



# City of Madison

## Proposed Certified Survey Map

CSM Name  
Certco CSM

Location  
4802 Femrite Drive

Applicant  
Randal M. Simon – CERTCO Inc/  
Hans Justeson – JSD Professional  
Services, Inc

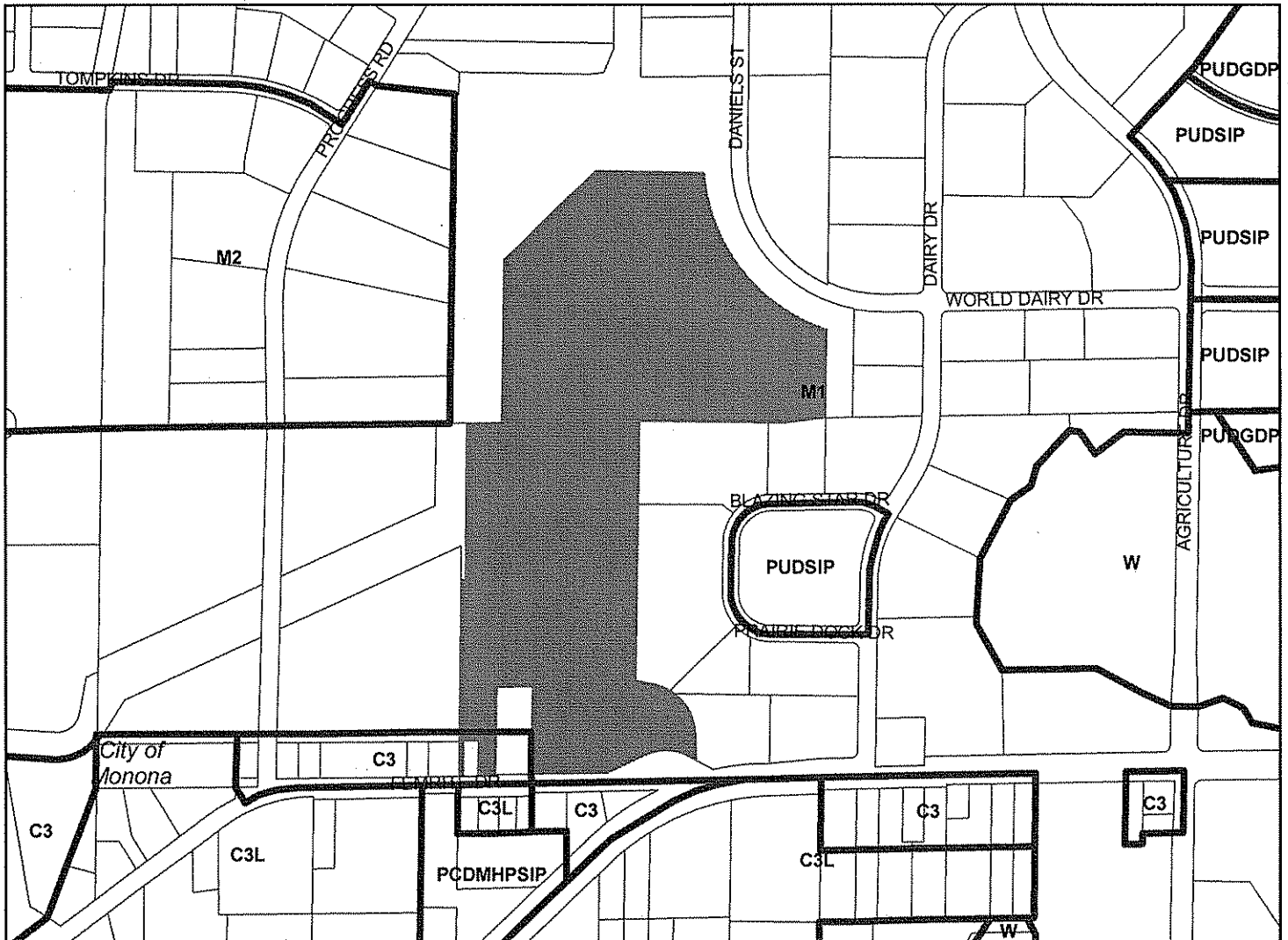
Within City  Outside City

Proposed Use  
2 Industrial Lots

Public Hearing Date  
Plan Commission  
15 June 2009  
Common Council  
07 July 2009



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 01 June 2009





**SUBDIVISION APPLICATION**

**Madison Plan Commission**

215 Martin Luther King Jr. Blvd; Room LL-100  
 PO Box 2985; Madison, Wisconsin 53701-2985  
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**\*\* Please read both pages of the application completely and fill in all required fields\*\***

**This application form may also be completed online at [www.cityofmadison.com/planningplan.html](http://www.cityofmadison.com/planningplan.html)**

**1a. Application Type.** (Choose ONE)

- Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: \_\_\_\_\_

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: CERTCO, Incorporated    Representative, if any: Randal M. Simon, President  
 Street Address: 5321 Verona Road    City/State: Madison, Wisconsin    Zip: 53711  
 Telephone: (608) 278-2214    Fax: (608) 271-4500    Email: rsimon@certcoinc.com

Firm Preparing Survey: JSD PROFESSIONAL SERVICES, INC.    Contact: Hans Justeson  
 Street Address: 161 HORIZON DRIVE, SUITE 101    City/State: VERONA, WI    Zip: 53593  
 Telephone: (608) 848-5060    Fax: (608) 848-2255    Email: hans.justeson@jsdinc.com

Check only ONE – ALL Correspondence on this application should be sent to:     Property Owner     Survey Firm

**3a. Project Information.**

Parcel Address: 4802 Femrite Drive    in the City or Town of: Madison, Wisconsin  
 Tax Parcel Number(s): 0710-223-0503-3, 0710-222-0507-7, 0710-223-0    School District: Madison  
 Existing Zoning District(s): M-1    Development Schedule: \_\_\_\_\_  
 Proposed Zoning District(s) (if any): \_\_\_\_\_    Provide a Legal Description of Site on Reverse Side

**3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: \_\_\_\_\_    Date of Approval by Town: \_\_\_\_\_  
 In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.  
 Is the subject site proposed for annexation?     No     Yes    If YES, approximate timeframe: \_\_\_\_\_

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	0	0	0
Retail/Office	0	0	0
Industrial	2		38.815
Outlots Dedicated to City		0	0
Homeowner Assoc. Outlots		0	0
Other (state use)	0	0	0
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>38.815</b>

Describe the use of the lots and outlots on the survey
LOT 1: INDUSTRIAL STORAGE OF FOOD PRODUCTS.
LOT 2: FUTURE DEVELOPMENT
RECEIVED MAY 2009 City of Madison Planning, Utility, & Econ. Dev.

OVER →

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**5. Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
  - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
  - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
  - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
  - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 500.00 Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

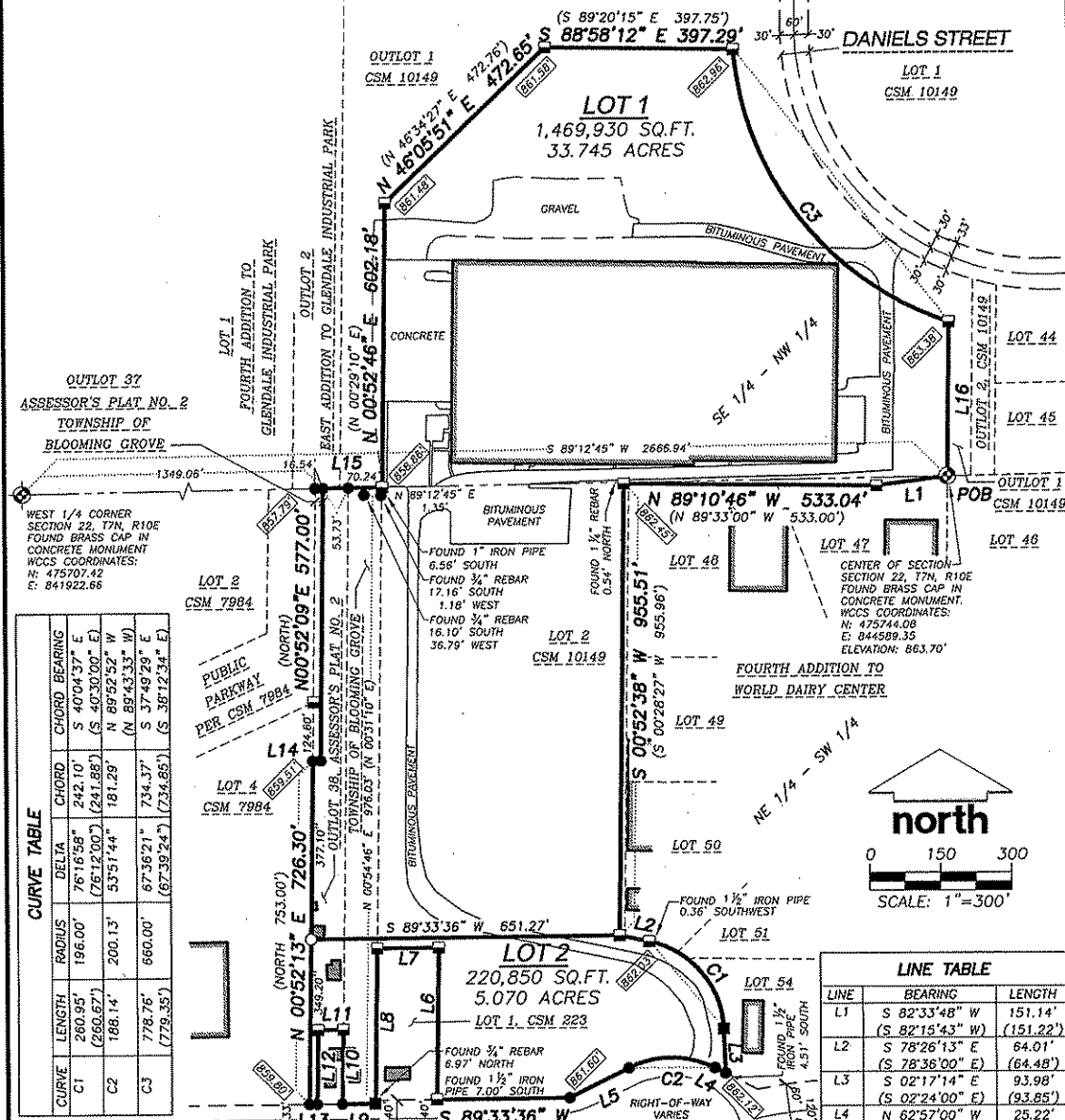
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Randall M. Simon Signature Randall M. Simon  
Date 4/28/09 Interest In Property On This Date \_\_\_\_\_

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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# CERTIFIED SURVEY MAP NO.

BEING THE CONSOLIDATION OF PART OF OUTLOT 38, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, AND LOT 2, CERTIFIED SURVEY MAP NO. 10149. LOCATED IN THE NE 1/4 OF THE SW 1/4 AND IN THE SE 1/4 OF THE NW 1/4, SECTION 22, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	260.95' (260.97)	196.00'	76°16'58"	242.10'	S 40°04'37" E (S 40°30'00" E) (241.86')
C2	188.14'	200.13'	53°51'44"	181.29'	N 89°52'52" W (N 89°43'33" W)
C3	778.76' (779.35)	660.00'	67°36'21"	734.37'	S 37°49'29" E (S 38°12'34" E) (734.85')

	GOVERNMENT CORNER
	1/4" REBAR SET (1.50 LBS/LF)
	1/4" REBAR FOUND
	1" IRON PIPE FOUND
	1 1/2" IRON PIPE FOUND
	CSM BOUNDARY
	CHORD LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	RECORD LINE
	SECTION LINE
	EASEMENT LINE
	BUILDING
	RECORDED INFORMATION
	ELEVATION AT LOT CORNER

- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 1991.
  - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE CENTER OF SECTION 22, T7N, R10E. ELEVATION = 899.74'.
  - FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF NOVEMBER 3, NOVEMBER 10 AND DECEMBER 1, 2008.
  - WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED.
  - SEE SHEET 2 OF 4 FOR EASEMENT DETAILS.
  - SEE SHEET 3 OF 5 FOR BUILDING DETAILS.

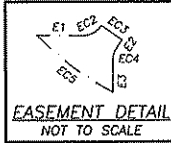
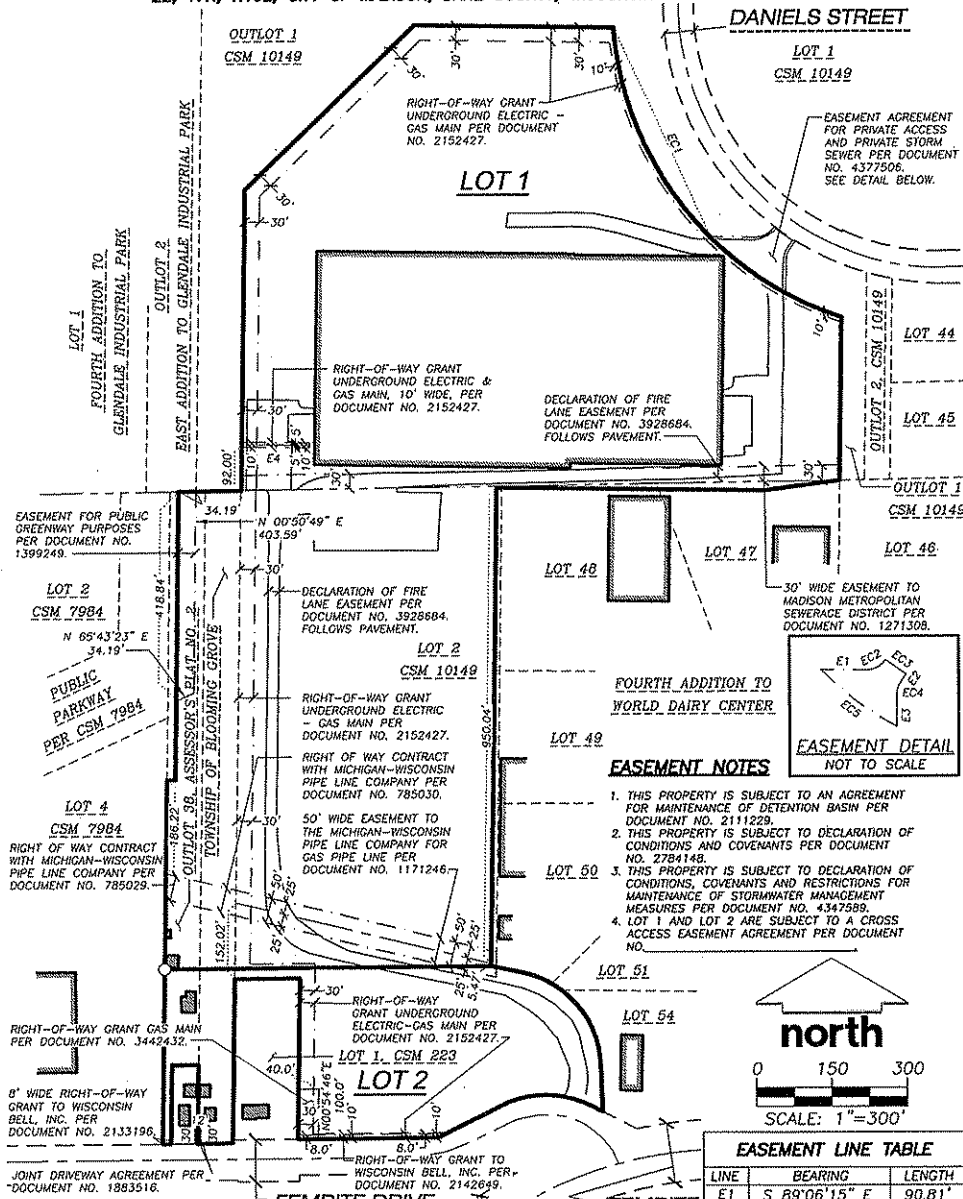
LINE	BEARING	LENGTH
L1	S 82°33'48" W (S 82°15'43" W)	151.14' (151.22')
L2	S 78°26'13" E (S 78°36'00" E)	64.01' (64.48')
L3	S 02°17'14" E (S 02°24'00" E)	93.98' (93.85')
L4	N 62°57'00" W (N 63°20'32" W)	25.22'
L5	S 63°11'14" W (S 62°47'38" W)	139.30'
L6	N 00°54'46" E (N 00°31'10" E)	321.18'
L7	S 89°33'36" W (S 89°10'00" W)	130.00'
L8	S 00°54'46" W (S 00°30'44" W)	328.15'
L9	S 89°33'45" W	69.74'
L10	N 00°52'29" E	157.05'
L11	S 89°28'01" W	53.30'
L12	S 00°52'13" W	156.96'
L13	S 89°33'45" W	16.50'
L14	N 89°12'52" E (EAST)	16.51' (16.50')
L15	N 89°12'46" E (N 88°49'09" E)	125.32'
L16	S 00°51'49" W (S 00°28'13" W)	326.30' (326.51')

PREPARED BY: <b>JSD Professional Services, Inc.</b> Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: <b>CERTCO, INC.</b> 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>08-3260</u> FILE NO: <u>B-159</u> FIELDBOOK/PG: <u>212/77</u> SHEET NO: <u>1 OF 5</u>	SURVEYED BY: <u>MAD</u> DRAWN BY: <u>SO</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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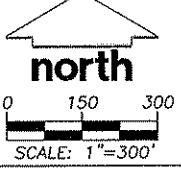
# CERTIFIED SURVEY MAP NO.

BEING THE CONSOLIDATION OF PART OF OUTLOT 38, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, AND LOT 2, CERTIFIED SURVEY MAP NO. 10149, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND IN THE SE 1/4 OF THE NW 1/4, SECTION 22, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



### EASEMENT NOTES

1. THIS PROPERTY IS SUBJECT TO AN AGREEMENT FOR MAINTENANCE OF DETENTION BASIN PER DOCUMENT NO. 2111229.
2. THIS PROPERTY IS SUBJECT TO DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NO. 2784148.
3. THIS PROPERTY IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOCUMENT NO. 4347588.
4. LOT 1 AND LOT 2 ARE SUBJECT TO A CROSS ACCESS EASEMENT AGREEMENT PER DOCUMENT NO.



LINE	BEARING	LENGTH
E1	S 89°06'15" E (S 89°27'48" E)	90.81'
E2	S 34°48'02" W (S 34°26'29" W)	18.17'
E3	S 00°39'53" W (S 00°18'20" W)	64.65'
E4	S 89°07'14" E (N 88°48'12" E)	135.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC1	468.55'	660.00'	40°40'31"	458.77'	S 24°21'33" E (S 24°43'08" E)
EC2	45.55'	45.00'	57°59'45" (57°59'52")	43.63'	N 61°53'49" E (N 61°32'16" E)
EC3	50.04'	560.00'	05°07'10" (05°07'12")	50.02'	S 55°11'41" E (S 55°33'14" E)
EC4	26.81'	45.00'	34°08'31" (34°08'09")	26.42'	S 17°43'58" W (S 17°22'25" W)
EC5	190.10'	660.00'	16°30'13" (16°30'11")	189.45'	N 52°56'54" W (N 53°18'29" W)

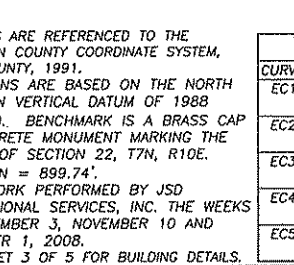
### NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 1991.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE CENTER OF SECTION 22, T7N, R10E. ELEVATION = 899.74'.
3. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF NOVEMBER 3, NOVEMBER 10 AND DECEMBER 1, 2008.
4. SEE SHEET 3 OF 5 FOR BUILDING DETAILS.

### LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR SET (1.50 LBS/LF)
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1 1/2" IRON PIPE FOUND
- CSM BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER

### EASEMENT DETAILS

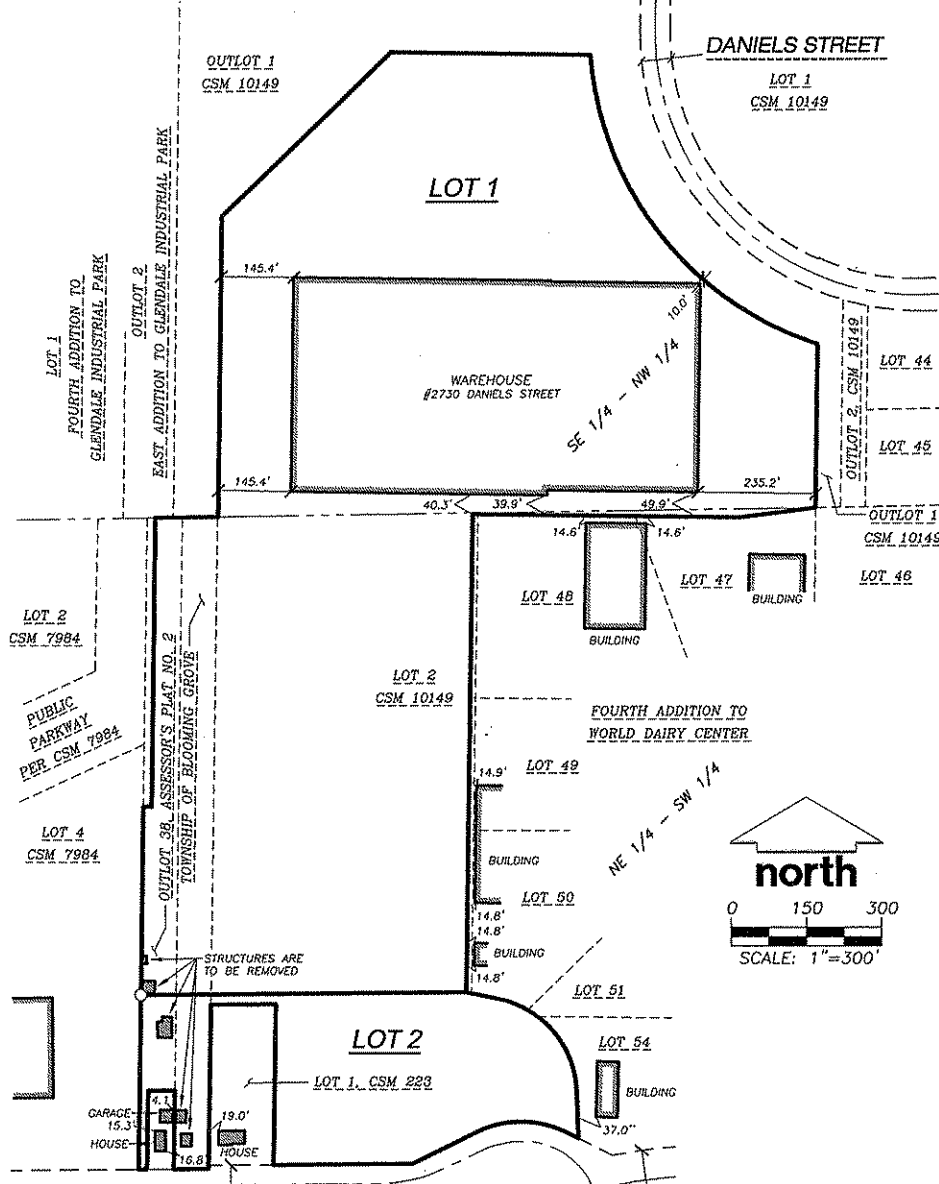


PREPARED BY: <b>JSD Professional Services, Inc.</b> Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)946-5060	PREPARED FOR: <b>CERTCO, INC.</b> 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 08-3260 FILE NO: B-159 FIELDBOOK/PG: 212/77 SHEET NO: 2 OF 5	SURVEYED BY: MAD DRAWN BY: SO CHECKED BY: JK APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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### LEGEND

- GOVERNMENT CORNER
- 1/4" REBAR SET (1.50 LBS/LF)
- 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1 1/2" IRON PIPE FOUND
- CSM BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING
- RECORDED INFORMATION
- ELEVATION AT LOT CORNER (899.50)

### NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, 1991.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE CENTER OF SECTION 22, T7N, R10E. ELEVATION = 899.74'.
3. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF NOVEMBER 3, NOVEMBER 10 AND DECEMBER 1, 2008.
4. SEE SHEET 2 OF 4 FOR EASEMENT DETAILS.

### BUILDING DETAILS

PREPARED BY: <b>JSD</b> Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)948-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 08-3260 FILE NO: B-159 FIELDBOOK/PG: 212/77 SHEET NO: 3 OF 5	SURVEYED BY: MAD DRAWN BY: SO CHECKED BY: JK APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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BEING THE CONSOLIDATION OF PART OF OUTLOT 38, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, AND LOT 2, CERTIFIED SURVEY MAP NO. 10149, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND IN THE SE 1/4 OF THE NW 1/4, SECTION 22, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

PART OF OUTLOT 38, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, RECORDED IN VOLUME 9, PAGE 49 OF SUBDIVISION PLATS AS DOCUMENT NO. 624628 AND LOT 2, CERTIFIED SURVEY MAP (CSM) NO. 10149, RECORDED IN VOLUME 59 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 213-216 AS DOCUMENT NUMBER 3363800, LOCATED IN THE SE 1/4 OF THE NW 1/4 AND IN THE NE 1/4 OF THE SW 1/4, SECTION 22, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 22; THENCE SOUTH 82 DEGREES 33 MINUTES 48 SECONDS WEST ALONG SAID CSM 10149, 151.14 FEET; THENCE CONTINUE NORTH 89 DEGREES 10 MINUTES 46 SECONDS WEST ALONG SAID CSM 10149, 533.04 FEET; THENCE CONTINUE SOUTH 00 DEGREES 52 MINUTES 38 SECONDS WEST ALONG SAID CSM 10149, 955.51 FEET; THENCE CONTINUE SOUTH 78 DEGREES 26 MINUTES 13 SECONDS EAST ALONG SAID CSM 10149, 64.01 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID CSM 10149, 260.95 FEET ALONG THE ARC OF A 196.00 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING SOUTH 40 DEGREES 04 MINUTES 37 SECONDS EAST, 242.10 FEET; THENCE CONTINUE SOUTH 02 DEGREES 17 MINUTES 14 SECONDS EAST ALONG SAID CSM 10149, 93.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FEMRITE DRIVE; THENCE NORTH 62 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 25.22 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, 188.14 FEET ALONG THE ARC OF A 200.13 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING NORTH 89 DEGREES 52 MINUTES 52 SECONDS WEST, 181.28 FEET; THENCE SOUTH 63 DEGREES 11 MINUTES 14 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY LINE, 139.30 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY LINE, 281.24 FEET TO THE EAST LINE OF LOT 1, CSM NO. 223, RECORDED IN VOLUME 1 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGE 223; THENCE NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST ALONG THE SAID EAST LINE, 321.18 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 130.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, 328.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FEMRITE DRIVE; THENCE SOUTH 89 DEGREES 33 MINUTES 45 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY LINE, 69.74 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 29 SECONDS EAST, 157.05 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 01 SECONDS WEST, 53.30 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 13 SECONDS WEST, 156.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FEMRITE DRIVE; THENCE SOUTH 89 DEGREES 33 MINUTES 45 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY LINE, 16.50 FEET TO THE WEST LINE OF OUTLOT 38, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE; THENCE NORTH 00 DEGREES 52 MINUTES 13 SECONDS EAST ALONG THE SAID WEST LINE, 726.30 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID WEST LINE, 16.51 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 09 SECONDS EAST ALONG THE SAID WEST LINE, 577.00 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 12 MINUTES 46 SECONDS EAST ALONG THE SAID NORTH LINE AND THE EXTENSION THEREOF, 125.32 FEET TO THE WEST LINE OF LOT 2, CSM 10149; THENCE NORTH 00 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE SAID WEST LINE, 602.18 FEET; THENCE NORTH 46 DEGREES 05 MINUTES 51 SECONDS EAST ALONG THE SAID WEST LINE, 472.65 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 88 DEGREES 58 MINUTES 12 SECONDS EAST ALONG THE SAID NORTH LINE, 397.29 FEET TO A POINT OF NON-TANGENT CURVE ON THE EAST LINE OF SAID LOT 2; THENCE CONTINUE ALONG THE SAID EAST LINE 778.76 FEET ALONG THE ARC OF A 660.00 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING SOUTH 37 DEGREES 49 MINUTES 29 SECONDS EAST, 734.37 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 49 SECONDS WEST ALONG THE SAID EAST LINE, 326.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,690,780 SQUARE FEET OR 38.815 ACRES.

## SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, WISCONSIN LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF CERTCO, INCORPORATED, 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, DANE COUNTY, WISCONSIN.

HANS P. JUSTESON, S-2363  
WISCONSIN LAND SURVEYOR

DATE \_\_\_\_\_

## CORPORATE OWNER'S CERTIFICATE

CERTCO, INCORPORATED, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CERTCO, INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

CERTCO, INCORPORATED

BY: \_\_\_\_\_  
RANDAL M. SIMON, PRESIDENT,  
CERTCO, INCORPORATED

STATE OF WISCONSIN) ss  
COUNTY OF DANE ) ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, THE ABOVE NAMED RANDAL M. SIMON, PRESIDENT OF THE ABOVE NAMED CERTCO, INCORPORATED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

PREPARED BY:

PREPARED FOR:

PROJECT NO: 08-3260

SURVEYED BY: MAD

FILE NO: B-159

DRAWN BY: SO

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

FIELDBOOK/PG: 212/77

CHECKED BY: JK

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

SHEET NO: 4 OF 5

APPROVED BY: DMJ

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

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
PHONE: (608)848-5060

CERTCO, INC.  
5321 VERONA ROAD  
MADISON, WI 53711



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING THE CONSOLIDATION OF PART OF OUTLOT 38, ASSESSOR'S PLAT NO. 2, TOWNSHIP OF BLOOMING GROVE, AND LOT 2, CERTIFIED SURVEY MAP NO. 10149, LOCATED IN THE NE 1/4 OF THE SW 1/4 AND IN THE SE 1/4 OF THE NW 1/4, SECTION 22, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## MORTGAGEE'S CERTIFICATE

U.S. BANK NATIONAL ASSOCIATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF HANS P. JUSTESON, WISCONSIN LAND SURVEYOR, AND CONSENTS TO THE ABOVE CERTIFICATE OF THE OWNERS.

IN WITNESS WHEREOF, U.S. BANK NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S AUTHORIZED REPRESENTATIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

U.S. BANK NATIONAL ASSOCIATION

\_\_\_\_\_  
ALAN M. HOLMAN, VICE PRESIDENT

STATE OF WISCONSIN) ss  
COUNTY OF DANE ) ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, THE ABOVE NAMED ALAN M. HOLMAN, VICE PRESIDENT OF THE ABOVE NAMED U.S. BANK NATIONAL ASSOCIATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

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

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

\_\_\_\_\_  
MARK A. DLINGER  
SECRETARY, CITY OF MADISON PLAN COMMISSION

\_\_\_\_\_  
DATE

<b>OFFICE OF THE REGISTER OF DEEDS</b>	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20 ____ AT _____ O'CLOCK ____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

PREPARED BY: <b>JSD</b> Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CERTCO, INC. 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: 08-3260 FILE NO: B-159 FB/PG: 212/77 SHEET NO: 5 OF 5	SURVEYED BY: MAD DRAWN BY: SO CHECKED BY: JK APPROVED BY: HPJ
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