

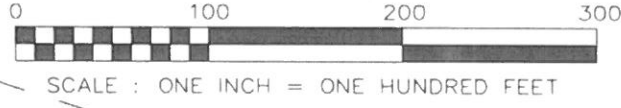
CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

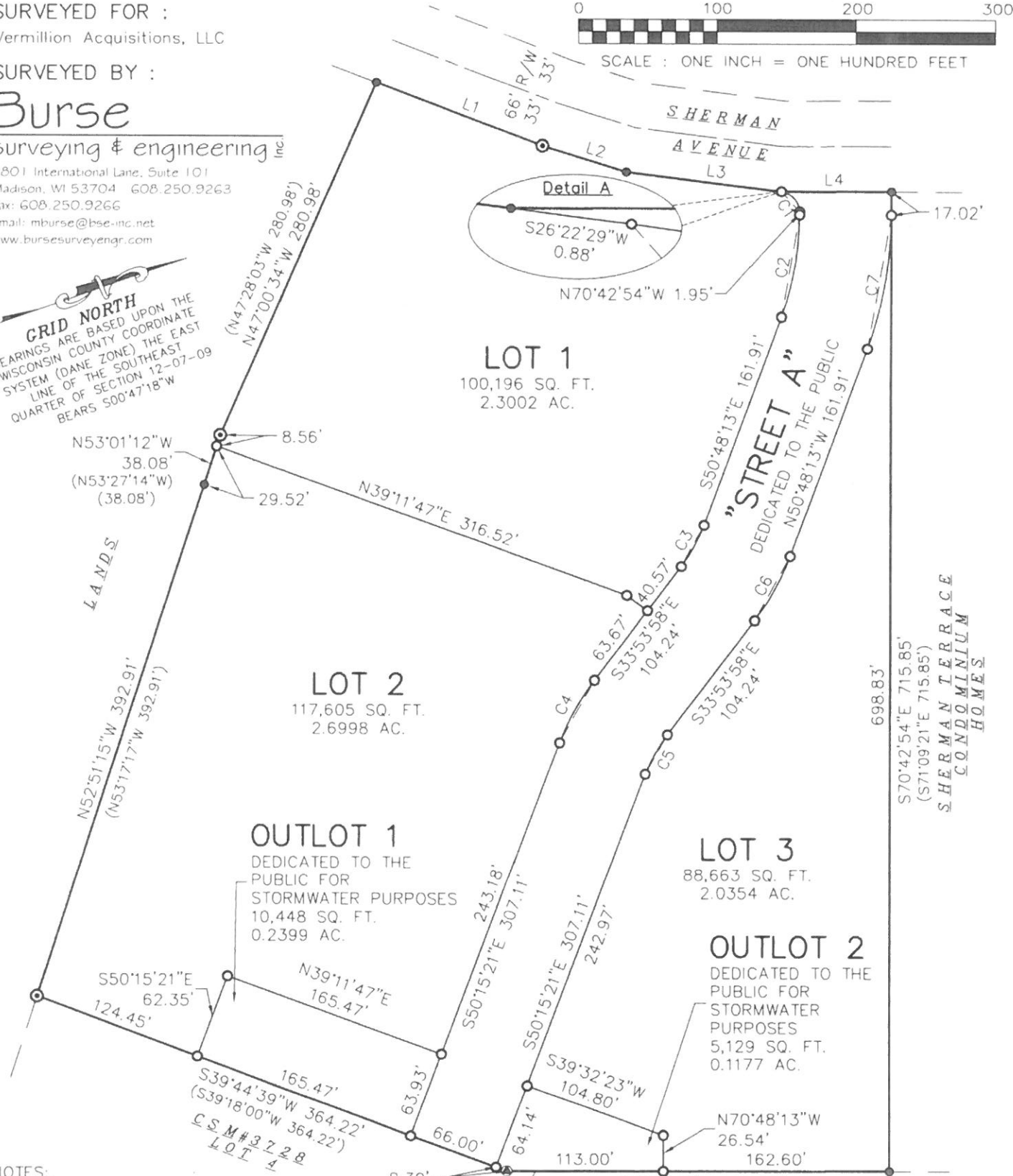
SURVEYED FOR :
Vermillion Acquisitions, LLC

SURVEYED BY :
Burse

surveying & engineering inc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12-07-09 BEARS S00°47'18"W



- NOTES:**
- 1) See sheet 2 for easements and existing condition details.
 - 2) See sheet 3 for building detail, line and curve table, and legend.
 - 3) The lots created by this Certified Survey Map are responsible for compliance with MGO Chapter 37 at the time of development.



FOUND CHISELED X AT THE SOUTHEAST CORNER OF SECTION 12-07-09
N: 488,361.60'
E: 826,483.82'

FOUND CITY OF MADISON CONCRETE MONUMENT AT THE EAST QUARTER CORNER OF SECTION 12-07-09
N: 490,988.00' E: 826,519.96'

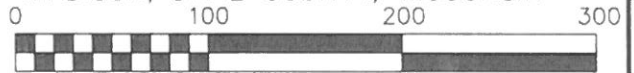
MON TO MON
S00°47'18"W 2626.65' 1926.40'

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: January 10, 2023
Plot View: csm
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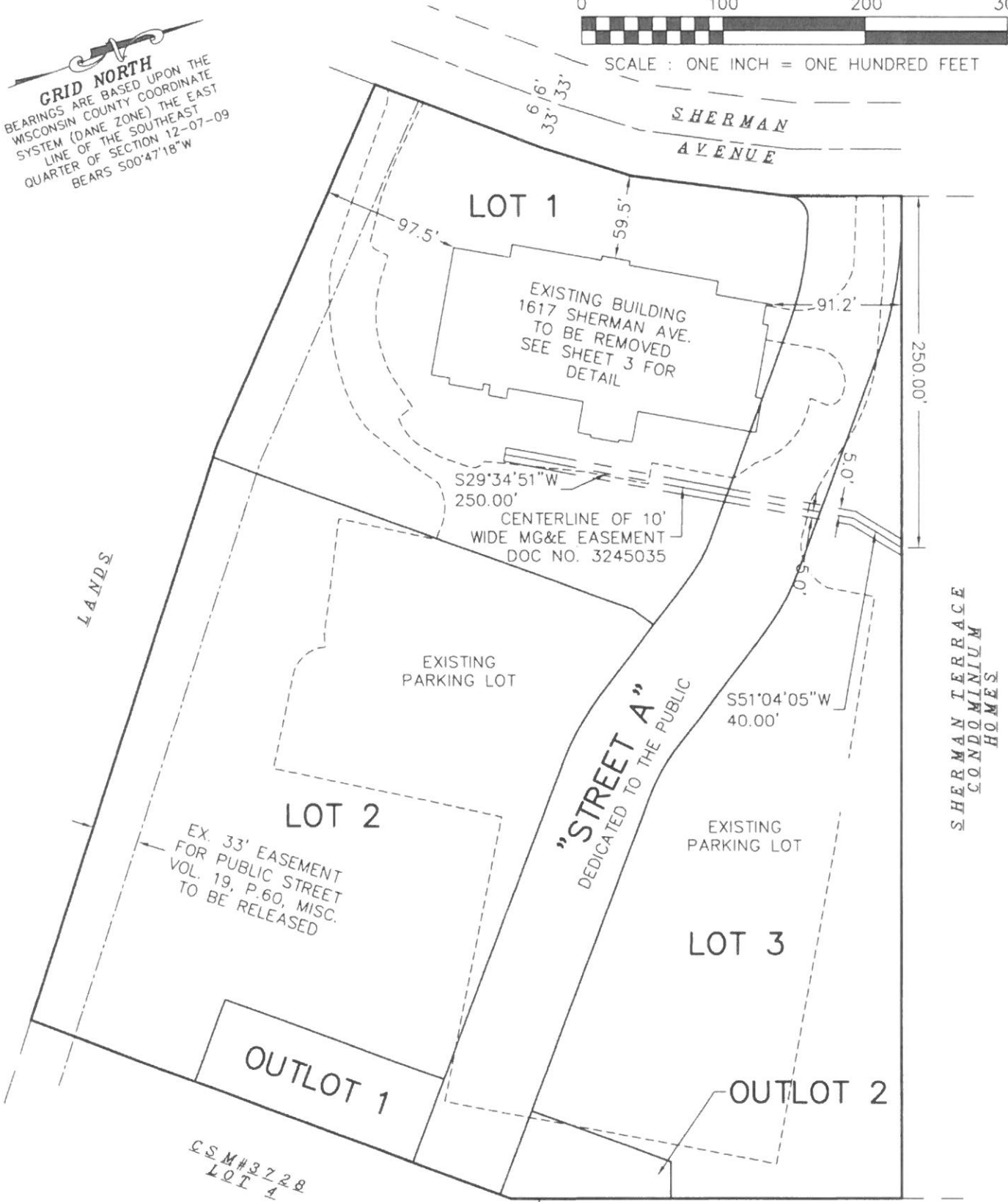
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SCALE : ONE INCH = ONE HUNDRED FEET

GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12-07-09 BEARS S00°47'18"W



C.S.M.#3728
LOT 4

C.S.M.#3728
LOT 3



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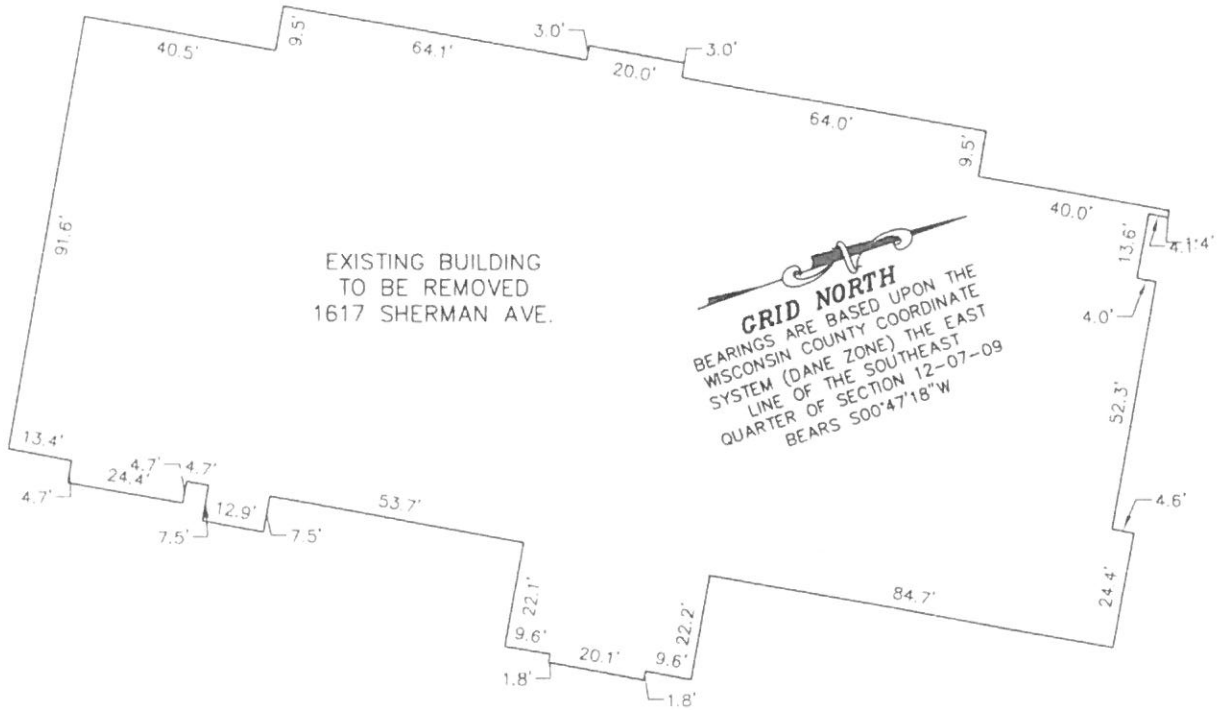
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SCALE : ONE INCH = FORTY FEET



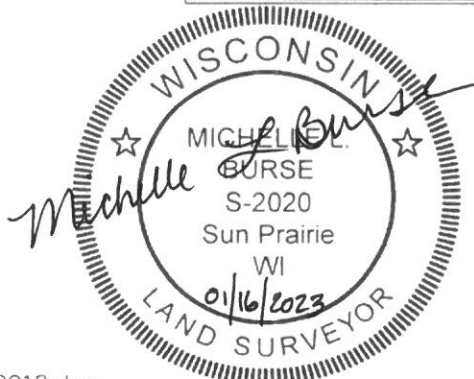
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	98.35'	283.00'	19°54'41"	N60°45'34"W	97.85'
C2	75.41'	217.00'	19°54'41"	N60°45'34"W	75.03'
C1	21.71'	15.00'	82°54'36"	S67°49'48"W	19.86'
C6	53.99'	183.00'	16°54'15"	N42°21'06"W	53.80'
C5	33.40'	117.00'	16°21'23"	S42°04'40"E	33.29'
C3	34.52'	117.00'	16°54'15"	N42°21'06"W	34.39'
C4	52.24'	183.00'	16°21'23"	S42°04'40"E	52.06'

Parcel Line Table		
Number	Direction	Length
L1	N40°08'54"E (N39°38'45"E)	128.70 (128.70')
L2	N36°41'38"E (N36°16'34"E)	63.50 (63.50')
L3	N26°22'29"E (N25°57'25"E)	111.78 (111.78')
L4	N19°13'58"E (N18°48'54"E)	80.02 (80.02')

LEGEND

- ⊙ 1-1/4" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊙ 1-1/4" IRON PIPE FOUND PINCHED
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



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CITY OF MADISON 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 _____, 202__, 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 _____, 202__.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 202__.

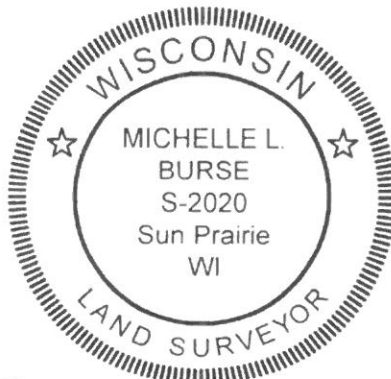
Matthew Wachter, Secretary of the Plan Commission.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped part of the Northeast and Northwest Quarters of the Southeast Quarter of Section 12, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the East Quarter corner of said Section 12; thence South 00 degrees 47 minutes 18 seconds West, 700.25 feet; thence North 89 degrees 12 minutes 42 seconds West, 527.98 feet to the Point of Beginning, also to the west line of Certified Survey Map Number 3728 (CSM), as recorded in Volume 15 of Certified Survey Maps, on pages 170-172, as Document Number 1710425; thence South 19 degrees 11 minutes 47 seconds West along said west line, 275.60 feet; thence South 39 degrees 44 minutes 39 seconds West along said west line, 364.22 feet to the southwest corner of said CSM; thence North 52 degrees 51 minutes 15 seconds West, 392.91 feet; thence North 53 degrees 01 minute 12 seconds West, 38.08 feet; thence North 47 degrees 00 minutes 34 seconds West, 280.98 feet to the southeast right of way line of Sherman Avenue; thence North 40 degrees 08 minutes 54 seconds East along said southeast right of way line, 128.70 feet; thence North 36 degrees 41 minutes 38 seconds East along said southeast right of way line, 63.50 feet; thence North 26 degrees 22 minutes 29 seconds East along said southeast right of way line, 111.78 feet; thence North 19 degrees 13 minutes 58 seconds East along said southeast right of way line, 80.02 feet; thence South 70 degrees 42 minutes 54 seconds East, 715.85 feet to the Point of Beginning, under the direction of Vermillion Acquisitions, LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 16 day of JANUARY, 2023

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



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SHEET 4 OF 5

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Vermillion Acquisitions, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Tenney Place Development, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said ___ has caused these presents to be signed

by _____, its managing member, on this _____ day of _____, 202__.

Vermillion Acquisitions, LLC

By: _____
managing member

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202__, _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____

CORPORATE MORTGAGEE CERTIFICATE:

First Business Bank, a banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of Tenney Place Development, LLC, owner.

IN WITNESS WHEREOF, the said First Business Bank, has caused these presents to be signed by

_____, its _____, at _____,

this ___ day of _____, 202__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 202__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

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Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds