

CITY OF MADISON

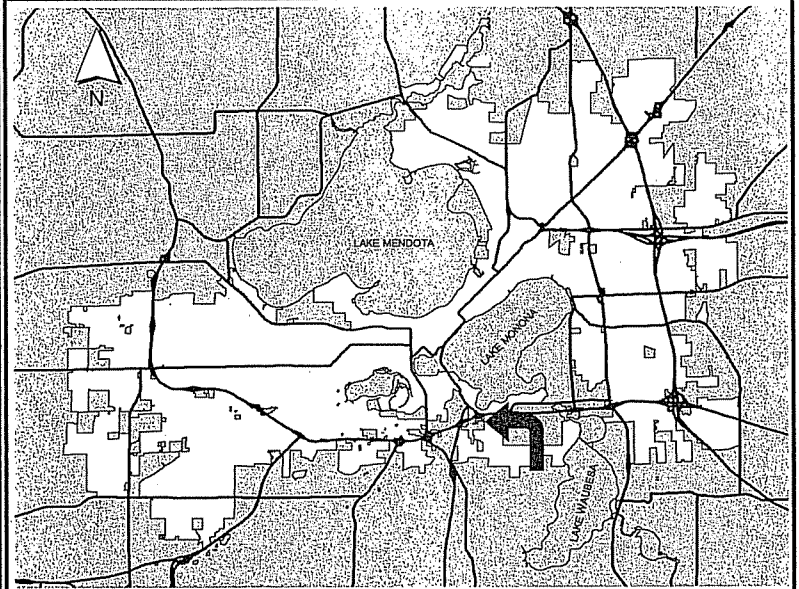
Proposed Certified Survey

Plat Name: WEA CSM
Location: 45 Nob Hill Road/
245 Coyier Lane
Applicant: Paul LeFebvre - WEA Insurance Trust/
Francis Thousand - Arnold & O'Sheridan

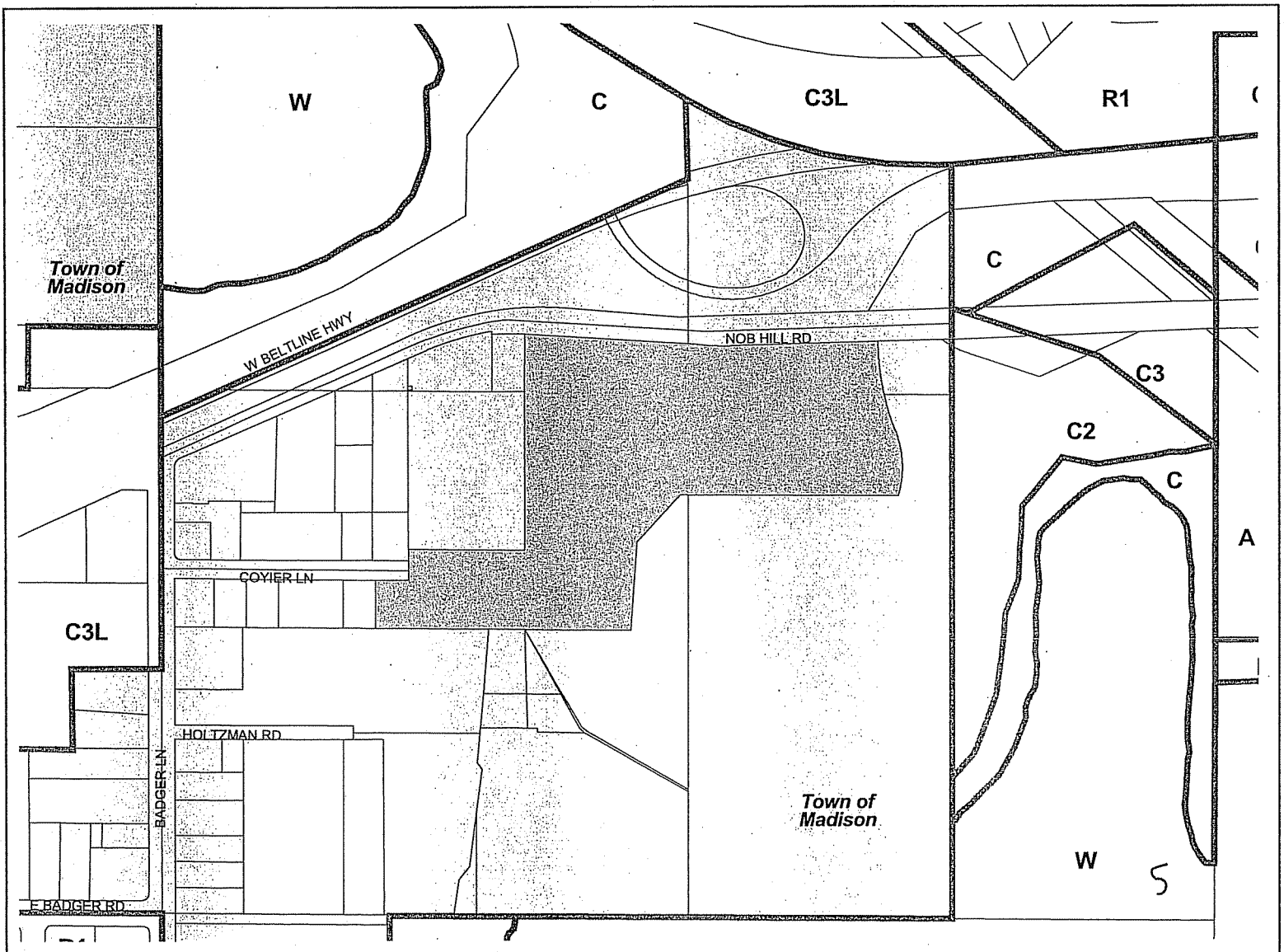
- Lot Division
- Within City
- Outside City

Public Hearing Dates:

Plan Commission 01 August 2005
Common Council 06 September 2005

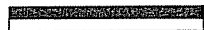


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

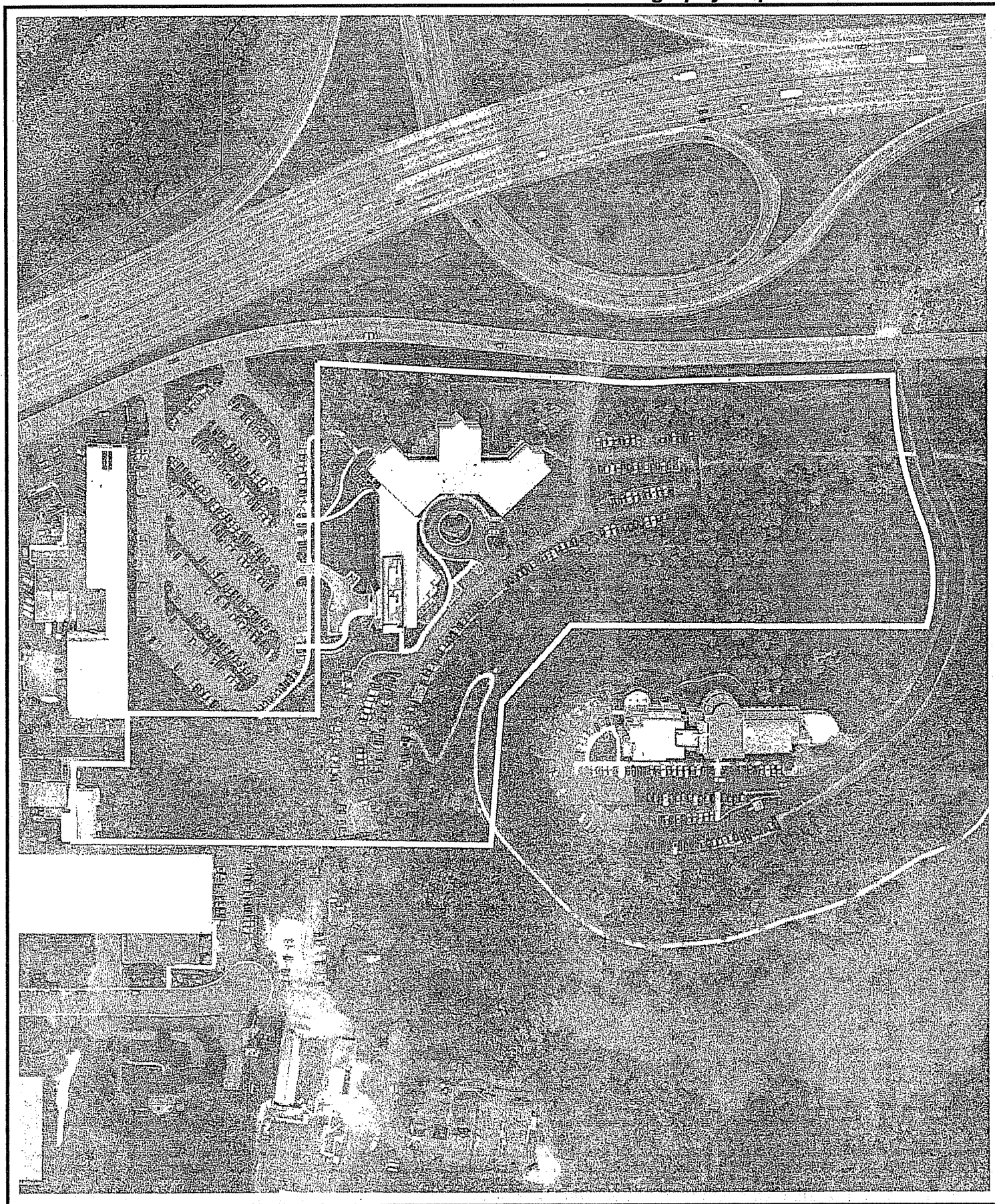


42 Nob Hill Road/245 Coyier Lane

0 200 Feet

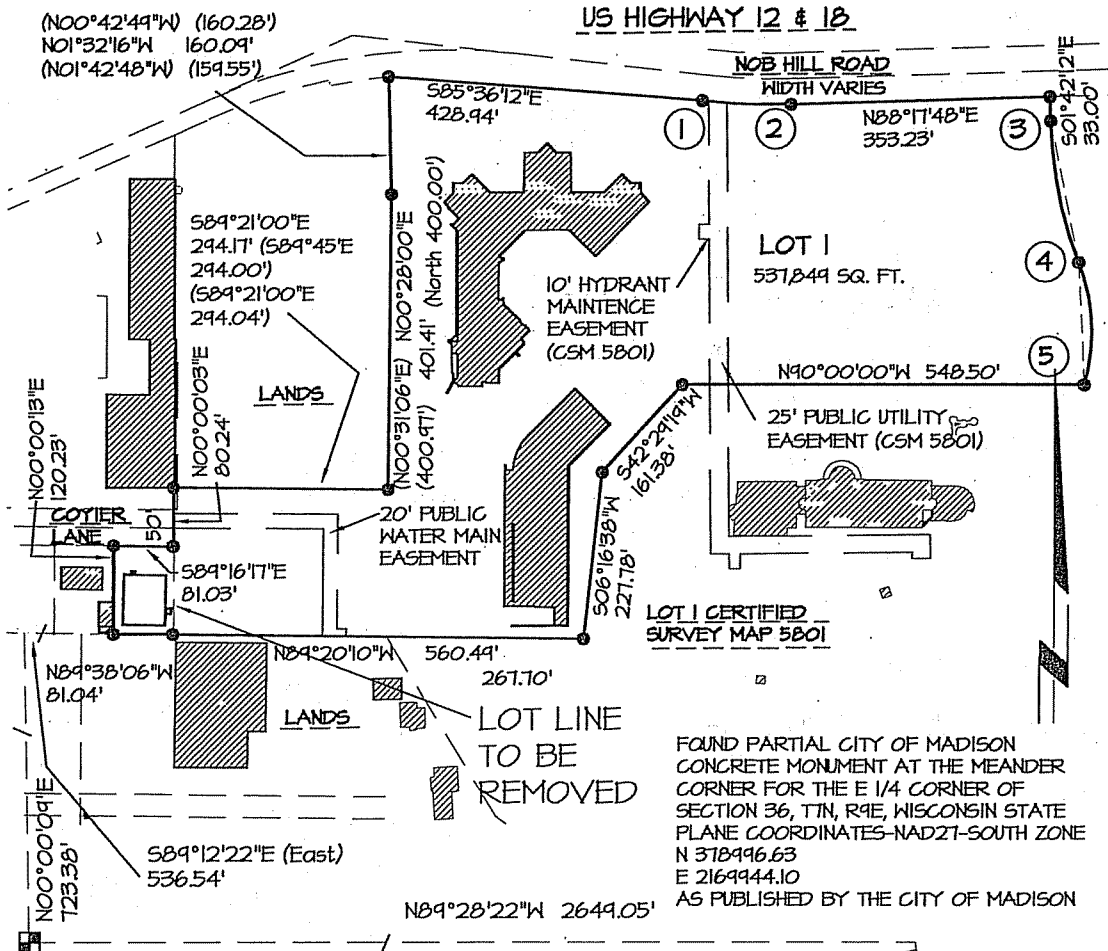


Date of Aerial Photography - April 2003



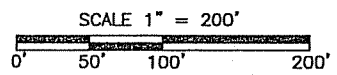
CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP 5801 AND PART OF SW 1/4 OF THE NE 1/4 OF SECTION 36, ALL LOCATED IN THE NE 1/4, NW 1/4, SE 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 36, T1N, R9E, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN.



FOUND CITY OF MADISON BRASS CAP AT THE CENTER CORNER OF SECTION 36, T1N, R9E, WISCONSIN STATE PLANE COORDINATES-NAD27-SOUTH ZONE
 N 386873.46
 E 2121617.95
 AS PUBLISHED BY THE CITY OF MADISON

N00°52'04"E, 10.00'



GRID NORTH. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4, SECTION 36, T1N, R9E, PUBLISHED AS N89°28'22"W.

- LEGEND**
- BRASS CAP IN CONCRETE FOUND
 - IRON STAKE FOUND
 - 1 1/4" X 30" REBAR 4.30 LBS/FT PLACED (263.56') RECORDED AS DATA
 - 263.51' MEASURED DATA
 - EXISTING BUILDING

ARNOLD & O'SHERIDAN, INC.
 1111 DEMING WAY
 MADISON, WI. 53711
 SURVEYED FOR:
 WEA INSURANCE TRUST
 45 NOB HILL ROAD
 MADISON, WI. 53711

APRIL 21, 2005
 030444
 CERTIFIED SURVEY MAP _____

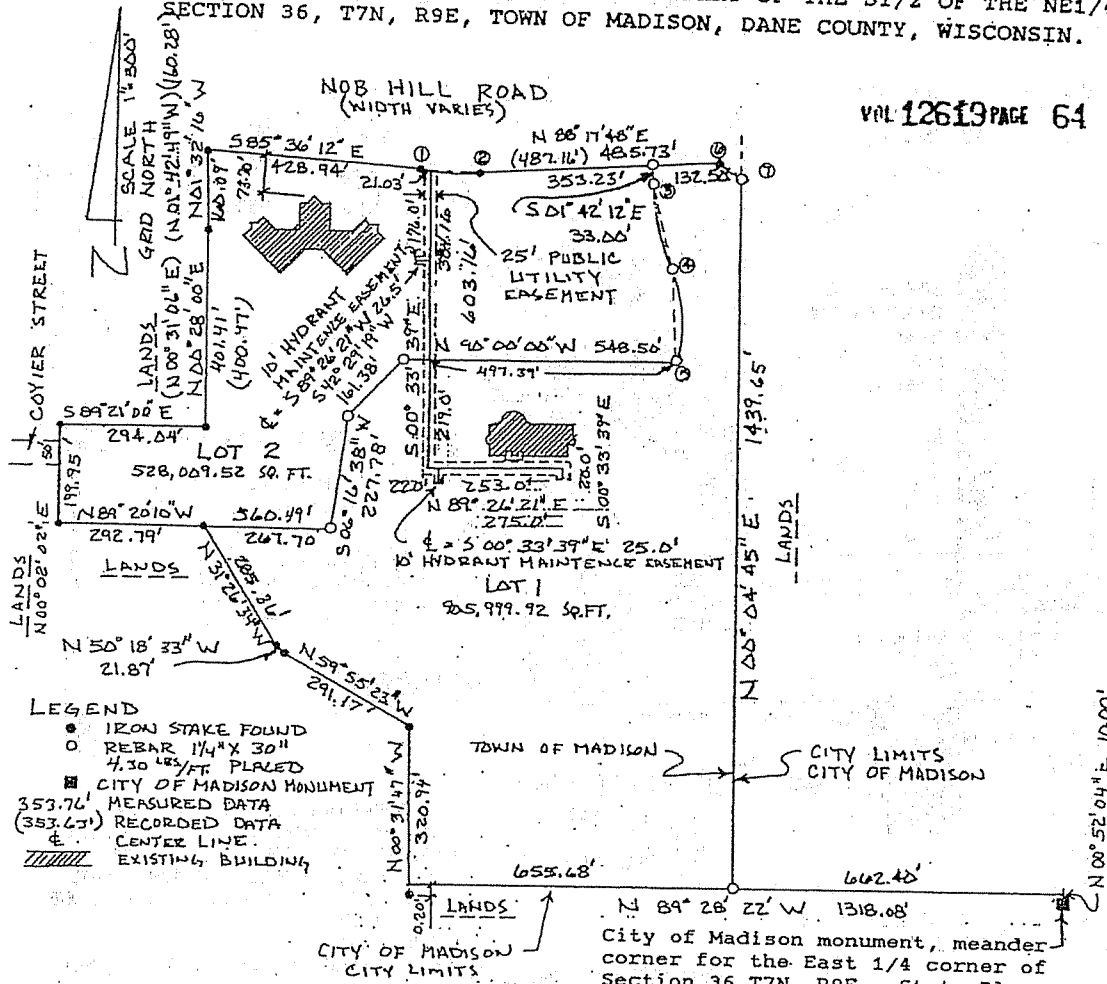
THIS INSTRUMENT WAS DRAFTED BY FRANCIS R. THOUSAND

DOCUMENT NO. _____ SHEET 1 OF 4

CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 1, ALSO KNOWN AS THE NE1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4 AND PART OF THE S1/2 OF THE NE1/4, SECTION 36, T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

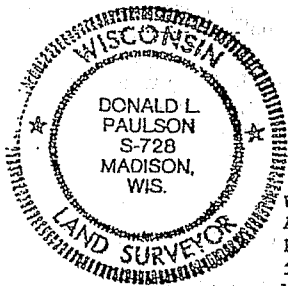
VOL 12613 PAGE 64



- LEGEND**
- IRON STAKE FOUND
 - REBAR 1/4" X 30" 4.30' LEGS/FT. PLEALED
 - CITY OF MADISON MONUMENT
 - 353.76' MEASURED DATA
 - (353.67') RECORDED DATA
 - ⊕ CENTER LINE
 - ▨ EXISTING BUILDING

City of Madison monument, meander corner for the East 1/4 corner of Section 36 T7N, R9E, - State Plane Coordinates Wisconsin Coordinate System - South Zone are:
 N - 378996.63
 E - 2169944.10
 (As published by the City of Madison)
 All bearings are referenced to Grid North of this system.

Received for recording this 22nd day of March, 1989, at 1:26 o'clock P.M., and recorded in Volume 27 of Certified Surveys, Pages 196, 197 + 198.



