

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

BEING A REDIVISION OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SIXTEEN-A (16A), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), ASSESSOR'S PLAT NO.7 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TOGETHER WITH THE EAST HALF (E1/2) OF VACATED BUSSE STREET IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 7 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

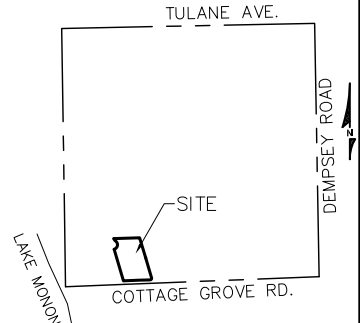
- INDICATES IRON ROD FOUND - 3/4" DIA. UNLESS OTHERWISE NOTED
- ⊙ INDICATES 1 INCH DIA. IRON PIPE, FOUND
- INDICATES 1 INCH DIA. IRON PIPE, SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 09-07-10 AS N 87°43'08" E, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (1997).

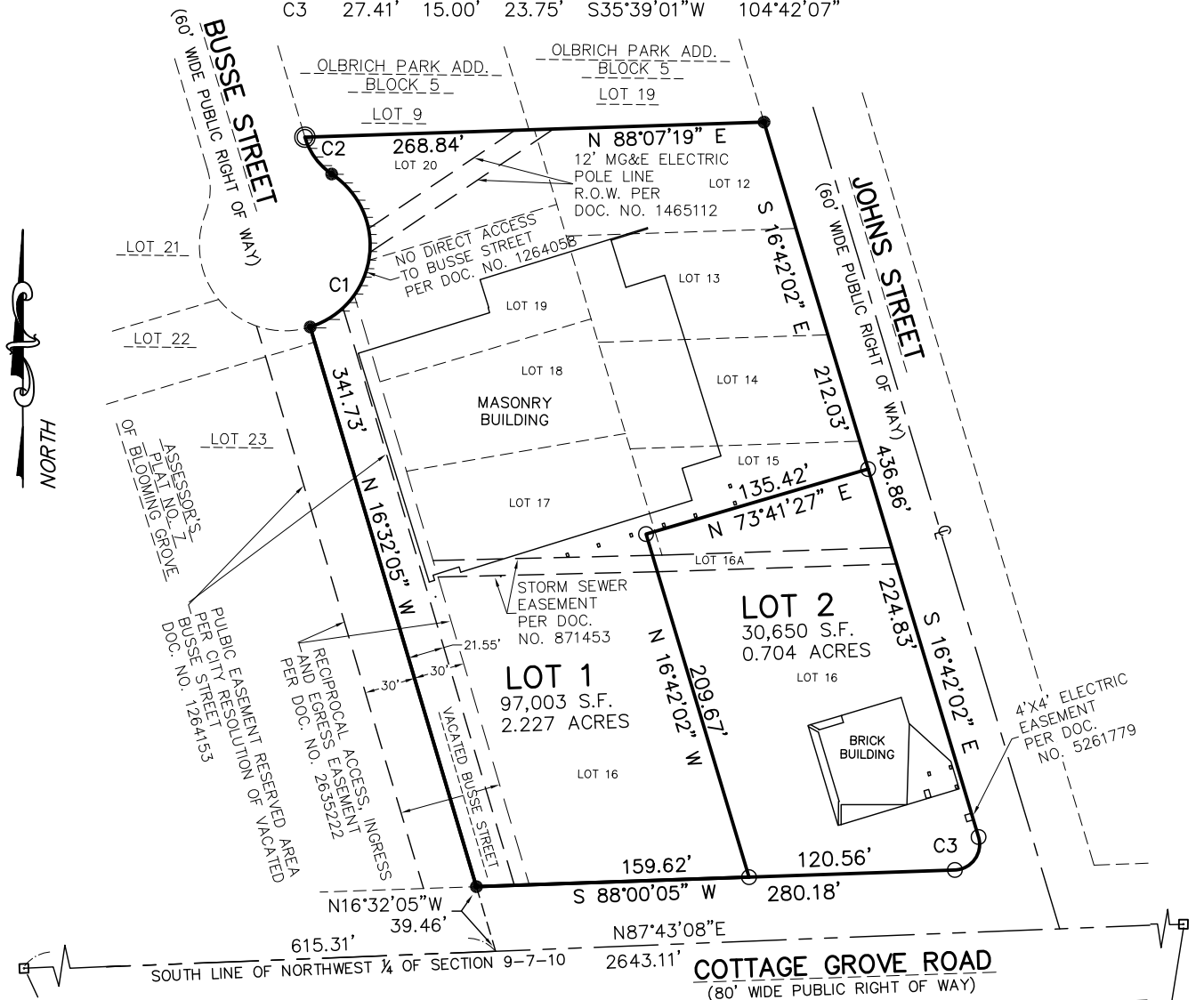
OWNERS:  
SUNDIAL CAPITAL, LLC AND  
C&P CAPITAL, LLC  
6430 Bridge Road, Suite 230  
Monona, WI 53713

SURVEYOR:  
CHRISTOPHER A. JACKSON, PLS  
CJ ENGINEERING, LLC  
9205 W. CENTER ST., STE 214  
MILWAUKEE, WI 53213  
(414) 443-1312



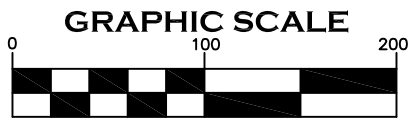
VICINITY MAP  
NW 1/4 OF SEC. 9-7-10  
1" = 2000'

CURVE	ARC	RAD.	CHRD.	CH. BRG.	CENT. ANGLE
C1	112.87'	50.00'	90.39'	N07°58'18"E	129°20'27"
C2	27.19'	40.00'	26.67'	N36°58'25"W	38°56'51"
C3	27.41'	15.00'	23.75'	S35°39'01"W	104°42'07"



SW CORNER  
NW 1/4 SEC.  
9-7-10  
CONC. MON.  
W/BRASS CAP  
N 486,097.37  
E 836,669.32  
(WCCS Dane  
Zone 83 1997)

SE CORNER  
NW 1/4 SEC. 9-7-10  
1-1/4" REBAR  
N 486,202.57  
E 839,310.34  
(WCCS Dane Zone 83 1997)



1 INCH = 100 FT.

OFFICE OF THE REGISTER OF DEEDS DANE CO., WISCONSIN  
RECEIVED FOR RECORDING ON \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_  
AND RECORDED AS MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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## SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SIXTEEN-A (16A), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), ASSESSOR'S PLAT NO.7 OF THE TOWN OF BLOOMING GROVE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, TOGETHER WITH THE EAST HALF (E1/2) OF VACATED BUSSE STREET IN PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWN 7 NORTH RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE N 87°43'08" E ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF SECTION 9, 615.31 FEET; THENCE N 16°32'05" W 39.46 FEET TO THE INTERSECTION OF THE CENTER LINE OF VACATED BUSSE STREET AND THE NORTH RIGHT-OF-WAY LINE OF COTTAGE GROVE ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE CENTER LINE OF VACATED BUSSE STREET N 16°32'05" W 341.73 FEET; THENCE NORTHEASTERLY 112.87 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 50.00 FEET, WHOSE CENTER LIES TO THE NORTH, WHOSE CHORD BEARS N 07°58'18" E 90.39 FEET; THENCE NORTHWESTERLY 27.19 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 40.00 FEET, WHOSE CENTER LIES TO THE EAST, WHOSE CHORD BEARS N 35°58'25" W 26.67 FEET; THENCE N 88°07'19" E 268.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOHNS STREET; THENCE S 16°42'02" E ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHS STREET 436.86 FEET; THENCE SOUTHWESTERLY 27.41 FEET ALONG THE ARC OF A CURVE OF RADIUS 15.00 FEET, WHOSE CENTER LIES TO THE NORTHWEST AND WHOSE CHORD BEARS S 35°39'01" W 23.75 TO THE NORTH RIGHT-OF-WAY LINE OF COTTAGE GROVE ROAD; THENCE S 88°00'05" W ALONG SAID NORTH RIGHT-OF-WAY LINE 280.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 127,653 SQUARE FEET OR 2.931 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF SUNDIAL CAPITAL, LLC AND C&P CAPITAL, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 37 OF THE CITY OF MADISON GENERAL ORDNANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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

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## OWNER'S CERTIFICATE

SUNDIAL CAPITAL, LLC., as owner, does hereby certify that said company caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

IN WITNESS WHEREOF, the said SUNDIAL CAPITAL, LLC. has caused these presents to be signed by Steve Doran, Member, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Steve Doran, Member

State of Wisconsin )  
County of Dane ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Steve Doran, Member of SUNDIAL CAPITAL, LLC, known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public,  
My Commission Expires: \_\_\_\_\_

## OWNER'S CERTIFICATE

C&P CAPITAL, LLC, as owner, does hereby certify that said company caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

IN WITNESS WHEREOF, the said C&P CAPITAL, LLC has caused these presents to be signed by Todd Waller, Member, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Todd Waller, Member

State of Wisconsin )  
County of Dane ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named Todd Waller, Member of C&P CAPITAL, LLC, known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public,  
My Commission Expires: \_\_\_\_\_

MAP NO. \_\_\_\_\_

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## LENDER

OREGON COMMUNITY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID OREGON COMMUNITY BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

PERSONALLY CAME BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, IN HIS/HER CAPACITY AS \_\_\_\_\_ OF OREGON COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC,  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

## PLANNING COMMISSION APPROVAL

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

\_\_\_\_\_  
NATALIE ERDMAN, SECRETARY OF PLAN COMMISSION

## COMMON COUNCIL APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER, \_\_\_\_\_ FILE I.D. NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. AND THAT SAID RESOLUTION FURTHER 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK  
CLERK OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN

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