

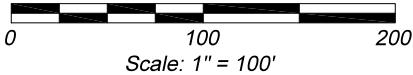
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
FAX 608-837-1081

# CERTIFIED SURVEY MAP

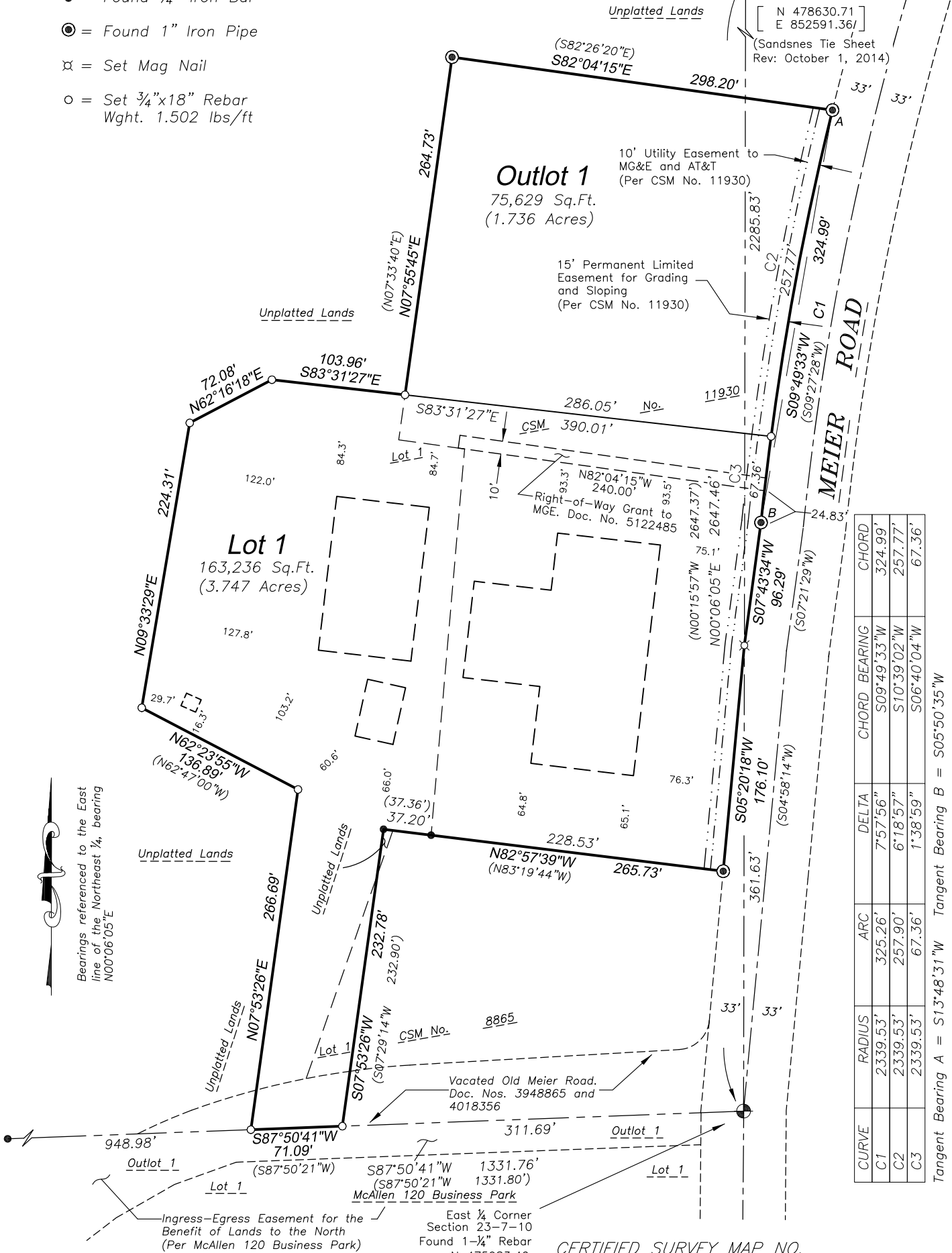
Lot 1, Certified Survey Map No. 119302, recorded in Volume 73 of Certified Survey Maps of Dane County on Pages 173-175 as Document No. 4241883; part of Lot 1, Certified Survey Map No. 2951, recorded in Volume 11 of Certified Survey Maps of Dane County on Pages 352-353 as Document No. 1589860; part of vacated Old Meier Road as recorded in s Document Nos. 3948865 and 4018356; and other lands located in the Southeast 1/4 of the Northeast 1/4 of Section 23 and the Southwest 1/4 of the Northwest 1/4 of Section 24, T7N, R10E, City of Madison, Dane County, Wisconsin



## Legend

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- ⌵ = Set Mag Nail
- = Set 3/4"x18" Rebar  
Wght. 1.502 lbs/ft

Northeast Corner  
Section 23-7-10  
Found Brass Cap Monument  
N 478630.85  
E 852591.41  
[ N 478630.71  
E 852591.36 ]  
(Sandsnes Tie Sheet  
Rev: October 1, 2014)



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	2339.53'	325.26'	7°57'56"	S09°49'33"W	324.99'
C2	2339.53'	257.90'	6°18'57"	S10°39'02"W	257.77'
C3	2339.53'	67.36'	1°38'59"	S06°40'04"W	67.36'

Tangent Bearing A = S13°48'31"W Tangent Bearing B = S05°50'35"W

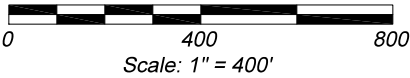
BIRRENKOTT SURVEYING



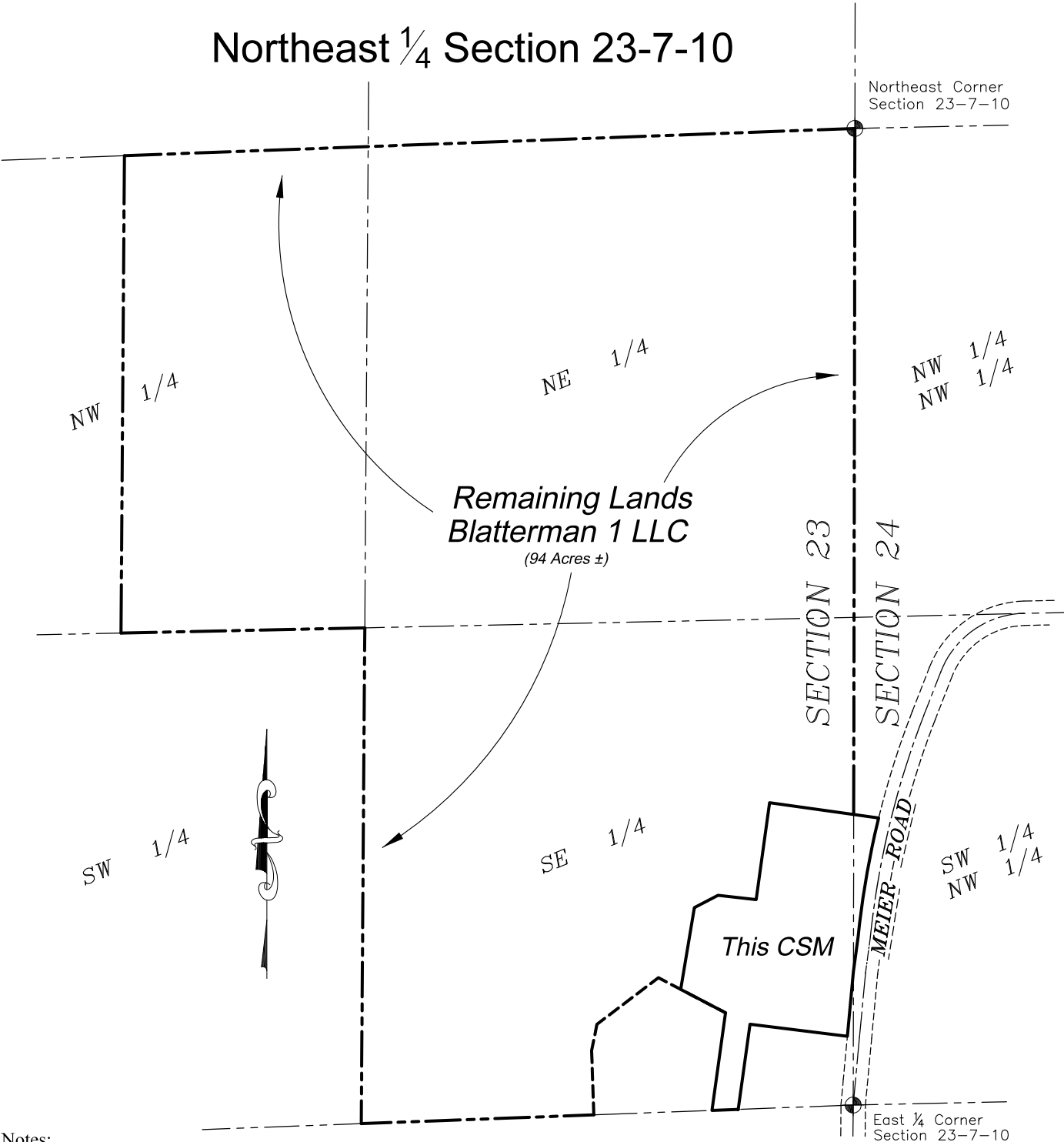
BIRRENKOTT SURVEYING  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463  
FAX 608-837-1081

# CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 119302, recorded in Volume 73 of Certified Survey Maps of Dane County on Pages 173-175 as Document No. 4241883; part of Lot 1, Certified Survey Map No. 2951, recorded in Volume 11 of Certified Survey Maps of Dane County on Pages 352-353 as Document No. 1589860; part of vacated Old Meier Road as recorded in s Document Nos. 3948865 and 4018356; and other lands located in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23 and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, T7N, R10E, City of Madison, Dane County, Wisconsin



## Northeast $\frac{1}{4}$ Section 23-7-10



Notes:

1. Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
2. This survey is subject to any and all easements and agreements both recorded and unrecorded.
3. This survey shows above-ground improvements. No guarantee is made for below-ground structures.
4. This survey subject to the provisions and restrictions of a certain Private Sewage System Maintenance Agreement Covenant, Doc. No. 2295742.
5. This survey subject to the provisions and restrictions of a certain Private Sewage System Maintenance Agreement Covenant, Doc. No. 2894769.
6. This survey subject to the provisions and restriction of certain Restrictions documents, Doc. Nos. 2354197 and 4241882.



# CERTIFIED SURVEY MAP

DATED: September 15, 2023

## Birrenkott Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**Owner’s Certificate:**

As owners, the William C. Blatterman Estate and Blatterman 1 LLC do hereby certify that they have caused the land described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. They also certify that this Certified Survey Map is required by the City of Madison as an approving authority.

\_\_\_\_\_  
William C. Blatterman Estate  
By: Heather Carow

\_\_\_\_\_  
Blatterman 1 LLC  
By: Heather Carow, Member

**State of Wisconsin )**  
**Dane County ) ss**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above-named Heather Carow, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin.      My Commission Expires \_\_\_\_\_

**Consent of Mortgagee Certificate:**

**Summit Credit Union**

Summit Credit Union, mortgagee of lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described hereon, and does hereby consent to the certificate of Williams Blatterman Estate and Blatterman 1 LLC, owners.

By: \_\_\_\_\_

Caitlin Jolivette

Its: \_\_\_\_\_

**State of Wisconsin )**

**Dane County ) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above-named Caitlin Jolivette, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Printed name

CERTIFIED SURVEY MAP DATED: September 15, 2023



Birrenkott  
Surveying

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

Surveyor’s Certificate:

I, Mark A. Pynnonen, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Mark A. Pynnonen, Professional Land Surveyor No. S-2538

Description:

Lot 1, Certified Survey Map No. 119302, recorded in Volume 73 of Certified Survey Maps of Dane County on Pages 173-175 as Document No. 4241883; part of Lot 1, Certified Survey Map No. 2951, recorded in Volume 11 of Certified Survey Maps of Dane County on Pages 352-353 as Document No. 1589860; part of vacated Old Meier Road as recorded in s Document Nos. 3948865 and 4018356; and other lands located in the Southeast ¼ of the Northeast ¼ of Section 23 and the Southwest ¼ of the Northwest ¼ of Section 24, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows:  
Commencing at the East ¼ Corner of said Section 23; thence S87°50'41"W, 311.69 feet along the South line of said Northeast ¼, said line also being the North line of McAllen 120 Business Park to the point of beginning; thence continuing along said South/North line S87°50'41"W, 71.09 feet; thence N07°53'26"E, 266.69 feet; thence N62°23'55"W, 136.89 feet; thence N09°33'29"E, 224.31 feet; thence N62°16'18"E, 72.08 feet; thence S83°31'27"E, 103.96 feet to the Westerly line of Certified Survey Map No. 11930; thence N07°55'45"E, 264.73 feet along said Westerly line; thence S82°04'15"E, 298.20 feet along the Northerly line of said CSM No. 11930 to the Westerly right-of-way line of Meier Road and a point on a curve; thence along said right-of-way line along a curve to the left having a radius of 2339.53 feet and a chord bearing and length of S09°49'33"W, 324.99 feet; thence continuing along said right-of-way line S07°43'34"W, 96.29 feet; thence continuing along said right-of-way line S05°20'18"W, 176.10 feet to the North line of Certified Survey Map No. 8865; thence N82°54'10"W, 265.73 feet along said North line and its Westerly extension; thence S07°53'26"W, 232.78 feet to the aforesaid South/North line and the point of beginning; Containing 238,865 square feet, or 5.483 acres.

City of Madison Plan Commission Certificate:

Approved for recording per the Secretary of the City of Madison Plan Commission.

Heather Stouder, Secretary  
City of Madison Plan Commission

Dated

City of Madison Common Council Certificate:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-xx-xxxxx, File ID Number xxxxx, adopted on the \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023

Maribeth L. Witzel-Behl, Clerk  
City of Madison

Surveyed For:

William Blatterman Estate  
C/O Heather Carow  
620 Alpine Parkway  
Oregon, WI 53575

Surveyed: T.A.S.  
Drawn: M.A.P.  
Checked: M.A.P./C.KC.V.B.  
Approved: C.K.C.  
Field book: 386-44  
Tape/File: J:\2023\Carlson

Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2023  
at \_\_\_\_\_ o’clock \_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps of Dane County on Pages \_\_\_\_\_.

Kristi Chlebowski, Register of Deeds

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_