

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER SEC. 30-T8N-R10E,
 FOUND #10 REBAR
 N: 505318.35 E: 828843.28
 (N: 505318.30 E: 828843.25)
 PER 2007 SANDSNES TIE SHEET
 FOUND ALL TIES PER 2021 O'NEIL TIE SHEET

LANDS (S 89° 04' 18" E 482.78')
 S 89° 04' 11" E 482.71'

END OF FENCE 2.0' SOUTH OF PROPERTY LINE
 FENCE 1.3' EAST OF LOT CORNER
 FENCE 1.2' EAST OF LOT CORNER

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR SET 2.55 LB/FT
- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- CHAIN LINK FENCE
- DRAINAGE INDICATORS PER CSM 12769 RECORDED AS DOCUMENT NO. 4594316. SEE NOTE 1 ON SHEET 5 OF 7.
- RECORDED INFORMATION PER CSM 12769, UNLESS NOTED



NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 13TH AND 20TH, 2022.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T8N, R10E, BEARS S 0°50' 17" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 7 FOR FURTHER DETAILS ON EXISTING AND NEW EASEMENTS.
5. SEE SHEET 4 OF 7 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS.
6. SEE SHEET 5 OF 7 FOR ADDITIONAL NOTES AND LINE AND CURVE TABLES.

MON. TO MON.
 S 0° 50' 17" E 2709.29'
 (S 0° 50' 19" E 2709.28)

WEST LINE OF THE NORTHEAST QUARTER

PACKERS AVENUE
 (C.T.H. "CV")

STREET "A"
 "DEDICATED TO THE PUBLIC"

DARWIN ROAD
 "DEDICATED TO THE PUBLIC"

DARWIN ROAD
 EXISTING 66' PUBLIC RIGHT-OF-WAY

LOT 1
 CSM 13631

LOT 1
 CSM 6383

LOT 2
 CSM 6383

OUTLOT 1
 CSM 12769

LOT 2
 179,918 SQ. FT. OR 4.13 ACRES INCLUDING R/W
 172,407 SQ. FT. OR 3.96 ACRES EXCLUDING R/W

LOT 1
 CSM 10858

LOT 1
 CSM 10858

LOT 1
 CSM 2574

EAST 1/4 CORNER SEC. 30-T8N-R10E
 FOUND PK NAIL
 N: 502526.68 E: 831538.48
 (N: 502526.67 E: 831538.36)
 PER 2007 SANDSNES TIE SHEET
 FOUND ALL TIES

CENTER OF SEC. 30-T8N-R10E
 UNABLE TO OPEN MONUMENT BOX
 COMPUTED LOCATION BASED ON RECORD TIES
 N: 502609.25 E: 828882.93
 (N: 502609.20 E: 828882.90)
 PER 2007 SANDSNES TIE SHEET
 FOUND 2 OF 4 TIES PER 2011 ZIEHR TIE SHEET



0' 50' 100'

