

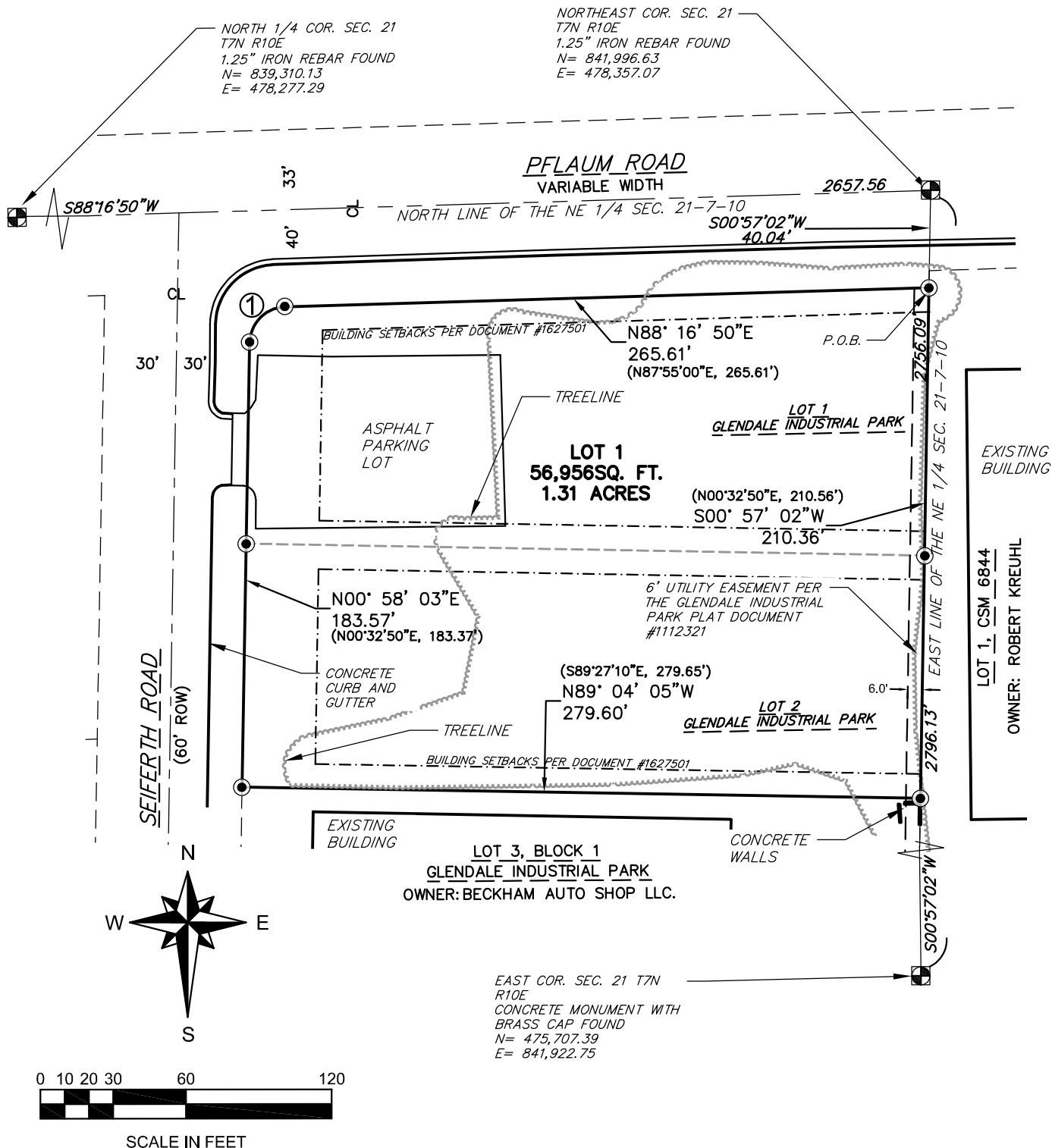
CERTIFIED SURVEY MAP

Being all of Lots 1 and 2, Block 1, Glendale Industrial Park, located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

SURVEY LEGEND

- GOVERNMENT MONUMENT FOUND (AS NOTED)
- FOUND 1.50" O.D. IRON PIPE
- () RECORDED AS

- ① Chord: 20.31'
Course: N 45°23'30"E
Arc Length: 22.32'
Radius: 15.00'
Delta: 85°14'23"



PREPARED FOR (OWNER):
2501 Stoughton Road L.L.C.
P.O. Box 1087
Menomonee Falls, WI 53051

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188



DRAFT

John M. Schulz, P.L.S. 3253

Dated this 5th day of October, 2022

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SURVEYOR'S CERTIFICATE

I, John M. Schulz, of Ruekert & Mielke, Professional Land Surveyor, do hereby certify that at the direction of the 2501 Stoughton Road LLC., that I have surveyed, divided and mapped a combination of Lots 1 and 2, Block 1, Glendale Industrial Park, recorded as Document No. 1112321, located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

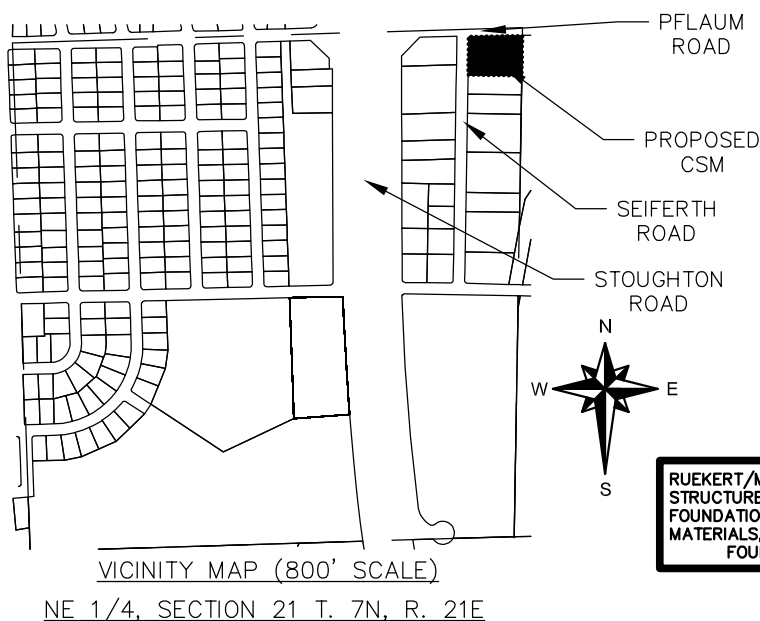
That I have made this survey, land division and map by the direction of the 2501 Stoughton Road LLC., owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 or the Wisconsin Statutes and the City of Madison ordinances in surveying, dividing and mapping of same.

John M. Schulz S-3253
Professional Land Surveyor

Date



RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

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GENERAL NOTES:

- A. All Lots within this Certified Survey Map shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (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 by those required and created by the current approved subdivision. The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General ordinances.
- B. All lots created by this Certified Survey Map are individually responsible of compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.
- C. Bearings are referenced to the East line on the NE 1/4 of Section 21, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Wisconsin County Coordinate System, Dane County Zone, assumed to bear S00°57'02"W.
- D. All Lots are vacant of buildings.
- E. Existing Right-of-Way widths were compiled from Glendale Industrial Park Plat.
- F. Public Utility Easements as previously set forth by the Glendale Industrial park Plat are for the use by Public Bodies and Private Public Utilities having the right to serve the area.
- G. Lots of the Certified Survey Map are subject to the following recorded documents based on a First American Title Insurance Company Subdivision Approval Report No. NCS-1136398A-MAD, effective date of August 29, 2022.
 1. Restrictions and conditions contained in Warranty Deed, recorded: June 11, 1979 in Volume 1073 of Records, page 500, as Document No. 1624736. Corrected by Warranty Deed, recorded June 27, 1979, Volume 1073 of Records, page 34, as Document No. 1627501 (building restrictions).
 2. Covenants, conditions, restrictions and easements in the document recorded March 5, 2021 as Document No. 5701826
 3. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Glendale Industrial Park, recorded September 11, 1964, in Volume 28, pages 38-39, as Document No. 1112321.

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MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number RES-21-00182, File ID Number 69317, adopted on the 1st day of March, 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 the ____ day of _____, 20__

Maribeth L. 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 CERTIFICATE

Received for recording this _____ day of _____, 20 __ ,
at _____, _____, and recorded in Volume _____ of Certified Survey Maps on
Pages _____ as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds

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CORPORATE OWNER’S CERTIFICATE

2501 Stoughton Road LLC., a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

2501 Stoughton LLC., does further certify that this plat is required to be submitted to the following for approval or objection: City of Madison.

IN WITNESS WHEREOF, the said 2501 Soughton Road LLC., has caused these presents to be signed by _____, Title_____ and its corporate seal to be hereunto affixed on this

_____ day of _____, 2022.

Title

STATE OF WISCONSIN }
DANE COUNTY } SS

Personally came before me this _____ day of _____, 2022, the above named _____,

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____.

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CONSENT OF MORTGAGEE CERTIFICATE

_____, mortgagee of the above described lands, does hereby consent to the surveying, dividing, mapping and dedication of the land described above, and does hereby consent to the above certificate of F C Land LLC., owner.

_____ day of _____, 2022.

_____ Title

STATE OF WISCONSIN }
COUNTY OF DANE } SS

Personally came before me this _____ day of _____, 2022, the above named _____,

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ Notary Public, State of Wisconsin.

My Commission _____.

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