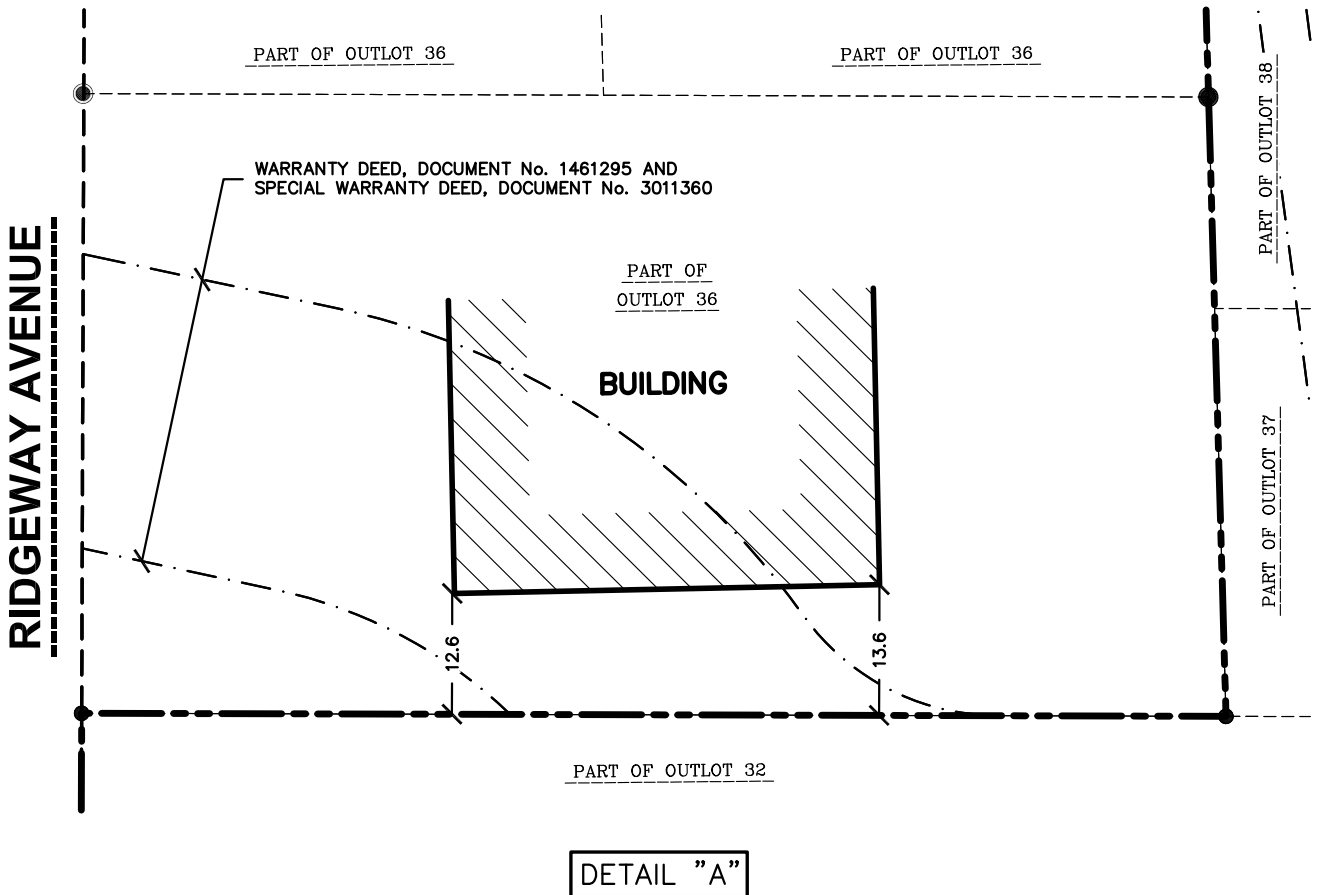


PRELIMINARY

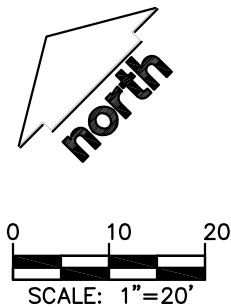
CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOTS 30, 31, 32, 37, 38 AND 39, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE



NOTES

1. FIELD WORK PERFORMED ON AUGUST 3, 4, 5 AND 8, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32-08-10, RECORDED AS S89°04'32"E.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	24.86'	226.00'	6°18'10"	N54°10'45"W	24.85'
()	-	226.00'	-	N57°14'35"W	25.10'
C-2	78.54'	50.00'	90°00'00"	N53°36'01"E	70.71'
()	-	50.00'	-	N50°35'57.5"E	70.71'
C-3	32.17'	50.00'	36°51'37"	N27°01'49"E	31.61'
()	-	50.00'	-	N24°02'04"E	31.62'
C-4	172.41'	128.00'	77°10'31"	S88°16'23"W	159.67'
()	-	128.00'	-	S85°24'45"W	159.54'

File: I:\2023\2313191\DWG\Survey Sheets\2313191 P-CSM.dwg Layout: CSM 2 of 7 User: CharisMike\X01 Plotted: Aug 02, 2023 - 2:44pm

SURVEYED BY:

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT
 KENOSHA, WI

PROJECT NO: 23-13191
FIELDBOOK/PG: -
SHEET NO: 2 OF 7

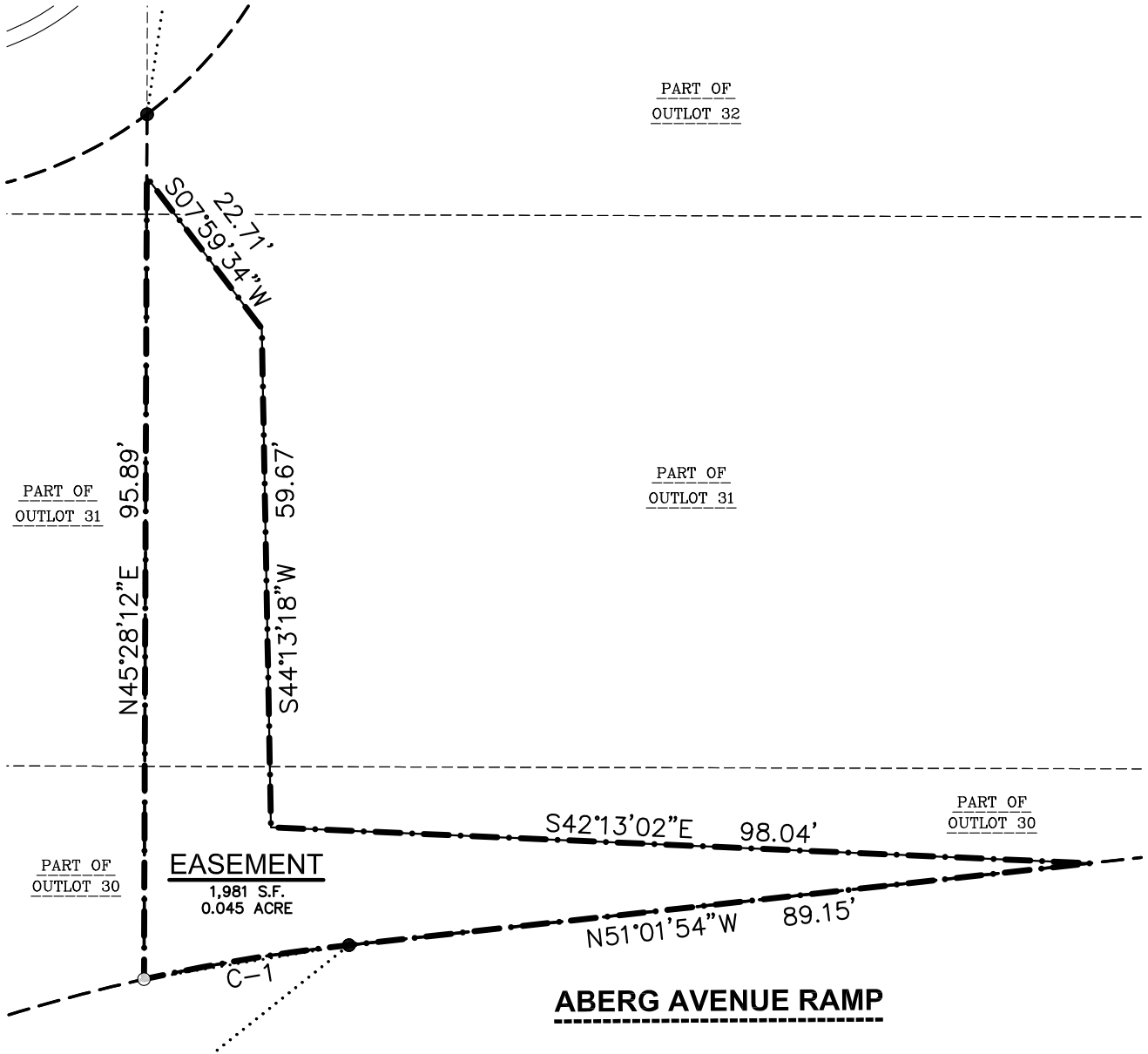
SURVEYED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

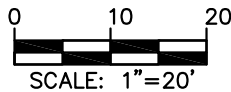
PART OF OUTLOTS 30, 31, 32, 37, 38 AND 39, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



STORM EASEMENT

LEGEND

- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- EASEMENT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE



NOTES

1. FIELD WORK PERFORMED ON AUGUST 3, 4, 5 AND 8, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32-08-10, RECORDED AS S89°04'32"E.

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	24.86'	226.02'	6°18'08"	24.85'	N 54°10'45" W

File: I:\2023\2313191\DWG\Survey Sheets\2313191 P-CSM.dwg Layout: CSM 4 of 7 User: CharlieMike\X01 Plotted: Aug 02, 2023 - 2:45pm

SURVEYED BY:

JSD
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT
 KENOSHA, WI

PROJECT NO: 23-13191
 FIELDBOOK/PG: -
 SHEET NO: 4 OF 7

SURVEYED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOTS 30, 31, 32, 37, 38 AND 39, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

PART OF OUTLOTS 30, 31, 32, 37, 38 AND 39, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, AFORESAID; THENCE N89°04'32"W, ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 645.85 FEET; THENCE N00°55'28"E 642.56 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF ABERG AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE N51°01'54"W ALONG SAID RIGHT OF WAY, 101.25 FEET TO THE POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY 24.86 FEET ALONG THE ARC OF A 226.00 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING N54°10'45"W, 24.85 FEET TO A POINT; THENCE N45°28'12"E, 103.42 FEET TO A POINT ON THE CURVE OF THE SOUTH RIGHT OF WAY LINE OF RIDGEWAY AVENUE; THENCE CONTINUE ALONG SAID RIGHT OF WAY 78.54 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT SUBTENDED BY A LONG CHORD BEARING N53°36'01"E, 70.71 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID RIGHT OF WAY, 32.17 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING N27°01'49"E, 31.61 FEET; THENCE N45°28'12"E ALONG SAID RIGHT OF WAY, 130.02 FEET; THENCE S44°34'24"E, 119.20 FEET; THENCE N43°39'24"E, 175.59 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF MELVIN COURT; THENCE S44°34'24"E ALONG SAID RIGHT OF WAY LINE, 136.24 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY OF EAST WASHINGTON AVENUE; THENCE S44°45'19"W ALONG SAID RIGHT OF WAY, 175.51 FEET; THENCE S50°43'41"W ALONG SAID RIGHT OF WAY LINE, 201.69 FEET TO THE POINT OF CURVATURE; THENCE 172.41 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT SUBTENDED BY A LONG CHORD BEARING S88°16'23"W, 159.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96,161 SQUARE FEET OR 2.208 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-264, DO HEREBY CERTIFY THAT BY DIRECTION OF LLS ENTERPRISES, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE

File: I:\2023\2313191\DWG\Survey Sheets\2313191 P-CSM.dwg Layout: CSM 5 of 7 User: CharlieMike\X01 Plotted: Aug 02, 2023 - 2:45pm

SURVEYED BY:



JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

**BEAR
DEVELOPMENT**

KENOSHA, WI

PROJECT NO: 23-13191
FIELDBOOK/PG: -
SHEET NO: 5 OF 7

SURVEYED BY: -
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOTS 30, 31, 32, 37, 38 AND 39, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

LLS ENTERPRISES, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES 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, THE SAID BEAR DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2023.

[_____]

BY: _____
[_____], MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____]]
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

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 LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF [_____] , WISCONSIN PROFESSIONAL LAND SURVEYOR, S-{----}, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____] , OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS _____ DAY OF _____, 2023.

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE
ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] , TO ME KNOWN TO
BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

File: I:\2023\2313191\DWG\Survey Sheets\2313191 P-CSM.dwg Layout: CSM 6 of 7 User: CharlieMikel\X01 Plotted: Aug 02, 2023 - 2:45pm

SURVEYED BY:



JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

**BEAR
DEVELOPMENT**

KENOSHA, WI

PROJECT NO: 23-13191

FIELDBOOK/PG: -

SHEET NO: 6 OF 7

SURVEYED BY: -

DRAWN BY: -

CHECKED BY: -

APPROVED BY: -

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2023.

MATTHEW WACHTER,,
SECRETARY,
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE


RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2023.

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON

File: I:\2023\2313191\DWG\Survey Sheets\2313191 P-CSM.dwg Layout: CSM 7 of 7 User: CharlieMike\X01 Plotted: Aug 02, 2023 - 2:46pm

OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20__ AT _____ O'CLOCK __M	
AS DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED	
SURVEY MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	

 JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED BY: _____	SURVEYED FOR: BEAR DEVELOPMENT	PROJECT NO: <u>23-13191</u>	SURVEYED BY: <u>—</u>
	FB/PG: <u>—</u>	DRAWN BY: <u>—</u>		
	SHEET NO: <u>7 OF 7</u>	CHECKED BY: _____		
	KENOSHA, WI	APPROVED BY: _____		