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SURVEYED BY: MAL
 DRAWN BY: ZMR
 APPROVED BY: WPW

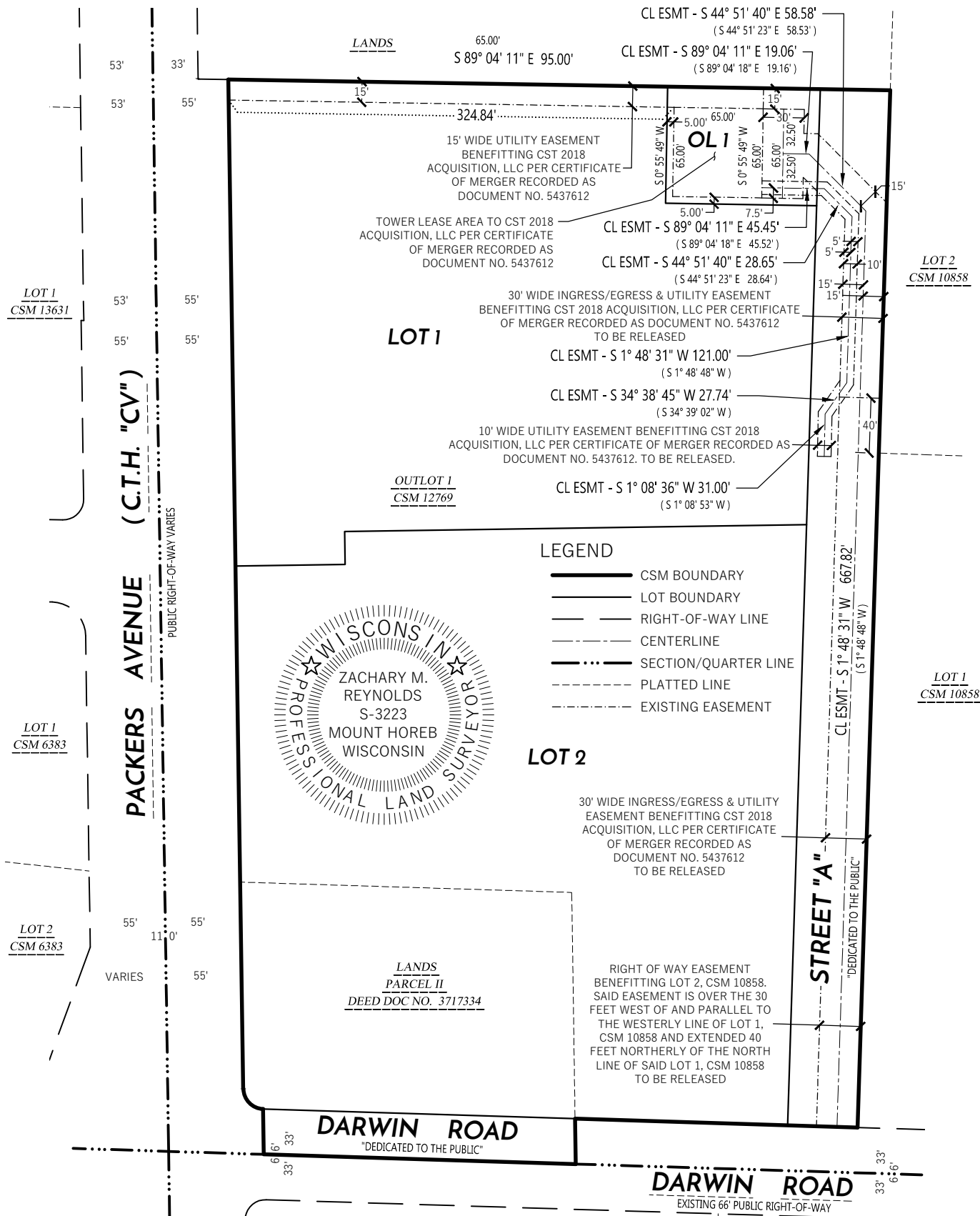
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EXISTING EASEMENTS DETAIL



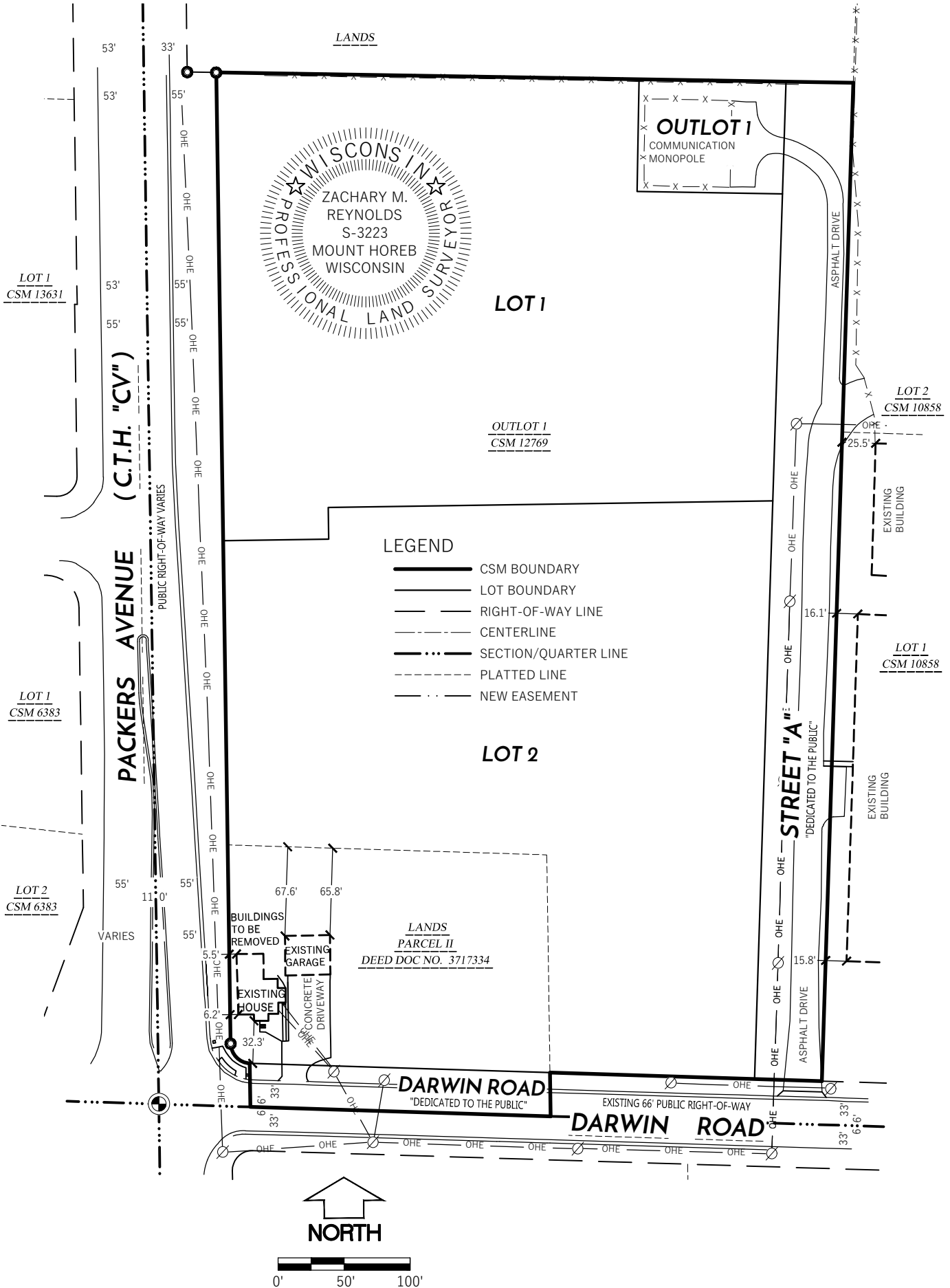
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| | | | | |
|-----------------------------|--|---|-----------------------------------|--|
| WYSER ENGINEERING | PREPARED BY: | PREPARED FOR: | SURVEYED BY: MAL | VOL. _____ PAGE _____ |
| | 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com | KOTHE REAL ESTATE PARTNERS 324 E. WILSON STREET MADISON, WI 53703 | DRAWN BY: ZMR APPROVED BY: WPW | PROJECT NO: 220939 SHEET NO: 2 of 7 |

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EXISTING IMPROVEMENTS



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DRAWN BY: ZMR
APPROVED BY: WPW

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| CURVE TABLE | | | | | | | |
|-------------|--------------|--------|-------------|-----------------|--------------|-----------------|----------------|
| CURVE # | CURVE LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT IN | TANGENT OUT |
| C-1 | 22.88' | 15.00' | 87° 22' 50" | N 44° 31' 43" W | 20.72' | N 88° 13' 08" W | N 0° 50' 17" W |
| () | | 15.00' | | N 44° 52' W | 20.70' | | NORTH |
| (*) | | 15.00' | 87° 22' 52" | N 44° 31' 45" W | | N 88° 13' 11" W | N 0° 50' 19" W |

| LINE TABLE | | |
|------------|----------------|----------|
| LINE # | BEARING | DISTANCE |
| L-1 | N 0° 50' 17" W | 33.03' |
| (*) | N 0° 50' 19" W | |
| L-2 | S 0° 50' 17" E | 33.03' |
| (*) | S 0° 50' 19" E | |
| L-3 | N 0° 50' 27" W | 24.00' |
| (*) | PER CSM 12769 | |

() PER CSM 10858
 (*) PER CSM 12769

ADDITIONAL NOTES AND OTHER MATTERS OF TITLE:

1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
2. PER NOTE 2B. ON SHEET 4 OF CSM 12769, THE CITY REQUIRED FUTURE DEDICATION OF A 66 FOOT WIDE EAST-WEST RIGHT OF WAY BETWEEN PACKERS AVENUE AND THE NORTH-SOUTH RIGHT OF WAY (SHOWN AS STREET 'A' HEREON) AT THE TIME A SUBSEQUENT CSM IS RECORDED TO CONVERT OUTLOT 1, CSM 12769 INTO A DEVELOPABLE LOT. THIS IS NO LONGER REQUIRED PER RESOLUTION FILE ID NO. _____, ADOPTED ON _____.
3. 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.
4. ALL LOTS WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

LEGAL DESCRIPTION

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316 (CSM 12769), AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 30, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 2359.84 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, DOCUMENT NO. 3717334, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 227.60 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 17 SECONDS WEST, 33.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD AND THE START OF A NON-TANGENT CURVE; THENCE ALONG SAID NORTH RIGHT OF WAY, 22.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS NORTH 44 DEGREES 31 MINUTES 43 SECONDS WEST, 20.72 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PACKERS AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00 DEGREES 50 MINUTES 17 SECONDS WEST, 735.69 FEET TO THE NORTHWEST CORNER OF AFORESAID CSM 12769; THENCE ALONG THE NORTH LINE OF CSM 12769, SOUTH 89 DEGREES 04 MINUTES 11 SECONDS EAST, 482.71 FEET TO THE NORTHEAST CORNER OF SAID CSM 12769, ALSO BEING A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 10858, RECORDED IN VOLUME 65 OF CERTIFIED SURVEYS ON PAGES 17-20 AS DOCUMENT 3810871 (CSM 10858); THENCE ALONG SAID WEST LINE OF CSM 10858 AND THE EAST LINE OF CSM 12769, SOUTH 01 DEGREES 48 MINUTES 31 SECONDS WEST, 756.40 TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD, ALSO BEING THE SOUTHEAST CORNER OF OUTLOT 1, CSM 12769 AND THE SOUTHWEST CORNER OF LOT 1, CSM 10858; THENCE ALONG SAID NORTH RIGHT OF WAY AND THE SOUTH LINE OF SAID OUTLOT 1, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 206.08 FEET TO A POINT ON THE EAST LINE OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, DOCUMENT NO. 3717334; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 50 MINUTES 17 SECONDS EAST, 33.03 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 357,842 SQUARE FEET OR 8.21 ACRES INCLUDING RIGHT OF WAY.
 SAID PARCEL CONTAINS 311,774 SQUARE FEET OR 7.16 ACRES EXCLUDING RIGHT OF WAY.



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 DRAWN BY: ZMR
 APPROVED BY: WPW

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CONSENT OF MORTGAGEE

XXXXXXXXXXXXXXXXXXXXXXXXXX, A BANKING ASSOCIATION 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 SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED BANKING ASSOCIATION, XXXXXXXXXXXXXXXXXXXXXXXX AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

OPTUNITES 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 STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
OPTUNITES LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED

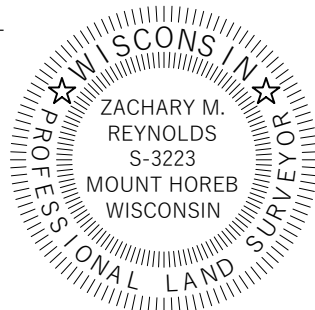
MANAGING MEMBER FOR OPTUNITES LLC, _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF KOTHE REAL ESTATE PARTNERS, 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.

ZACHARY M. REYNOLDS, S-3223 DATE _____
WISCONSIN PROFESSIONAL LAND SURVEYOR



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OWNER'S CERTIFICATE

B&G REAL ESTATE 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 STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
MANAGING MEMBER
B&G REAL ESTATE LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED

MANAGING MEMBER FOR B&G REAL ESTATE 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 _____, 2023.
DATED THIS _____ DAY OF _____, 2023.

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



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SHEET NO: 7 of 7

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

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