

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

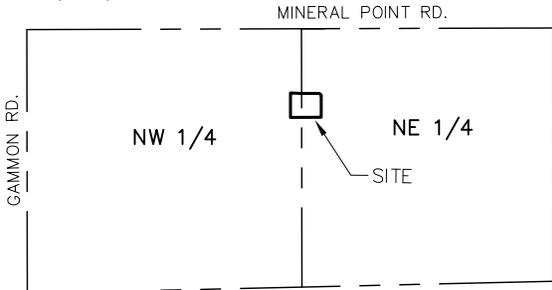
○ INDICATES 1 INCH DIA. IRON PIPE, SET

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 1" IR

SET 1" IP

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

176.31'

31.6'

FND 2" IR

GRAND TETON PLAZA
CONDOMINIUM

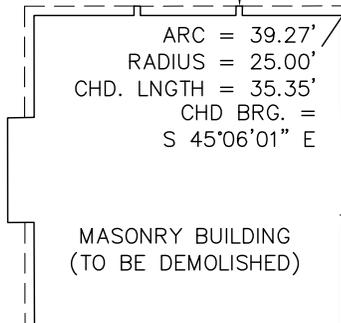
(REC. N 00°30'42" W)
N 00°06'18" W

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



205.00'

(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

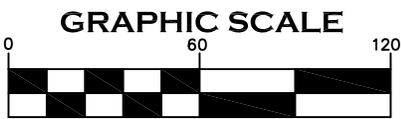
(REC. S 89°29'18" W)
S 89°53'42" W

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 _____

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.

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. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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.

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 _____