

CERTIFIED SURVEY MAP No. _____

UNPLATTED LANDS IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

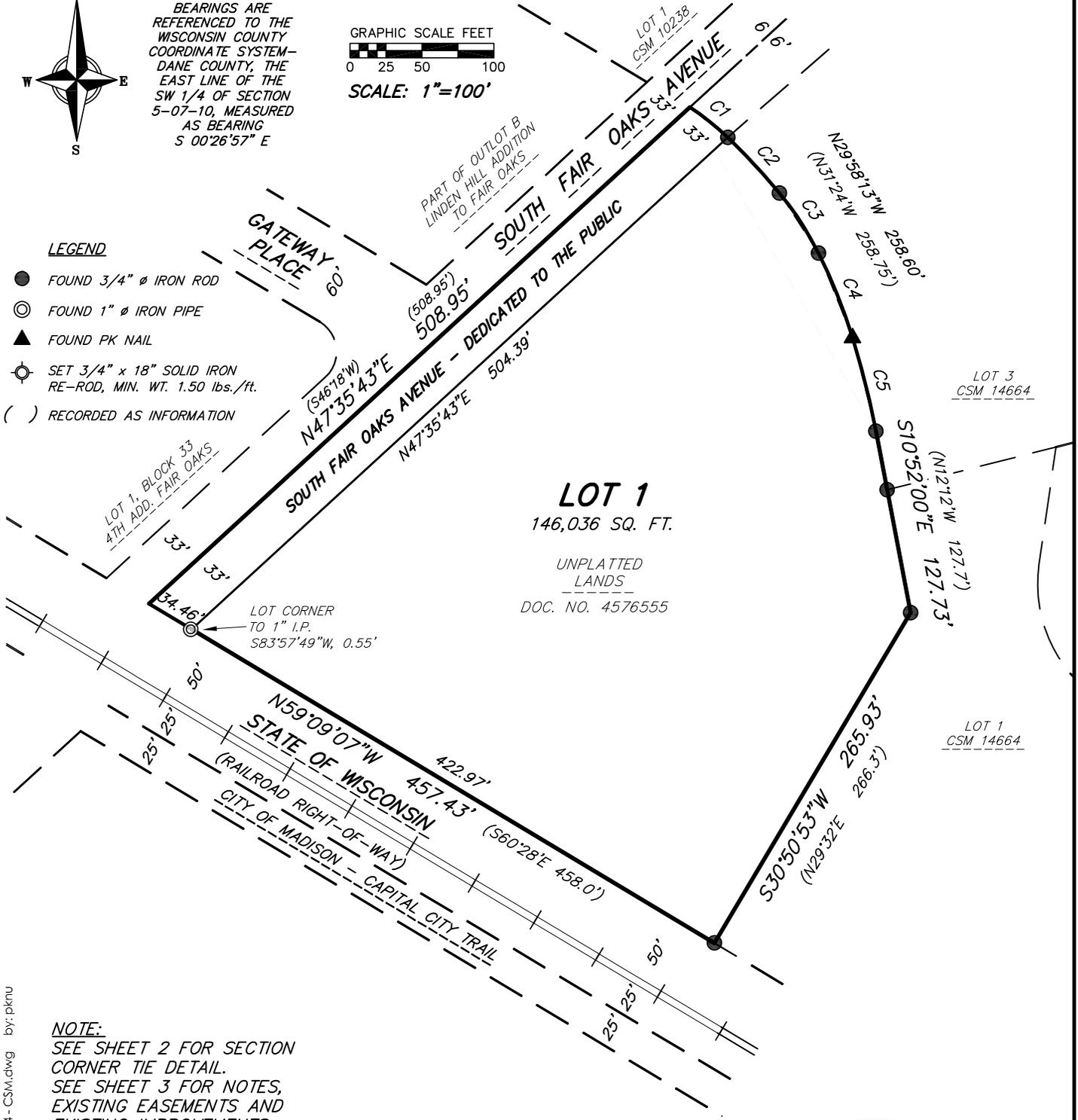


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE EAST LINE OF THE SW 1/4 OF SECTION 5-07-10, MEASURED AS BEARING S 00°26'57" E

GRAPHIC SCALE FEET
0 25 50 100
SCALE: 1"=100'

LEGEND

- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ▲ FOUND PK NAIL
- ⊕ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () RECORDED AS INFORMATION



NOTE:
SEE SHEET 2 FOR SECTION CORNER TIE DETAIL.
SEE SHEET 3 FOR NOTES, EXISTING EASEMENTS AND EXISTING IMPROVEMENTS.

