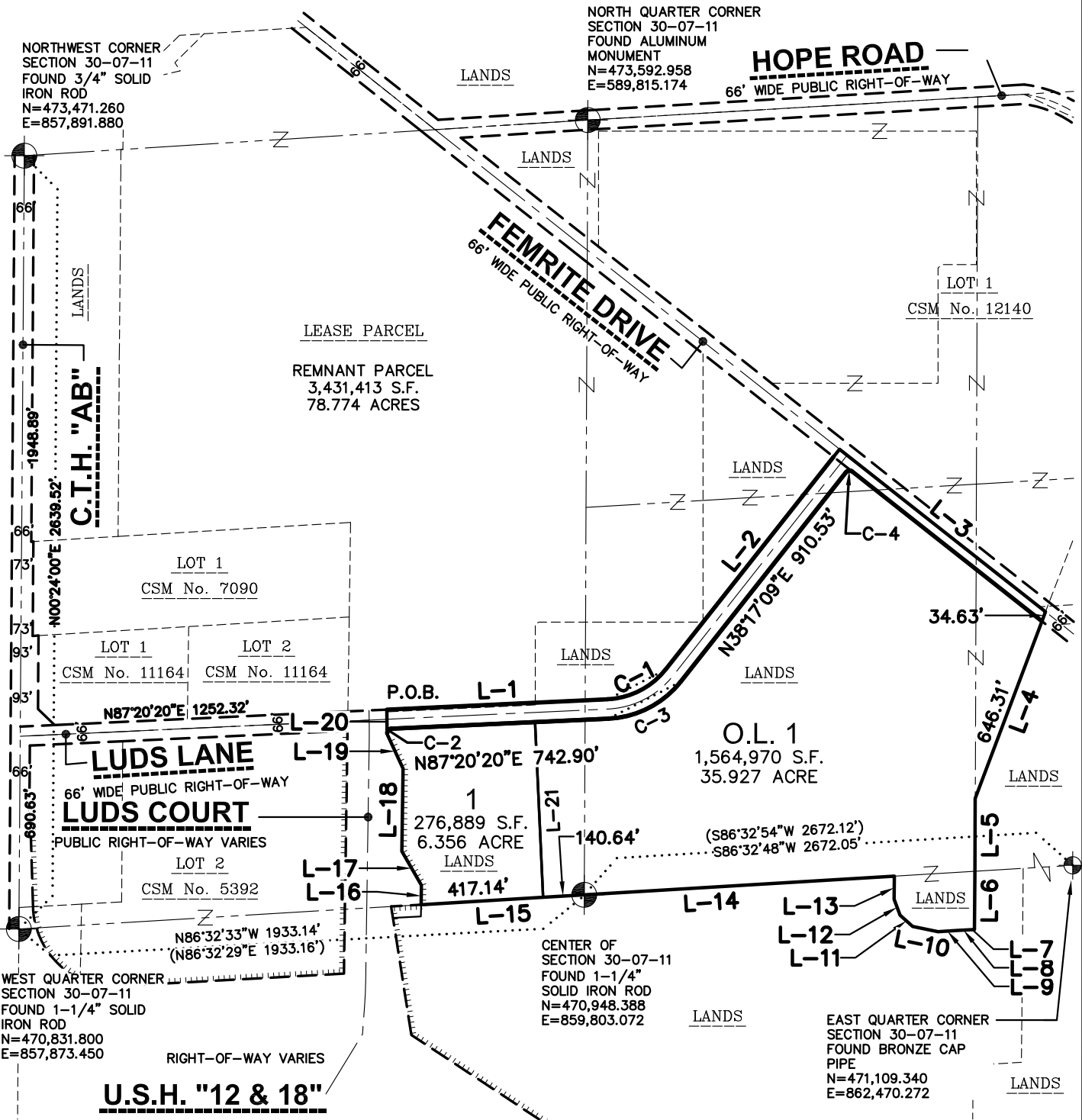


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

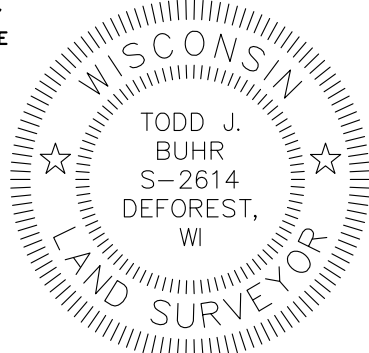
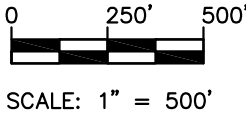


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- CHORD LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- NO ACCESS
- BUILDING
- FENCE LINE

NOTES

- FIELD WORK PERFORMED ON SEPTEMBER 23, 2023.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD83 (2011), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-07-11, BEARS N00°24'00"E.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.
- EACH LOT SHALL BE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH MADISON GENERAL ORDINANCE CHAPTER 37 REQUIREMENTS.
- NO CHANGE IN GRADES SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.



