

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SOUTHWEST CORNER
SOUTHEAST 1/4 OF
SECTION 31, T8N, R10E
FOUND BRASS CAP IN
CONCRETE
N=494,549.42
E=828,891.17

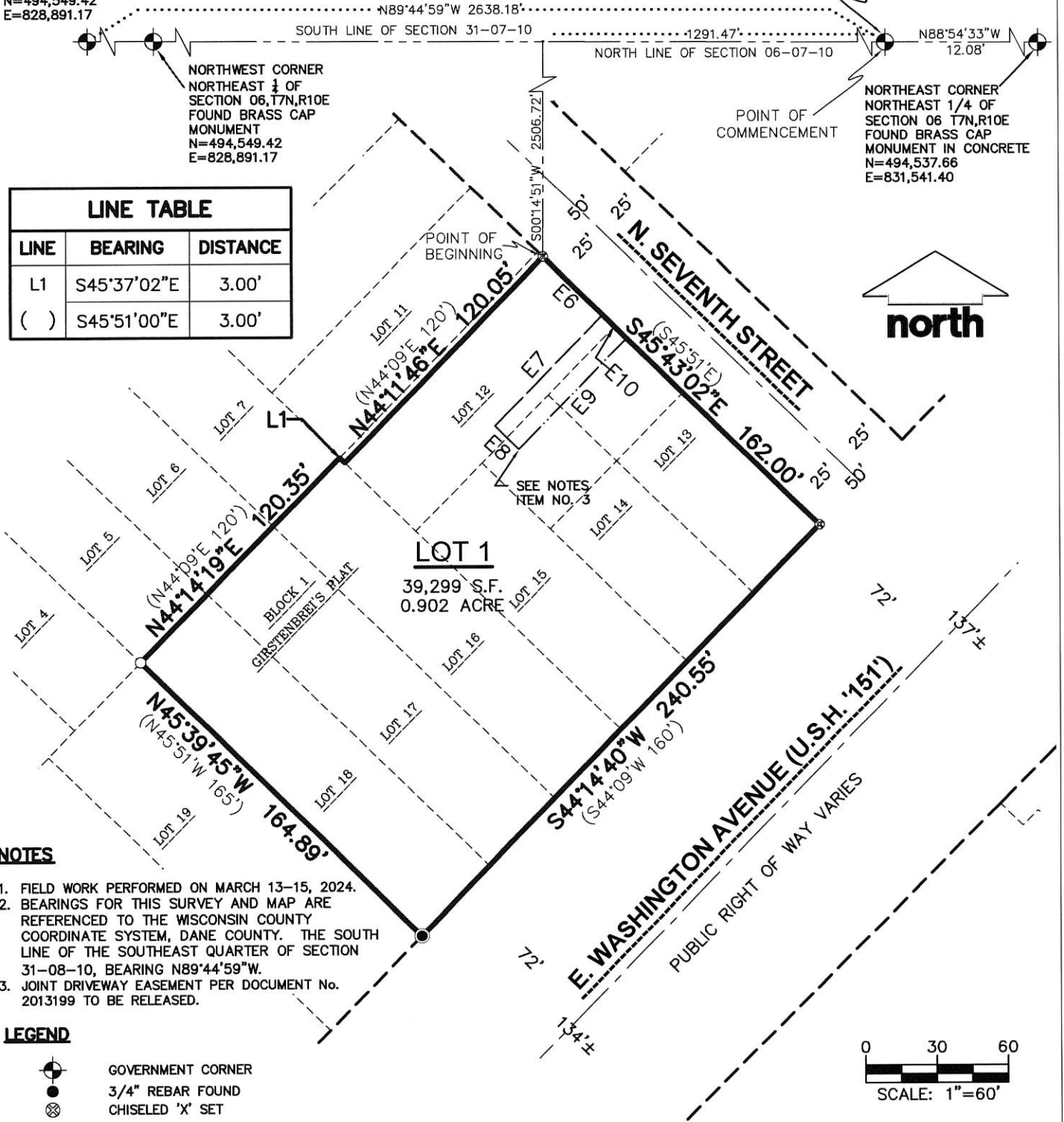
SOUTHEAST CORNER
OF SOUTHEAST 1/4
SECTION 31 T08N, R10E
FALLS ON SANITARY
MANHOLE, FOUND TIES
N=494,537.89
E=831,529.32

NORTHWEST CORNER
NORTHEAST 1/4 OF
SECTION 06, T7N, R10E
FOUND BRASS CAP
MONUMENT
N=494,549.42
E=828,891.17

POINT OF
COMMENCEMENT

NORTHEAST CORNER
NORTHEAST 1/4 OF
SECTION 06 T7N, R10E
FOUND BRASS CAP
MONUMENT IN CONCRETE
N=494,537.66
E=831,541.40

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°37'02"E	3.00'
()	S45°51'00"E	3.00'



NOTES

1. FIELD WORK PERFORMED ON MARCH 13-15, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31-08-10, BEARING N89°44'59"W.
3. JOINT DRIVEWAY EASEMENT PER DOCUMENT No. 2013199 TO BE RELEASED.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED 'X' SET
- SURVEY NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E6	S45°44'13"E	35.00'
E7	S44°22'55"W	65.01'
E8	S45°43'02"E	14.00'
E9	N44°22'55"E	64.99'
E10	N45°37'05"W	14.00'

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
VOLKER DEVELOPMENT
464 S. HICKORY ST., STE. C
FOND DU LAC, WI 54935

PROJECT NO: 24-14144
FIELDBOOK/PG: -
SHEET NO: 1 OF 6

SURVEYED BY: ZHG
DRAWN BY: CPL

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

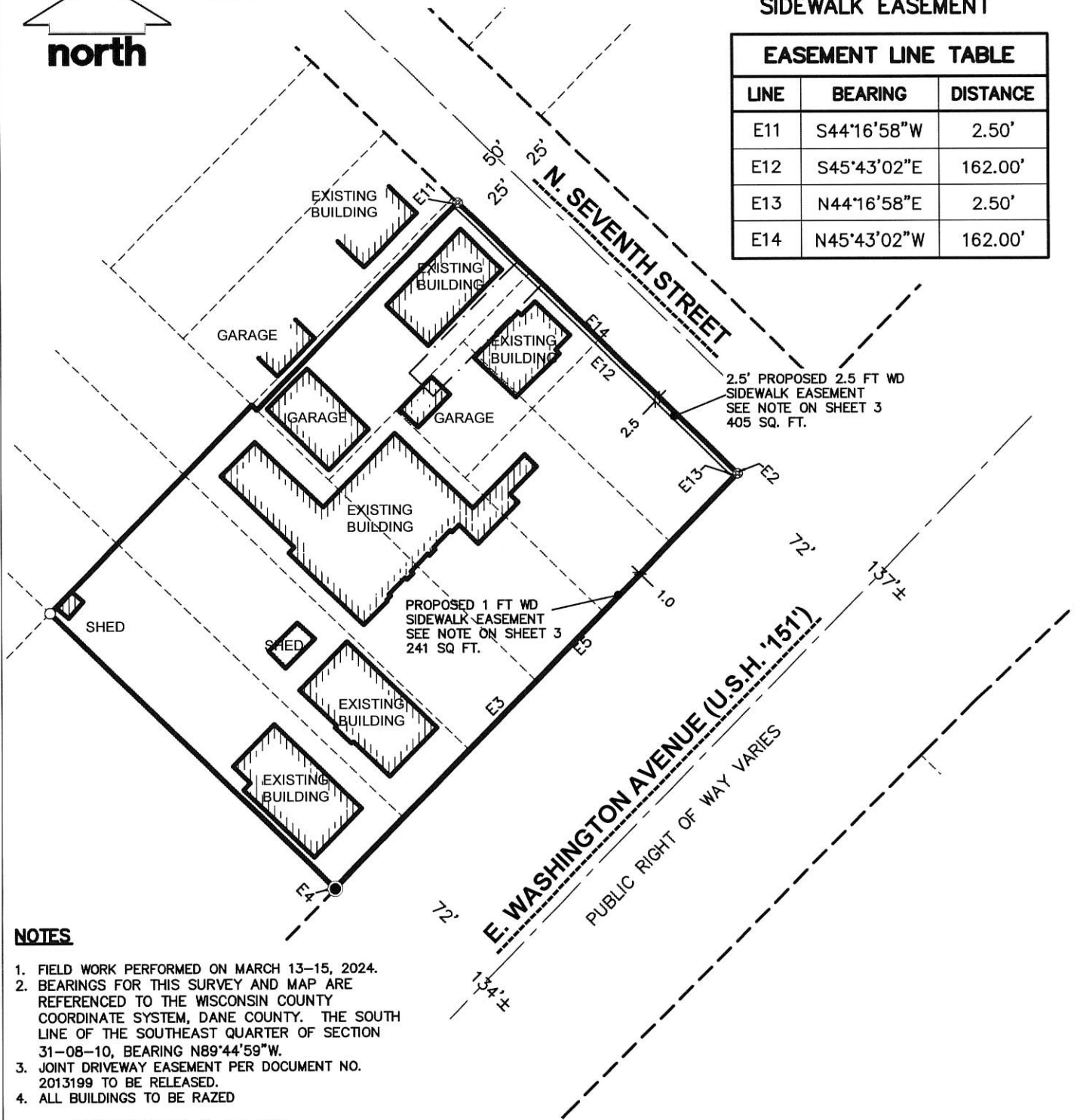
LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EXISTING BUILDINGS AND EASEMENTS

PROPOSED 2.5 FT WD SIDEWALK EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E11	S44°16'58"W	2.50'
E12	S45°43'02"E	162.00'
E13	N44°16'58"E	2.50'
E14	N45°43'02"W	162.00'



NOTES

1. FIELD WORK PERFORMED ON MARCH 13-15, 2024.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31-08-10, BEARING N89°44'59"W.
3. JOINT DRIVEWAY EASEMENT PER DOCUMENT NO. 2013199 TO BE RELEASED.
4. ALL BUILDINGS TO BE RAZED

PROPOSED 1 FT WD SIDEWALK EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E2	N45°45'20"W	1.00'
E3	S44°14'40"W	240.55'
E4	S45°45'20"E	1.00'
E5	N44°14'40"E	240.55'



File: \\JSD\INC\projects2\2024\2414144\DWG\Survey Sheets\2414144 P-CSM.dwg Layout: Sheet 2 User: jmorrow Plotted: Aug 22, 2024 - 10:54am

SURVEYED BY:
JSD
 MADISON REGIONAL OFFICE
 507 W. VERONA AVENUE, SUITE 500
 VERONA, WISCONSIN 53593
 P. 608.848.5060

SURVEYED FOR:
VOLKER DEVELOPMENT
 464 S. HICKORY ST., STE. C
 FOND DU LAC, WI 54935

PROJECT NO: 24-14144
FIELDBOOK/PG: -
SHEET NO: 2 OF 6

SURVEYED BY: ZHG
DRAWN BY: CPL

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY
CERTIFIED SURVEY MAP NO.

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PUBLIC SIDEWALK 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 THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK 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 OR TURF 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 AND TURF.

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 PUBLIC USE 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.

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.

LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, T08N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN, SAID POINT ALSO BEARING N88°54'33"W 12.08 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE N88°44'59"W, 1291.47 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE S00°14'51"W, 2506.72 FEET TO A POINT ON THE SOUTH LINE OF 7TH STREET, SAID POINT ALSO THE POINT OF BEGINNING; THENCE S45°43'02"E A DISTANCE OF 162.00 FEET ALONG SAID SOUTH LINE OF 7TH STREET TO A POINT ON THE NORTH LINE OF WASHINGTON AVENUE; THENCE S44°14'40"W A DISTANCE OF 240.55 FEET ALONG SAID NORTH LINE OF WASHINGTON AVENUE TO A POINT; THENCE N45°39'45"W, 164.89 FEET TO A POINT; THENCE N44°14'19"E, 120.35 FEET TO A POINT; THENCE S45°37'02"E, 3.00 FEET TO A POINT; THENCE N44°11'46"E, 120.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,299 SQUARE FEET OR 0.902 ACRES.


SURVEYOR'S CERTIFICATE

I, JIM MORROW, PROFESSIONAL LAND SURVEYOR S-2777, DO HEREBY CERTIFY THAT BY DIRECTION OF VOLKER DEVELOPMENT, 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.

JIM MORROW, S-2777
PROFESSIONAL LAND SURVEYOR

DATE

File: \\JSD\INC\projects\2024\2414144\DWG\Survey Sheets\2414144 P-CSM.dwg Layout: Sheet 3 User: jmorrow Plotted: Aug 22, 2024 - 10:55am

SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: VOLKER DEVELOPMENT 464 S HICKORY ST, STE. C FOND DU LAC, WI 54935	PROJECT NO: 24-14144	SURVEYED BY: ZHG	VOL. _____ PAGE _____
		FIELDBOOK/PG: -	DRAWN BY: CPL	
		SHEET NO: 3 OF 6		C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

ADAM PROPERTIES, LLC, A LIMITED LIABILITY 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, AND MAPPED 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 CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID ADAM PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2024.

ADAM PROPERTIES, LLC.
A WISCONSIN LIMITED LIABILITY CORPORATION

BY: _____
ANTHONY ADAMS, 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 ADAMS PROPERTIES, LLC
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

I, ANTHONY ADAMS, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED 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 CITY OF MADISON FOR APPROVAL.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2024.
IN PRESENCE OF:


ANTHONY ADAMS, OWNER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED ANTHONY ADAMS TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

File: \\JSD\INC\projects2\2024\2414144\DWG\Survey Sheets\2414144 P-CSM.dwg Layout: Sheet 4 User: jmorrow Plotted: Aug 22, 2024 - 10:56am

SURVEYED BY:  MADISON REGIONAL OFFICE <small>507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060</small>	SURVEYED FOR: VOLKER DEVELOPMENT <small>464 S. HICKORY ST., STE. C FOND DU LAC, WI 54935</small>	PROJECT NO: <u>24-14144</u>	SURVEYED BY: <u>ZHG</u>	VOL. _____ PAGE _____
		FIELDBOOK/PAGE: <u>-</u>	DRAWN BY: <u>CPL</u>	
		SHEET NO: <u>4 OF 6</u>		C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

LAKE RIDGE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LANDS DESCRIBED ON THIS MAP, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ADAM PROPERTIES, LLC, OWNER.

WITNESS THE HAND AND SEAL OF LAKE RIDGE BANK, MORTGAGEE, THIS _____ DAY OF _____, 2024.

PRESIDENT OR VICE-PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED LAKE RIDGE BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

LAKE RIDGE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LANDS DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ANTHONY ADAMS, OWNER.

WITNESS THE HAND AND SEAL OF LAKE RIDGE BANK, MORTGAGEE, THIS _____ DAY OF _____, 2024.

PRESIDENT OR VICE-PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED LAKE RIDGE BANK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY COUNTY, WISCONSIN
EXPIRES

MY COMMISSION

File: \\JSD\INC\Projects2\2024\2414144\DWG\Survey Sheets\2414144 P-CSM.dwg Layout: Sheet 5 User: jmorrow Plotted: Aug 22, 2024 - 10:57am

SURVEYED BY:



JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

**VOLKER
DEVELOPMENT**
464 S. HICKORY ST., STE. C
FOND DU LAC, WI 54935

PROJECT NO: 24-14144
FIELDBOOK/PG: -
SHEET NO: 5 OF 6

SURVEYED BY: ZHG
DRAWN BY: CPL

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 12, 13, 14, 15, 16, 17, AND 18, BLOCK 1, GIRSTENBREI'S PLAT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2023.

MATTHEW WACHTER,
SECRETARY,
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____ ADOPTED ON THIS _____ DAY OF _____, 2024.

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON

File: \\JSD\INC\projects2\2024\2414144\DWG\Survey Sheets\2414144 P-CSM.dwg Layout: SHEET 6 User: jmorrow Plotted: Aug 22, 2024 - 10:58am

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	

SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: VOLKER DEVELOPMENT 464 S. HICKORY ST., STE C FOND DU LAC, WI 54935	PROJECT NO: 24-14144 FB/PG: - SHEET NO: 6 OF 6	SURVEYED BY: ZHG DRAWN BY: CPL
---	--	--	-----------------------------------