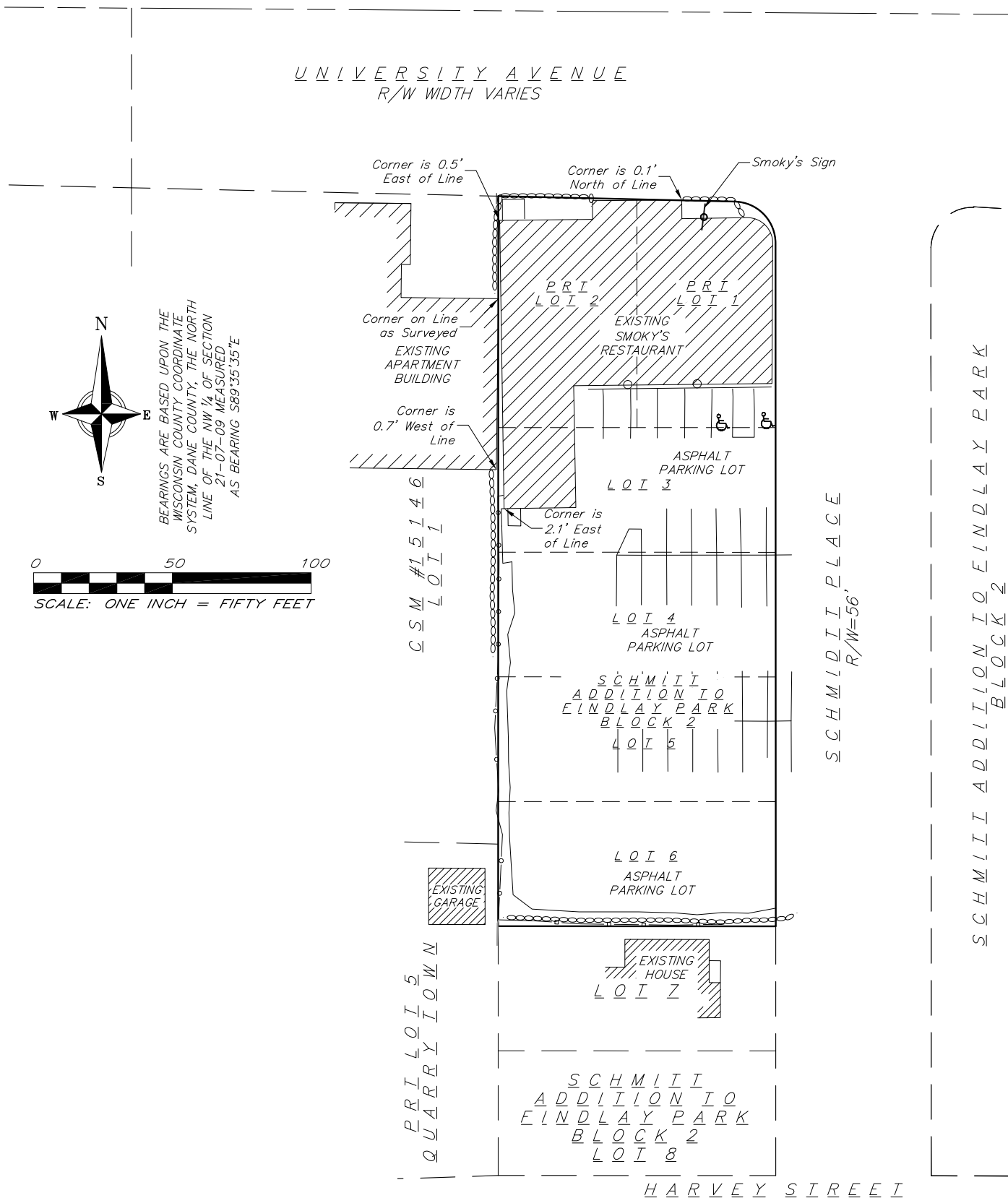
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CERTIFIED SURVEY MAP No. _____

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2, SCHMITT ADDITION TO FINDLAY PARK, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 538259, DANE COUNTY REGISTRY, EXCEPT THOSE PORTIONS INCLUDED IN AWARD OF DAMAGES RECORDED IN VOLUME 221 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 1280353, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 - NW 1/4) OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING STRUCTURES DETAIL



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CERTIFIED SURVEY MAP No. _____

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2, SCHMITT ADDITION TO FINDLAY PARK, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 538259, DANE COUNTY REGISTRY, EXCEPT THOSE PORTIONS INCLUDED IN AWARD OF DAMAGES RECORDED IN VOLUME 221 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 1280353, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW ¼ – NW ¼) OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. I found a brass capped monument and ties representing the North ¼ Corner of Section 21, T07N, R09E in a water box as established on tie sheet by Carl M. Sandsnes, dated February 16, 2004, and depicted on tie sheet condition report prepared by me on April 16, 2015, and on file at the Dane County Surveyor's Office, and that the points as referenced on said tie sheet are still intact. The tie located N38°27'41"W, 12.50' is missing the aluminum cap. Published coordinates per said tie sheet: N=483025.74; E=807926.39.
2. I found an aluminum monument with a cut "x" and ties in a monument box representing the Northwest Corner of Section 21, T07N, R09E as established on tie sheet by Chris W. Adams, dated April 25, 2019, and that the points as referenced on said tie sheet are still intact. Published coordinates per tie sheet by Carl M. Sandsnes, dated 01/12/2007: N=483044.76; E=805250.46.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, No. S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Flad Development and Investment Corp., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael S. Marty

Dated this 27th day of October, 2021

Signed: _____
Michael S. Marty, P.L.S. No. S-2452



LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, and 6, Block 2, Schmitt Addition to Findlay Park, as recorded in Volume 7 of Plats, on Page 37, as Document Number 538259, Dane County Registry, EXCEPT those Portions included in Award of Damages recorded in Volume 221 of Records, Page 5, as Document Number 1280353, Dane County Registry, located in the Northwest Quarter of the Northwest Quarter (NW ¼ – NW ¼) of Section 21, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Northwest corner of said Section 21; thence S89°35'35"E along the North line of the Northwest Quarter (NW ¼) of said Section 21, 377.08 feet; thence S00°00'21"W, 64.73 feet to the southerly right-of-way line of University Avenue and the northerly line of Certified Survey Map Number 15416, as recorded in Volume 107 of Certified Survey Maps, on Pages 195-199, as Document 5493891, Dane County Registry; thence S88°41'07"E along said southerly right-of-way of University Avenue and said northerly line of Certified Survey Map Number 15146, 132.17 feet to the point of beginning; thence continuing S88°41'07"E along said southerly right-of-way line, 85.30 feet to a point of curvature; thence 23.21 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 88°40'07", and a chord bearing S44°21'03"E, 20.97 feet to the westerly right-of-way of Schmitt Road; thence S00°01'00"E along the west line of said Schmitt Road, 246.16 feet to the Southeast corner of said Lot 6; thence N89°58'51"W along the South line of said Lot 6, 100.02 feet to the Southwest corner of said Lot 6 and the West line of said Block 2; thence N00°00'14"E along the West line of said Block 2, 263.07 feet to the point of beginning.

Containing 26,142 square feet or 0.600 acres, more or less.

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 planners engineers advisors Phone: (800) 261-3898		FN: 190018 DATE: 01/10/2022	SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE SUITE 206 MADISON, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 5
		REV: Drafted By: MMAR Checked By: MZIE			

CERTIFIED SURVEY MAP No. _____

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2, SCHMITT ADDITION TO FINDLAY PARK, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 37, AS DOCUMENT NUMBER 538259, DANE COUNTY REGISTRY, EXCEPT THOSE PORTIONS INCLUDED IN AWARD OF DAMAGES RECORDED IN VOLUME 221 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 1280353, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 - NW 1/4) OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

3005 University, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Flad Development & Investment Corp., does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this ____ day of _____, 202__.

By: Flad Development & Investment Corp.,

By: _____
Flad Development & Investment Corp., Managing Member
John J. Flad, President

STATE OF WISCONSIN)
)ss
DANE COUNTY)

Personally came before me this _____ day of _____, 202__, John J. Flad, President of Flad Development & Investment Corp., to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 202__; that said enactment 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 _____, 202__.

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

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this __ day of _____, 202__.

Signed: _____
Natalie Erdman, Secretary
City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202__ at o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

10 Jan 2022 - 8:28a M:\Flad Development\190018_3005 University Avenue\CADD\190018_CSM.dwg by: mmr