File: I:\2022\2211600\DWG\Survey Sheets\2211600 F-CSM.dwg Layout: Sheet 1 User: CharlieMike\UXOI Plotted: Mar 19, 2024 - 9:43am

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SURVEYED FOR:

DANE COUNTY  
PUBLIC WORKS

MADISON, WI 53713

PROJECT NO: 22-11600

FIELDBOOK/PG: -

SHEET NO: 1 OF 11

SURVEYED BY: -

DRAWN BY: JK

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

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

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



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTHWEST CORNER  
SECTION 30-07-11  
FOUND 3/4" SOLID  
IRON ROD  
N=473,471.260  
E=857,891.880

LEASE PARCEL  
REMNANT PARCEL  
3,431,409 S.F.  
78.774 ACRES

LOT 1  
CSM No. 12140

LUDS LANE

LUDS LANE

DOOR CREEK

LUDS COURT

1  
276,889 S.F.  
6.356 ACRE

O.L. 1  
1,564,970 S.F.  
35.927 ACRE

WETLAND DELINEATION BY HEARTLAND  
ECOLOGICAL GROUP DATED DECEMBER  
11, 2023-PRELIMINARY WETLAND  
DELINEATION  
FLOODWAY ZONE AE LINE, PER  
FEMA MAP NUMBER 55025C0461H,  
EFFECTIVE DATE OF SEPTEMBER  
17, 2014.

CENTER OF  
SECTION 30-07-11  
FOUND 1-1/4" SOLID  
IRON ROD  
N=470,948.388  
E=859,803.072

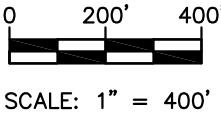
WEST QUARTER CORNER  
SECTION 30-07-11  
FOUND 1-1/4" SOLID  
IRON ROD  
N=470,831.800  
E=857,873.450

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- CHORD LINE
- EASEMENT LINE
- FLOODWAY ZONE LINE
- NO ACCESS
- BUILDING

NOTES

- FIELD WORK PERFORMED ON SEPTEMBER 23, 2023.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD83 (2011), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-07-11, BEARS N00°24'00"E.
- SEE SHEET 7 FOR LINE AND CURVE TABLES.
- EACH LOT SHALL BE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH MADISON GENERAL ORDINANCE CHAPTER 37 REQUIREMENTS.
- NO CHANGE IN GRADES SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.



SCALE: 1" = 400'



SURVEYED BY:  
**JSD**  
MADISON REGIONAL OFFICE  
507 WEST VERONA AVE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:  
**DANE COUNTY  
PUBLIC WORKS**  
MADISON, WI 53713

PROJECT NO: 22-11600  
FIELDBOOK/PG: -  
SHEET NO: 2 OF 11

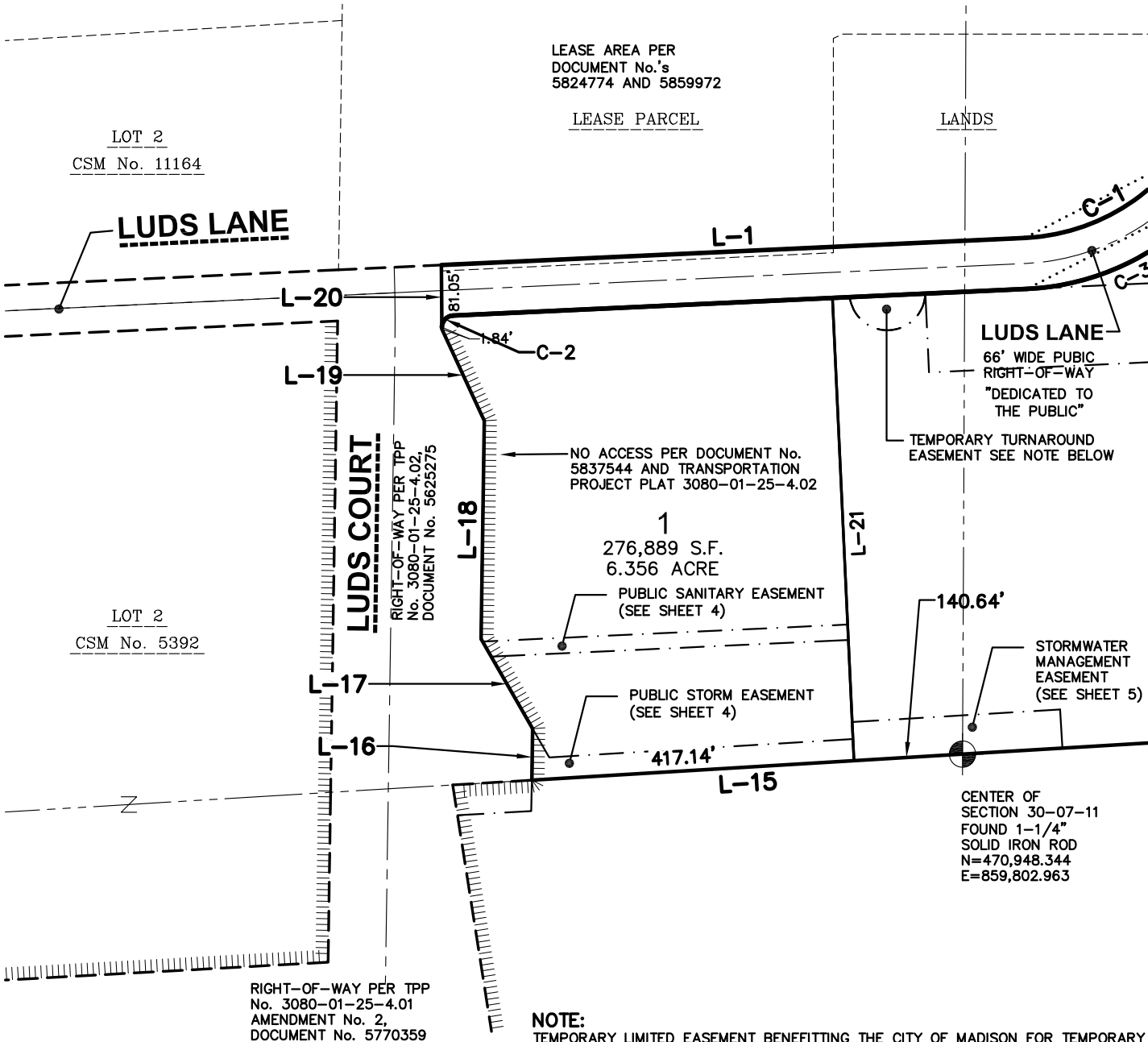
SURVEYED BY: -  
DRAWN BY: JK

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



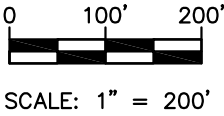
**NOTE:**  
TEMPORARY LIMITED EASEMENT BENEFITTING THE CITY OF MADISON FOR TEMPORARY TURNAROUND IMPROVEMENT PURPOSES. SAID EASEMENT SHALL TERMINATE WITHOUT NOTICE UPON THE EXTENSION OF LUDS LANE STREET IMPROVEMENTS EAST OF THIS EASEMENT AND THE REMOVAL OF THE PUBLIC TEMPORARY TURNAROUND IMPROVEMENTS WITHIN THE EASEMENT AREA.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- CHORD LINE
- EASEMENT LINE
- NO ACCESS
- BUILDING
- FENCE LINE

NOTES

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SCALE: 1" = 200'



File: I:\2022\2211600\DWG\Survey Sheets\2211600 F-CSM.dwg Layout: Sheet 3 User: CharlieMikelXOI Plotted: Mar 19, 2024 - 9:45am

SURVEYED BY: <b>JSD</b> MADISON REGIONAL OFFICE 507 WEST VERONA AVE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DANE COUNTY PUBLIC WORKS</b>  MADISON, WI 53713	PROJECT NO: 22-11600	SURVEYED BY: -
		FIELDBOOK/PG: -	DRAWN BY: JK
		SHEET NO: 3 OF 11	

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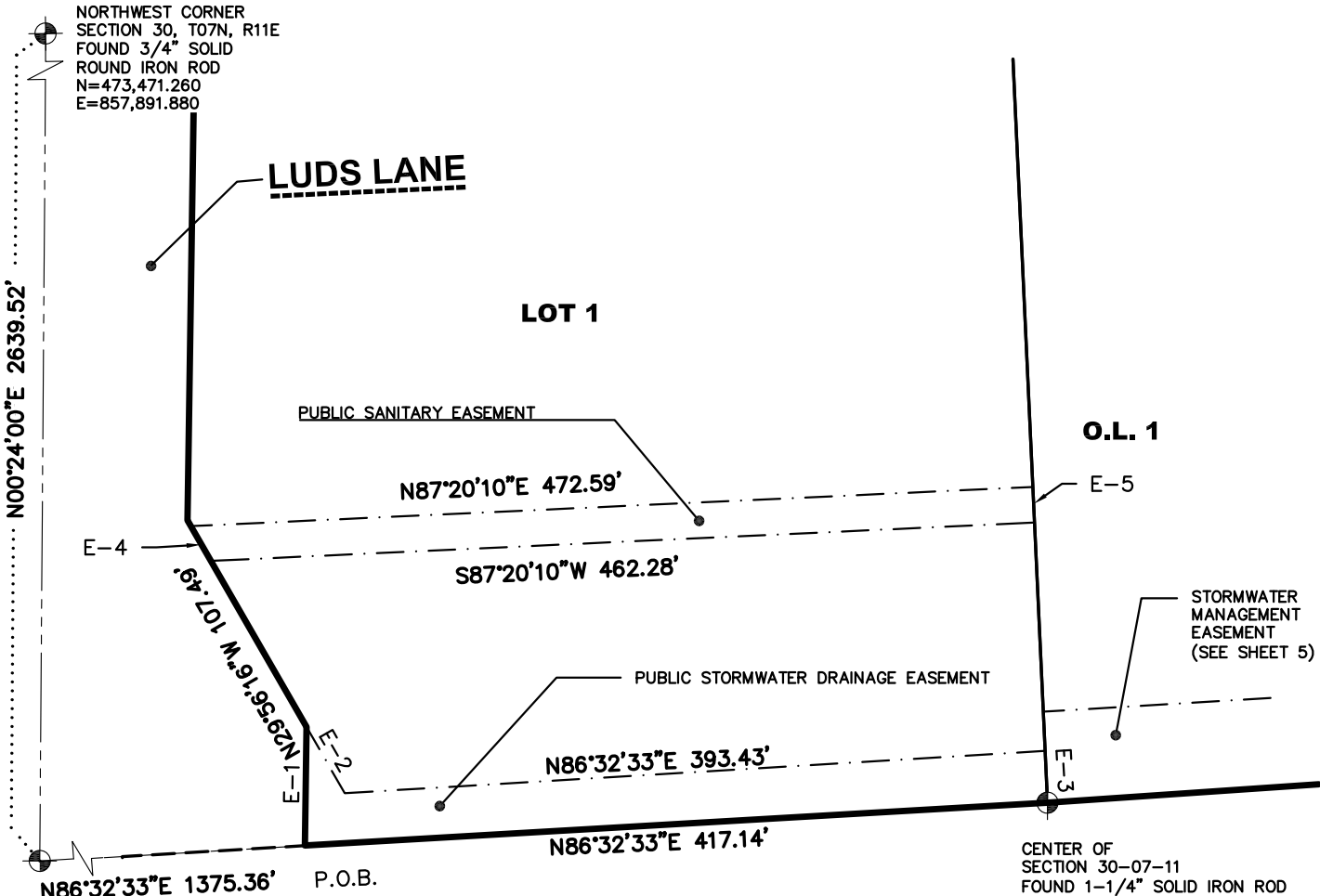
DOC. NO. \_\_\_\_\_

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



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



WEST QUARTER CORNER  
SECTION 30, T07N, R11E  
FOUND 1-1/4" SOLID  
ROUND IRON ROD  
N=470,831.800  
E=857,873.450

PUBLIC STORM WATER DRAINAGE AND  
PUBLIC SANITARY EASEMENTS

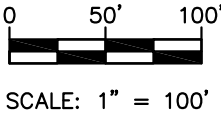
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N00°51'14"E	66.54'
E-2	S29°56'16"E	42.84'
E-3	S02°39'50"E	28.00'
E-4	N29°56'16"W	22.50'
E-5	S02°39'50"E	20.00'

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
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- EASEMENT LINE
- NO ACCESS
- BUILDING
- FENCE LINE

NOTES

- FIELD WORK PERFORMED ON SEPTEMBER 23, 2023.
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD83 (2011), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-07-11, BEARS N00°24'00"E.
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- NO CHANGE IN GRADES SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.



SCALE: 1" = 100'



SURVEYED BY:



SURVEYED FOR:

DANE COUNTY  
PUBLIC WORKS

MADISON, WI 53713

PROJECT NO: 22-11600

FIELDBOOK/PG: -

SHEET NO: 4 OF 11

SURVEYED BY: -

DRAWN BY: JK

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

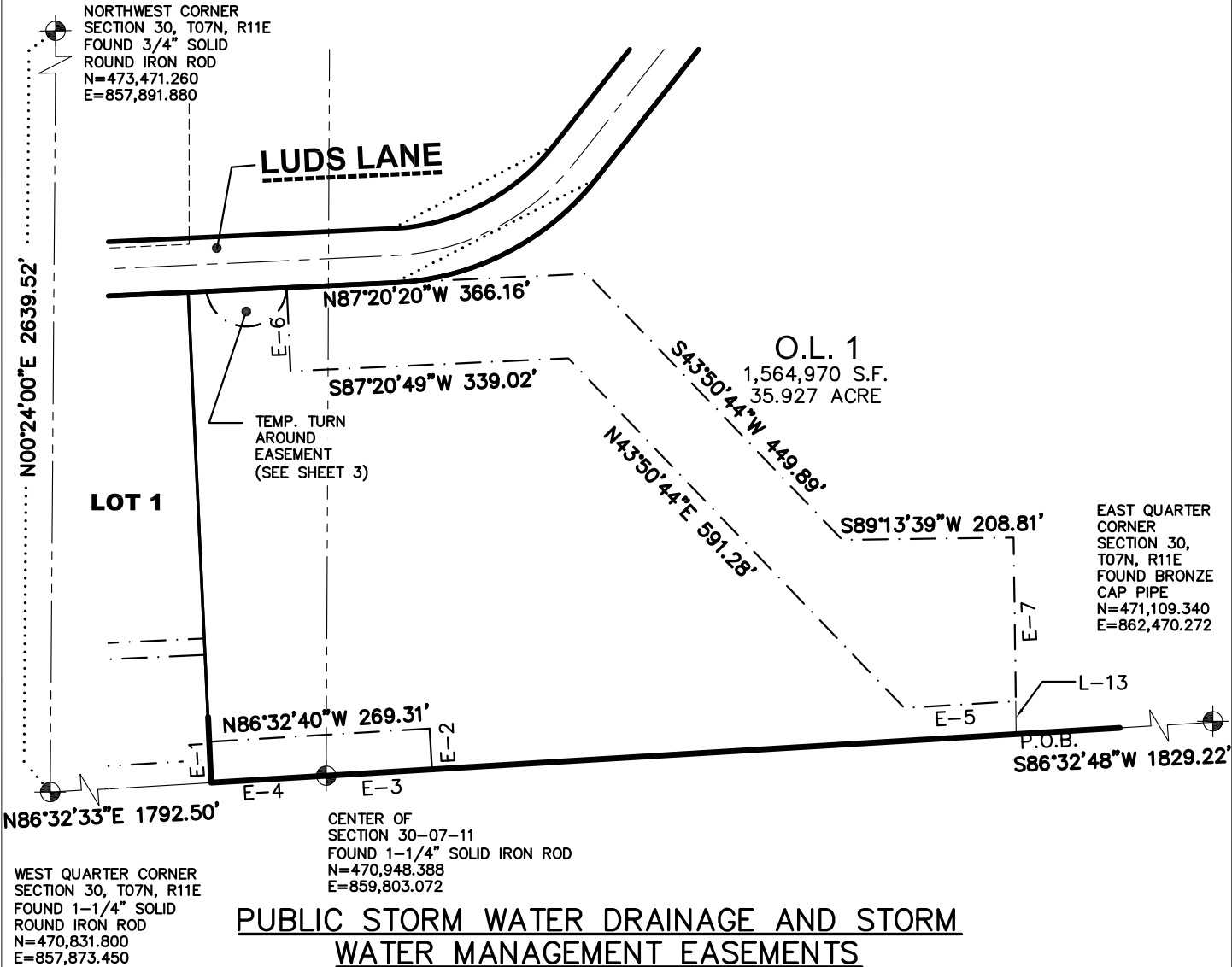
DOC. NO. \_\_\_\_\_

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



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

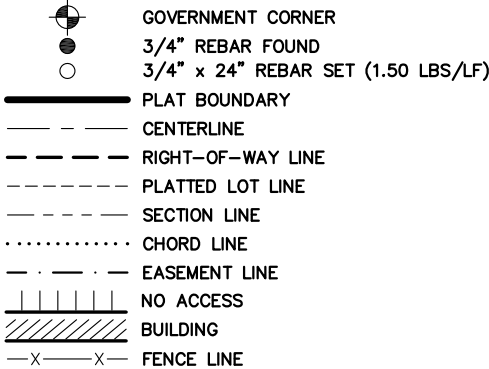
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-6	N02°39'50"W	50.00'
E-7	S03°27'20"E	50.00'
E-8	S86°32'48"W	129.36'
E-9	S86°32'33"W	140.64'

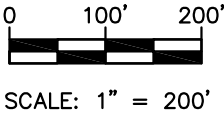
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-10	S86°32'49"W	136.16'
E-11	N02°39'40"W	101.94'
E-12	S00°46'22"E	199.74'
L-13	S00°46'22"E	40.04'

LEGEND



NOTES

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4. NO CHANGE IN GRADES SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
5. SEE SHEET 9 FOR TERMS AND CONDITIONS.



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SURVEYED BY: <b>JSD</b> MADISON REGIONAL OFFICE 507 WEST VERONA AVE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DANE COUNTY PUBLIC WORKS</b>  MADISON, WI 53713	PROJECT NO: 22-11600	SURVEYED BY: -
		FIELDBOOK/PG: -	DRAWN BY: JK
		SHEET NO: 5 OF 11	

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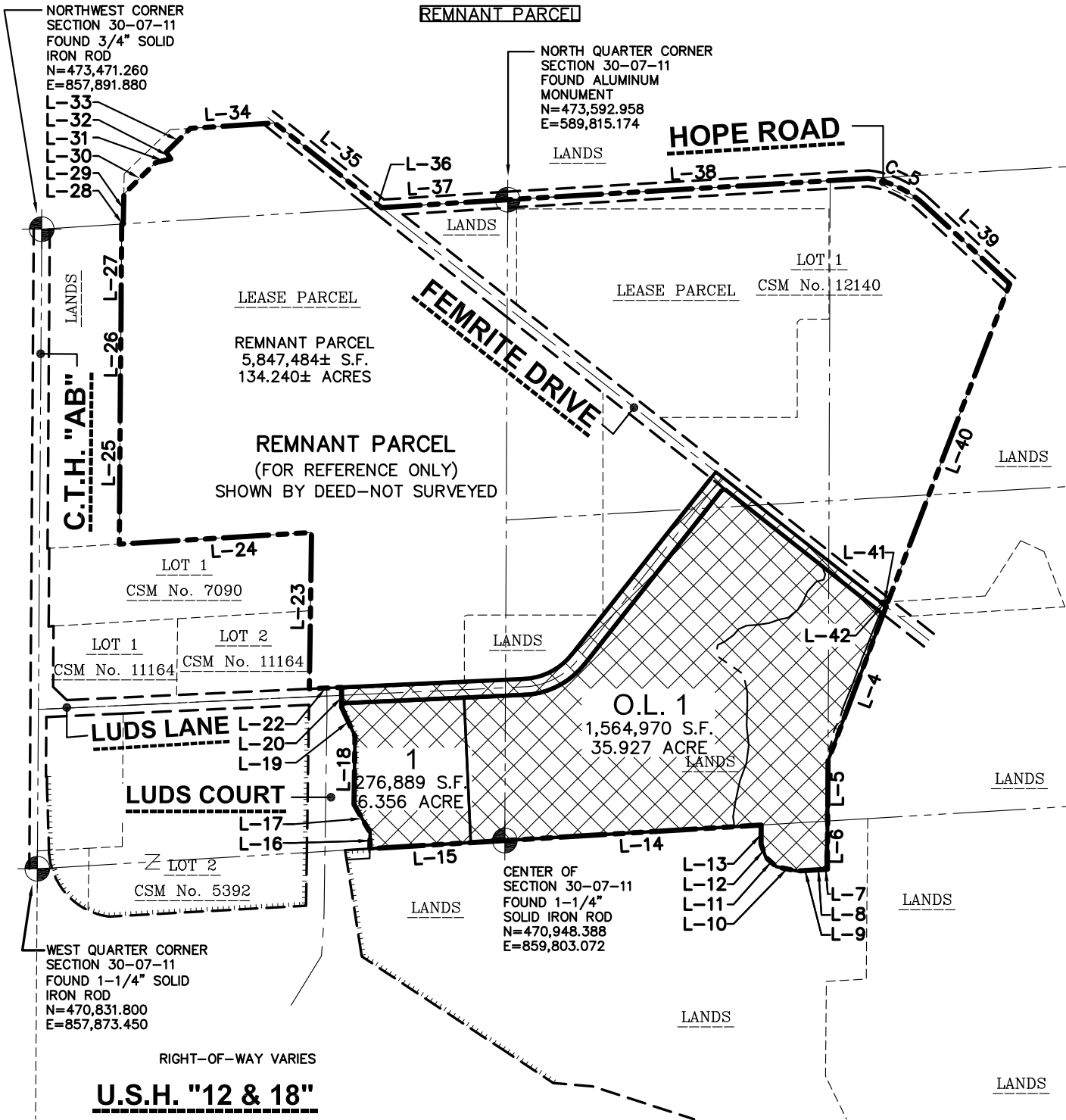
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C.S.M. NO. \_\_\_\_\_



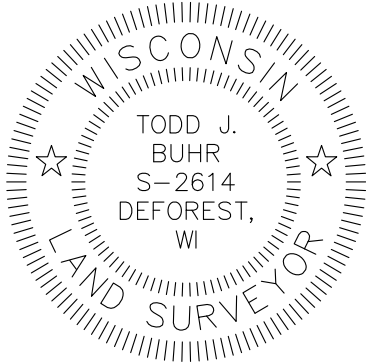
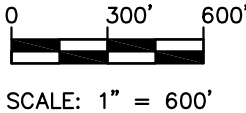
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES

1. FIELD WORK PERFORMED ON SEPTEMBER 23, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD83 (2011), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-07-11, BEARS N00°24'00"E.
3. SEE SHEETS 5 AND 6 FOR LINE AND CURVE TABLES.
4. EACH LOT SHALL BE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH MADISON GENERAL ORDINANCE CHAPTER 37 REQUIREMENTS.
5. NO CHANGE IN GRADES SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.