Wisconsin Education Association Council
 P.O. Box 8003
 101 W. Beltline Hwy.
 Madison, Wisconsin 53708

James Licht
 James Licht, Register of Deeds
 by: Darlene M. Duckert, Deputy
 Arnold and O'Sheridan, Inc.
 815 Forward Drive
 Madison, Wisconsin 53711

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON ACCORDING TO THE DESCRIPTION FURNISHED AND THAT THE ABOVE MAP IS A CORRECT REPRESENTATION OF THE LOT LINES THEREOF AND I HAVE COMPLIED WITH SECTION 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN.

Madison, Wisconsin Donald L. Paulson
 Donald L. Paulson S-728

CERTIFIED SURVEY MAP NO. 5801
 DOCUMENT NO. 2131983
 Sheet 1 of 3

JUNE 6, 1988
 REVISED JULY 14, 1988, REVISED JULY 22, 1988
 87401-C-B REVISED JULY 27, 1988

5
 8-

CERTIFIED SURVEY MAP

VOL 12619 PAGE 65

PART OF GOVERNMENT LOT 1, ALSO KNOWN AS THE NE 1/4 OF THE NE 1/4,
PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE S 1/2 OF THE NE 1/4,
SECTION 36, T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

DESCRIPTION:

Part of Government Lot 1, also known as the NE 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4 and part of the South 1/2 of the NE 1/4 of Section 36, T7N, R9E, Town of Madison, Dane County, Wisconsin, to-wit:

Commencing at a meander corner for the East 1/4 corner of said Section 36 marked by a City of Madison Monument; thence N00°52'04"E, 10.00 feet to the East 1/4 corner of said Section 36; thence along the south line of the said NE 1/4 of Section 36, N89°28'22"W, 662.40 feet to the point of beginning; thence continuing N89°28'22"W, 655.68 feet; thence N00°31'47"W, 320.94 feet; thence N59°55'23"W, 291.17 feet; thence N50°18'33"W, 21.87 feet; thence N31°26'34"W, 285.36 feet; thence N89°20'10"W, 292.79 feet; thence N00°02'02"E, 199.95 feet; thence S89°21'00"E, 294.04 feet; thence N00°28'00"E, 401.41 feet; thence N01°32'16"W, 160.09 feet to the south line of Nob Hill Road; thence S85°36'12"E, 428.94 feet to a point on a curve; thence southeasterly along a curve to the left which has a radius of 853.51 feet and a chord which bears S87°38'17"E, 121.02 feet to a point of tangency; thence N88°17'48"E, 485.73 feet to a point on a curve; thence southeasterly along a curve to the left which has a radius of 254.41 feet and a chord which bears S56°40'37"E, 53.83 feet; thence S00°04'45"W, 1439.65 feet to the point of beginning.

This parcel contains 1434009.44 sq. ft. - 32.92 acres.

CURVE TABLE							
CURVE	LOT	RADIUS	CHORD	CHORD BEARING	I-ANGLE	TAN BEARING	ARC
1-2		853.51'	121.02'	S87°38'17"E	8°07'51"	1-S83°34'21"W	121.12'
	2	853.51'	21.03'	S84°16'42"E	01°24'42"	2-N88°17'48"E	
	EASEMENT CENTER LINE						21.03'
	2	853.51'	100.03'	S88°20'38"E	06°43'09"		
3-4		577.50'	196.24'	S11°29'09"E	19°33'54"	3-S01°42'12"E	100.09'
						4-S21°16'06"E	197.20'
4-5		262.50'	166.64'	S02°45'44"E	37°00'46"	4-S21°16'06"E	169.57'
						5-S15°44'40"E	
6-7		254.41'	53.83'	S56°40'37"E	12°08'48"	6-S50°36'12"E	53.94'
						7-S62°45'00"E	

Approved for recording by the
Town Board of the Town of
Madison action of this 20
day of February, 1989.

Donna Meier
Donna Meier, Clerk
Town of Madison

"Approved for recording per Dane
County Agriculture, Environment
and Land Records Committee action
of March 1, 1989."

Norbert Scribner #449
Norbert Scribner
Authorized Representative

Wisconsin Education
Association Council
P.O. Box 8003
101 W. Beltline Hwy.
Madison, Wisconsin 53708

Arnold and O'Sheridan, Inc.
815 Forward Drive
Madison, Wisconsin 53711

JUNE 6, 1988
REVISED JULY 14, 1988, REVISED JULY 22, 1988
87401-C-B REVISED JULY 29, 1988

CERTIFIED SURVEY MAP NO. 5801

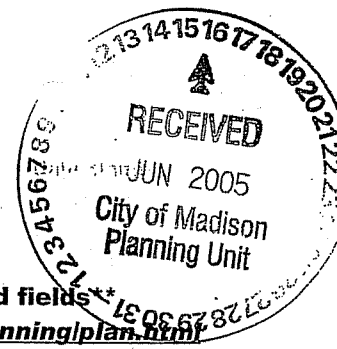
DOCUMENT NO. 2131983

Sheet 2 of 3



**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



**** 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/planning/plan.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: WEA Insurance Trust Representative, if any: Paul Lefebvre
Street Address: 45 NOB HILL ROAD City/State: Madison, WI Zip: 53711
Telephone: () Fax: () Email: _____

Firm Preparing Survey: ARNOLD & O'SHERIDAN, INC Contact: Francis Thousand
Street Address: 1111 DEMING WAY City/State: MADISON, WI Zip: 53717
Telephone: () 821-8530 Fax: () 821-8501 Email: fthousand@arnoldandosheridan.com

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

3a. Project Information.

Parcel Address: 245 Coyier La. / 45 Nob Hill Road in the City or Town of: Town of Madison
Tax Parcel Number(s): 0709-361-9035-3,0709-361-9671-3 School District: Madison
Existing Zoning District(s): C2 Development Schedule: 2005
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			
Retail/Office	1		12.35
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			12.35

Describe the use of the lots and outlots on the survey
OFFICES

OVER →

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):** \$ 350 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. 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.

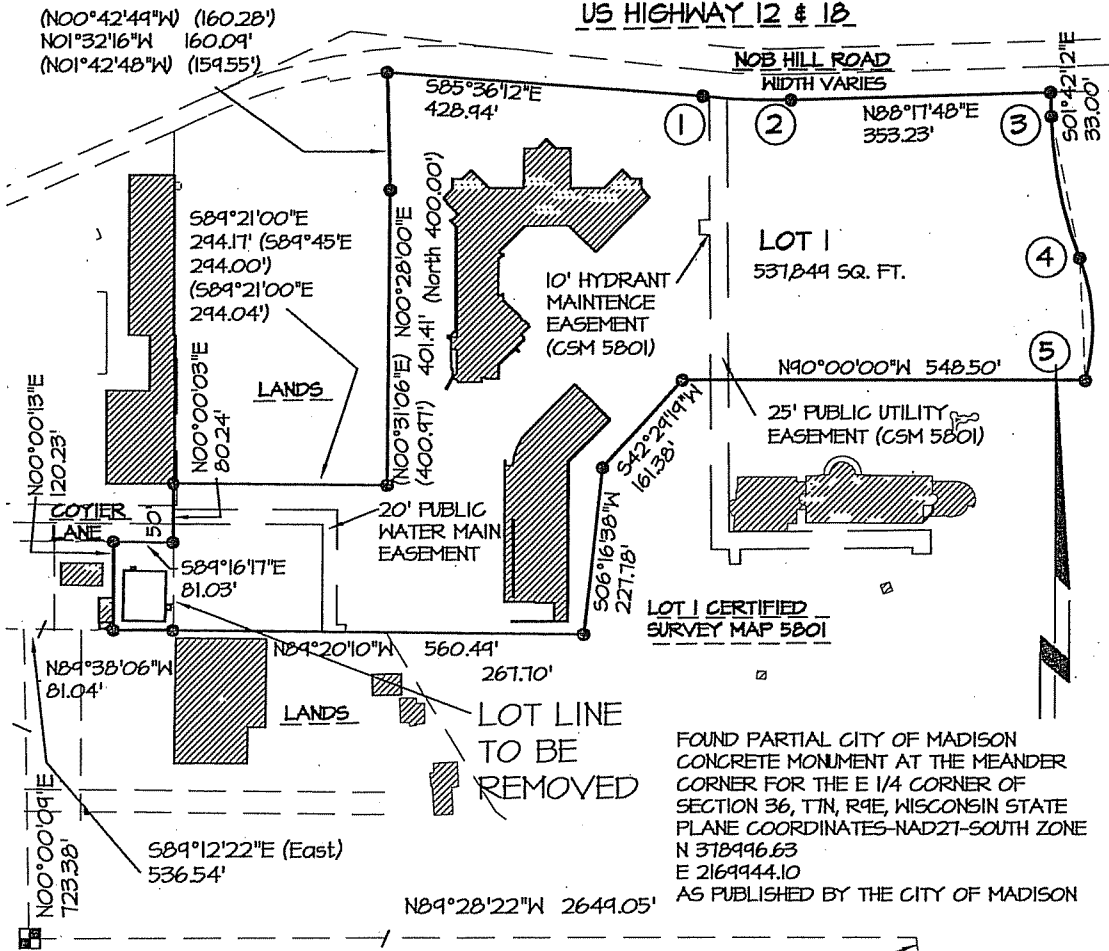
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Francis Thousand Signature Francis R. Thousand
Date 4/29/05 Interest In Property On This Date Land Surveyor

For Office Use Only	Date Rec'd	PC Date	Alder District	Amount Paid: \$
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CERTIFIED SURVEY MAP

LOT 2, CERTIFIED SURVEY MAP 5801 AND PART OF SW 1/4 OF THE NE 1/4 OF SECTION 36, ALL LOCATED IN THE NE 1/4, NW 1/4, SE 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 36, T1N, R9E, IN THE TOWN OF MADISON, DANE COUNTY, WISCONSIN.



US HIGHWAY 12 & 18

(N00°42'49"W) (160.28')
 (N01°32'16"W) 160.09'
 (N01°42'48"W) (159.55')

NOB HILL ROAD
 WIDTH VARIES

COTIER LANE

LOT 1
 531,849 SQ. FT.

N90°00'00"W 548.50'

25' PUBLIC UTILITY EASEMENT (CSM 5801)

LANDS

20' PUBLIC WATER MAIN EASEMENT

LOT LINE TO BE REMOVED

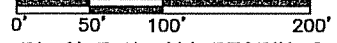
LOT 1 CERTIFIED SURVEY MAP 5801

FOUND PARTIAL CITY OF MADISON CONCRETE MONUMENT AT THE MEANDER CORNER FOR THE E 1/4 CORNER OF SECTION 36, T1N, R9E, WISCONSIN STATE PLANE COORDINATES-NAD27-SOUTH ZONE
 N 378996.63
 E 2169944.10
 AS PUBLISHED BY THE CITY OF MADISON

FOUND CITY OF MADISON BRASS CAP AT THE CENTER CORNER OF SECTION 36, T1N, R9E, WISCONSIN STATE PLANE COORDINATES-NAD27-SOUTH ZONE
 N 386873.46
 E 2127617.95
 AS PUBLISHED BY THE CITY OF MADISON

N00°52'04"E, 10.00'

SCALE 1" = 200'



GRID NORTH. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NE 1/4, SECTION 36, T1N, R9E, PUBLISHED AS N89°28'22"W.

LEGEND

- BRASS CAP IN CONCRETE FOUND
- IRON STAKE FOUND
- 1 1/4" X 30" REBAR 4.30 LBS/FT PLACED (263.56') RECORDED AS DATA 263.51' MEASURED DATA
- ▨ EXISTING BUILDING

ARNOLD & O'SHERIDAN, INC.
 1111 DEMING WAY
 MADISON, WI. 53711
 SURVEYED FOR:
 WEA INSURANCE TRUST
 45 NOB HILL ROAD
 MADISON, WI. 53711

APRIL 21, 2005
 030444

CERTIFIED SURVEY MAP _____

THIS INSTRUMENT WAS DRAFTED BY FRANCIS R. THOUSAND

DOCUMENT NO. _____ SHEET 1 OF 4

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