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	168.07	33.49	011°25'00"	S51°38'44"E	33.43
C2	505.61	52.71	005°58'23"	S42°57'02"E	52.69
C3	211.78	49.66	013°26'10"	S33°14'45"E	49.55
C4	396.31	63.16	009°07'50"	S21°57'45"E	63.09
C5	586.22	66.82	006°31'50"	S14°07'55"E	66.78

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REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

DATE: 12-6-2017
REV:
Drafted By: PKNU
Checked By: MSCH

SURVEYED FOR:

Inventure Capital, LLC
2820 Walton Commons
West, Suite 125
Madison, WI 53718

Doc. No. _____

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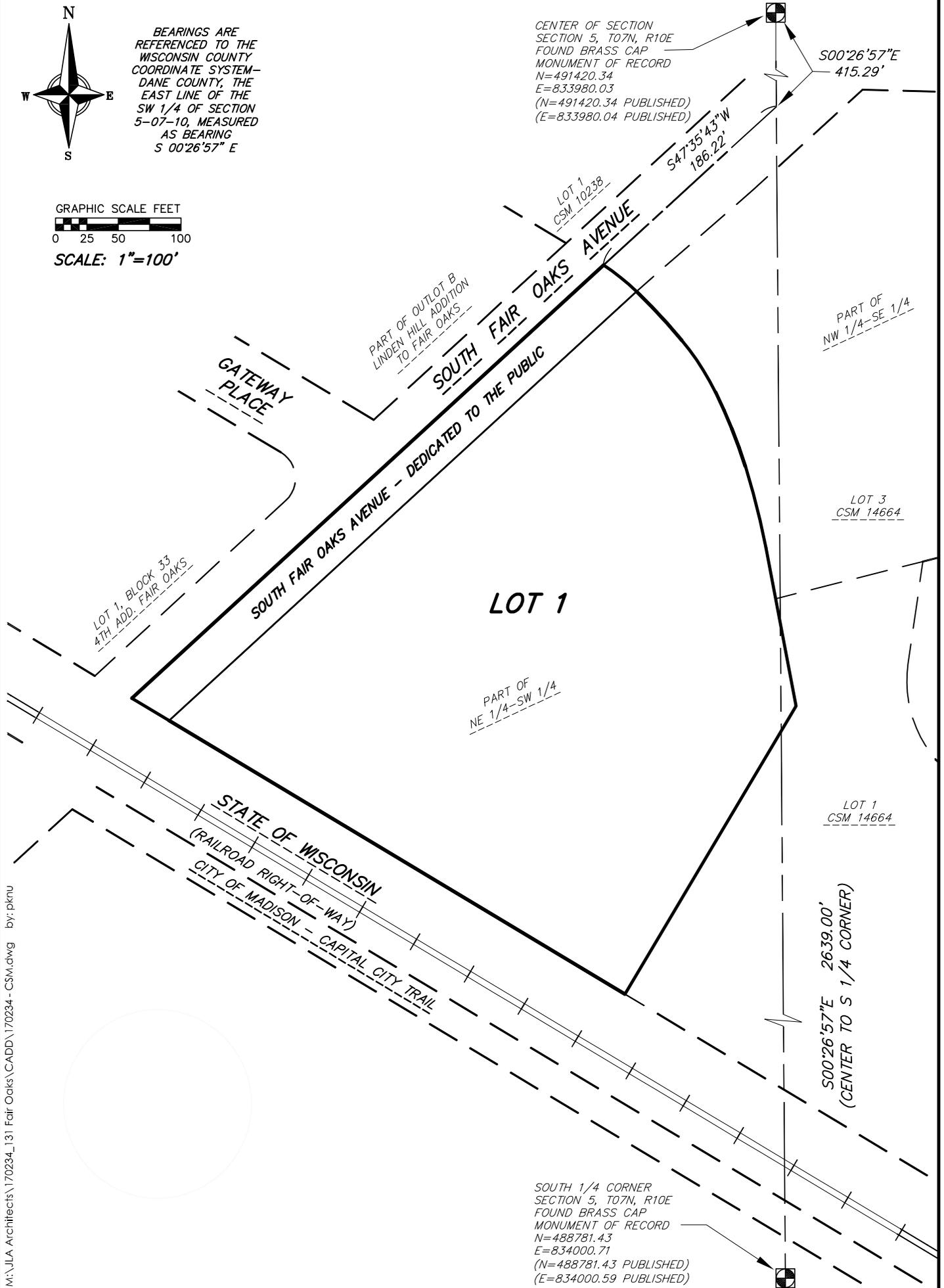
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0 25 50 100
SCALE: 1"=100'

