

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

CERTIFIED SURVEY MAP

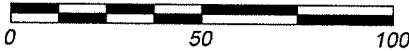
Part of the Southeast 1/4 of the Southwest 1/4 and part of
the Southwest 1/4 of the Southeast 1/4, Section 28, T8N,
R10E, City of Madison, Dane County, Wisconsin



L:\2019\190393-CSM

Center 1/4 Corner
Section 17-8-9
Found Brass Capped
Monument

N: 502,369.64 E: 839,499.04
N: 502,369.578 E: 839,499.190



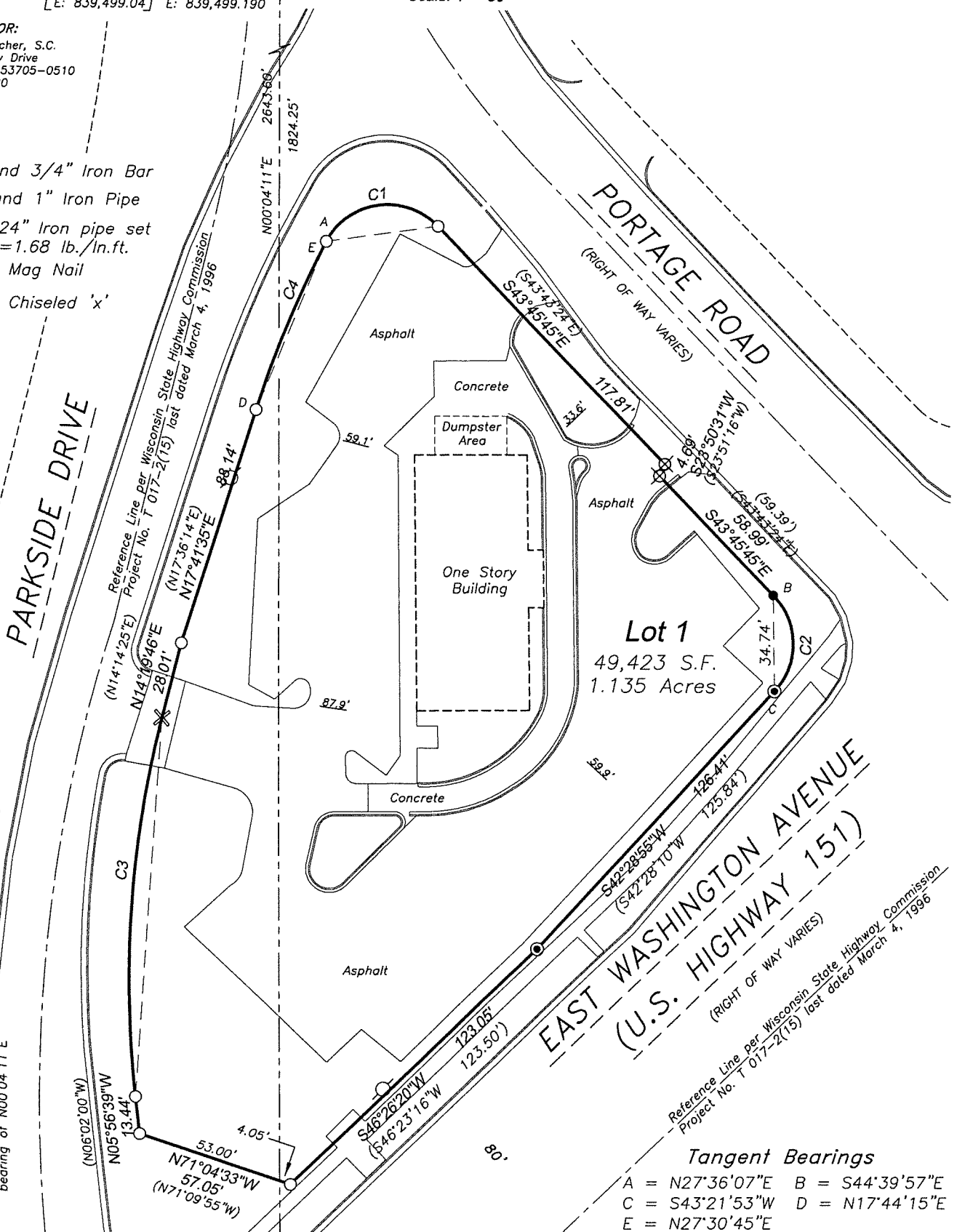
Scale: 1" = 50'

PREPARED FOR:

Neider & Boucher, S.C.
401 Charmany Drive
Madison, WI 53705-0510
608-661-4520

Legend:

- = Found 3/4" Iron Bar
- ⊙ = Found 1" Iron Pipe
- = 1"x24" Iron pipe set
wt.=1.68 lb./ln.ft.
- ⊗ = Set Mag Nail
- ⊗ = Set Chiseled 'x'



Bearings referenced to the East line
of the Southeast 1/4 of Section 28,
bearing of N00°04'11"E

