

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

BEING A REDIVISION OF LOTS 58 AND 59, SIXTH ADDITION TO PARK TOWNE SUBDIVISION BEING A PART OF THE NORTHEAST OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

● INDICATES IRON ROD FOUND DIA. AS NOTED

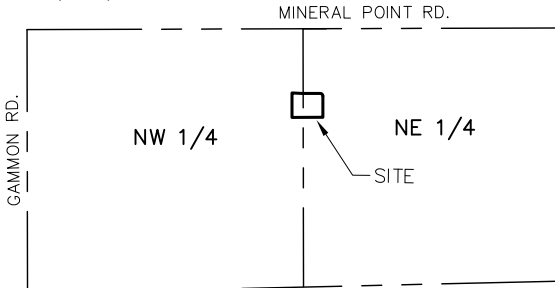
○ INDICATES 1 INCH DIA. IRON PIPE, SET

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25-07-08 AS N 89°53'07" E, WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE, 83 (2011).

OWNERS:  
MSP REAL ESTATE, LLC  
1295 Northland Dr., Suite 270  
Mendota Heights, MN 55120

SURVEYOR:  
CHRISTOPHER A. JACKSON, PLS  
CJ ENGINEERING, LLC  
9205 W. CENTER ST., STE 214  
MILWAUKEE, WI 53213  
(414) 443-1312



S.T.H. 12 VICINITY MAP  
NW 1/4 AND NE 1/4 OF SEC. 25-7-8  
1" = 2000'

NORTHWEST CORNER  
OF NE 1/4 SEC. 25-7-8  
FOUND CONC. MONU.  
W/ ALUMINUM CAP  
N 792,127.10  
E 477,769.88

NORTHEAST CORNER  
OF NE 1/4 SEC. 25-7-8  
FOUND CONC. MONU.  
W/ ALUMINUM CAP  
N 794,780.36  
E 477,775.19

N 89°53'07" E 2653.27'  
222.99'

ARC = 95.45'  
RADIUS = 1066.00'  
CHD. LENGTH = 95.42'  
CHD BRG. = S 87°32'24" E  
(REC. S 87°56'48" E)

**GRAND TETON PLAZA**  
(66' WIDE PUBLIC RIGHT OF WAY)

(REC. N 89°29'18" E)  
N 89°53'42" E

FND 3/4" IR  
0.3' S  
0.3' E

FND 1" IR

SET 1" IP

176.31'

31.6'

FND 2" IR

GRAND TETON PLAZA  
CONDOMINIUM

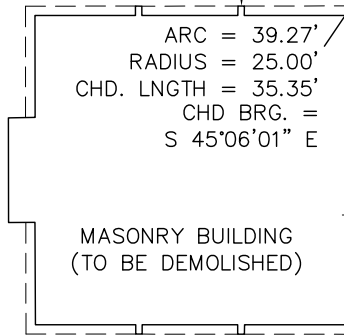
(REC. N 00°30'42" W)  
N 00°06'18" W

234.27'

10' WIDE GAS AND ELECTRIC ROW PER DOC. NO. 1659758

10' GAS AND ELECTRIC ROW PER DOC. NO. 1597329

**LOT 1**  
68,226 SQ. FT.  
1.566 ACRES



MASONRY BUILDING  
(TO BE DEMOLISHED)

(REC. S 00°30'42" E)  
S 00°06'18" E

**SOUTH YELLOWSTONE DRIVE**  
(66' WIDE PUBLIC RIGHT OF WAY)

851.06'

S 00°06'18" E

12' WIDE GAS AND ELECTRIC ROW PER DOC. NO. 1597329

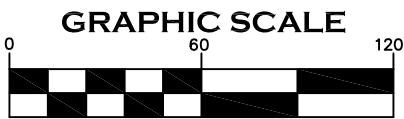
(REC. S 89°29'18" W)  
S 89°53'42" W

296.63'

FND 2" IR

33.00'

LOTS 122 & 123  
TENTH ADDITION TO PARK TOWNE



1 INCH = 60 FT.



OFFICE OF THE REGISTER OF DEEDS DANE CO., WISCONSIN  
RECEIVED FOR RECORDING ON \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_  
AND RECORDED AS MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

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

BEING A REDIVISION OF LOTS 58 AND 59, SIXTH ADDITION TO PARK TOWNE SUBDIVISION BEING A PART OF THE NORTHEAST OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOTS 58 AND 59, SIXTH ADDITION TO PARK TOWNE SUBDIVISION BEING A PART OF THE NORTHEAST OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, DANE COUNTY, STATE OF WISCONSIN.

CONTAINING: 68,226 SQUARE FEET OR 1.566 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF MSP REAL ESTATE, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 37 OF THE CITY OF MADISON GENERAL ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

### NOTES:

1. NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CSM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

2. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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**OWNER'S CERTIFICATE**

MSP REAL ESTATE, LLC., as owner, does hereby certify that said company caused the lands described on this CSM to be surveyed, divided, mapped and dedicated as represented on this CSM.

IN WITNESS WHEREOF, the said MSP REAL ESTATE, LLC. has caused these presents to be signed by \_\_\_\_\_, \_\_\_\_\_, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

State of Wisconsin )  
County of Dane ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above-named \_\_\_\_\_ of MSP REAL ESTATES, LLC, known by me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public,  
My Commission Expires: \_\_\_\_\_

**CONSENT OF LENDER**

\_\_\_\_\_, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS.

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF )  
COUNTY OF ) SS

PERSONALLY CAME BEFORE ME ON \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_, IN HIS/HER CAPACITY AS \_\_\_\_\_ OF \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC,  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

MAP NO. \_\_\_\_\_

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VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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## PLANNING COMMISSION APPROVAL

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

\_\_\_\_\_  
CHRIS WELLS, SECRETARY OF PLAN COMMISSION

## COMMON COUNCIL APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER, \_\_\_\_\_ FILE I.D. NUMBER \_\_\_\_\_, ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. AND THAT SAID RESOLUTION 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK  
CLERK OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_