

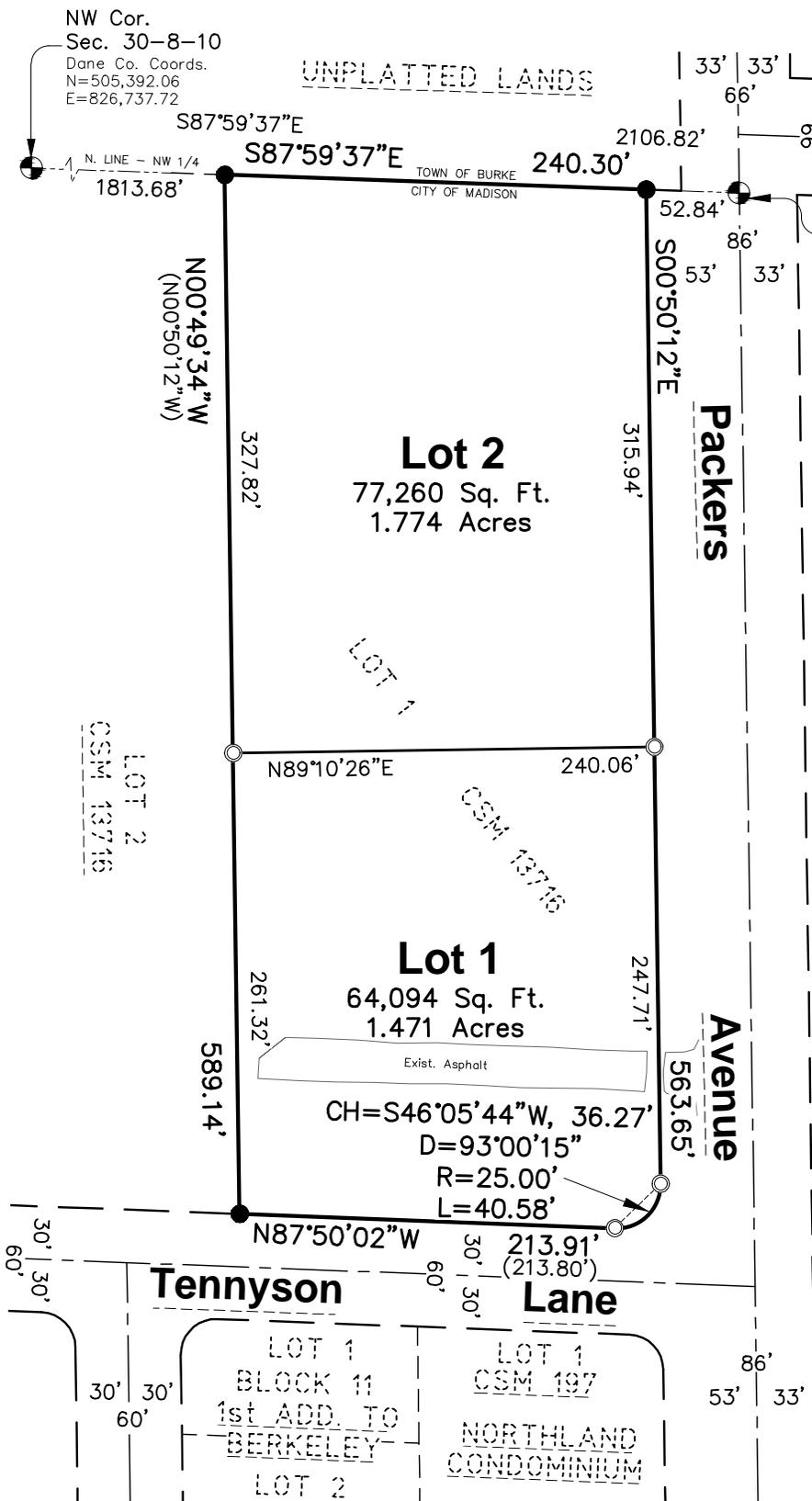
# DANE COUNTY CERTIFIED SURVEY MAP #

Lots 1 of CSM No. 13716, being located in the NE 1/4 of the Fractional NW 1/4 of Section 30, T.8N., R.10E., City of Madison, Dane County, Wisconsin

C.S.M. No. \_\_\_\_\_

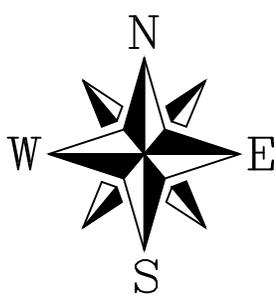
Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

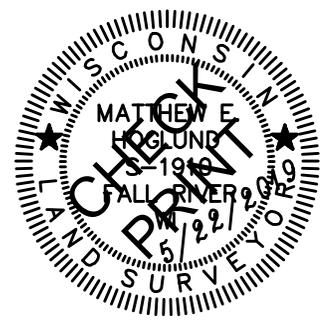
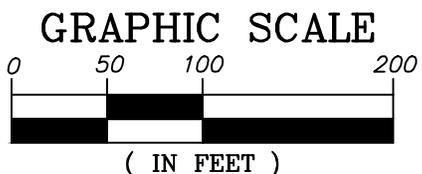


**Government Road**

**Total Area**  
141,354 Sq. Ft.  
3.245 Acres



Bearings are referenced to the North line of the NW 1/4 of Section 30, which bears S87°59'37\"/>



Owner/Subdivider:  
PackTenn, LLC  
3314 Packers Avenue  
Madison, WI 53704

## LEGEND

- Found Dane County Alum. Monument (Unless Noted)
- Found 3/4\"/>

## QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # IL-02-12

# DANE COUNTY CERTIFIED SURVEY MAP #

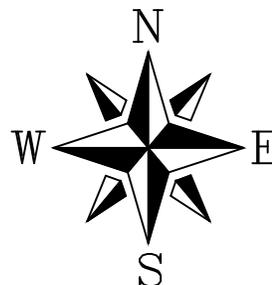
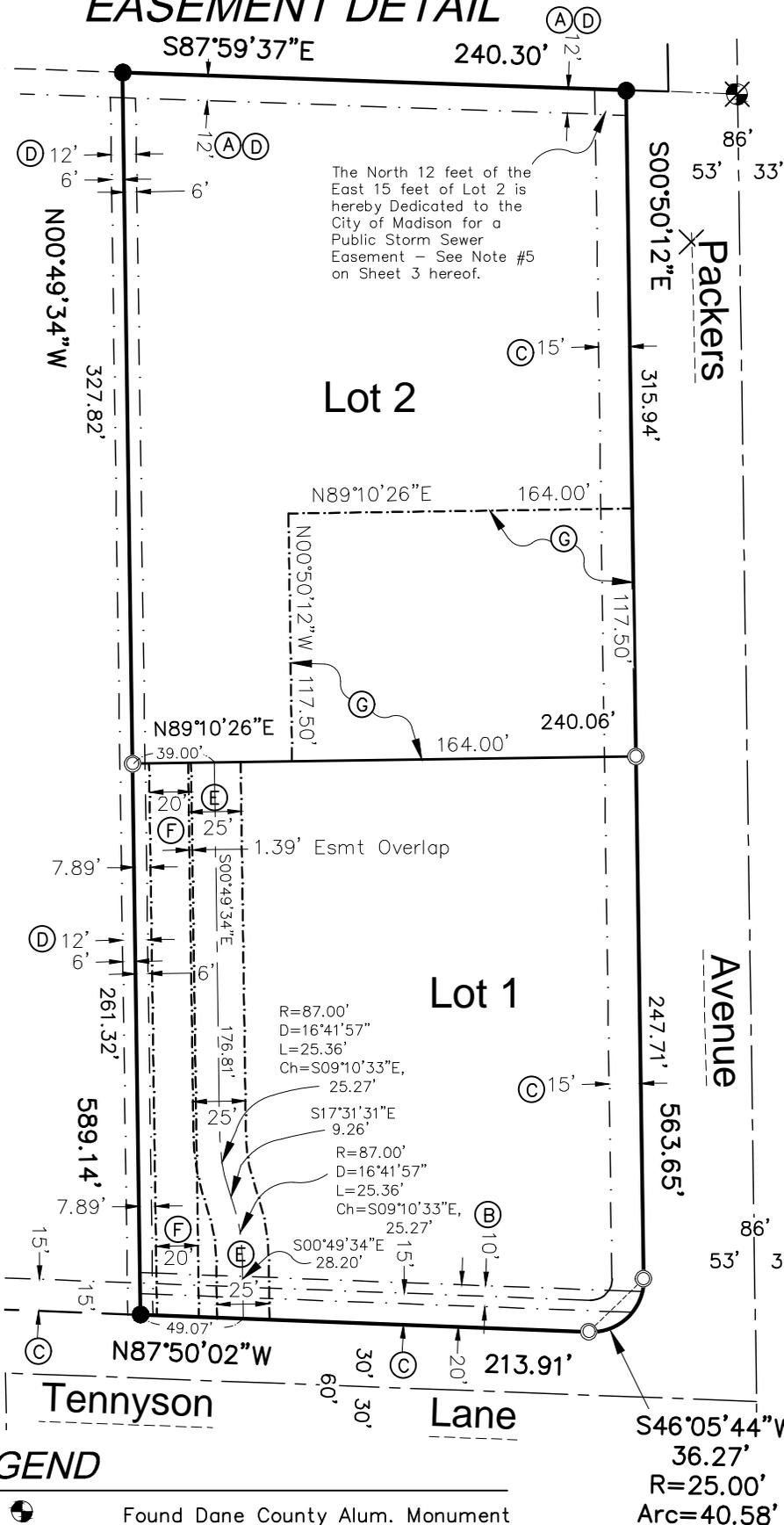
Lots 1 of CSM No. 13716, being located in the NE 1/4 of the Fractional NW 1/4 of Section 30, T.8N., R.10E., City of Madison, Dane County, Wisconsin

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

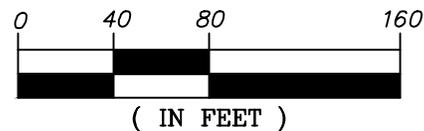
Vol. \_\_\_\_\_ Page \_\_\_\_\_

## EASEMENT DETAIL



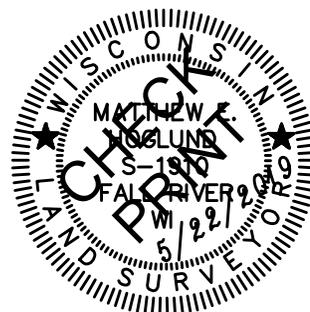
Bearings are referenced to the North line of the NW 1/4 of Section 30, which bears S87°59'37"E on the Dane County Coordinate System

### GRAPHIC SCALE



### EASEMENT NOTES:

- (A) 12' Wide MG&E Easement per Doc. No. 1750299
- (B) 10' Wide MG&E Easement per Doc. No. 5372842
- (C) 15' Wide Public Storm Sewer Easement per CSM 13716
- (D) 12' Wide Public Easement for Drainage Purposes per CSM 13716
- (E) 25' Wide Non-exclusive Private Easement for Ingress/Egress Purposes Benefiting Lot 2 (Centerline Data Shown)
- (F) 20' Wide Non-exclusive Private Easement for Sanitary Sewer Purposes Benefiting Lot 2
- (G) 164' by 117.5' Non-exclusive Private Easement for Stormwater Management Purposes Benefiting Lot 1



Owner/Subdivider:  
PackTenn, LLC  
3314 Packers Avenue  
Madison, WI 53704

### QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # IL-01-12

Drawn By: MEH  
Project # IL-01-19

**DANE COUNTY**  
**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Lots 1 of CSM No. 13716, being located in the NE 1/4 of the Fractional NW 1/4 of Section 30, T.8N., R.10E., City of Madison, Dane County, Wisconsin.**

**SURVEYOR'S CERTIFICATE:**

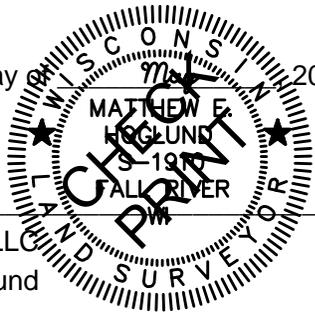
I, Matthew E. Hogle, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being Lot One (1) of Certified Survey Map No. 13716, recorded in the office of the Register of Deeds in Volume 90 of Certified Survey Maps on Pages 185 through 189 as Document No. 5069034 of Dane County Records, being located in the Northeast one-quarter of the fractional Northwest one-quarter of Section 30, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Said Lot contains 141,354 square feet or 3.245 acres, more or less.

**BEING SUBJECT TO** all other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Todd Gebhardt of PackTenn, LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 22nd day of May, 2019.



Quam Engineering, LLC  
By: Matthew E. Hogle  
P.L.S. S-1910

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**NOTES:**

- 1) This property is subject to any and all easements and agreements recorded and unrecorded.
- 2) In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided Property, the underlying Public Easement for drainage purposes are released by those required and created by the current approved subdivision.
- 3) No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without the approval of the City Engineer.
- 4) Lots/Buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 5) Public Storm Sewer Easements: Creation of Easement Rights: A permanent easement over, across and within the Easement are established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer facilities within the Easement Area. City of Madison shall further have the further right of ingress and egress to and from the easement area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of the Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without written consent of the City of Madison's Engineering Division City Engineer.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

Drawn By: MEH  
Project # IL-01-19

**DANE COUNTY**  
**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Lots 1 of CSM No. 13716, being located in the NE 1/4 of the Fractional NW 1/4 of Section 30, T.8N., R.10E., City of Madison, Dane County, Wisconsin.**

**CORPORATE OWNERS CERTIFICATE:**

PackTenn, 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 corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. PackTenn, LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said PackTenn, LLC has caused these presents to be signed by \_\_\_\_\_, Managing Member, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, 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 a member of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

**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 \_\_\_\_\_, 2019, and 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
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: Secretary of the Plan Commission

\_\_\_\_\_  
Date

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Drawn By: MEH  
Project # IL-01-19

**DANE COUNTY**  
**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Lots 1 of CSM No. 13716, being located in the NE 1/4 of the Fractional NW 1/4 of Section 30, T.8N., R.10E., City of Madison, Dane County, Wisconsin.**

**CONSENT OF CORPORATE MORTGAGEE:**

\_\_\_\_\_ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as 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 certificate of PackTenn, LLC, owner.

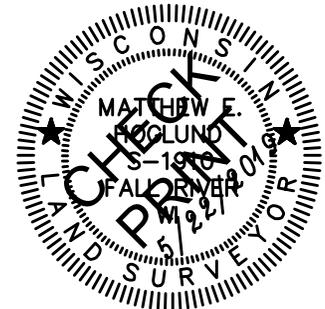
IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier), at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of:

\_\_\_\_\_ (Corporate Seal)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ President

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Secretary (Cashier)



STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds