CERTIFIED SURVEY MAP No. PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 5423, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, ON PAGES 364-365, AS DOCUMENT NUMBER 2058110, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE OB EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN RACE 5 5 604 | 55,0804 | 55,0004 | 55,0004 | 55,0004 1.136°04", LOT 3, ZOR PLACE (S89°11'58"E 495.88') S88°45'40"E (177.57') 177.59' 495.96 (20,84.005) 60 S01°07'36"W (S00°48'02"W) LOT 2, CSM 5423 9 SHRINE 41.85 (41.90') 166. 166. 13442 264.21' (264.67') S24°31'56"E (S24°51'30"E) (S89°11'58"E) LOT 4, ZOR PLACE (S89°11'58"E) (SOO.48,05"W (nka HIGHPOINT OFFICE PARK CONDOMINIUM) 36, 86.60' (86.60') VO1"13"46"E (104.03') (160.64') 201.07 S24°27'31"E R/W VARIES NSO S88°46'45"E ZOR S88°46'45"E 52.10' (S24°51'30"E) (S89°11'58"E 435,88') 103.69 160.52 S88°46'25"E 435.75 ۲, (51.96') 107 0.32' OUTLOT 1 00, N88°46'25"W 70. 412.84 **O** C7 141.41 \otimes ^{441.92')} 441.95' 5423 LOT 3 0.25 F LOT 3422 77,825 SQ. FT. PART OF LOT. CSM 3567 NSO PART OF LOT 3 CSM 5423 9 39 PART O Μ, 430. 0.70 (S00'48'02"W NO1'10'25"E 107 80, 90 505. 9 644.0 644.32") NO1"14"31 F LOT 3422 LOT 2 LOT 1 .90 9 PART C CSM 129,791 SQ. FT. 147,257 SQ. FT. (S00.48,05"W 42 ,60. S01 N - 107 3422 N74°35'03 CSM ? 195.69 'n HWY. REF. LINE WOOT PROJECT TO4-2(34) (N74.58.52."W) PART NO VEHICULAR ACCESS ALONG HIGHWAY WEST BELTLINE HIGHWAY - U.S.H. 12 & 18 (N77.44'34"W) ģ 18 (61.05) CSM.dwg N77°21'28"W 61.10 Architecture\200147_575 Zor Shrine Place\CADD\200147 SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 FOR SECTION TIE DETAIL AND NOTES. SEE SHEET 4 FOR IMPROVEMENTS. SEE SHEET 5 FOR EXISTING 100, R/W WIDTH VARIES EASEMENTS. <u>LEGE</u>ND 150' FOUND 3/4" Ø IRON ROD FOUND 1-1/4" Ø IRON ROD \otimes FOUND 2" Ø IRON PIPE FOUND PK NAIL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM— DANE COUNTY, THE NORTH LINE OF THE NE 1/4 OF SECTION 26, BEARING N8970'32"E SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft. Cuningham Group SET PK NAIL IN DRILL HOLE IN CONCRETE SIDEWALK GRAPHIC SCALE FEET (41.90') "RECORDED AS" INFORMATION SCALE: 1"=150' FN: 200147 SURVEYED FOR: Doc. No. vierbicher DATE: 5-19-2021 SHEET SATURDAY ZOR SHRINE, LLC 3546 DAKOTA AVE S ST. LOUIS PARK, MN C.S.M. No. planners | engineers | advisors RF V 1 OF 8 REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530 Drafted By: PKNU

MMAF

Page

CERTIFIED SURVEY MAP No.

PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 5423, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, ON PAGES 364-365, AS DOCUMENT NUMBER 2058110, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

				Curve Table			
CURVE NUMBER	ARC LENGTH	RADIUS	DEL TA	CHORD DIRECTION	CHORD LENGTH	TANGENT I	BEARINGS
C1	524.02'	3694.72'	008°07'34"	N72°48'37"W	523.58'	N76°52'24"W	N68°44'49"W
C2	280.71	3694.72'	004°21'11"	N74°41'48"W	280.64		
C3	243.31'	3694.72'	003°46'23"	N70°38'01"W	243.26		
C4	25.55	3719.72	000°23′37"	N65°33'00"W	25.55	N65°44'48"W	N65°21'11"W
C5	188.34	60.00'	179°51'10"	S88°47'58"E	120.00'	S01°07'36"W	N01°16'27"E
C6	50.28	60.00'	048°01'07"	S22°52'57"E	48.83'		
<i>C7</i>	65.67'	60.00'	062°42'42"	S78°14'51"E	62.44'		
C8	72.39'	60.00'	069°07'21"	N35°50'07"E	68.07'		
C9	63.74'	143.00'	025°32'18"	N76°00'16"W	63.21'	N88°46'25"W	N63°14'07"W

Recorded As Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DEL TA	CHORD DIRECTION	CHORD LENGTH
C1	524.05	3694.72	008°07'36"	N73°12'26"W	523.58', 523.61'
C4		3719.72'			
C5	188.50'	60.00'	180°00'00"	S89°11'58"E	120.00'

	Line Table)
LINE NO.	DIRECTION	LENGTH
L1	N74°35′03"W	48.41
L2	N74°35'03"W	147.28'
L3	N47°16'09"E	19.00'

M:\Cuningham Group Architecture\200147_575 Zor Shrine Place\CADD\200147 - CSM.dwg by: pknu

vierbicher

planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive. Suite 201 Madison. Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 200147 DATE: 5-19-2021

REV:
Drafted By: PKNU
Checked By: MMAR

SURVEYED FOR:

SATURDAY ZOR
SHRINE, LLC

3546 DAKOTA AVE S
ST. LOUIS PARK, MN

Doc. No.______
C.S.M. No._____
Vol.____ Page_____

SHEET 2 OF 8 PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 5423, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, ON PAGES 364—365, AS DOCUMENT NUMBER 2058110, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP O7 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SECTION CORNER TIE DETAIL (NOT TO SCALE)

N89°10'32"E 2651.21' NORTH 1/4 CORNER
OF SECTION 26
FOUND BRASS CAP
MONUMENT OF RECORD
N=477703.71
E=786825.03 NORTHEAST CORNER

OF SECTION 26
FOUND BRASS CAP
MONUMENT OF RECORD
N=477741.86
E=789475.96
(N=477741.90=PUBLISHED) N89°10'32"E (N=47770.3.6.5=PUBLISHFD) 214.97 (E=786824.97=PUBLISHED) (N88°46'36"E) 1860.21") (214.97') `(E=789475.96=PUBLISHEĎ) (S00°48'02"W BEARINGS ARE
REFERENCED TO THE
WISCONSIN COUNTY
COORDINATE SYSTEM—
DANE COUNTY,
THE NORTH LINE OF
THE NE 1/4 OF
SECTION 26, BEARING
N89'10'32"E Ź, ,15,36, CSM WEST BELTLINE HIGHWAY

NOTES:

- 1) EACH LOT CREATED BY THIS CERTIFIED SURVEY MAP IS INDEPENDENTLY REQUIRED TO COMPLY WITH THE REQUIREMENTS OF MADISON GENERAL ORDINANCES CHAPTER 37 AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.
- 2) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).
- A) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-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. 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. 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, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN 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.
- B) The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 3) ALL EXISTING IMPROVEMENTS WILL BE DEMOLISHED PRIOR TO DEVELOPMENT OF ANY LOTS OR OUTLOTS.
- 4) OUTLOT 1 OF THIS CERTIFIED SURVEY MAP (CSM.) IS A PRIVATE OUTLOT FOR THE BENEFIT OF LOTS 1-3 OF THIS CSM AND IS DESIGNATED FOR PARKING PURPOSES.
- 5) LANDS WITHIN THIS CSM ARE SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 1682925.



planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530



FN: 200147 DATE: 5-19-2021

REV:
Drafted By: PKNU
Checked By: MMAR

SATURDAY ZOR SHRINE, LLC 3546 DAKOTA AVE S ST. LOUIS PARK, MN

SURVEYED FOR:

Doc. No._____
C.S.M. No.____
Vol.____ Page____

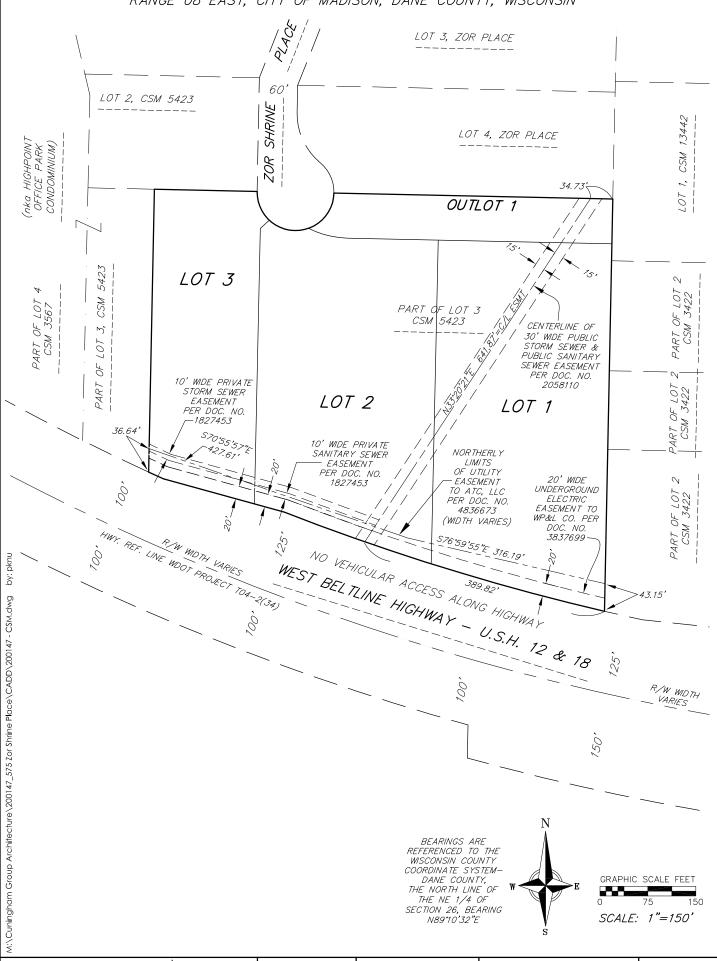
SHEET 3 OF 8

CERTIFIED SURVEY MAP No. PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 5423, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, ON PAGES 364-365, AS DOCUMENT NUMBER 2058110, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN LOT 3, ZOR PLACE 60 LOT 2, CSM 5423 SHRINE LOT 4, ZOR PLACE (nka HIGHPOINT OFFICE PARK CONDOMINIUM) CSM ZOR 107 OUTLOT 1 DRIVEWAY EXISTING 5423 LOT 3 PARKING LOT F LOT 3422 PART OF LOT. CSM 3567 NSO SM ? PART OF LOT 3 CSM 5423 W, PART 107 EXISTING BUILDING 9 F LOT 3422 PART LOT 2 LOT 1 PART OF 1 CSM 34 $^{\wedge}$ PART OF LOT . CSM 3422 HWY. REF. LINE MOOT PROJECT TOA-2(34) NO VEHICULAR ACCESS ALONG HIGHWAY WEST BELTLINE HIGHWAY - U.S.H. 12 & 18 ģ 41:\Cuningham Group Architecture\200147_575 Zor Shrine Place\CADD\200147 - CSM.dwg 100, R/W WIDTH VARIES 150' BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM— DANE COUNTY, THE NORTH LINE OF THE NE 1/4 OF SECTION 26, BEARING N8970'32"E GRAPHIC SCALE FEET SCALE: 1"=150' FN: 200147 SURVEYED FOR: Doc. No. vierbicher DATE: 5-19-2021 SHEET SATURDAY ZOR SHRINE, LLC 3546 DAKOTA AVE S ST. LOUIS PARK, MN C.S.M. No. planners | engineers | advisors RF V 4 OF 8 REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530 Drafted By: PKNU

Checked By: MMAR

Page.

CERTIFIED SURVEY MAP No. PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 5423, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, ON PAGES 364-365, AS DOCUMENT NUMBER 2058110, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



vierbicher

planners | engineers | advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 200147 DATE: 5-19-2021

RF V Drafted By: PKNU Checked By: MMAR

SURVEYED FOR: SATURDAY ZOR

SHRINE, LLC 3546 DAKOTA AVE S ST. LOUIS PARK, MN

Doc. No. C.S.M. No. Page

SHEET 5 OF 8

u:\Cuningham Group Architecture\200147_575 Zor Shrine Place\CADD\200147 - CSM.dwg by: pknu

CERTIFIED SURVEY MAP No.

PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 5423, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, ON PAGES 364—365, AS DOCUMENT NUMBER 2058110, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

<u>SURVEYOR'S CERTIFICATE:</u>

I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Madison, and under the direction of Saturday Zor Shrine, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.

Vierbicher Associates, By: Paul R. Knudson		
Dated this	day of	_, 202
Signed: Vierbicher Ass	sociates, Inc.	
Paul R. Knuds	son, P.L.S. No. 1556	

LEGAL DESCRIPTION:

Part of Lot 3, Certified Survey Map Number 5423, recorded in Volume 24 of Certified Survey Maps, Pages 364-365, as Document Number 2058110, Dane County Registry, located in part of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter Corner of said Section 26; thence N89°10'32"E, 214.97 feet along the north line of said Northeast 1/4; thence S01°12'36"W, 1860.47 feet to the northeast corner of said Lot 3 and the Point of Beginning; thence S01°09'42"W, 644.06 feet along the east line of said Lot 3 to the southeast corner of said Lot 3 and a non-tangential curve; thence Northwesterly 524.02 feet along the southerly line of said Lot 3 and the arc of a curve to the right, having a radius of 3694.72 feet and a chord bearing N72°48'37"W, 523.58 feet; thence N74°35'03"W, 195.69 feet along said southerly line to a non-tangential curve; thence Northwesterly 25.55 feet along said southerly line and a curve to the right, having a radius of 3719.72 feet and a chord bearing N65°33'00"W, 25.55 feet to the southeast corner of lands described in a warranty deed recorded as document number 2348879; thence N01°10'25"E, 441.95 feet along the east line of said lands to the northeast corner of said lands and the north line of said Lot 3; thence S88°46'45"E, 160.52 feet along said north line to the west right-of-way of Zor Shrine Place and a non-tangential curve; thence Southeasterly and Northeasterly 188.34 feet along the southerly right-of-way of Zor Shrine Place and the arc of a curve to the left, having a radius of 60.00 feet and a chord bearing S88°47'58"E, 120.00 feet to the north line of said Lot 3; thence S88°46'25"E, 435.75 feet along said north line to the Point of Beginning.

Said parcel contains 386,231 square feet or 8.867 acres, more or less.

vierbicher

planners | engineers | advisors |

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive. Suite 201 | Madison, Wisconsin 53717
Phone: (608) 826-0532 | Fax: (608) 826-0530

SHIEN

FN: 200147 DATE: 5-19-2021

REV: Drafted By: PKNU Checked By: MMAR SURVEYED FOR: SATURDAY ZOR

SATURDAY ZOR
SHRINE, LLC
3546 DAKOTA AVE S
ST. LOUIS PARK, MN

Doc. No.______
C. S.M. No._____
Vol.____ Page_____

SHEET 6 OF 8

	CERTIFIED SU	JRVEY /	MAP No		_
	PART OF LOT 3, CERTIFIED S TIFIED SURVEY MAPS, ON PAC REGISTRY, LOCATED IN PART SOUTHWEST 1/4 OF THE RANGE 08 EAST,	GES 364–365, . OF THE SOUTHE NORTHEAST 1/	AS DOCUMENT NU EAST 1/4 OF THE	JMBER 2058110, DANE NORTHWEST 1/4 AND F, TOWNSHIP 07 NORTH	COUNTY THE
	OWNER'S CERTIFICATE:				
	Saturday Zor Shrine, LLC, existing under and by virtue hereby certify that we caus surveyed, divided, mapped, an this Certified Survey Map is roto the City of Madison for app	of the laws o sed land descri d dedicated as equired by s. 2	f the State of M bed on this Cer represented hereo	Minnesota, as owner, do tified Survey Map to on. We further certify th	pes be at
	IN WITNESS WHEREOF, the sai be signed by, Brenton Rogers this day of	, its Chief Exec			
	In the Presence of:				
	SATURDAY ZOR SHRINE,	LLC			
	By: Brenton Rogers, (Chief Executive (Officer		
	State of Minnesota)				
	State of Minnesota)) ss County of Hennepin)				
	Personally came before me th above named, Brenton Rogers, Shrine, LLC to me known to acknowledged the same.	Chief Executive	e Officer of the a	ibove named Saturday 2	
	Notario Diblia Chata of Mina		Commission Expire	es:	_
	Notary Public, State of Minnes	sola			
by: pknu					
47 - CSM					
D\2001					
ce\CAD					
nine Pla					
M:\Cuningham Group Architecture\200147_575 Zor Shrine Place\CADD\200147 - CSM.dwg					
20147_5					
cture\2					
Archite					
n Group					
ninghan					
M:\Cu					
vie	erbicher	FN: 200147 DATE: 5-19-2021	SURVEYED FOR: SATURDAY ZOR	Doc. No	SHEET
	rs engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN	REV: Drafted By: PKNU	SHRINE, LLC 3546 DAKOTA AVE S	C.S.M. No	7 OF 8
7)	9 Fourier Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-0532 Fax: (608) 826-0530	Checked By: MMAR	ST. LOUIS PARK, MN	Vol Page	

MZDDCDD	<u>.AN COMMISSIOI</u>	N CERTIFICATE:		
		ne City of Madison Pl	an Commission	
, ,	3 ,			
Signed: Matth City o	ew Wachter, Seco of Madison Plan	retary Commission		
<u>MADISON CC</u>	DMMON COUNCIL	CERTIFICATE:		
Enactment Nu do acceptance o	umber ny of	, File ID N , 202; tha dicated and rights co	umber t said enactment	son was hereby approved , adopted on the provided for the Certified Survey Map to the
Dated this	day of		.	
Dane	County, Wisconsir		dison	
	<u> DEEDS CERTIF</u>			
		s day of orded in Volume		
		as Document Number		
on Pages				
on Pages	iski Dane Count:	v Register of Deeds		
	iski, Duite Coulit,			
	iski, Duile Coulit,			
	iski, Dane Gouit,			

FN: 200147 DATE: 5-19-2021

Drafted By: PKNU

Checked By: MMAR

REV:

vierbicher

planners engineers advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN

999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

SURVEYED FOR:

SATURDAY ZOR SHRINE, LLC 3546 DAKOTA AVE S ST. LOUIS PARK, MN Doc. No._

C.S.M. No._

Page_

SHEET

8 OF 8