CENTER OF SECTION SECTION 5, T07N, R10E
FOUND BRASS CAP
MONUMENT OF RECORD
N=491420.34
E=833980.03
(N=491420.34 PUBLISHED)
(E=833980.04 PUBLISHED)



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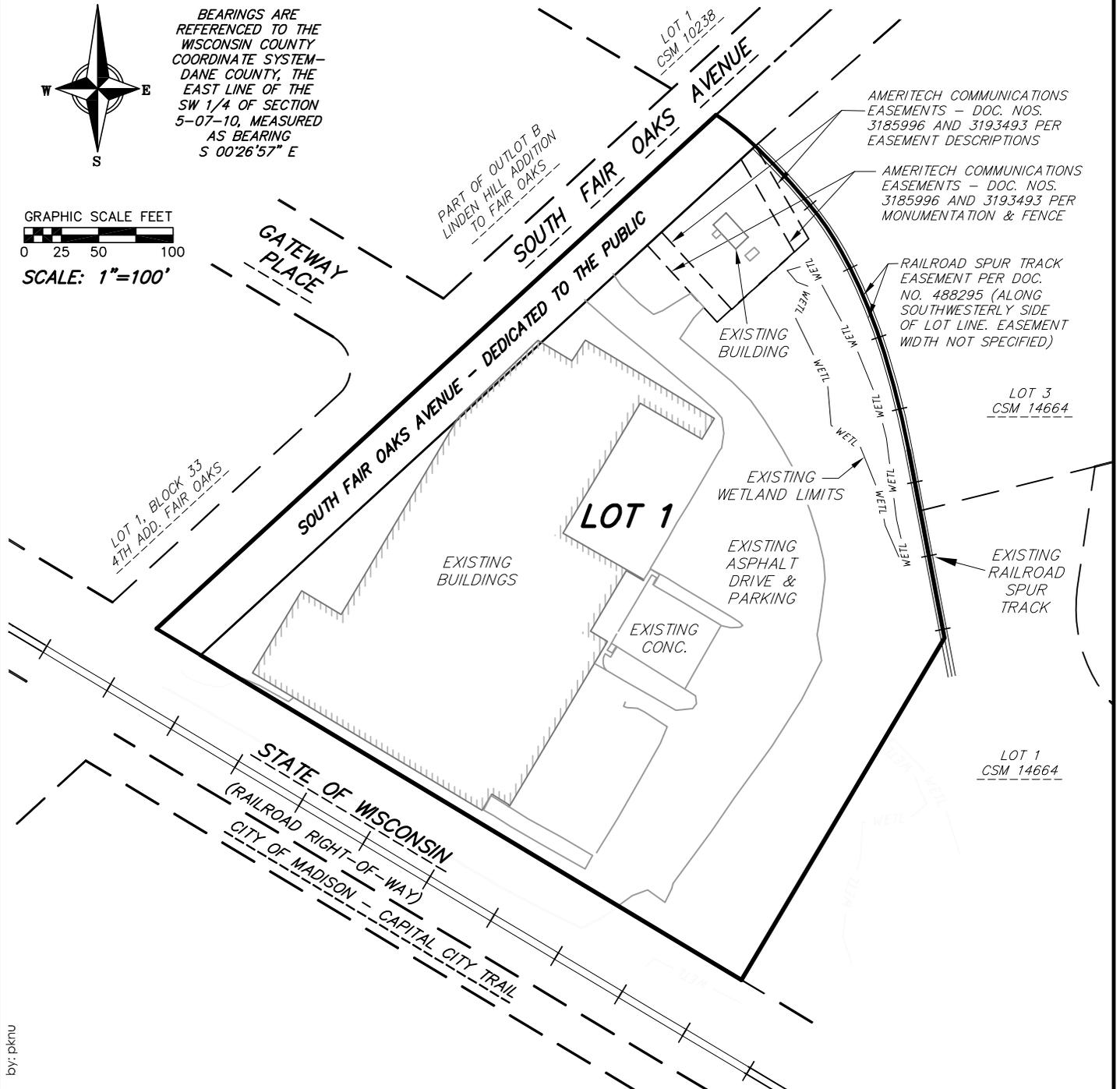
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GRAPHIC SCALE FEET
0 25 50 100
SCALE: 1"=100'



NOTES:

- 1) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 2) EXISTING WETLAND LIMITS DELINEATED BY R.A. SMITH NATIONAL, INC ON AUGUST 9, 2017.
- 3) EXISTING IMPROVEMENTS TO BE REMOVED.

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SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of 131 S Fair Oaks, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey; that such Certified Survey correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

Vierbicher Associates, Inc.
By: Paul R. Knudson

Dated this _____ day of _____, 201__.

Signed: _____
Vierbicher Associates, Inc.
Paul R. Knudson, P.L.S. No. 1556



LEGAL DESCRIPTION:

Unplatted Lands being a part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Center of said Section 5; thence $S00^{\circ}26'57''E$, 415.29 feet along the east line of said Southwest 1/4 to the intersection with the northeasterly extension of the centerline of South Fair Oaks Avenue as established by Certified Survey Map Number 14664; thence $S47^{\circ}35'43''W$, 186.22 feet along said northeasterly extension and the centerline of South Fair Oaks Avenue to the intersection with the centerline of an existing railroad spur track as described in Document Number 4576555 and being the Point of Beginning; the following six courses are along said railroad spur track centerline; thence Southeasterly 33.49 feet along the arc of a curve to the right, having a radius of 168.07 feet and chord bearing $S51^{\circ}38'44''E$, 33.43 feet; thence Southeasterly 52.71 feet along the arc of a curve to the right, having a radius of 505.61 feet and chord bearing $S42^{\circ}57'02''E$, 52.69 feet; thence Southeasterly 49.66 feet along the arc of a curve to the right, having a radius of 211.78 feet and chord bearing $S33^{\circ}14'45''E$, 49.55 feet; thence Southeasterly 63.16 feet along the arc of a curve to the right, having a radius of 396.31 feet and chord bearing $S21^{\circ}57'45''E$, 63.09 feet; thence Southeasterly 66.82 feet along the arc of a curve to the right, having a radius of 586.22 feet and chord bearing $S14^{\circ}07'55''E$, 66.78 feet; thence $S10^{\circ}52'00''E$, 127.73 feet to the most easterly point of lands described in said Document Number 4576555; thence $S30^{\circ}50'53''W$, 265.93 feet along the southeasterly line of lands described in said Document Number 4576555 to the intersection with the northeasterly railroad right-of-way; thence $N59^{\circ}09'07''W$, 457.43 feet along said northeasterly railroad right-of-way to the intersection with the centerline of South Fair Oaks Avenue; thence $N47^{\circ}35'43''E$, 508.95 feet along said centerline of South Fair Oaks Avenue to the Point of Beginning.

Said parcel contains 162,775 square feet or 3.74 acres, more or less.

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OWNER'S CERTIFICATE:

131 S Fair Oaks, LLC, a Wisconsin 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 we caused land described on this Certified Survey to be surveyed, divided, mapped, and dedicated as represented hereon. We further certify that this Certified Survey is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said 131 S Fair Oaks, LLC has caused these presents to be signed by Michael Thorson, it's managing member, at Madison, Wisconsin, on this _____ day of _____ 20____.

In the Presence of:

131 S FAIR OAKS, LLC

By: _____
Michael Thorson, Managing Member

State of Wisconsin)
) ss
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named, Michael Thorson, of the above named 131 S Fair Oaks, 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: _____

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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this ____ day of _____, 201__.

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

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 _____, 201__; 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 _____, 201__.

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

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 201__, at ____ o'clock ____m., and recorded in Volume _____ of Certified Surveys on Pages _____. as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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