Tangent Bearings
A = N27°36'07"E B = S44°39'57"E
C = S43°21'53"W D = N17°44'15"E
E = N27°30'45"E

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	47.40'	108°38'08"	S81°55'11"W	40.61'
C2	25.00'	38.41'	88°01'50"	N00°39'02"W	34.74'
C3	386.00'	136.58'	20°16'25"	S04°11'33.5"W	135.87'
C4	385.00'	65.68'	9°46'30"	S22°37'30"W	65.60'

South 1/4 Corner
Section 17-8-9
Found Brass Capped
Monument

N: 499,725.95 E: 839,495.81
N: 499,725.976 E: 839,495.969

BIRRENKOTT SURVEYING

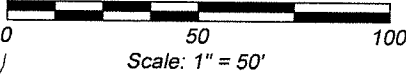
BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53759
608-837-7463

L:\2019\190393-CSM v2

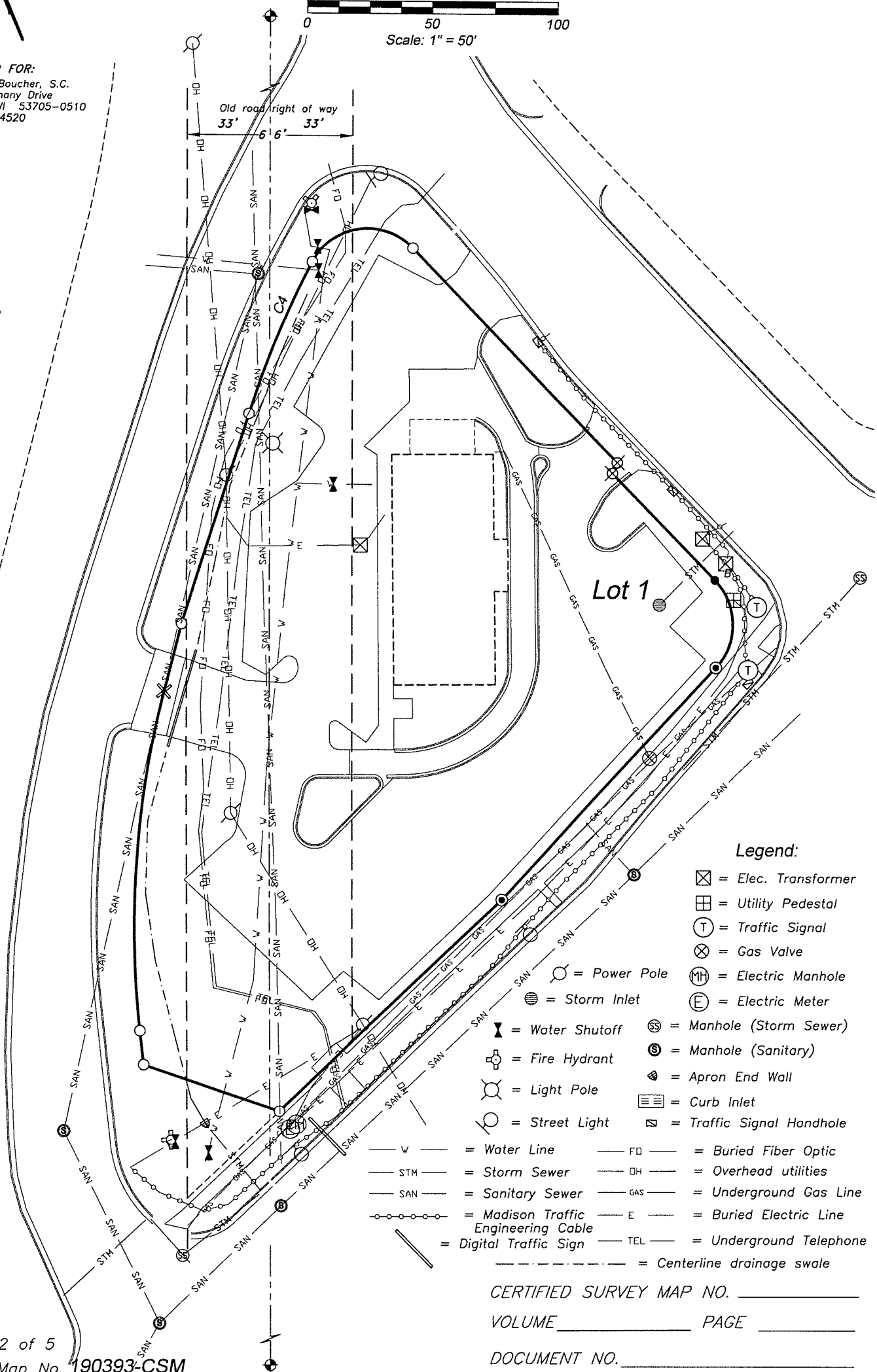


CERTIFIED SURVEY MAP

Part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin



PREPARED FOR:
Neider & Boucher, S.C.
401 Charmany Drive
Madison, WI 53705-0510
608-661-4520



Legend:

- ☒ = Elec. Transformer
- ⊕ = Utility Pedestal
- ⊙ = Traffic Signal
- ⊗ = Gas Valve
- ⊙ = Power Pole
- ⊙ = Electric Manhole
- ⊙ = Storm Inlet
- ⊙ = Electric Meter
- ⊙ = Manhole (Storm Sewer)
- ⊙ = Manhole (Sanitary)
- ⊙ = Water Shutoff
- ⊙ = Fire Hydrant
- ⊙ = Light Pole
- ⊙ = Street Light
- ⊙ = Manhole (Storm Sewer)
- ⊙ = Manhole (Sanitary)
- ⊙ = Apron End Wall
- ⊙ = Curb Inlet
- ⊙ = Traffic Signal Handhole
- V — = Water Line
- STM — = Storm Sewer
- SAN — = Sanitary Sewer
- — — = Madison Traffic Engineering Cable
- — — = Digital Traffic Sign
- FD — = Buried Fiber Optic
- DH — = Overhead utilities
- GAS — = Underground Gas Line
- E — = Buried Electric Line
- TEL — = Underground Telephone
- — — = Centerline drainage swale



CERTIFIED SURVEY MAP

DATED: April 2, 2020

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Owner's Certificate:

As owner, Steward Properties, LLC, does hereby certify that it has caused the land described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

Steward Properties, LLC

XXXXXXXXXX

State of Wisconsin)

Dane County) ss

Personally came before me this _____ day of _____, 2020, the above-named xxxxxxxxxxxxxxxx, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

Owner's Certificate:

As owner, the State of Wisconsin Department of Transportation, does hereby certify that it has caused the land described hereon to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

State of Wisconsin D.O.T.

XXXXXXXXXX

State of Wisconsin)

Dane County) ss

Personally came before me this _____ day of _____, 2020, the above-named xxxxxxxxxxxxxxxx, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

Notes:

1. Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
2. This survey is subject to any and all easements and agreements both recorded and unrecorded.
3. Wetlands, if present, have not been delineated.
4. This survey shows above-ground improvements. No guarantee is made for below-ground structures.



CERTIFIED SURVEY MAP DATED: April 2, 2020

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

Part of the Southeast ¼ of the Southwest ¼ and part of the Southwest ¼ of the Southeast ¼, Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follow:
Commencing at the South ¼ Corner of said Section 28; thence N00°04'11"E, 819.35 feet along the West line of said Southeast ¼ to the Easterly right of way line of Parkside Drive and the point of beginning; thence N71°04'33"W (recorded as N71°09'55"W), 53.00 feet along said right of way line; thence continuing along said right of way line N05°56'39"W (recorded as N06°02'00"W), 13.44 feet; thence continuing along said right of way line along a curve to the right having a radius of 386.00 feet and a chord bearing and length of N04°11'34"E (recorded as N04°06'12"E), 135.87 feet; thence continuing along said right of way line N14°19'46"E (recorded as N14°14'25"E), 28.01 feet; thence continuing along said right of way line N17°41'35"E (recorded as N17°36'14"E), 88.14 feet; thence continuing along said right of way line along a curve to the right having a radius of 385.00 feet and a chord bearing and length of N22°37'30"E, 65.60 feet; (recorded as N22°31'37"E, 66.08 feet); thence continuing along said right of way line along a curve to the right having a radius of 25.00 feet and a chord bearing and length of N81°55'11"E 40.61 feet (recorded as N81°51'18"E 40.66 feet) to the Westerly right of way line of Portage Road; thence S43°45'46" E (recorded as S43°43'24"E), 117.81 feet along said right of way line; thence continuing along said right of way line S23°50'31"W (recorded as S23°51'16"W), 4.69 feet; thence continuing along said right of way line S43°45'46"E, 58.99 feet (recorded as S43°43'24"E, 59.39 feet); thence continuing along said right of way line along a curve to the right having a radius of 25.00 feet and a chord bearing and length of S00°39'02"E, 34.74 feet to the Northwesterly right of way line of East Washington Avenue; thence S42°28'55"W, 126.41 feet (recorded as S42°28'10"W, 125.84 feet) along said right of way line; thence continuing along said right of way line S46°26'20"W, 123.05 feet (recorded as S46°23'16"W, 123.50 feet) to the said Easterly right of way line of Parkside Drive; thence N71°04'33"W (recorded as N71°09'55"W), 4.05 feet along said right of way line to the point of beginning; Containing 49,423 square feet, or 1.135 acres.

City of Madison Plan Commission Certificate:

Approved for recording per the Secretary of the City of Madison Plan Commission.

Natalie Erdman, Secretary
City of Madison Plan Commission

Dated

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 _____, 2020 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 _____, 2020

Maribeth L. Witzel-Behl, Clerk
City of Madison

Surveyed For:

Neider & Boucher, S.C.
401 Charmany Drive
Madison, Wis. 53705-0510
608-661-4520

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2020

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book:
Tape/File: J:\2019\Carlson

at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____