File: I:\2022\2211600\DWG\Survey Sheets\2211600 F-CSM.dwg Layout: Sheet 6 User: CharlieMike\XOI Plotted: Mar 19, 2024 - 9:48am

SURVEYED BY:  
**JSD**  
MADISON REGIONAL OFFICE  
507 WEST VERONA AVE, SUITE 500  
VERONA, WISCONSIN 53593  
P. 608.848.5060

SURVEYED FOR:  
**DANE COUNTY  
PUBLIC WORKS**  
MADISON, WI 53713

PROJECT NO: 22-11600  
FIELDBOOK/PG: -  
SHEET NO: 6 OF 11

SURVEYED BY: -  
DRAWN BY: JK

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



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N87°20'20"E	754.86'
L-2	N38°17'09"E	988.53'
L-3	S51°42'52"E	895.49'
L-4	S20°38'07"W	680.94'
L-5	S00°12'38"W	248.35'
L-6	S00°30'47"W	199.06'
( )	S00°07'50"W	199.06'
L-7	S86°32'42"W	13.61'
( )	S86°09'45"W	13.61'
L-8	S87°01'00"W	46.64'
( )	S86°38'03"E	46.64'
L-9	S86°26'50"W	63.84'
( )	S86°03'53"E	63.84'
L-10	N78°25'58"W	88.56'
( )	N78°48'55"W	88.56'
L-11	N48°21'03"W	57.59'
( )	N48°44'00"E	57.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L-12	N20°27'33"W	58.20'
( )	N20°50'30"W	58.20'
L-13	N00°30'47"E	79.09'
( )	N00°07'50"E	79.09'
L-14	S86°32'48"W	1060.12'
( )	S86°32'27"W	1060.17'
L-15	S86°32'33"W	557.78'
( )	S86°08'41"W	—
L-16	N00°51'14"E	66.54'
( )	—	66.49'
L-17	N29°56'16"W	133.81'
L-18	N00°51'14"E	282.08'
L-19	N24°49'16"W	130.44'
L-20	N00°30'33"W	82.89'
L-21	N02°39'50"W	598.73'
L-22	S87°20'16"W	133.08'
L-23	N00°49'01"E	645.18'
L-24	S86°33'10"W	794.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L-25	N0°23'17"E	626.38'
L-26	N0°31'03"E	314.21'
L-27	N0°24'05"E	379.85'
L-28	N86°22'41"E	6.58'
L-29	N1°05'03"E	123.37'
L-30	N45°21'57"E	185.96'
L-31	N77°01'07"E	62.86'
L-32	N33°25'06"W	33.63'
L-33	N45°21'57"E	140.21'
L-34	N86°22'20"E	348.70'
L-35	S51°34'41"E	525.43'
L-36	S51°31'51"E	36.63'
L-37	N86°22'42"E	522.48'
L-38	N86°37'24"E	1491.14'
L-39	S47°09'56"E	482.51'
L-40	S20°58'04"W	1405.26'
L-41	S86°32'38"W	28.79'
L-42	S51°42'51"E	27.46'

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C-1	228.59'	267.00'	49°03'11"	N62°48'44"E	221.67'	N38°17'09"E	N87°20'20"E
C-2	23.00'	15.00'	87°50'53"	N43°24'53"E	20.81'	N00°30'33"W	N87°20'20"E
C-3	285.09'	333.00'	49°03'11"	N62°48'44"E	276.47'	N87°20'20"E	N38°17'09"E
C-4	23.56'	15.00'	90°00'00"	N83°17'09"E	21.21'	N38°17'09"E	S51°42'51"E
C-5	257.69'	415.00'	35°34'38"	S64°57'15"E	253.57'	S82°44'34"E	S47°09'56"E

NOTES

1. FIELD WORK PERFORMED ON SEPTEMBER 23, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, NAD83 (2011), DANE COUNTY. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30-07-11, BEARS N00°24'00"E.
4. EACH LOT SHALL BE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH MADISON GENERAL ORDINANCE CHAPTER 37 REQUIREMENTS.
5. NO CHANGE IN GRADES SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.




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

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

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SURVEYED BY:  MADISON REGIONAL OFFICE 507 WEST VERONA AVE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: <b>DANE COUNTY PUBLIC WORKS</b>  MADISON, WI 53713	PROJECT NO: 22-11600 FIELDBOOK/PG: - SHEET NO: 7 OF 11	SURVEYED BY: - DRAWN BY: JK
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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC STORM WATER DRAINAGE AND STORM WATER MANAGEMENT EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE, TURF, OR VEGETATION REQUIRED UNDER ASSOCIATED PERMITS LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE, TURF, AND VEGETATION REQUIRED UNDER ASSOCIATED PERMITS.

MAINTENANCE: AFTER CONSTRUCTION, THE GRANTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MAINTENANCE OF THE FACILITIES, WHICH MAINTENANCE ACTIVITIES SHALL BE AGREED UPON BY THE GRANTOR AND THE CITY.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER. WRITTEN CONSENT BY CITY ENGINEER SHALL NOT BE UNDULY WITHHELD.

LANDSCAPING BY GRANTOR: PLANTINGS AND LANDSCAPING WITHIN THE PLE AREA SHALL NOT IMPEDE THE ANTICIPATED FLOW OF THE STORM DRAINAGE NOR OBSTRUCT ROUTINE MAINTENANCE. THE GRANTOR SHALL NOT CHANGE THE GRADE OF THE PLE AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MADISON ENGINEERING DIVISION. WRITTEN CONSENT BY CITY ENGINEER SHALL NOT BE UNDULY WITHHELD.

COMPLIANCE: THE GRANTOR AND THE CITY SHALL COMPLY WITH ALL APPLICABLE LAWS WITH RESPECT TO THIS PLE, INCLUDING, BUT NOT LIMITED TO, ANY LAWS, STANDARDS, REGULATIONS, OR PERMIT REQUIREMENTS RELATING TO ENVIRONMENTAL POLLUTION OR CONTAMINATION OR TO OCCUPATIONAL HEALTH AND SAFETY.

AMENDMENT: THIS PLE MAY NOT BE AMENDED, MODIFIED, TERMINATED, OR RELEASED WITHOUT THE WRITTEN CONSENT OF ALL THE PARTIES HERETO, OR THEIR RESPECTIVE SUCCESSORS-IN-INTEREST.


BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

OWNER ACCEPTANCE OF DISCHARGE OF PUBLIC STORMWATER DRAINAGE: THE OWNER(S) OF OUTLOT 1 OF THIS CERTIFIED SURVEY MAP AGREES TO ACCEPT THE PUBLIC STORM WATER DRAINAGE DISCHARGE FROM THE PUBLIC STORMWATER MANAGEMENT FACILITIES ONTO OUTLOT 1. THE OWNER(S) AGREES TO SAFELY CONVEY AND PROVIDE THE NECESSARY STORM WATER DRAINAGE FACILITIES NECESSARY TO ACCOMMODATE THE DISCHARGED PUBLIC STORM WATER THROUGH OUTLOT 1 IN ACCORDANCE WITH THE CITY OF MADISON ENGINEERING APPROVED STORMWATER MANAGEMENT PLAN(S).



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		FIELDBOOK/PG: -	DRAWN BY: JK		DOC. NO. _____
		SHEET NO: 8 OF 11			C.S.M. NO. _____



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, AFORESAID; THENCE N00°24'00"E, ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 690.63 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF LUDS LANE; THENCE N87°20'20"E, 1,252.32 FEET TO THE NORTHEAST CORNER OF TRANSPORTATION PROJECT PLAT No: 3080-01-25-4.02, ALSO BEING THE POINT OF BEGINNING; THENCE N87°20'20"E, 754.86 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 228.59 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET, THE CHORD BEARS N62°48'44"E, 221.67 FEET; THENCE N38°17'09"E, 988.53 FEET TO THE CENTERLINE OF FEMRITE DRIVE; THENCE S51°42'52"E ALONG SAID LINE, 895.49 FEET; THENCE S20°38'07"W, 680.94 FEET; THENCE S00°12'38"W, 248.35 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°30'47"W, 199.06 FEET; THENCE S86°32'42"W, 13.61 FEET; THENCE S87°01'00"W, 46.64 FEET; THENCE S86°26'50"W, 63.84 FEET; THENCE N78°25'58"W, 88.56 FEET; THENCE N48°21'03"W, 57.59 FEET; THENCE N20°27'33"W, 58.20 FEET; THENCE N00°30'47"E, 79.09 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, AFORESAID; THENCE S86°32'48"W ALONG SAID LINE, 1060.12 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 30 AFORESAID, THENCE S86°32'33"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, AFORESAID, 557.78 FEET TO THE EAST LINE OF TRANSPORTATION PROJECT PLAT No.: 3080-01-25-4.02; THENCE N00°51'14"E ALONG SAID LINE, 66.54 FEET; THENCE N29°56'16"W ALONG SAID LINE, 133.81 FEET; THENCE N00°51'14"E ALONG SAID LINE, 282.08 FEET; THENCE N24°49'16"W ALONG SAID LINE, 130.44 FEET; THENCE N00°30'33"W ALONG SAID LINE, 82.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,999,615 SQUARE FEET OR 45.905 ACRES.

## SURVEYOR'S CERTIFICATE


I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF DANE COUNTY, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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.

TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

DATE



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		FIELDBOOK/PG: -	DRAWN BY: JK		
		SHEET NO: 9 OF 11			
				DOC. NO. _____	
				C.S.M. NO. _____	



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER’S CERTIFICATE

DANE COUNTY, A MUNICIPAL 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 TOWN OF COTTAGE GROVE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID DANE COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2024.

DANE COUNTY

BY: \_\_\_\_\_  
[\_\_\_\_\_] , MANAGING MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS


PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2024,  
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED DANE COUNTY TO ME  
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, DANE COUNTY, WISCONSIN

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



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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 07 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2024.

MATTHEW WACHTER,  
SECRETARY,  
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MARIBETH WITZEL-BEHL, CITY CLERK  
CITY OF MADISON



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) \_\_\_\_\_

REGISTER OF DEEDS

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