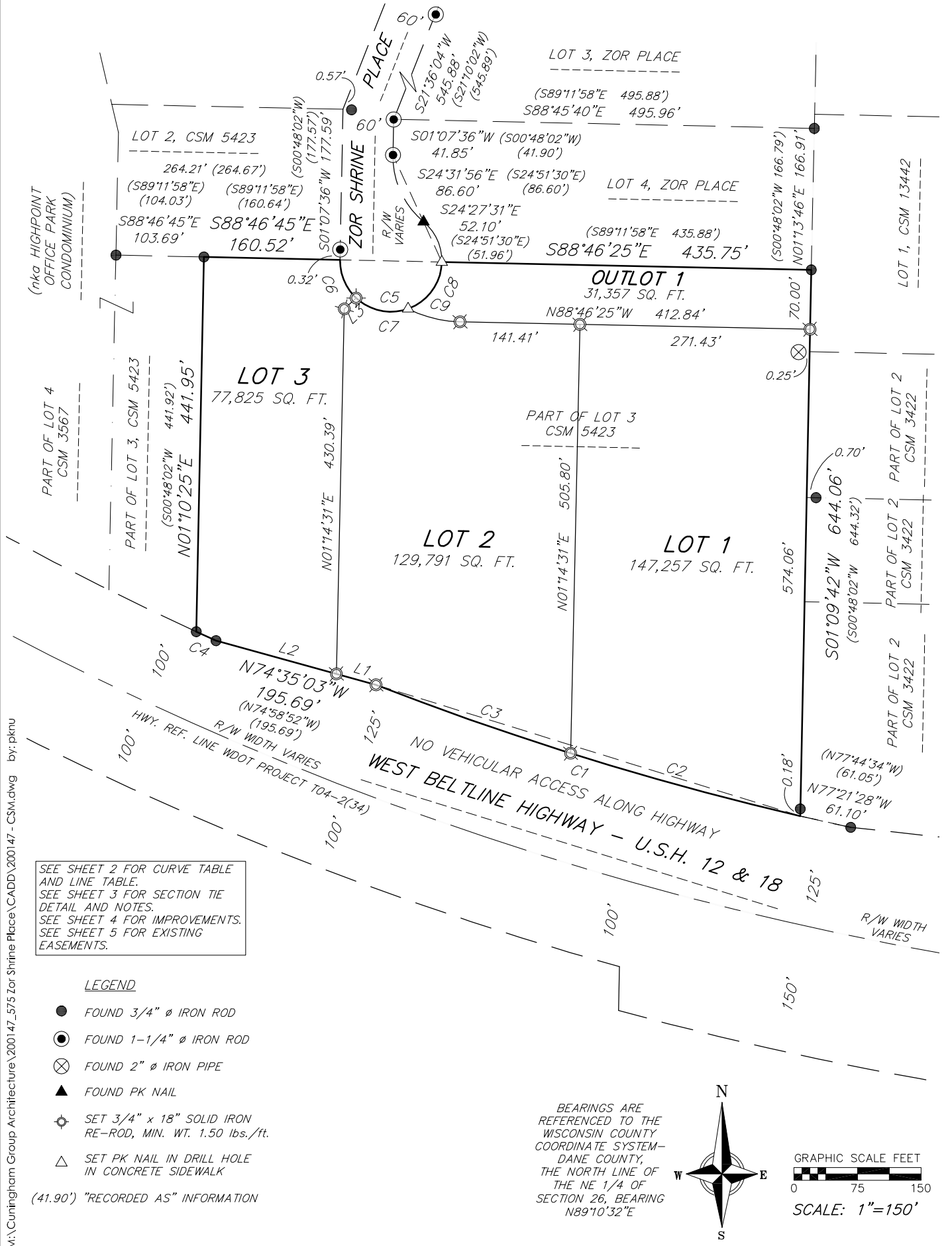


CERTIFIED SURVEY MAP No.

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

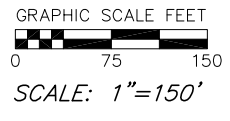


SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE.
 SEE SHEET 3 FOR SECTION TIE DETAIL AND NOTES.
 SEE SHEET 4 FOR IMPROVEMENTS.
 SEE SHEET 5 FOR EXISTING EASEMENTS.

LEGEND

- FOUND 3/4" Ø IRON ROD
 - ⦿ FOUND 1-1/4" Ø IRON ROD
 - ⊗ FOUND 2" Ø IRON PIPE
 - ▲ FOUND PK NAIL
 - ⊕ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
 - △ SET PK NAIL IN DRILL HOLE IN CONCRETE SIDEWALK
- (41.90') "RECORDED AS" INFORMATION

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



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Curve Table

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT 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'		
C7	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	DELTA	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'

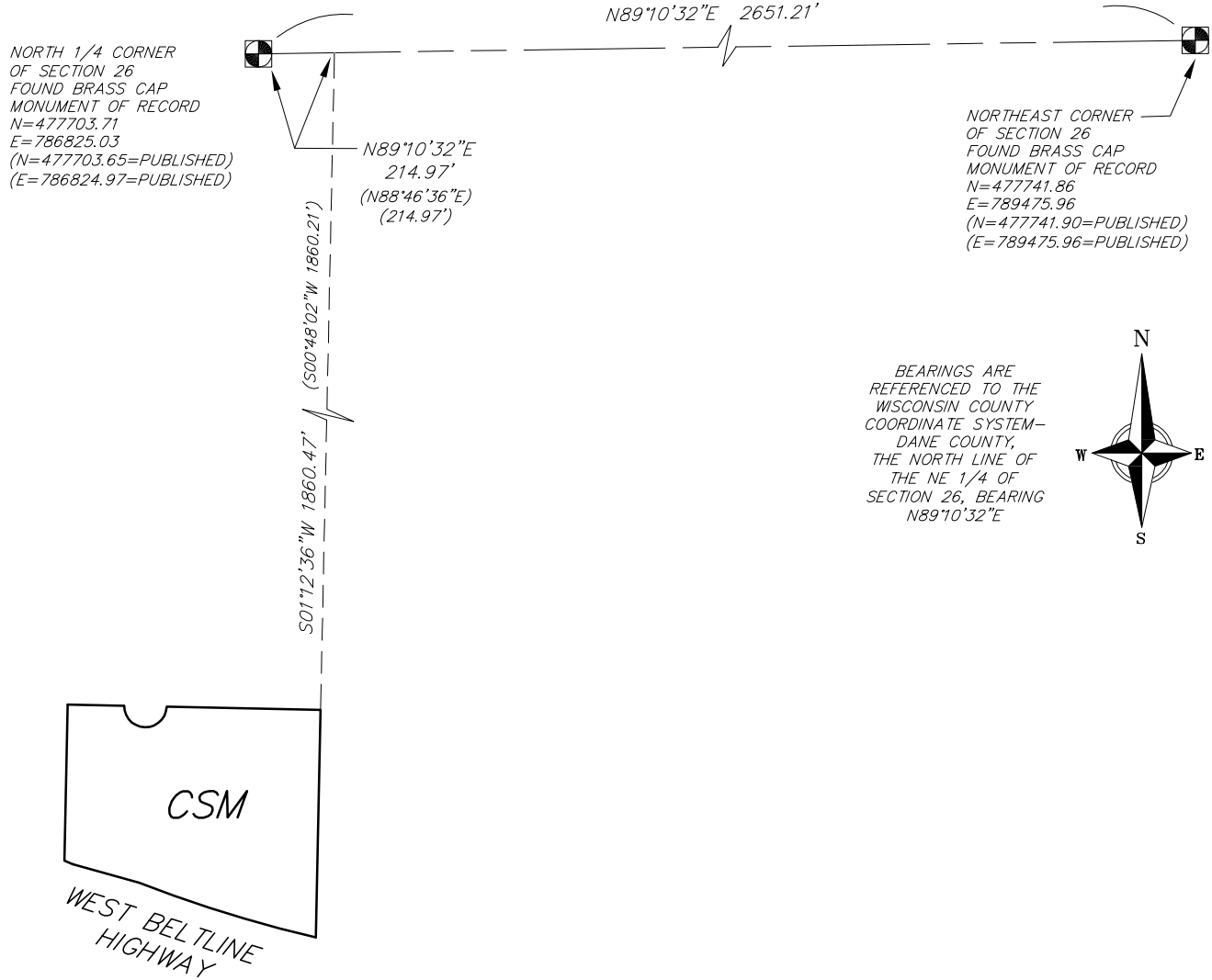
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CERTIFIED SURVEY MAP No. _____

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SECTION CORNER TIE DETAIL (NOT TO SCALE)



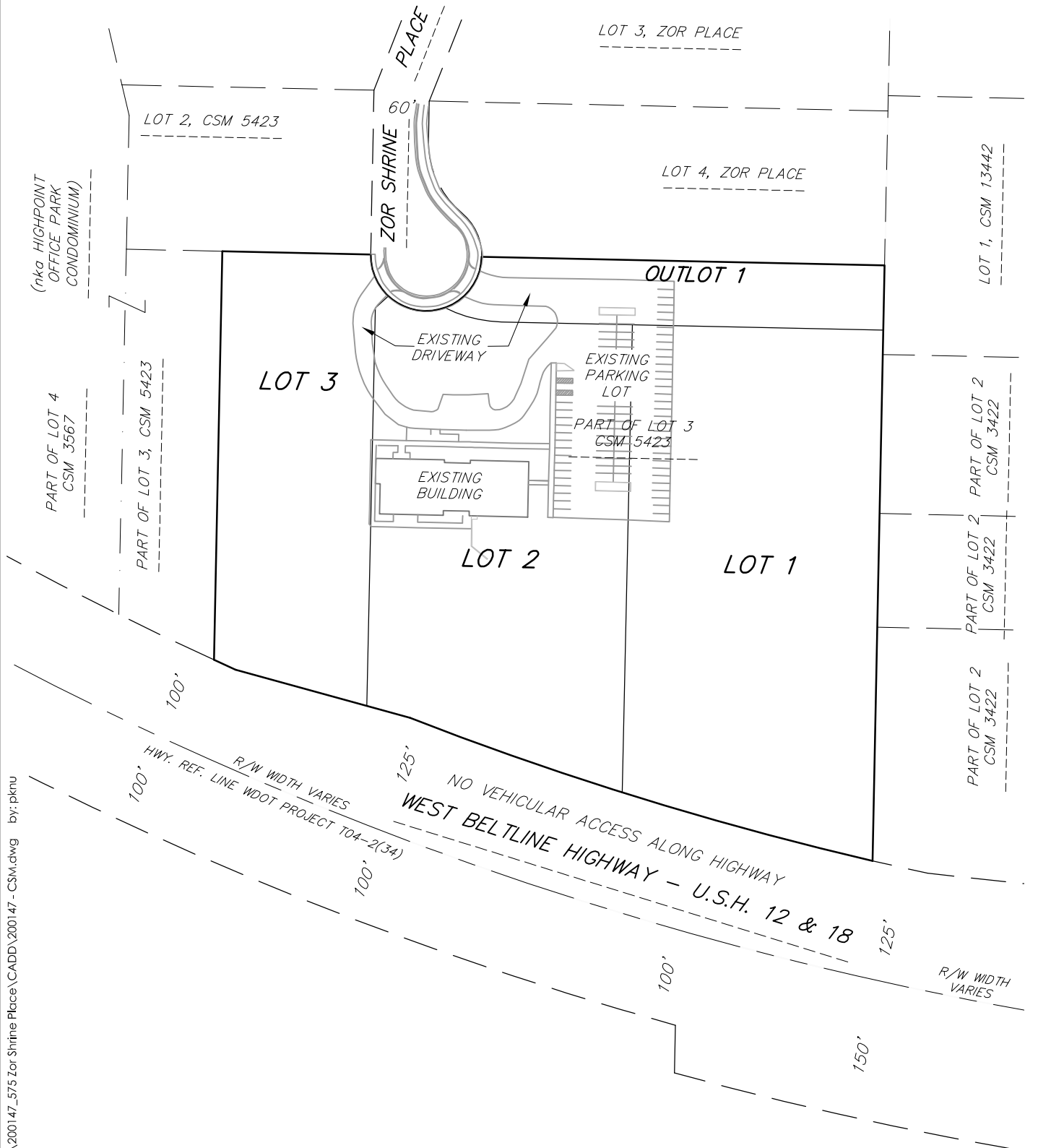
NOTES:

- 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 COMMISSION AND/OR 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.

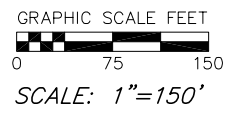
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CERTIFIED SURVEY MAP No. _____

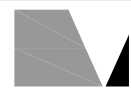
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, THE NORTH LINE OF THE NE 1/4 OF SECTION 26, BEARING N89°10'32"E

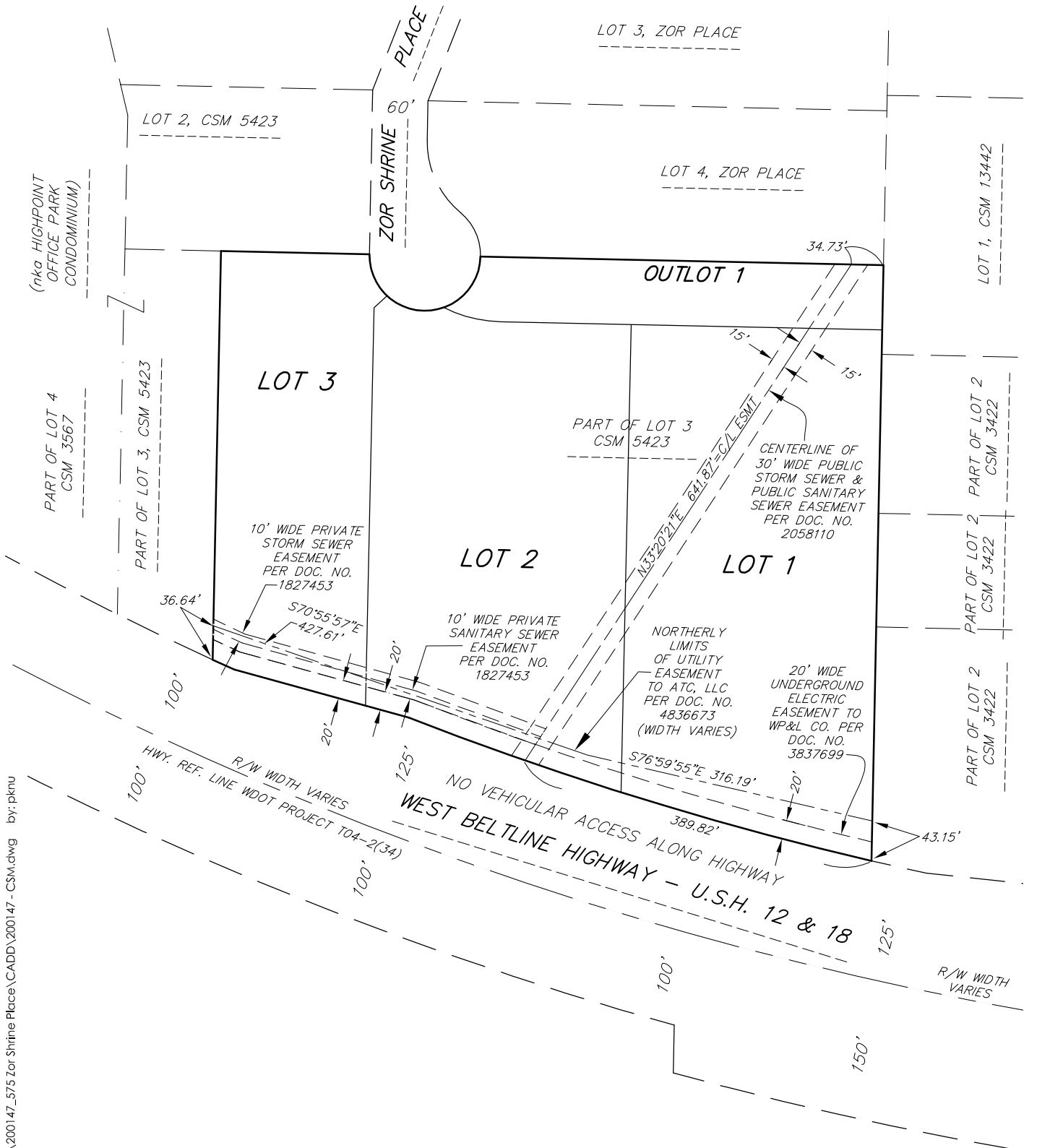


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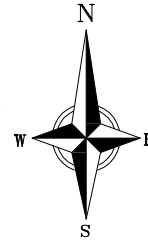


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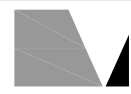
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GRAPHIC SCALE FEET
0 75 150
SCALE: 1"=150'

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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
5 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

SURVEYOR’S CERTIFICATE:

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, Inc.
By: Paul R. Knudson

Dated this _____ day of _____, 202__.

Signed: _____
Vierbicher Associates, Inc.
Paul R. Knudson, 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.

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

 planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fourrier 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 6 OF 8

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE:

Saturday Zor Shrine, LLC, a Minnesota limited liability company, duly organized and existing under and by virtue of the laws of the State of Minnesota, as owner, does hereby certify that we caused land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. We further certify 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 Saturday Zor Shrine, LLC, has caused these presents to be signed by, Brenton Rogers, its Chief Executive Officer, at _____, Minnesota, on this _____ day of _____ 20____.

In the Presence of:

SATURDAY ZOR SHRINE, LLC

By: _____
Brenton Rogers, Chief Executive Officer

State of Minnesota)
) ss
 County of Hennepin)

Personally came before me this _____ day of _____, 20____, the above named, Brenton Rogers, Chief Executive Officer of the above named Saturday Zor Shrine, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires: _____

 Notary Public, State of Minnesota

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

CERTIFIED SURVEY MAP No. _____

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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 202____.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

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 _____, 202____; that said enactment 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 _____, 202____.

Signed: _____
Maribeth Witzel–Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 202____, at _____ o'clock ____m., and recorded in Volume _____ of Certified Surveys on Pages _____, as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

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

vierbicher
planners | engineers | advisors



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