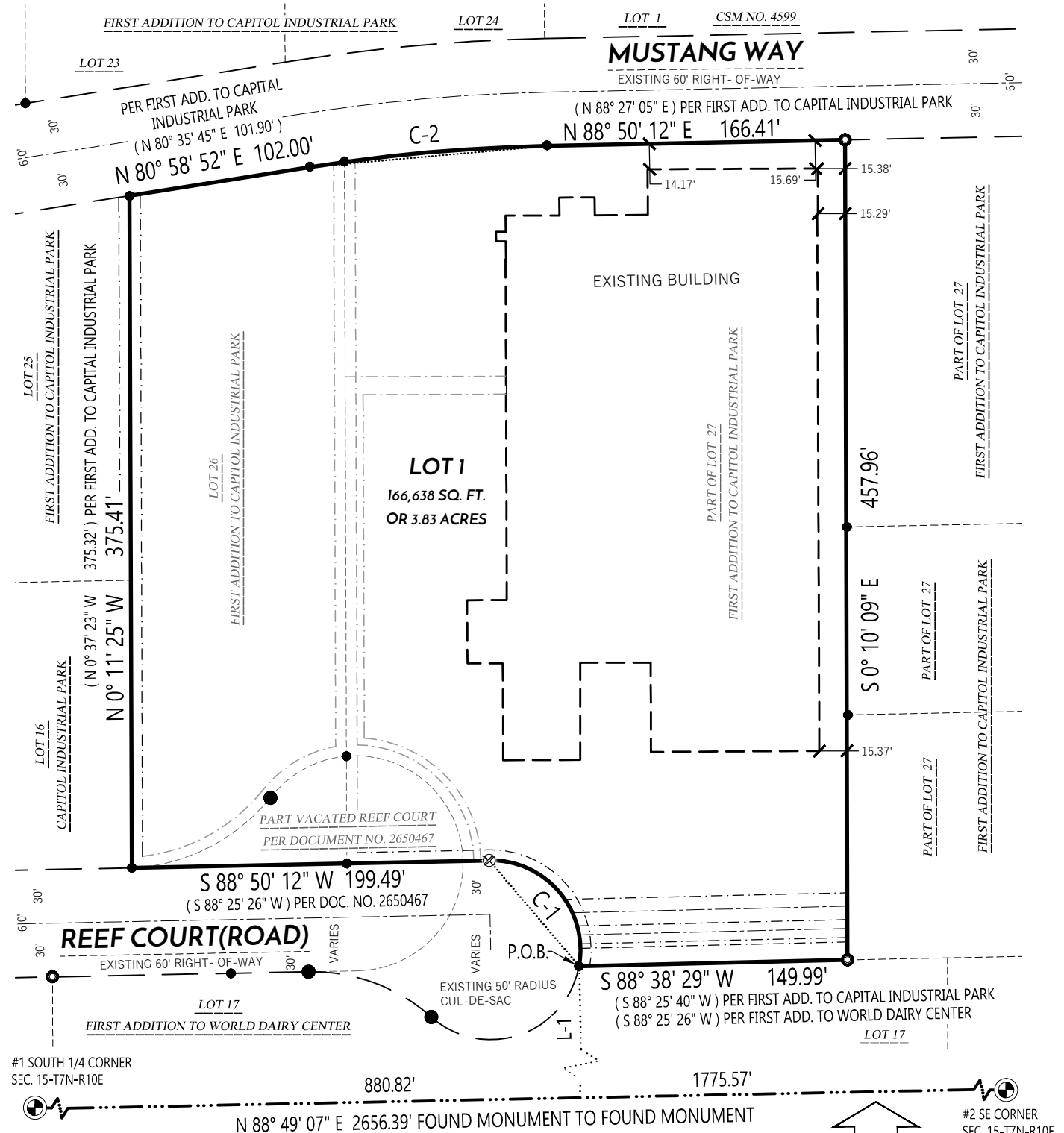


File: W:\2024\70477\_Klien - Oakhouse Farm Bakery\DWG\2021 Design\17-0477\_ Reef Court CSM.dwg Layout: CSM 1 OF 6 User: Zach Plotted: May 09, 2024 - 10:29am

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 26 AND PART OF LOT 27, FIRST ADDITION TO CAPITAL INDUSTRIAL PARK RECORDED ON JULY 22, 1985 IN VOLUME 55 OF PLATS ON PAGES 33-34, AS DOCUMENT NO. 1890326 AND PART OF VACATED REEF COURT AS DESCRIBED IN RESOLUTION RECORDED DECEMBER 14, 1994 IN VOLUME 29028 OF RECORDS ON PAGES 28-31, AS DOCUMENT NO. 2650467, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 10 EAST, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

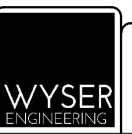
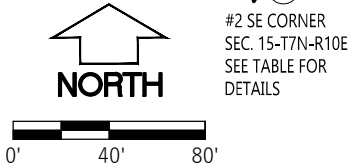


LEGEND

- PLSS SECTION CORNER FOUND AS NOTED
- 3/4\"/>

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF JULY 19TH, 2021
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T7N, R10E, BEARS N 88°49' 07\"/>
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 6 LINE TABLE, CURVE TABLE AND EASEMENT DETAILS
- SEE SHEET 3 OF 6 FOR EXISTING SITE FEATURE DETAILS AND SECTION CORNER MONUMENT COORDINATE TABLE



PREPARED BY:  
WYSER ENGINEERING  
800 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
KSW CONSTRUCTION CORP.  
1100 JOHN P LIVESEY BLVD  
VERONA, WI 53593

SURVEYED BY: ZMR/MAL  
DRAWN BY: JWS  
APPROVED BY: ZMR

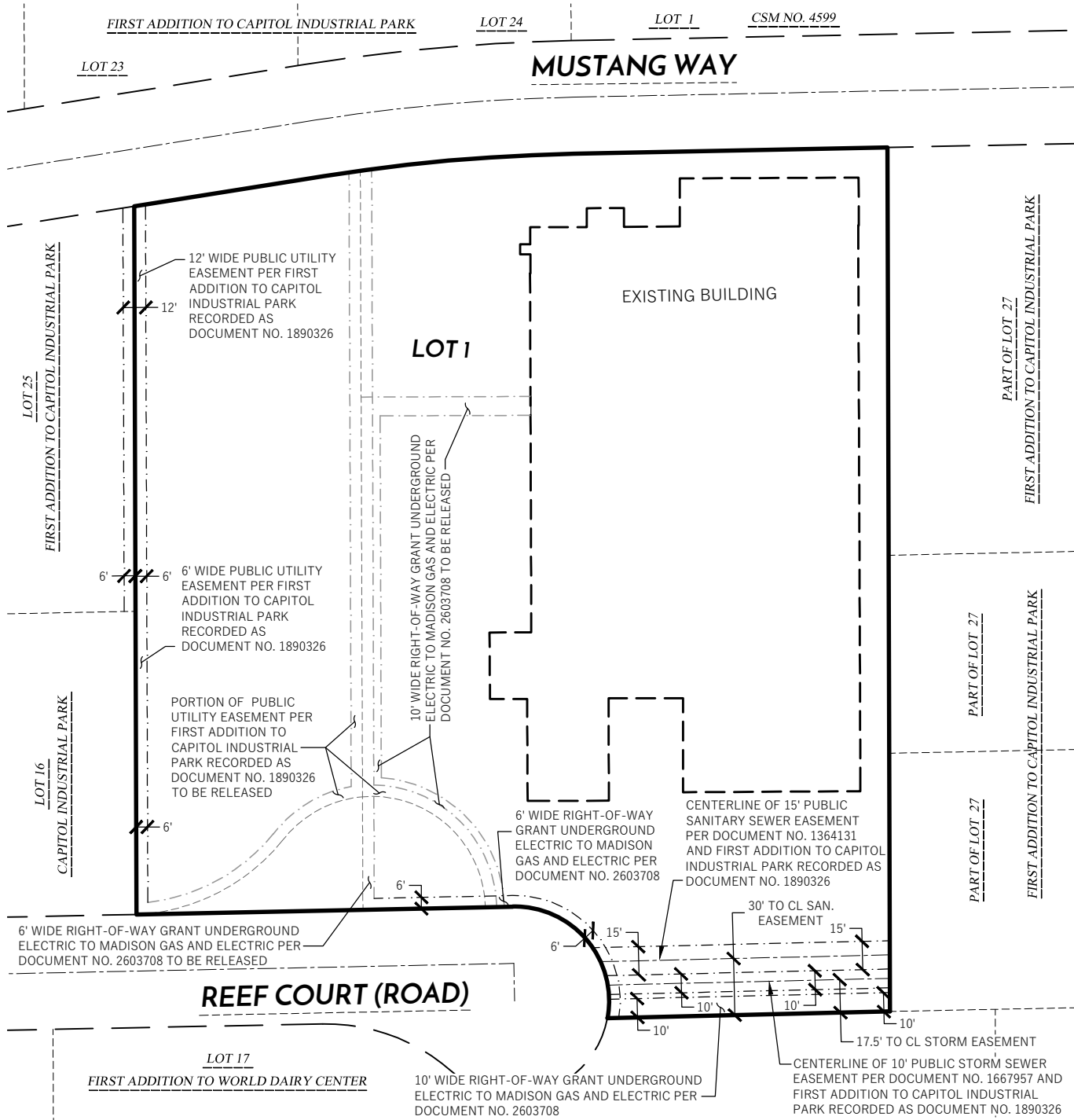
PROJECT NO: 17-0477  
SHEET NO: 1 of 6

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CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	88.61'	50.00'	101° 32' 13"	N 40° 23' 41" W	77.46'	N 10° 22' 25" E	S 88° 50' 12" W
(*)			101° 32' 14"	N 40° 48' 27" W			S 88° 25' 26" W
C-2	132.99'	970.00'	7° 51' 20"	N 84° 54' 32" E	132.89'	N 80° 58' 52" E	N 88° 50' 12" E
(**)				N 84° 31' 25" E		N 80° 35' 45" E	N 88° 27' 05" E

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 1° 10' 53" W	532.91'

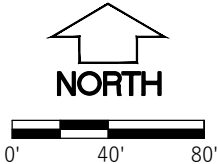
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- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 3 OF 6 FOR EXISTING SITE FEATURE DETAILS AND SECTION CORNER MONUMENT TABLE

LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT
- EXISTING BUILDING

\* PER WARRANTY DEED DOCUMENT NO. 2650243  
\*\* PER FIRST ADDITION TO CAPITAL INDUSTRIAL PARK



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www.wyserengineering.com

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DRAWN BY: JWS  
APPROVED BY: ZMR

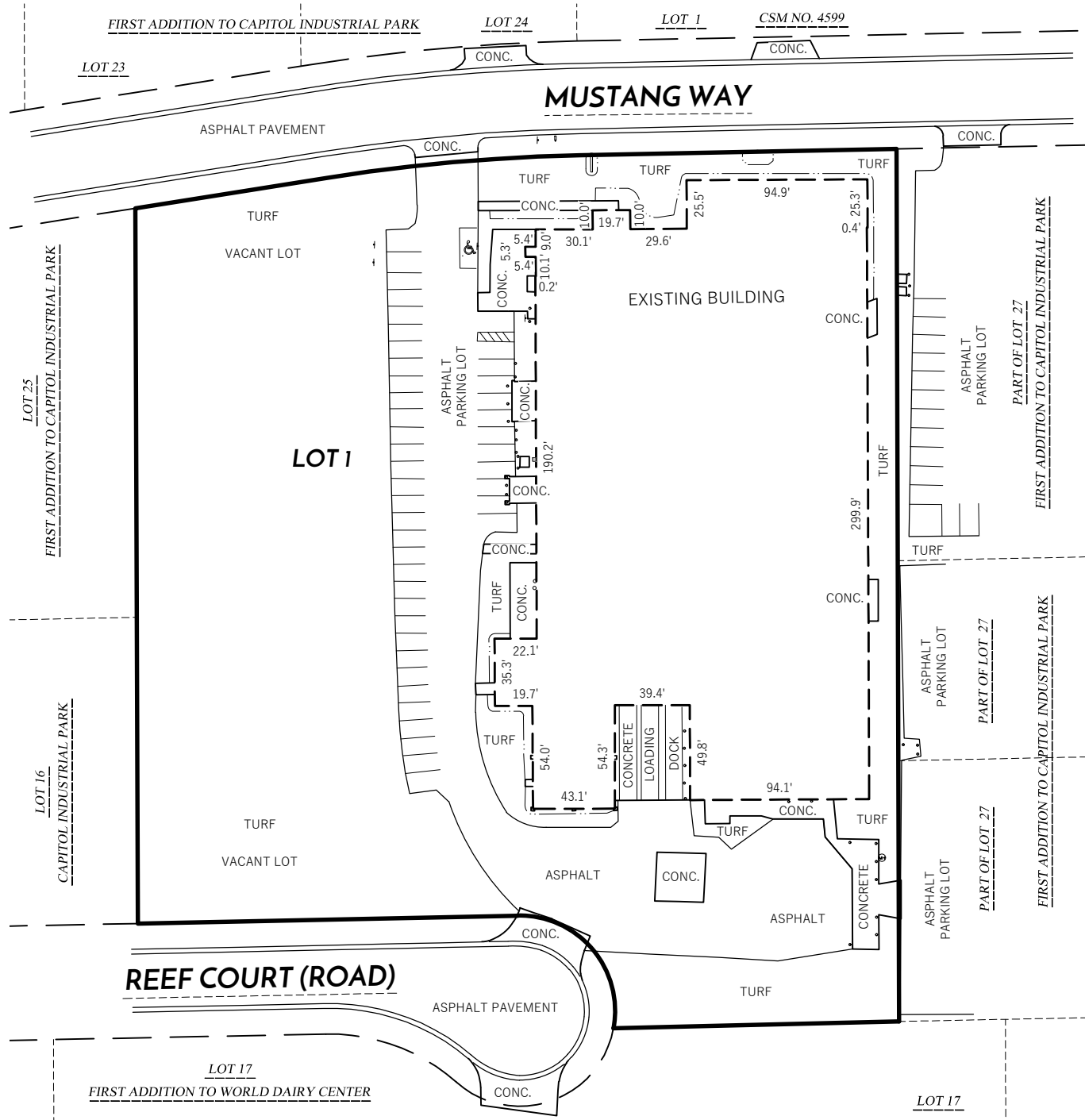
PROJECT NO: 17-0477  
SHEET NO: 2 of 6

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	WISCRS DANE COORDINATES NAD 83 (2011)
1	FOUND 1-1/4" REBAR SOUTH 1/4	N: 478,383.06 E: 844,629.60
( )	CORNER OF SECTION 15 - T7N - R10E	( N: 478,382.90 E: 844,629.52 )*
2	FOUND CITY OF MADISON MONUMENT	N: 478,437.84 E: 874,285.42
( )	SE CORNER OF SECTION 15 - T7N - R10E	( N: 478,437.66 E: 847,285.08 )**

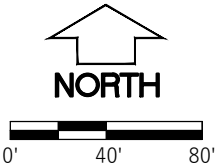
\* PER SANDSNES 2004 TIE SHEET WCCS DANE NAD 83 (1991)  
\*\* PER SANDSNES 2007 TIE SHEET WCCS DANE NAD 83 (1997)

LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LINE
- EXISTING BUILDING
- EXISTING PAVEMENT EDGE
- EXISTING LANDSCAPING LIMITS

NOTES:

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- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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LEGAL DESCRIPTION  
AS PROVIDED

LOT TWENTY-SIX (26), FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

AND

THAT PART OF VACATED REEF COURT (ROAD) AS PLATTED IN THE PLAT OF THE FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF CURVATURE AT THE SOUTHWEST CORNER OF LOT 26 OF THE PLAT OF FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTHEASTERLY 89.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 51° 19' 04", SAID ARC HAVING A CHORD BEARING NORTH 62° 46' 08" EAST, 86.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 49.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 47° 35' 02", SAID ARC HAVING A CHORD BEARING NORTH 60° 54' 07" EAST, 48.41 FEET; THENCE SOUTH 00° 37' 37" EAST, 59.87 FEET; THENCE SOUTH 88° 25' 26" WEST, 120.00 FEET TO THE POINT OF BEGINNING.

AND

LOT TWENTY-SEVEN (27), FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE EASTERLY 100.47 FEET THEREOF, AND FURTHER EXCEPT THOSE LANDS CONVEYED TO THE CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION, IN WARRANTY DEED RECORDED DECEMBER 13, 1994 IN VOLUME 29019 OF RECORDS, PAGE 38 AS DOCUMENT NUMBER 2650243.

AND

A PART OF VACATED REEF COURT (ROAD), VACATED PER RESOLUTION RECORDED DECEMBER 14, 1994 IN VOLUME 29028 OF RECORDS, PAGE 28 AS DOCUMENT NUMBER 2650467, DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF CURVATURE AT THE SOUTHEAST CORNER OF LOT 26 OF THE PLAT OF FIRST ADDITION TO CAPITOL INDUSTRIAL PARK, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHEASTERLY 98.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 93° 43' 50", SAID ARC HAVING A CHORD BEARING SOUTH 48° 26' 45" EAST, 87.56 FEET; THENCE SOUTH 88° 25' 26" WEST, 64.90 FEET; THENCE NORTH 00° 37' 37" WEST, 59.87 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION  
AS SURVEYED

ALL OF LOT 26 AND PART OF LOT 27, FIRST ADDITION TO CAPITAL INDUSTRIAL PARK RECORDED ON JULY 22, 1985 IN VOLUME 55 OF PLATS ON PAGES 33-34, AS DOCUMENT NO. 1890326 AND PART OF VACATED REEF COURT AS DESCRIBED IN RESOLUTION RECORDED DECEMBER 14, 1994 IN VOLUME 29028 OF RECORDS ON PAGES 28-31, AS DOCUMENT NO. 2650467, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 10 EAST, LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.  
DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 15, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 NORTH 88 DEGREES 49 MINUTES 07 SECONDS EAST, 880.82 FEET; THENCE NORTH 01 DEGREE 10 MINUTES 53 SECONDS WEST TO A POINT ON THE EASTERLY SIDE OF THE CURVING RIGHT-OF-WAY OF REEF COURT, BEING THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN WARRANTY DEED RECORDED ON DECEMBER 13, 1994 IN VOLUME 29019 OF DEEDS ON PAGES 38 AND 39 AS DOCUMENT NO. 2650243 AND THE POINT OF BEGINNING;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE RIGHT-OF-WAY OF REEF COURT 88.61 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 23 MINUTES 07 SECONDS WEST, 77.46 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE SAID RIGHT-OF-WAY OF REEF COURT SOUTH 88 DEGREES 50 MINUTES 12 SECONDS WEST, 199.49 FEET TO THE WEST LINE OF AFORESAID LOT 26; THENCE ALONG SAID WEST LINE OF LOT 26 NORTH 00 DEGREES 11 MINUTES 25 SECONDS WEST, 375.41 FEET TO SOUTHERLY RIGHT-OF-WAY LINE OF MUSTANG WAY AND NORTHWEST CORNER OF SAID LOT 26; THENCE ALONG SAID RIGHT-OF-WAY OF MUSTANG WAY NORTH 80 DEGREES 58 MINUTES 52 SECONDS EAST, 102.00 FEET TO A POINT OF TANGENT CURVE; THENCE CONTINUING NORTHEASTERLY ALONG SAID RIGHT-OF-WAY OF MUSTANG WAY 132.99 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 54 MINUTES 32 SECONDS EAST, 132.89 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF MUSTANG WAY NORTH 88 DEGREES 50 MINUTES 12 SECONDS EAST, 166.41 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 09 SECONDS EAST, 457.96 FEET TO THE SOUTH LINE OF AFORESAID LOT 27; THENCE ALONG SAID SOUTH LINE OF LOT 27 SOUTH 88 DEGREES 38 MINUTES 29 SECONDS WEST, 149.99 FEET BACK TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF KSW CONSTRUCTION CORPORATION, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION 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 AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



PREPARED BY:  
WYSER ENGINEERING  
800 EAST FRONT STREET  
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www.wyserengineering.com

PREPARED FOR:  
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1100 JOHN P LIVESSEY BLVD  
VERONA, WI 53593

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DRAWN BY: JWS  
APPROVED BY: ZMR

PROJECT NO: 17-0477  
SHEET NO: 4 of 6

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OWNER'S CERTIFICATE

H&E DEVELOPMENT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
H&E DEVELOPMENT, LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR H&E DEVELOPMENT, LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CONSENT OF MORTGAGEE

ASSOCIATED BANK, NATIONAL ASSOCIATION , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE

NAMED BANKING ASSOCIATION , ASSOCIATED BANK, NATIONAL ASSOCIATION, AUTHORIZED OFFICER

\_\_\_\_\_ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_



File: W:\2024\70477\_Klien - Oakhouse Farm Bakery\DWG\2021 Design\17-0477\_ Reef Court\_CSM.dwg Layout: CSM 5 OF 6 User: Zach Plotted: May 09, 2024 - 10:27am



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DRAWN BY: JWS  
APPROVED BY: ZMR

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SHEET NO: 5 of 6

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MADISON COMMON COUNCIL CERTIFICATE

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

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

\_\_\_\_\_  
MATTHEW WACHTER,  
SECRETARY OF THE PLAN COMMISSION

\_\_\_\_\_  
DATE:



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) \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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