



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being a division of Lots 1 and 2, Certified Survey Map No. 14760; located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 15, T7N, R10E, City of Madison, Dane County, Wisconsin.

PREPARED FOR:

CHOCOLATE SHOPPE ICE
CREAM COMPANY
2221 DANIELS ST.
MADISON, WI 53718-6630

C/L AMERICAN TRANSMISSION
CORPORATION OVERHEAD ELEC.
TRANSMISSION LINE.
NOTE: NO EASEMENT OF RECORD

EXISTING 30' PERMANENT
LIMITED EASEMENT FOR
PEDESTRIAN/BICYCLE USE
(PER CSM 14760)

NOTES

1. SEE SHEETS 2 AND 3 FOR LOT AND EASEMENT DETAIL.
- 2.) SEE SHEET 3 FOR CURVE AND LINE TABLES.
- 3.) SEE SHEETS 6 FOR ADDITIONAL NOTES.

LEGEND

- △ = SET ASPHALT NAIL
- ⊗ = FOUND 1" PIPE
- ⊙ = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- ▲ = FOUND ASPHALT NAIL
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- P.U.E. = PUBLIC UTILITY EASEMENT
- X- = FENCE LINE

AREA:

LOT 1
121,928 SQ. FT.
OR 2.80 ACRES

LOT 2
259,337 SQ. FT.
OR 5.95 ACRES

46' PRIVATE INGRESS-EGRESS
EASEMENT FOR THE BENEFIT
OF LOT 2 OF THIS C.S.M.
SEE NOTE 3, SHEET 6.

SOUTH 1/4 CRN.
SEC. 15 T7N, R10E
FD. 1 1/4" REBAR
N. 478,382.90
E. 844,629.52
LOT 2 C.S.M. No. 12610

LOT 2

BUILDING

ASPHALT

LOT 1

BUILDING

LOT 1 C.S.M. No. 14760

LOT 2 BURCH INDUSTRIAL PLAT

HELGESEN DRIVE

DANIELS STREET



WCCS DANE ZONE
BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE
SOUTHWEST 1/4 OF SECTION 15

SCALE 1" = 200'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



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LEGEND

- △ = SET ASPHALT NAIL
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- (##) = RECORDED AS
- P.U.E. = PUBLIC UTILITY EASEMENT
- X- = FENCE LINE

WCCS DANE ZONE
BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE
SOUTHWEST 1/4 OF SECTION 15

C/L AMERICAN TRANSMISSION
CORPORATION OVERHEAD ELEC.
TRANSMISSION LINE.
NOTE: NO EASEMENT OF RECORD

EXISTING 30' PERMANENT
LIMITED EASEMENT FOR
PEDESTRIAN/BICYCLE USE
(PER CSM 14760)

FENCE IS
0.9' EAST
OF LINE

LOT 2

259,337 SQ. FT.
OR 5.95 ACRES

LOT 2 C.S.M. No. 14760

LOT 1 C.S.M. No. 6838

CL 20' PRIVATE SANITARY
SEWER EASEMENT
SEE NOTE 2 SHEET 6
670.00'
(N 89°07'54" E)
N 89°32'26" E

(N 89°36'01" E)
N 89°59'50" E 595.42'

46' PRIVATE
INGRESS-EGRESS
EASEMENT
SEE NOTE 3
SHEET 6

LOT 1

121,928 SQ. FT.
OR 2.80 ACRES

LOT 1 C.S.M. No. 14760

12' M.G.&E R/W
GRANT PER
DOC. 2556194

12.0' P.U.E.
PER C.S.M. 12610

S 88°52'52" W 426.86'
(S 88°27'33" W 426.68')

LOT 20

LOT 21

1ST ADDITION TO
CAPITOL INDUSTRIAL PARK

SCALE 1" = 100'



Sheet 2 of 7

SURVEYORS SEAL

20W-442



CERTIFIED SURVEY MAP

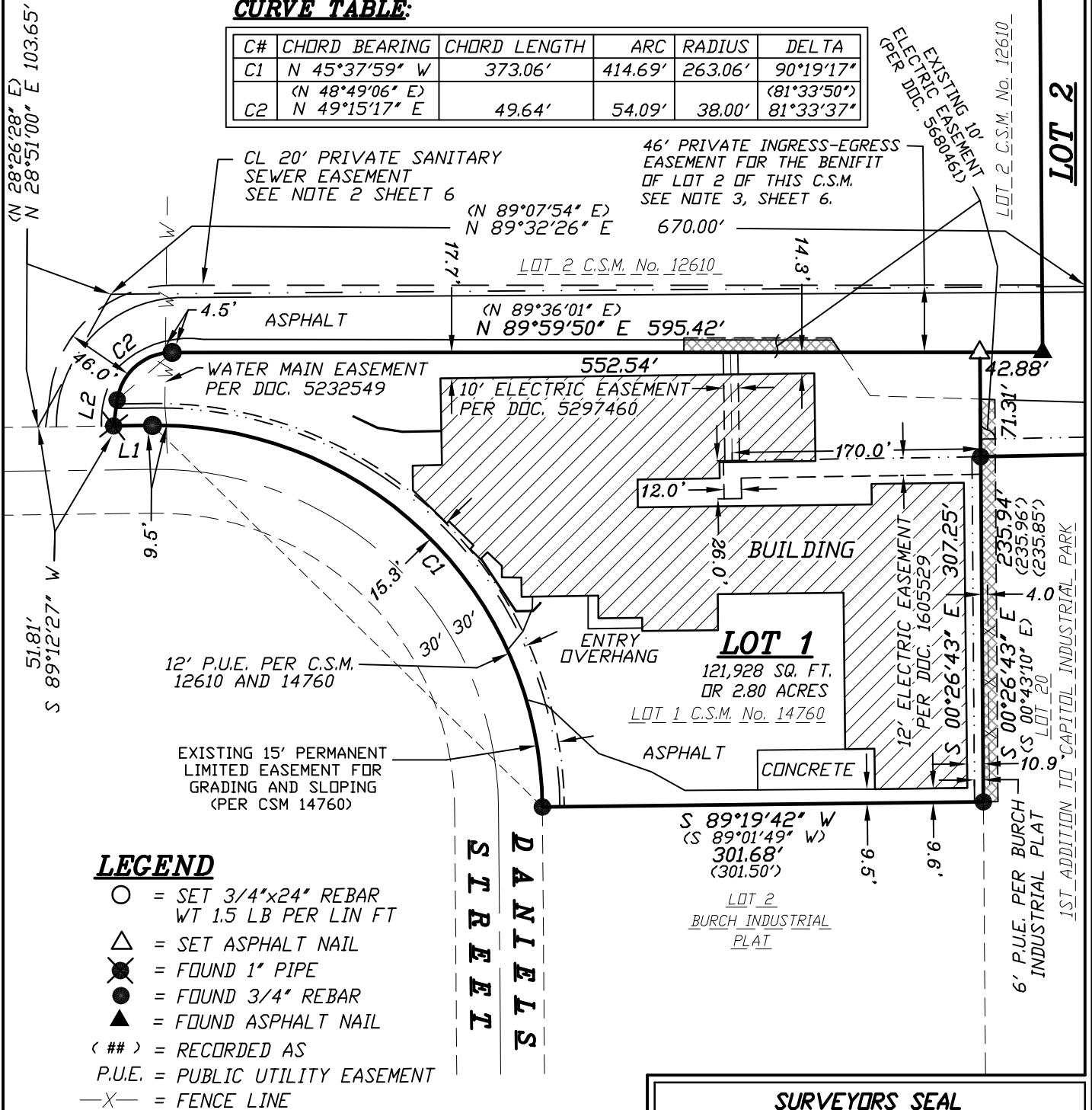
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CURVE TABLE:

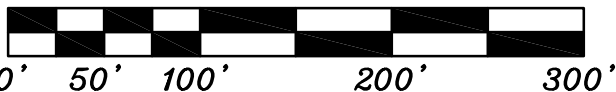
C#	CHORD BEARING	CHORD LENGTH	ARC	RADIUS	DELTA
C1	N 45°37'59" W (N 48°49'06" E)	373.06'	414.69'	263.06'	90°19'17" (81°33'50")
C2	N 49°15'17" E	49.64'	54.09'	38.00'	81°33'37"



LINE TABLE:

L#	BEARING	DISTANCE
L1	(S 88°47'55" W) S 89°12'27" W	(26.81') 26.63'
L2	(N 08°02'11" E) N 07°49'10" E	(17.96') 18.02'

SCALE 1" = 100'



WCCS DANE ZONE
BEARINGS ARE REFERENCED TO
THE EAST LINE OF THE
SOUTHWEST 1/4 OF SECTION 15

SURVEYORS SEAL



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OWNERS' CERTIFICATE:

As owner, We hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. We also certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____day of _____, 20____.

CBNLD Revocable Trust dated January 25, 2017

Charles Deadman-Trustee

Nancy Deadman-Trustee

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Charles Deadman and Nancy Deadman to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this _____day of _____, 20____.

Endeavor Storage, LLC

Daniel T. Hardy - Authorized Agent

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Daniel T. Hardy to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

SURVEYORS SEAL



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CONSENT OF MORTGAGEE:

State Bank of Cross Plains, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said State Bank of Cross Plains, has caused these presents to be signed by its authorized representative listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20__.

State Bank of Cross Plains

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative

Personally came before me this ___ day of _____, 20__, _____ its authorized representative of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such authorized representative, and acknowledge that they executed the foregoing instrument as such officer as the deed of said bank, by its authority.

Notary Public

_____ County, Wisconsin.

My commission expires _____

CONSENT OF MORTGAGEE:

First Business Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by its authorized representative listed below at _____, Wisconsin and its corporate seal hereunto affixed on this ___ day of _____, 20__.

First Business Bank

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative

Personally came before me this ___ day of _____, 20__, _____ its authorized representative of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such authorized representative, and acknowledge that they executed the foregoing instrument as such officer as the deed of said bank, by its authority.

_____ County, Wisconsin.

My commission expires _____

Notary Public

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NOTES: (CONTINUED)

- 2.) CENTERLINE OF A 20' WIDE PRIVATE SANITARY SEWER EASEMENT SET FORTH BY C.S.M. NO. 12610 TO SERVE LOTS 1 & 2 OF SAID C.S.M. ALSO SUBJECT TO DOC. NO. 4489604.
- 3.) 46' WIDE PRIVATE INGRESS - EGRESS EASEMENT TO SERVE LOTS 1 & 2 OF C.S.M. NO. 12610, AS DEPICTED ON SAID C.S.M., WITH EASEMENT CONDITIONS SET FORTH BY DOCUMENT NOS. 4489603 & 5232549, AMENDED IN DOC. 5385703.
- 4.) 12' WIDE RIGHT OF WAY GRANT UNDERGROUND ELECTRIC - GAS MAIN AS PER DOC. NO. 2556194.
- 5.) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
- 6.) STORM WATER & SEWER EASEMENT DECLARATION PER DOC. NO. 4489604 & AMENDED IN DOC. 5385702, AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE.
- 7.) DECLARATION OF CONDITIONS AND COVENANTS PER DOC. NO. 4503829 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE.
- 8.) 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.
- 9.) PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE BY PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 10.) SUBJECT TO AN EASEMENT AGREEMENT RECORDED AS DOC. 5327789 PERTAINING TO ADDITIONAL PAVEMENT LOCATED AT THE ENTRANCE OF LOT 2 WITHIN THE OFFSITE EASEMENT AND ROAD RIGHT OF WAY OF HELGESEN DRIVE.
- 11.) SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES PER DOC. 5465528 & 5565962.

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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lots 1 and 2, Certified Survey Map No. 14760; recorded in the Dane County Register of Deeds Office in Volume 103 of Certified Survey Maps, Pages 64 through 71, as Document No. 5399861. Located in the NW ¼ of the SE ¼ and the SW ¼ of the SE ¼ and the NE ¼ of the SW ¼ and the SE ¼ of the SW ¼ of Section 15, T7N, R10E, City of Madison, Dane County, Wisconsin. This parcel contains 381,265 square feet or 8.75 acres. Field work was completed on December 22, 2020.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

CITY OF MADISON COMMON COUNCIL:

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 _____, 20____, and that said enactment 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 of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per the Secretary of the City of Madison Plan Commission of _____ day of _____, 20____

Matthew Wachter, Secretary
City of Madison Plan Commission

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20____ at ___ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL