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1702 Pankratz St Madison, WI 53704
(608) 242-7779 www.msa-ps.com

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PROJECT NO. 21586000
DRAWN BY: SRS
SURVEYOR: SRS & BLT
FILE NO. 21586000\CADDISurvey
SHEET NO. 1 OF 7

CLIENT:
ISTHMUS MONTESSORI ACADEMY
1802 PANKRATZ ST
MADISON, WI 53704
OWNER:
DANE COUNTY

DANE COUNTY CERTIFIED SURVEY MAP #

LOTS 47 AND 48 AND OUTLOT 7 OF SECOND ADDITION TO TRUAX AIR PARK
WEST RECORDED IN VOLUME 57-120A OF PLATS ON PAGES 473-476,
LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 31, TOWNSHIP 8 NORTH,
RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

COMPUTED POSITION FROM
FOUND TIES. MONUMENT
BOX FITS LOCATION.
UNABLE TO OPEN LID.
499,911.459
828,921.875
(499,911.37
828,921.80
WCCS 91)

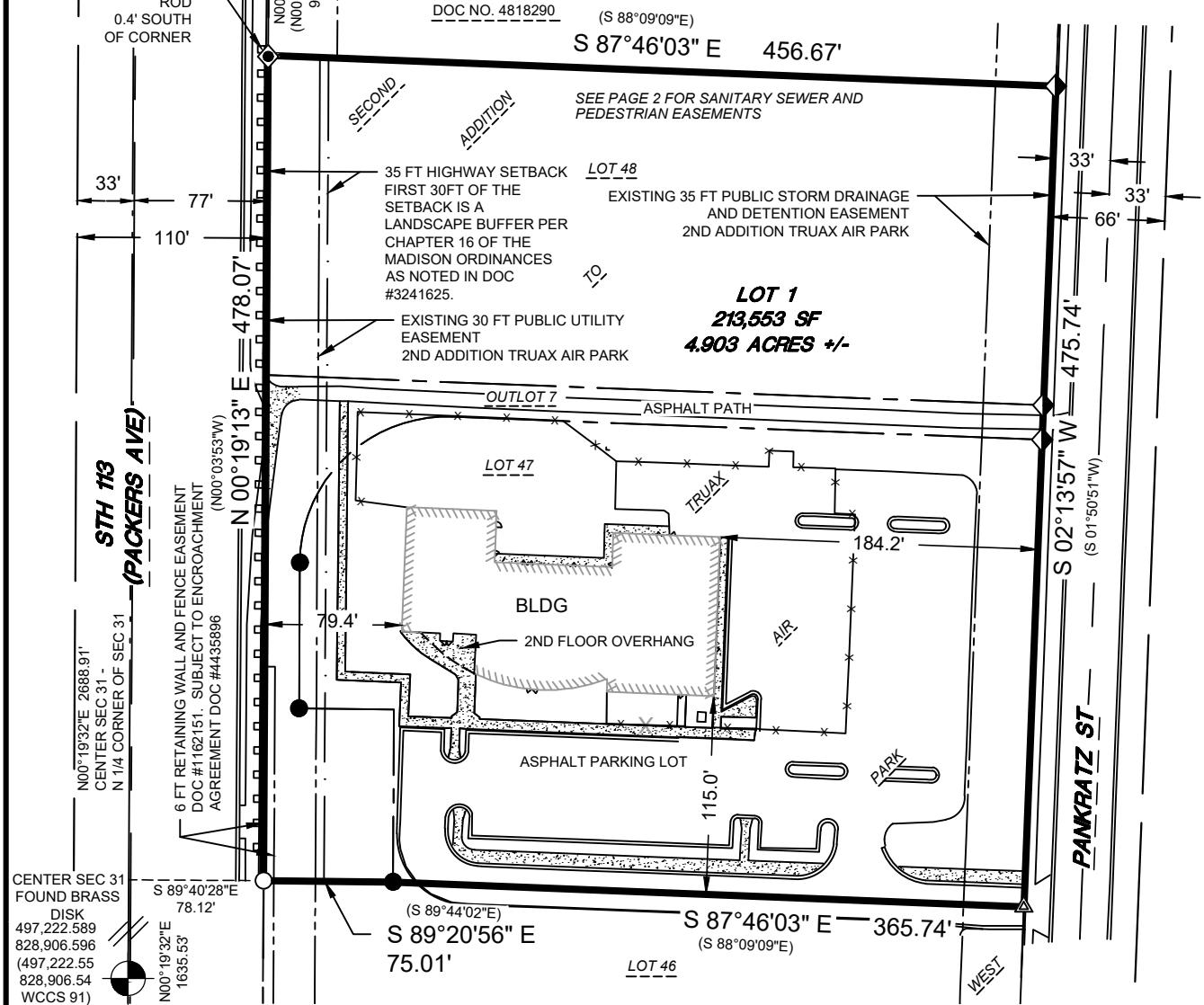
A legend consisting of eight horizontal lines of varying styles and symbols, each paired with a text label to its right. The lines are: 1) A thick solid black line labeled 'SUBDIVISION BOUNDARY'. 2) A solid black line labeled 'RIGHT-OF-WAY'. 3) A dashed black line labeled 'EASEMENT LINE'. 4) A line with a short dash in the center labeled 'CENTERLINE'. 5) A line with a long dash in the center labeled 'PREVIOUS SURVEY'. 6) A line with 'x' marks at regular intervals labeled 'FENCE'. 7) A line with small open squares at regular intervals labeled 'RESTRICTED ACCESS PER SECOND ADDITION TO TRUAX AIR PARK WEST'. 8) A line with a stippled pattern labeled 'CONCRETE'.



BEARINGS FOR THIS SURVEY ARE BASED
ON THE WISCONSIN COORDINATE
REFERENCE SYSTEM (WISCRS), DANE
COUNTY NAD83 (2011 ADJUSTMENT).
WEST LINE NW 1/4 OF SECTION 31
BEARINGS N00°19'32" W.



SEE PAGE 3 FOR ADDITIONAL NOTES
AFFECTING THE LANDS WITHIN THIS CSM.





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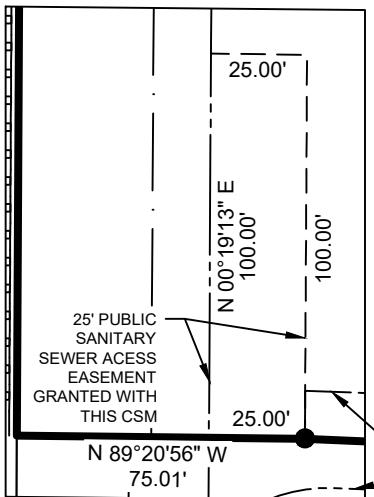
FILE: 21586000\CADD\Survey

SHEET NO. 2 OF 7

DANE COUNTY CERTIFIED SURVEY MAP #

LOTS 47 AND 48 AND OUTLOT 7 OF SECOND ADDITION TO TRUAX AIR PARK WEST RECORDED IN VOLUME 57-120A OF PLATS ON PAGES 473-476, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DETAIL A



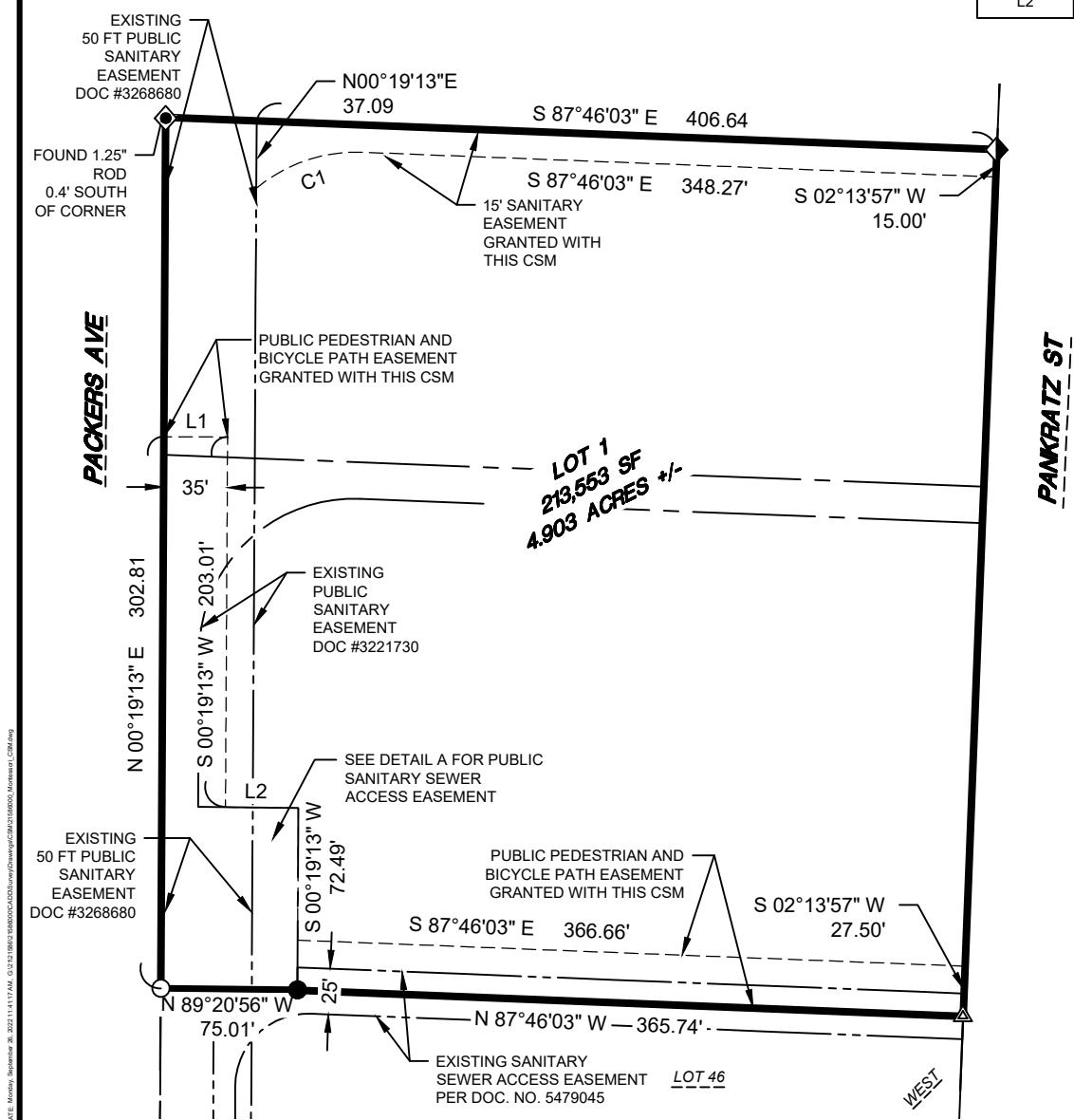
PROPOSED EASEMENTS

LEGEND

SUBDIVISION BOUNDARY	● FOUND 1" IRON PIPE
RIGHT-OF-WAY	◆ FOUND 3/4" IRON REBAR
EASEMENT LINE	◆ FOUND 1 1/4" IRON REBAR
NEW EASEMENT	○ SET 3/4" BY 24" IRON REBAR WEIGHING 1.50 LBS./FT.
CENTERLINE	▲ SET RAILROAD SPIKE
PREVIOUS SURVEY	() RECORD INFORMATION
FENCE	
RESTRICTED ACCESS PER SECOND ADDITION TO TRUAX AIR PARK WEST	
CONCRETE	

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.66'	85.00'	42°14'20"	S71°06'47"W	61.25'

SEGMENT	BEARING	LENGTH
L1	S89°40'47"E	35.00'
L2	S89°20'56"E	40.00'



BEARINGS FOR THIS SURVEY ARE
BASED ON THE WISCONSIN
COORDINATE REFERENCE
SYSTEM (WISCRS), DANE COUNTY
NAD83 (2011 ADJUSTMENT).
WEST LINE NW 1/4 OF SECTION 31
BEARS N00°19'32"W.



A horizontal scale from 0 to 100 with a black bar indicating a value of approximately 85.



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DANE COUNTY CERTIFIED SURVEY MAP #

LOTS 47 AND 48 AND OUTLOT 7 OF SECOND ADDITION TO TRUAX AIR PARK WEST RECORDED IN VOLUME 57-120A OF PLATS ON PAGES 473-476, LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. AS OWNER I HEREBY RESTRICT ALL LOTS AND BLOCKS, IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. 113 OR PACKERS AVENUE, AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION. (NOTE4 - SECOND ADDITION TRUAX AIR PARK WEST)
2. NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE S.T.H. 113 RIGHT-OF-WAY AND THE SETBACK LINE. IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO SIGNS, PARKING LOTS, PARALLEL DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, ETC., IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION DISTRICT OFFICE FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING YOUR COUNTY HIGHWAY DEPARTMENT.
(NOTE5 - SECOND ADDITION TRUAX AIR PARK WEST)
3. ONE ACCESS PER LOT UNLESS OTHERWISE SHOWN. CORNER LOTS WITH FRONTAGE ON TWO PUBLIC STREETS ARE ALLOWED TWO ACCESSES (ONE PER STREET).
(NOTE6 - SECOND ADDITION TRUAX AIR PARK WEST)
4. THE FIRST 30 FEET OF THE 35 FEET OF THE HIGHWAY SETBACK LINE IS LANDSCAPE BUFFER PER CHAPTER 16 OF THE MADISON ORDINANCES, AS NOTED IN DOCUMENT NO. 3241625.
5. ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
6. PARCEL IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO.3615606. EASEMENT AGREEMENT ALLOWS ARE INGRESS/EGRESS AND PARKING RIGHTS ON LOTS 43-47 OF SECOND ADDITION TO TRUAX AIR PARK WEST.
7. PARCEL IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN DOCUMENT NO. 1829663, 1842455 and 3357855.

LEGAL DESCRIPTION

LOTS 47 AND 48 AND OUTLOT 7 OF SECOND ADDITION TO TRUAX AIR PARK WEST RECORDED IN VOLUME 57-120A OF PLATS ON PAGES 473-476, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 213,553 SQUARE FEET OR 4.903 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, BRADLEY L. TISDALE, PROFESSIONAL LAND SURVEYOR S-2824, DO HEREBY CERTIFY THAT BY THE DIRECTION OF Isthmus Montessori Academy, 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, DANE COUNTY, WISCONSIN.

BRADLEY L. TISDALE, S-2824
PROFESSIONAL LAND SURVEYOR

DATE

CLIENT:

ISTHMUS MONTESSORI
ACADEMY
1802 PANKRATZ ST
MADISON, WI 53704



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SHEET NO.	4 OF 7

DANE COUNTY CERTIFIED SURVEY MAP #

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OWNER'S CERTIFICATE

AS AUTHORIZED AGENT FOR DANE COUNTY, OWNER OF THE LANDS SHOWN HEREON, I DO HEREBY CERTIFY THAT DANE COUNTY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

OWNER AGENT (SIGN)

OWNER AGENT (PRINT)

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, 2022.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

SURVEYOR'S SEAL

CLIENT:

ISTHMUS MONTESSORI
ACADEMY
1802 PANKRATZ ST
MADISON WI 53704



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SHEET NO. 5 OF 7

DANE COUNTY CERTIFIED SURVEY MAP #

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CONSENT OF LESSEE CERTIFICATE

PERTCO LLC, DULY ORGANIZED AND EXISTING BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS LESSEE OF LOT 47
SECOND ADDITION TO TRUAX AIR PARK WEST, DOES HEREBY CERTIFY THAT PERTCO LLC CAUSED THE LAND DESCRIBED ON
THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I FURTHER
CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF
MADISON FOR APPROVAL.

IN WITNESS WHEREOF, PERTCO LLC, HAS CAUSED THESE DOCUMENTS TO BE SIGNED BY THEIR REPRESENTATIVE
THIS ____ DAY OF _____, 2022.

LESSEE REPRESENTATIVE (SIGN)

LESSEE REPRESENTATIVE (PRINT)

PERSONALLY CAME BEFORE ME ON THIS ____ DAY OF _____, 2022.
THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC: DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

SURVEYOR'S SEAL

CLIENT:

ISTHMUS MONTESSORI
ACADEMY
1802 PANKRATZ ST
MADISON WI 53704



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DANE COUNTY CERTIFIED SURVEY MAP #

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CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

XXXXXXXXXXXX, 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 PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF PERTCO LLC, LESSEE.

IN WITNESS WHEREOF, THE SAID XXXXXXXXXXXXXXX THESE PRESENTS TO BE SIGNED BY

.....XXXXXXXXXXXXXXXXX AUTHORIZED REPRESENTATIVE, AT

WISCONSIN AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2022.

IN PRESENCE OF:

(CORPORATE SEAL)

XXXXXX

XXXXXXXXXX REPRESENTATIVE DATE

STATE OF WISCONSIN)
COUNTY OF _____) SS

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED

XXXXXXXXXX REPRESENTATIVE OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH AUTHORIZED REPRESENTATIVE OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC

_____ COUNTY, WISCONSIN

MY COMMISSION EXPIRES: _____

SURVEYOR'S SEAL

CLIENT

ISTHMUS MONTESSORI
ACADEMY
1802 PANKRATZ ST
MADISON, WI 53704



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DANE COUNTY CERTIFIED SURVEY MAP #

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CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE ____ DAY OF _____, 2022, 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 , 2022.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

BY: _____ DATE: _____
MATTHEW WACHTER, SECRETARY OF THE PLAN COMMISSION

REGISTER OF DEEDS

OFFICE OF THE REGISTER OF DEEDS

DANE COUNTY, WISCONSIN

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____.M.

AND RECORDED IN VOLUME _____ OF CSMs ON PAGE(S) _____ AS _____

DOCUMENT NUMBER _____

KRISTI CHLEBOWSKI, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

SURVEYOR'S SEAL

CLIENT:

ISTHMUS MONTESSORI
ACADEMY
1802 PANKRATZ ST
MADISON WI 53704