



Partial discontinuing and vacating of public street right-of-way between South Street and Fish Hatchery Road.

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

Document Number

Document Title

DOCUMENT #  
5786557  
11/04/2021 12:45 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 20

This is to certify that the foregoing resolution was adopted by the Common Council of the City of Madison, Wisconsin at a meeting held on the 19th day of October, 2021. A copy of the resolution is attached.

Partial discontinuing and vacating of public street right-of-way of Appleton Road between South Street and Fish Hatchery Road, located in the NE 1/4 of the SW 1/4 of Section 26, Township 7 North, Range 9 East, in the City of Madison.  
ID#: 67108

Recording Area

Name and Return Address

City Clerk  
210 Martin Luther King Jr. Blvd.  
Room 103  
Madison, WI 53703

Parcel Identification Number (PIN)

November 4, 2021

Date: \_\_\_\_\_  
Signature of Clerk

Jim Verbick, Deputy City Clerk  
\*Name printed

Date \_\_\_\_\_  
Signature of Grantor

n/a  
\*Name printed

STATE OF WISCONSIN, County of Dane

This document was drafted by:  
(print or type name below)

Eric Christianson

Subscribed and sworn to before me on November 4, 2021 by the above named person(s).

Signature of notary or other person authorized to administer an oath \_\_\_\_\_  
(as per s. 706.06, 706.07)

\*Names of persons signing in any capacity must be typed or printed below their signature.

Print or type name: Eric Christianson

Title: Certified Municipal Clerk Date commission expires: 3/27/2022

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Certified Copy

Resolution: RES-21-00697

**File Number: 67108**

**Enactment Number: RES-21-00697**

Partial discontinuing and vacating of public street right-of-way of Appleton Road between South Street and Fish Hatchery Road, located in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 26, Township 7 North, Range 9 East, in the City of Madison. (13th AD)

WHEREAS, the plat of Haen Subdivision No. 1 was recorded on March 25, 1960 in Volume 23 of Plats, pages 38 and 39 as Document No. 998984, Dane County Register of Deeds; and

WHEREAS, said plat of Haen Subdivision No. 1 dedicated Appleton Road, lying between Fish Hatchery Road and South Street, as a public street right-of-way; and

WHEREAS, a Conditional Use and Demolition Permit for a Redevelopment Project involving the construction of a new five-story, 180,000 square-foot health clinic, parking lot and other site improvements lying north of Appleton Road were approved by the City of Madison Plan Commission on February 24, 2020. Additionally, the associated Zoning Map Amendment Ordinance was adopted by the City of Madison Common Council on March 3, 2020 as Enactment Number ORD-20-00025, File ID No. 59303; and

WHEREAS, in conjunction with the above Redevelopment Project, in order to create the Lots and Outlots required for the approved Redevelopment Project, a Certified Survey Map was submitted by the owner and conditionally approved by the Common Council on March 3rd, 2020 per Enactment Number RES-20-00184, File I.D. Number 58788. Subsequently, the conditions of approval were met and the Certified Survey Map was recorded on August 11th, 2020 as Certified Survey Map No 15465, in Volume 111 of Certified Surveys, pages 159 - 170 as Document No. 5623958, a recorded copy of which is attached hereto and made part of this resolution (hereinafter "CSM 15465"); and

WHEREAS, the approved Redevelopment Project plans acknowledge and denote the future location of the extension of Cedar Street adjacent to and northerly of the existing Appleton Road. The Redevelopment Project plans also show and acknowledge the future partial discontinuance and vacation of Appleton Road. A page from the approved Redevelopment plans showing and denoting the street extension and partial discontinuance is attached hereto as Exhibit C and made part of this Resolution; and

WHEREAS, per a restriction set forth on the face of CSM 15465, in conformance with the conditions of approval for CSM 15465, Outlot 1 has been reserved for future dedication to the City of Madison (Cedar Street extension) for public right of way purposes by the Owner at no cost to the City of Madison upon the adoption of a resolution by the City of Madison to discontinue and vacate Appleton Road. The effective date of the vacation and discontinuance shall be conditioned upon the execution and recording of a document conveying and dedicating Outlot 1 to the City of Madison for public street purposes. The restrictions and conditions for Outlot 1 being set forth in Note 2 on Sheet 6 of attached CSM 15465; and

WHEREAS, City of Madison Office of Real Estate Services Project No. 12360 has been set up for the conveyance of Outlot 1 of CSM 15465 to the City of Madison for public right of way purposes; and

WHEREAS, City of Engineering Project 13062 - Cedar Street (relocate Appleton Rd), and Public Works Contract No 8505, have been set up for the design and construction of the new Cedar Street extension north of Appleton Road; and

WHEREAS, Ayres Associates Inc. has prepared the necessary partial public right-of-way vacation and discontinuance map (Exhibit A) and legal description (Exhibit B) delineating the proposed area of vacation of Appleton Road that is to be vacated and discontinued. Both Exhibits A and B are attached hereto and made part of this resolution; and

WHEREAS, the City Of Madison currently has public street improvements within the public right-of-way to be vacated and discontinued that will be removed as part of the construction of the future Cedar Street construction project; and

WHEREAS, this vacation and discontinuance will not result in a landlocked parcel of property; and

WHEREAS, the City Engineering Division recommends approval of this partial public right-of-way vacation and discontinuance.

NOW THEREFORE BE IT RESOLVED, that since the public interest requires it, the City Of Madison hereby conditionally vacates and discontinues the public right-of-way of Appleton Road as shown on attached map (Exhibit A) and legal description (Exhibit B), under Wisconsin ss. 66.1003(4), upon completion of the following condition:

- The Owner shall convey Outlot 1, Certified Survey Map No. 15465, to the City of Madison for public right of way purposes at no cost to the City of Madison.

BE IT FURTHER RESOLVED, that under Section 66.1005(2)(a), the City Of Madison releases all easements and rights it may have within the public right-of-way being vacated and discontinued with the exception of retaining a Temporary Public Street Easement for maintenance of existing public street facilities within the vacation and discontinuance area. The easement shall remain effective until the public facilities have been removed and/or abandoned per a City of Madison Engineer final approved construction and demolition plan. Upon the final removal and/or abandonment of the public facilities by the City of Madison, the temporary easement shall terminate without further notice; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes, other than those easements and rights released above by the City of Madison, any other existing easements and rights that exist within the vacated and discontinued public right-of-ways shall continue unless as otherwise provided by statute; and

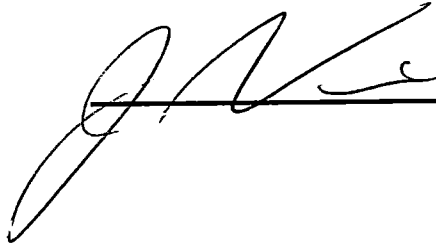
BE IT FURTHER RESOLVED, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the public right-of-ways herein vacated and discontinued shall attach to the adjacent properties as provided by Statute, the adjacent properties being Lot 1 and Lot 8, Block 2, of Haen Subdivision No. 1. The Mayor and City Clerk are hereby authorized to sign any additional documents, as may be determined necessary, to clear from title any City of Madison ownership interest within any part of the lands being discontinued and vacated herein; and

BE IT FURTHER RESOLVED, upon the recording of this resolution and the conveyance of Outlot 1 of Certified Survey Map No 15465 to the City of Madison for public right of way purposes, combined with the remaining adjacent right of way not vacated and discontinued (as noted on Exhibit A) shall be a public street having the name of Cedar Street; and

BE IT FINALLY RESOLVED, upon Common Council adoption of this resolution, the City Clerk is

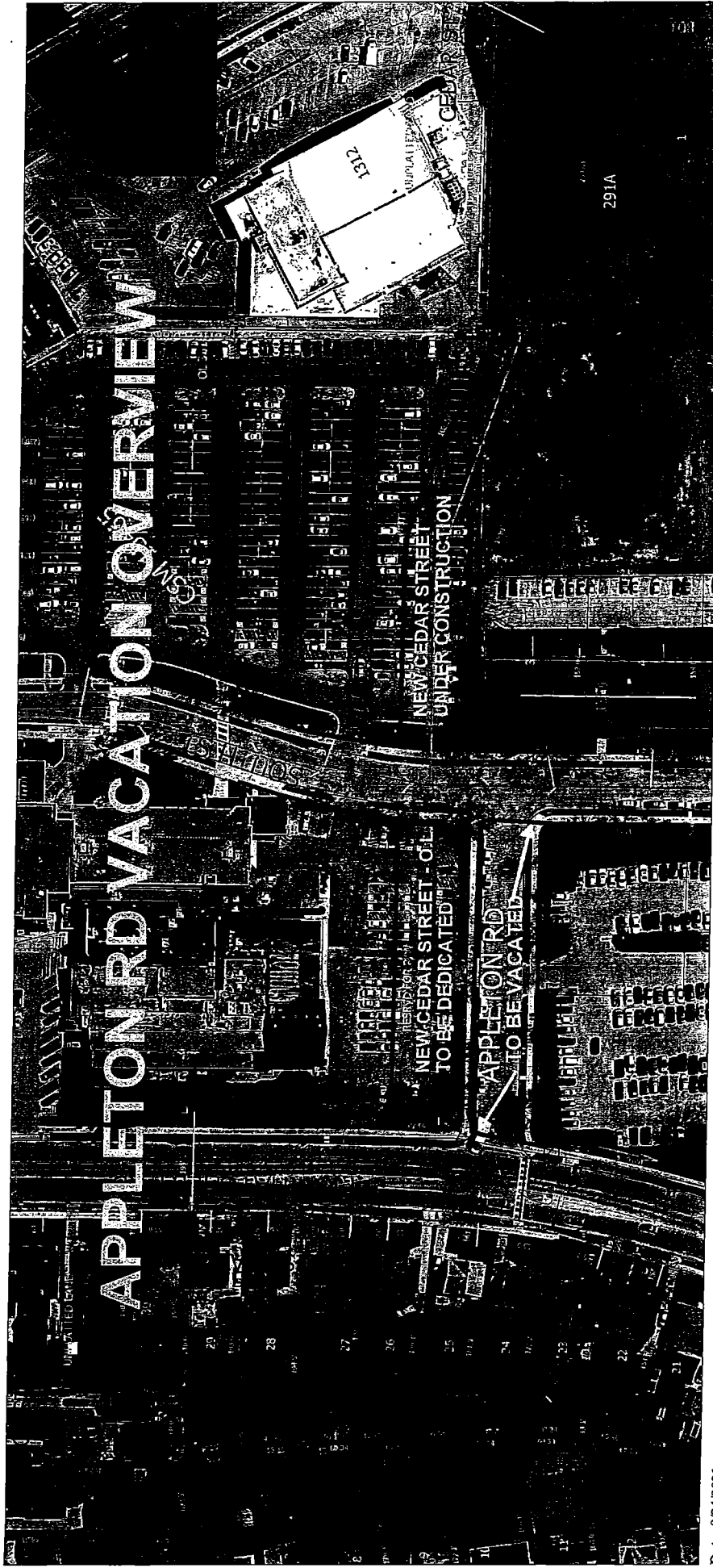
hereby authorized to validate and make effective this street vacation and discontinuance by recording it with all supplemental map exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

I, Deputy City Clerk Jim Verbick, certify that this is a true copy of Resolution 21-00697 No. 67108, adopted by the Madison Common Council on October 19, 2021.



---

11/4/2021  
Date Certified



Date: 8/24/2021

City of Madison, WI - GIS/Mapping data

Printed By: enjrq

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: \_\_\_\_\_

*Maribeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: \_\_\_\_\_ November 4, 2021

# PUBLIC RIGHT OF WAY VACATION EXHIBIT A

PART OF THE LANDS DEDICATED TO THE PUBLIC FOR APPLETON ROAD AS GRANTED BY THE RECORDED PLAT HAEN SUBDIVISION NO. 1, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

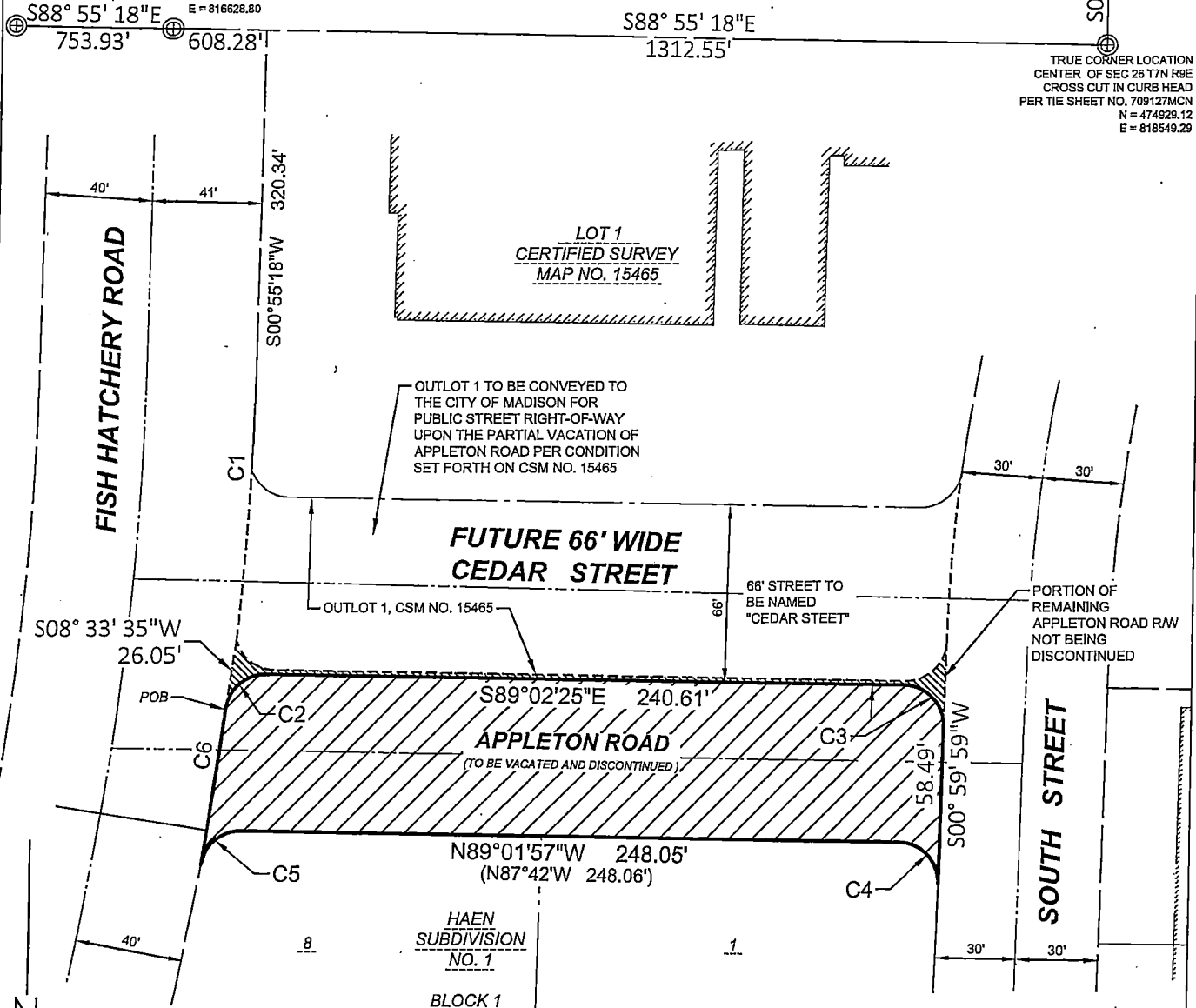
TRUE CORNER LOCATION WEST 1/4 CORNER OF SEC 26 T7N R9E PER TIE SHEET NO. 709126MCE  
N = 474978.46  
E = 816876.00

MEANDER CORNER FOR WEST 1/4 CORNER SEC 26 T7N R9E FOUND CAP STEM IN CONCRETE BASE  
N = 474965.27  
E = 816628.80

MEANDER CORNER FOR CENTER OF SEC 26 T7N R9E BRASS CAP MONUMENT  
N = 474930.34  
E = 818549.30

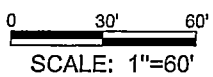
S00° 28' 11" E  
1.22'

TRUE CORNER LOCATION CENTER OF SEC 26 T7N R9E CROSS CUT IN CURB HEAD PER TIE SHEET NO. 709127MCM  
N = 474928.12  
E = 818549.29



HAEN  
SUBDIVISION  
NO. 1  
BLOCK 1

Bearings are referenced to the South line of the Northwest 1/4 of Section 26, which bears S 88°55'18" E on the Wisconsin County Coordinate System, Dane Zone NAD83(11)



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	94.13	1188.90	4°32'10"	94.10	S03° 27' 54"W
C2	21.98	15.00	83°57'34"	20.07	N48° 58' 48"E
C3	23.57	15.00	90°02'24"	21.22	S44° 01' 13"E
C4	23.68	15.00	90°27'29"	21.30	N44° 02' 33"W
C5	21.32	15.00	81°25'55"	19.57	S50° 31' 18"W
C6	58.17	1187.90	2°48'21"	58.17	N08° 23' 27"E



20975 Swenson Dr. Suite 200  
Waukesha, WI 53186  
(262) 523-4488  
AyresAssociates.com

NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: November 4, 2021  
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

## PUBLIC RIGHT OF WAY VACATION EXHIBIT B

PART OF THE LANDS DEDICATED TO THE PUBLIC FOR APPLETON ROAD AS GRANTED BY THE RECORDED PLAT HAEN SUBDIVISION NO. 1, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Part of the lands dedicated to the public for Appleton Road as granted by the recorded plat of Haen Subdivision No. 1, located in part of the Northeast 1/4 of the Southwest 1/4, of Section 26, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, More fully described as follows,

Commencing at a Meander Corner for the West Quarter Corner of said Section 26 which is South 88°55'18" East, 753.93 feet from the True Corner location;

Thence South 88°55'18" East along the East-West Quarter line, 608.28 feet to the East right of way line of Fish Hatchery Road and the West line of Lot 1 of Dane County Certified Survey Map No. 15465;

Thence South 00°55'18" West, 320.34 feet along said East right of way;

Thence 94.13 feet along said East right of way line and the arc of a curve to the right, having a radius of 1188.90, a central angle of 4°32'10" and a long chord which bears South 03°27'54" West, to the Southwesterly corner of Outlot 1, of said Certified Survey Map No. 15465;

Thence South 08°33'35" West, 26.05 feet to a point of curvature and the Point of Beginning;

Thence 21.98 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 83°57'34", and a long chord bearing North 48°58'48" East;

Thence South 89°02'25" East, 240.61 feet parallel with and 66 feet south of the south line of said Outlot 1, to a point of curvature;

Thence 23.57 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°02'24", and a long chord bearing South 44°01'13" East, to the West right of way of South Street and a point of tangency;

Thence South 00°59'59" West, 58.49 feet parallel with and 60 feet west of the East line of South Street to a point of curvature and the Northeast corner of Lot 1, Block 1 of said subdivision;

Thence 23.68 feet along the arc of a curve to the left and the North line of said Lot 1, having a radius of 15.00 feet, a central angle of 90°27'29", and a long chord bearing North 44°02'33" West;

Thence North 89°01'57" West along the North line of said Lot 1 and Lot 8, 248.05 feet to a point of curvature;

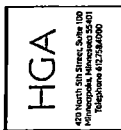
Thence 21.32 feet along the arc of a curve to the left and North line of said Lot 8, having a radius of 15.00 feet, a central angle of 81°25'55", and a long chord bearing South 50°31'18" West, to the East right of way of Fish Hatchery Road, the Northwest corner of said Lot 8 and a point of curvature;

Thence 58.17 feet along the arc of a curve to the left and said East right of way of Fish Hatchery Road, having a radius of 1187.90 feet, a central angle of 02°48'21", and a long chord bearing North 08°23'27" East, and the Point of Beginning;

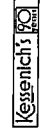
Contains 15,910 SQ. FT. or 0.37acres.



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SSM DEAN  
MEDICAL  
GROUP  
PHC  
REDEVELOPMENT  
PROJECT SITE



NO.	DESCRIPTION	DATE
1	PRELIM	
2	CONCEPT	
3	CONCEPT	
4	CONCEPT	

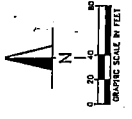
AVRES INC. 24-0309

PROPERTY  
PLAN

SITE CIVIL PLANS  
DATE: MARCH 13, 2020  
SITE PLAN APPLICATION  
C2.1

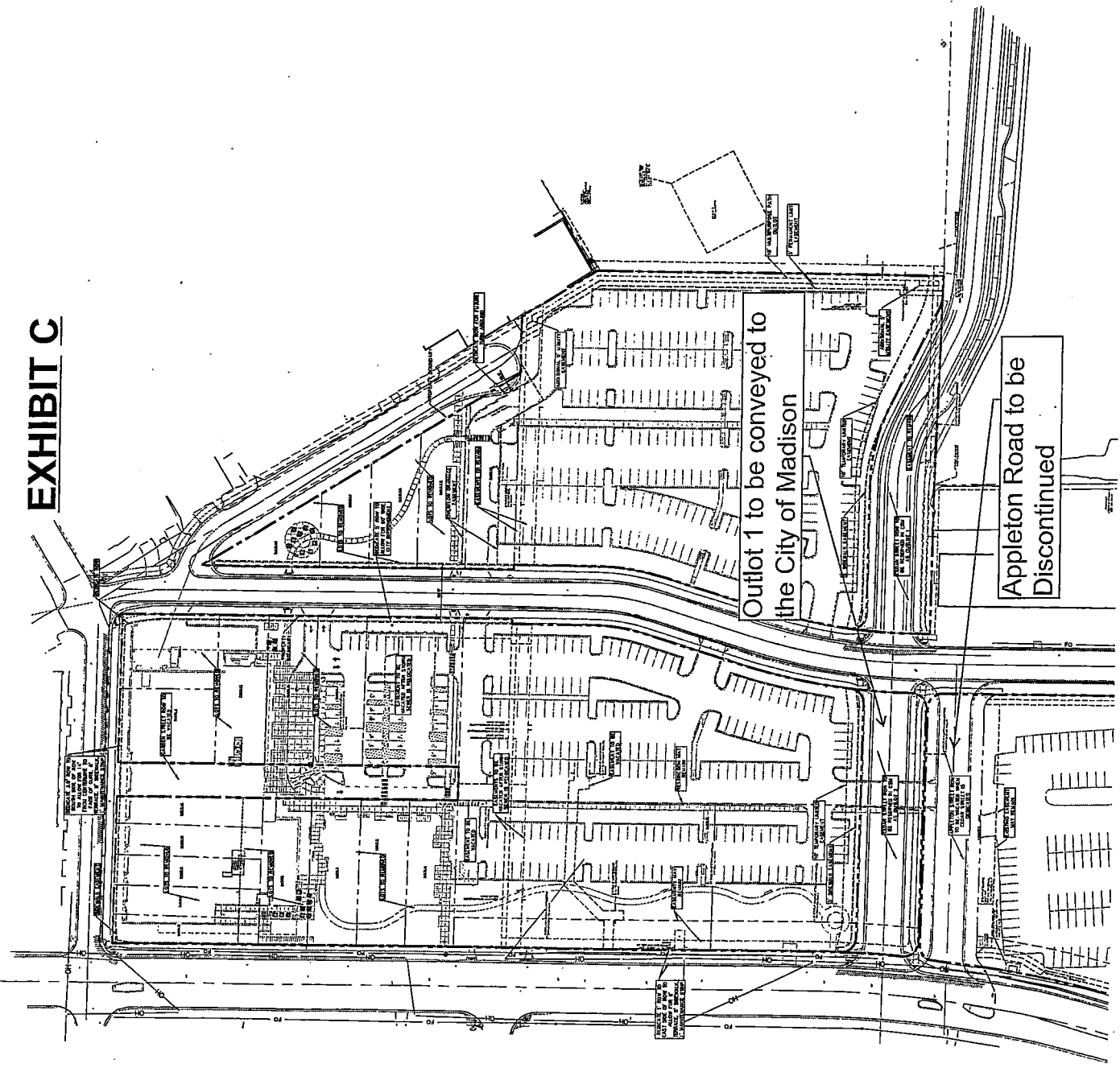
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Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl Date: November 4, 2021  
Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

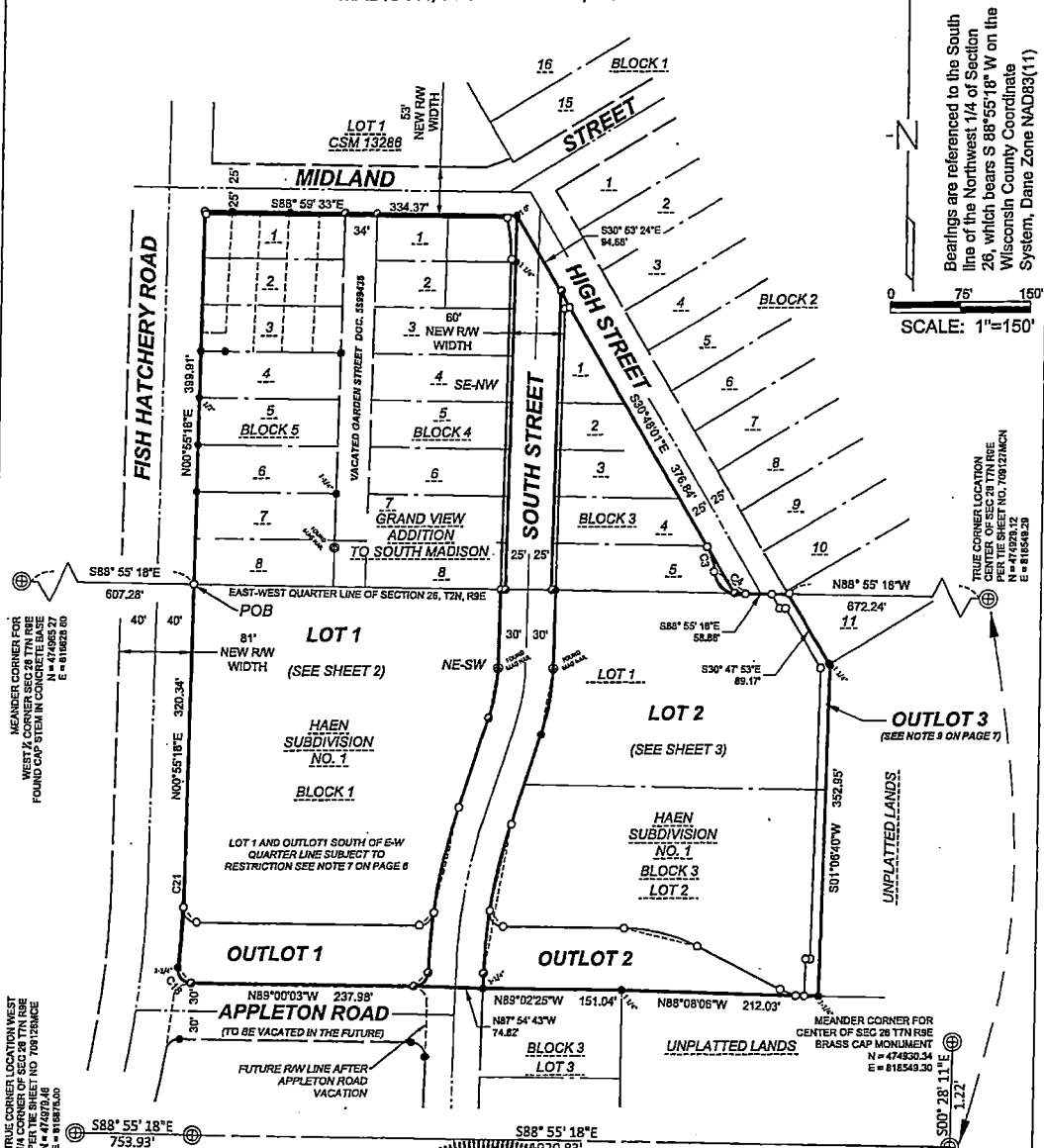
**EXHIBIT C**





**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Bearings are referenced to the South line of the Northwest 1/4 of Section 26, which bears S 88°55'18" W on the Wisconsin County Coordinate System, Dane Zone NAD83(11)

SCALE: 1"=150'

MEANDER CORNER FOR WEST 1/4 CORNER OF SEC 28 T7N R9E FOUND CAP STEIN IN CONCRETE BASE N = 474955.27 E = 819528.60

TRUE CORNER LOCATION WEST 1/4 CORNER OF SEC 28 T7N R9E PER THE SHEET NO. 709128MCH N = 474955.27 E = 819528.60

MEANDER CORNER FOR WEST 1/4 CORNER SEC 28 T7N R9E FOUND CAP STEIN IN CONCRETE BASE N = 474955.27 E = 819528.60

TRUE CORNER LOCATION CENTER OF SEC 28 T7N R9E PER THE SHEET NO. 709127MCH N = 474928.12 E = 819549.28

TRUE CORNER LOCATION CENTER OF SEC 28 T7N R9E PER THE SHEET NO. 709127MCH N = 474928.12 E = 819549.28



- LEGEND**
- ⊙ FOUND SECTION CORNER
  - FOUND 1" IRON PIPE UNLESS NOTED
  - FOUND 3/4" REBAR
  - SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS./LIN. FT.
  - (100.00') RECORD BEARING OR DISTANCE
  - PLATTED LOT LINE
  - - - EASEMENT LINE
  - - - RW LINE
  - - - CENTER LINE
  - BOUNDARY LINE

VOL. 111 PAGE 159  
 DOC. NO. 5623958  
 C.S.M. NO. 15465



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 Waukesha, WI 53188  
 (262) 523-4488  
 AyresAssociates.com

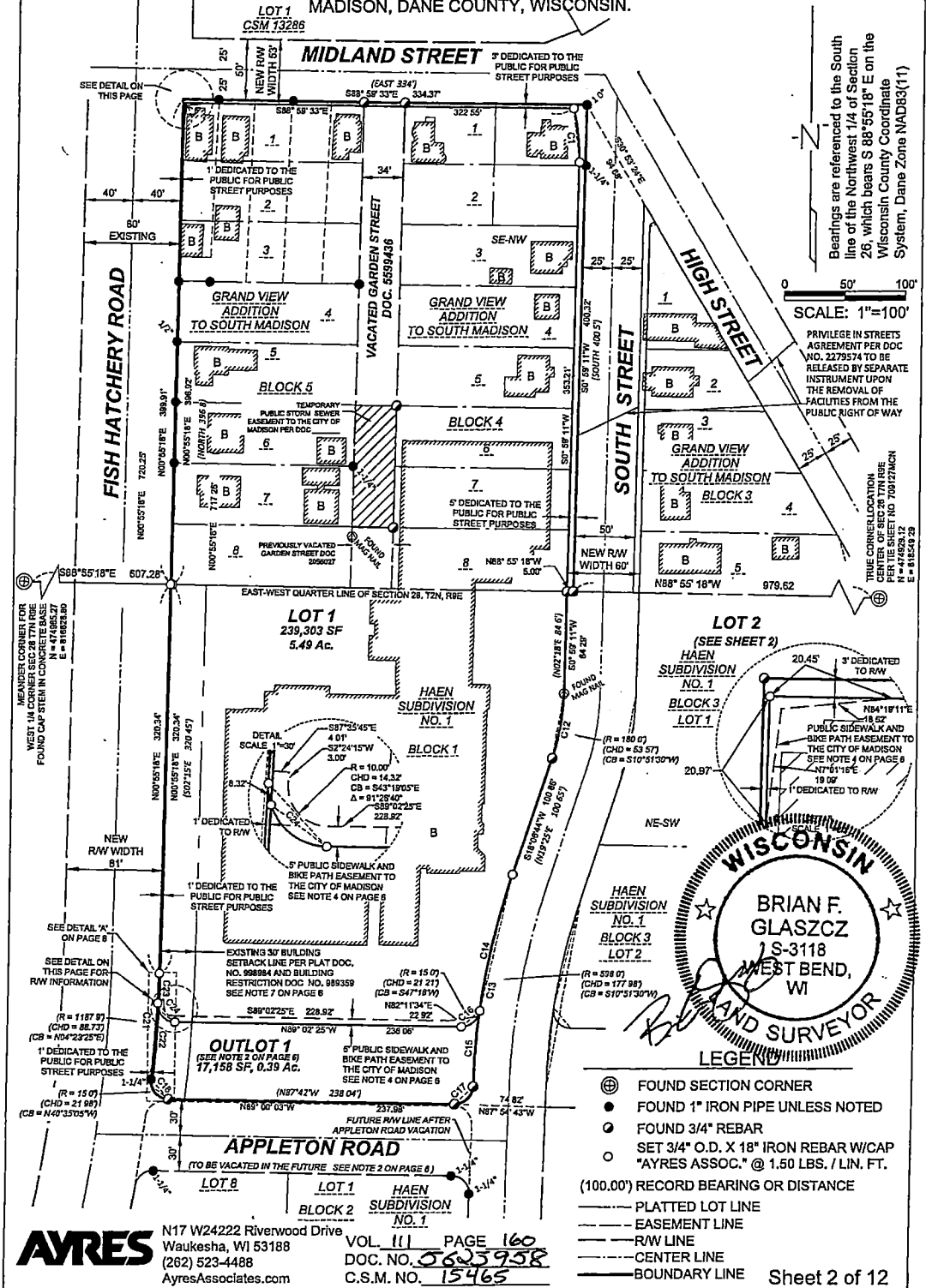
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Signed by grantor(s) or grantor(s) agent: Maibeth Witzel-Behl  
 Name of grantor(s) or grantor(s) agent printed: Maibeth Witzel-Behl

Date: November 4, 2021

DANE COUNTY CERTIFIED SURVEY MAP NO. 15465

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Bearings are referenced to the South line of the Northwest 1/4 of Section 26, which bears S 88°55'18" E on the Wisconsin County Coordinate System, Dane Zone NAD83(11)

SCALE: 1"=100'

PRIVILEGE IN STREETS AGREEMENT PER DOC NO. 2279574 TO BE RELEASED BY SEPARATE INSTRUMENT UPON THE REMOVAL OF FACILITIES FROM THE PUBLIC RIGHT OF WAY

TRUE CORNER LOCATION CENTER OF SECTION 26 PER THE SHEET NO. 70312724CH N = 474939.12 E = 816249.28



NOTE: PLEASE BE ADVISED THAT THE DOCUMENT GRANTOR(S) HEREBY DIRECT VIEWERS TO IGNORE THE PRINTED TEXT MATERIAL ON THIS MAP. ONLY THE SPATIAL RELATIONSHIPS OF THE ILLUSTRATIONS ON THE MAP ARE BEING PRESENTED FOR YOUR INFORMATION.

Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl  
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl  
 Date: November 4, 2021



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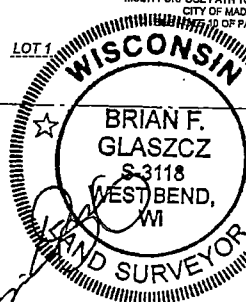
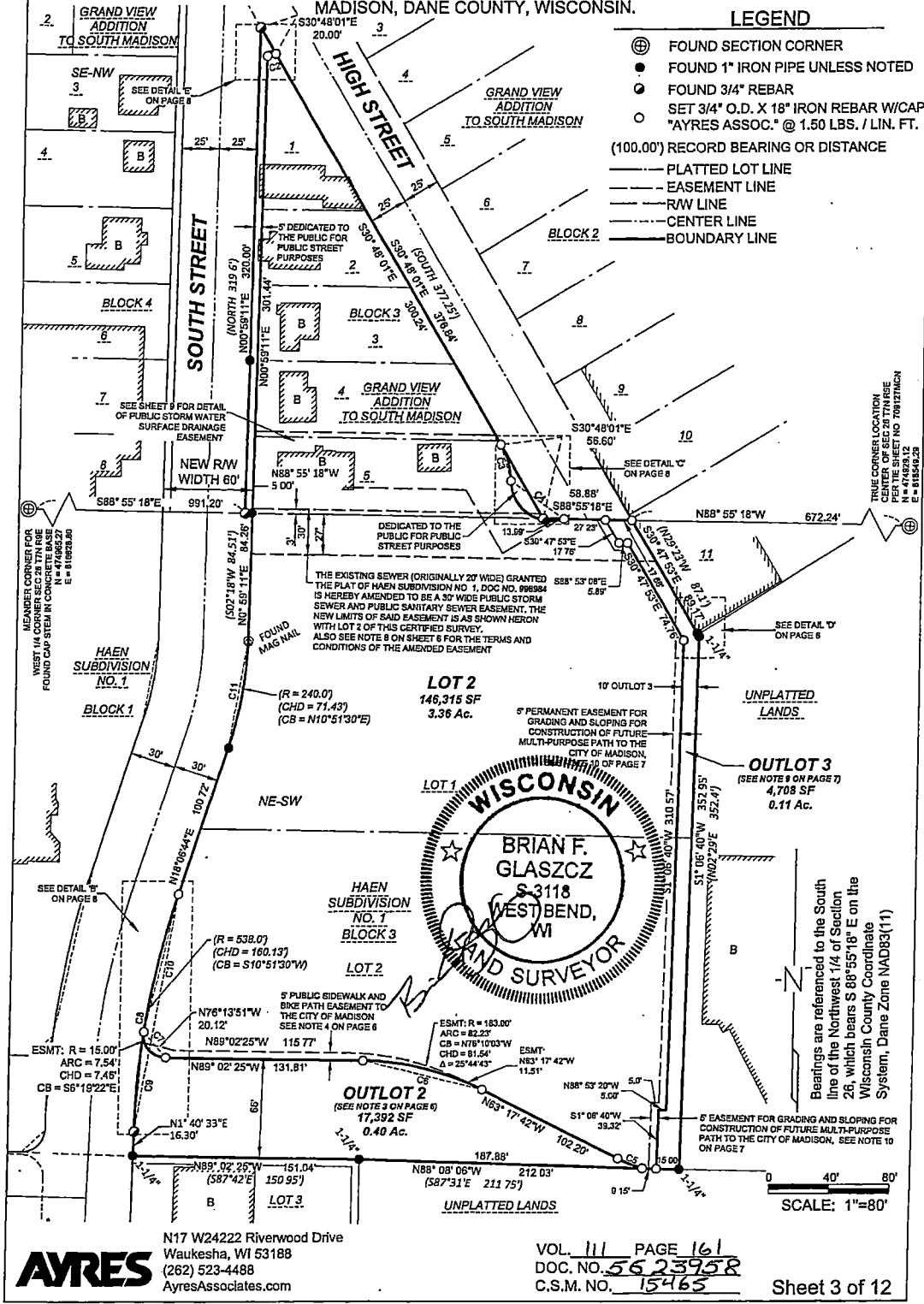
VOL 111 PAGE 160  
 DOC. NO. 0623958  
 C.S.M. NO. 15465

**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**LEGEND**

- ⊕ FOUND SECTION CORNER
- FOUND 1" IRON PIPE UNLESS NOTED
- FOUND 3/4" REBAR
- SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
- (100.00)' RECORD BEARING OR DISTANCE
- PLATTED LOT LINE
- - - EASEMENT LINE
- - - RW LINE
- - - CENTER LINE
- BOUNDARY LINE



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Signed by grantor(s) or grantor(s) agent: *Maribeth Witzel-Behl*

Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl

Date: November 4, 2021



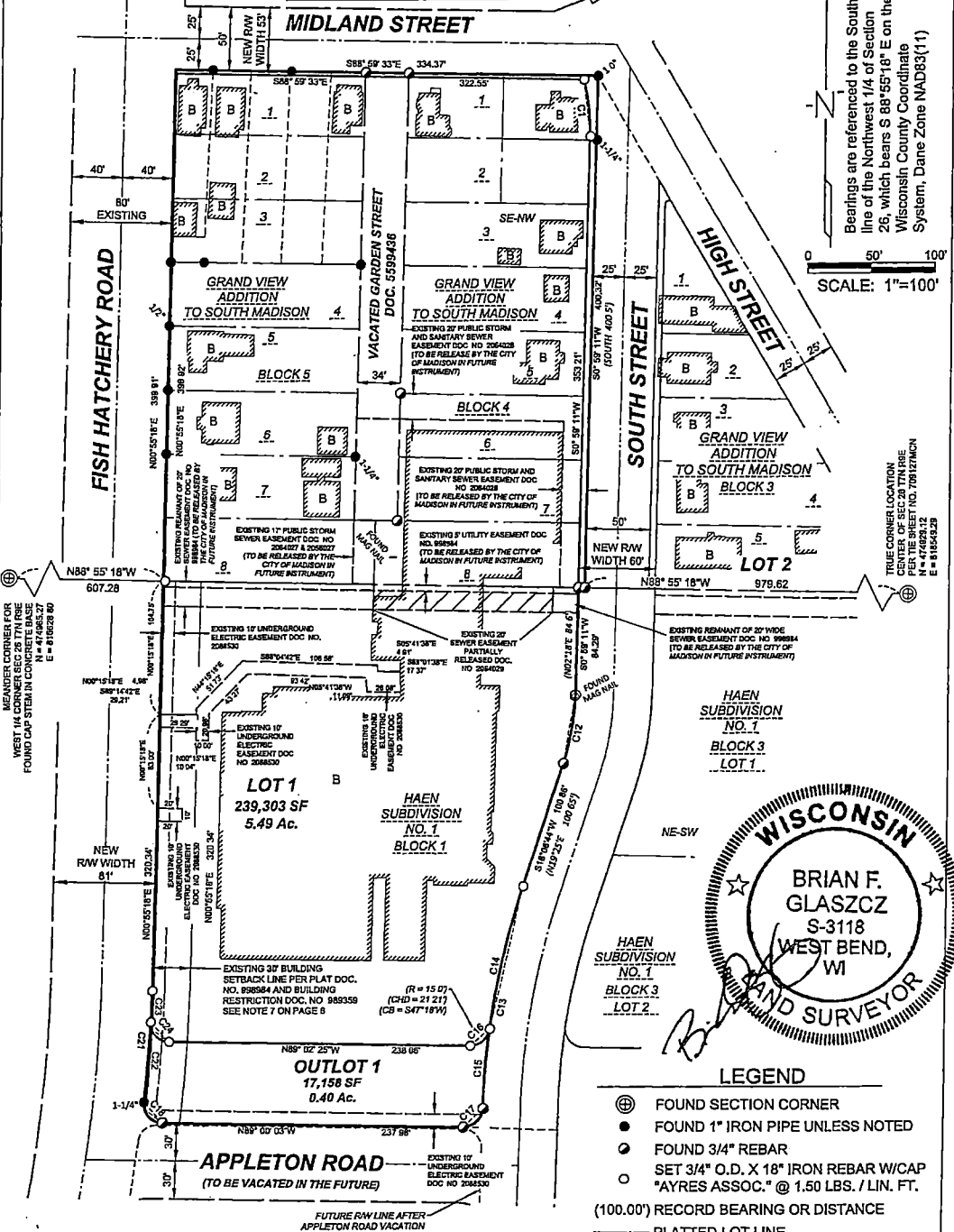
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VOL. 111 PAGE 161  
DOC. NO. 562395R  
C.S.M. NO. 15465

Sheet 3 of 12

**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**  
 LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION  
 TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS  
 DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE  
 NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1  
 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF  
 GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF  
 MADISON, DANE COUNTY, WISCONSIN.

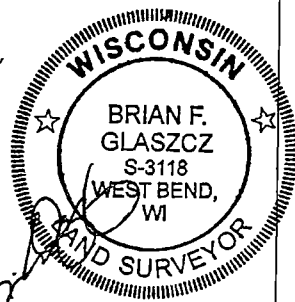
**EXISTING EASEMENTS**



Bearings are referenced to the South line of the Northwest 1/4 of Section 26, which bears S 88°55'16" E on the Wisconsin County Coordinate System, Dane Zone NAD83(11)

SCALE: 1"=100'

TRUE CORNER LOCATION CENTER OF SEC. 26 T7N R9E PER THE SHEET NO. 708157MCH E = 81852425



- LEGEND**
- ⊕ FOUND SECTION CORNER
  - FOUND 1" IRON PIPE UNLESS NOTED
  - FOUND 3/4" REBAR
  - SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
  - (100.00') RECORD BEARING OR DISTANCE
  - PLATTED LOT LINE
  - EASEMENT LINE
  - - - RW LINE
  - · - · - CENTER LINE
  - BOUNDARY LINE

**AYRES** N17 W24222 Riverwood Drive  
 Waukesha, WI 53188  
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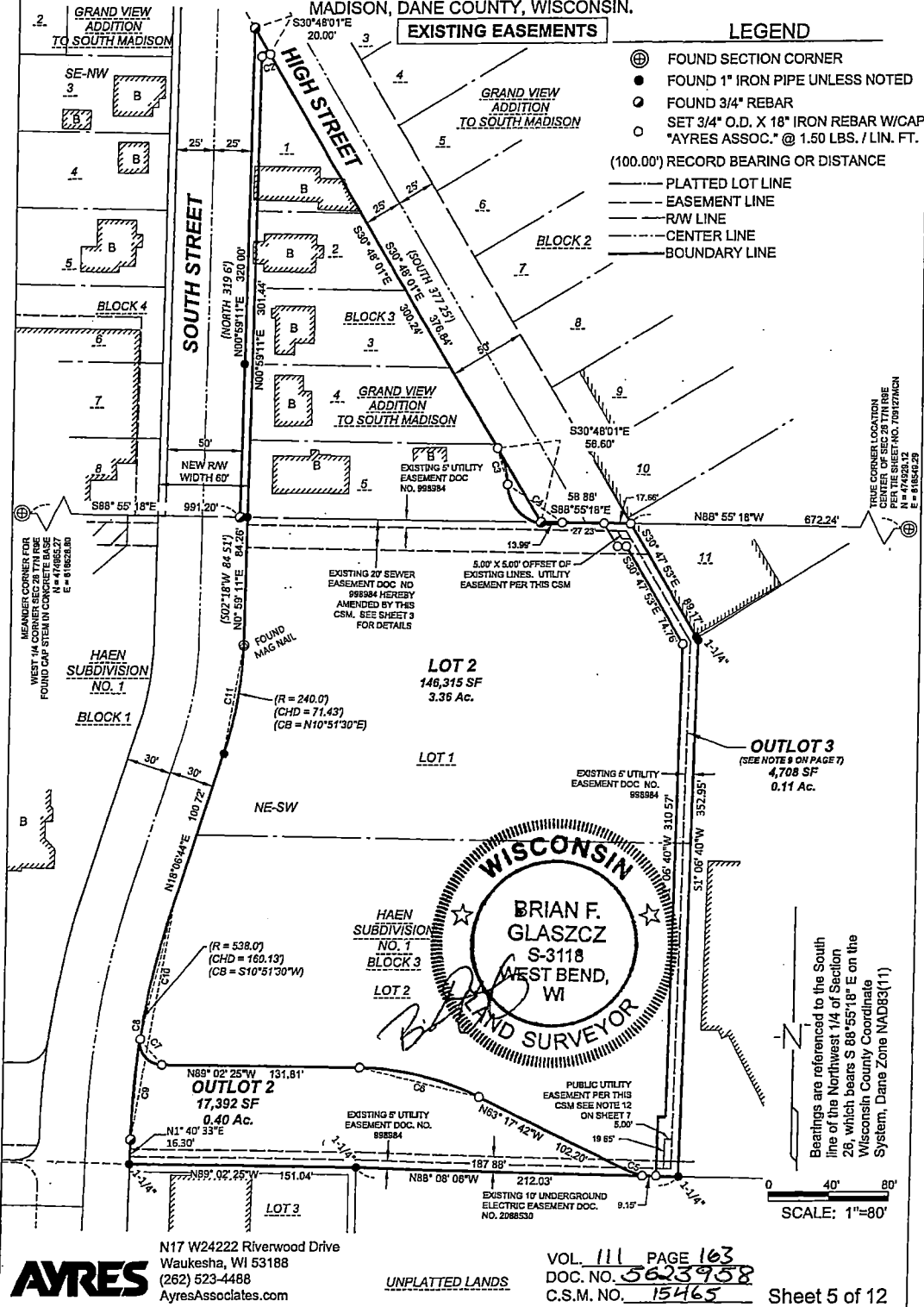
VOL. 111 PAGE 162  
 DOC. NO. 5623958  
 C.S.M. NO. 15465

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Signed by grantor(s) or grantor(s) agent: Maribeth Witzel-Behl  
 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl  
 Date: November 4, 2021

DANE COUNTY CERTIFIED SURVEY MAP NO. 15465

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



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Date: November 4, 2021

*Maribeth Witzel-Behl*

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 Name of grantor(s) or grantor(s) agent printed: Maribeth Witzel-Behl



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UNPLATTED LANDS

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 DOC. NO. 5623958  
 C.S.M. NO. 15465

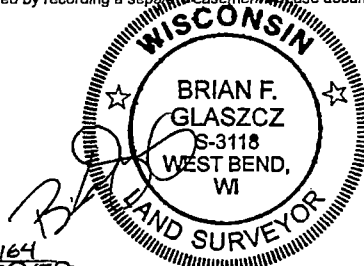
Sheet 5 of 12

**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**Notes:**

1. All buildings to be demolished.
2. Outlot 1 is reserved for a future dedication by the Owner to the City of Madison for public right of way purposes. The area shall be dedicated to the City of Madison at no cost upon the adoption of a resolution by the City of Madison to discontinue and vacate Appleton Road as shown on this Certified Survey Map. The effective date of the vacation shall be conditioned upon the execution and recording of the document conveying and dedicating Outlot 1 to the City of Madison for public street purposes. Only existing parking lot improvements or a new driveway access shall be permitted within Outlot 1, no buildings or other new private improvements shall be permitted within Outlot 1 prior to the conveyance to the City. See the detail of Appleton Road area to be discontinued. The portion of Appleton Road to be vacated in the future shall be conveyed by the City of Madison to Wingra Building Group concurrently with the conveyance of Outlot 1 by Wingra Building Group to the City of Madison.
3. Outlot 2 is reserved for a future acquisition by the City of Madison for public right of way purposes. Only existing improvements shall be permitted within Outlot 1 prior to any conveyance to the City of Madison. No buildings or new private improvements shall be permitted within Outlot 2.
4. **Public Sidewalk and Bike Path Easements:**  
 Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is 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 sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall 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 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 public use shall be constructed in and no grade change shall be made to the Easement Area without the 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 or 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.
5. Public Storm and Sanitary Sewer Easements per Document Nos. 998984, 2056027, 2064027 and 2064028 that lie within proposed Lot 1 of this CSM to be released by the City of Madison by a future separate instrument.
6. The face of no power, telephone, or other utility pole may be set closer than 2.0 feet from any lot line. (Block 1 and Block 3 of Haen Subdivision No. 1)
7. Area comprising Block 1 of Haen Subdivision No. 1 is subject to deed restrictions. See Vol. 342 of Miscellaneous on Page 293-Dane County Registry.
8. **Public Storm Sewer Easement and Public Sanitary Sewer Easement**  
 Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer and 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 Sanitary Sewer and Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area over adjacent drive aisles and pavements as they may exist from time to time 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 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 Sanitary Sewer and Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the 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 or 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.



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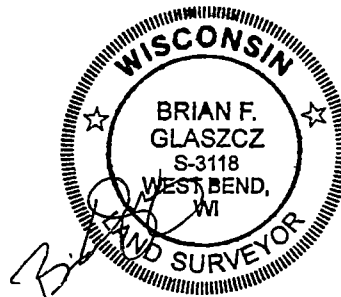
VOL. 111 PAGE 164  
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 C.S.M. NO. 15465

**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

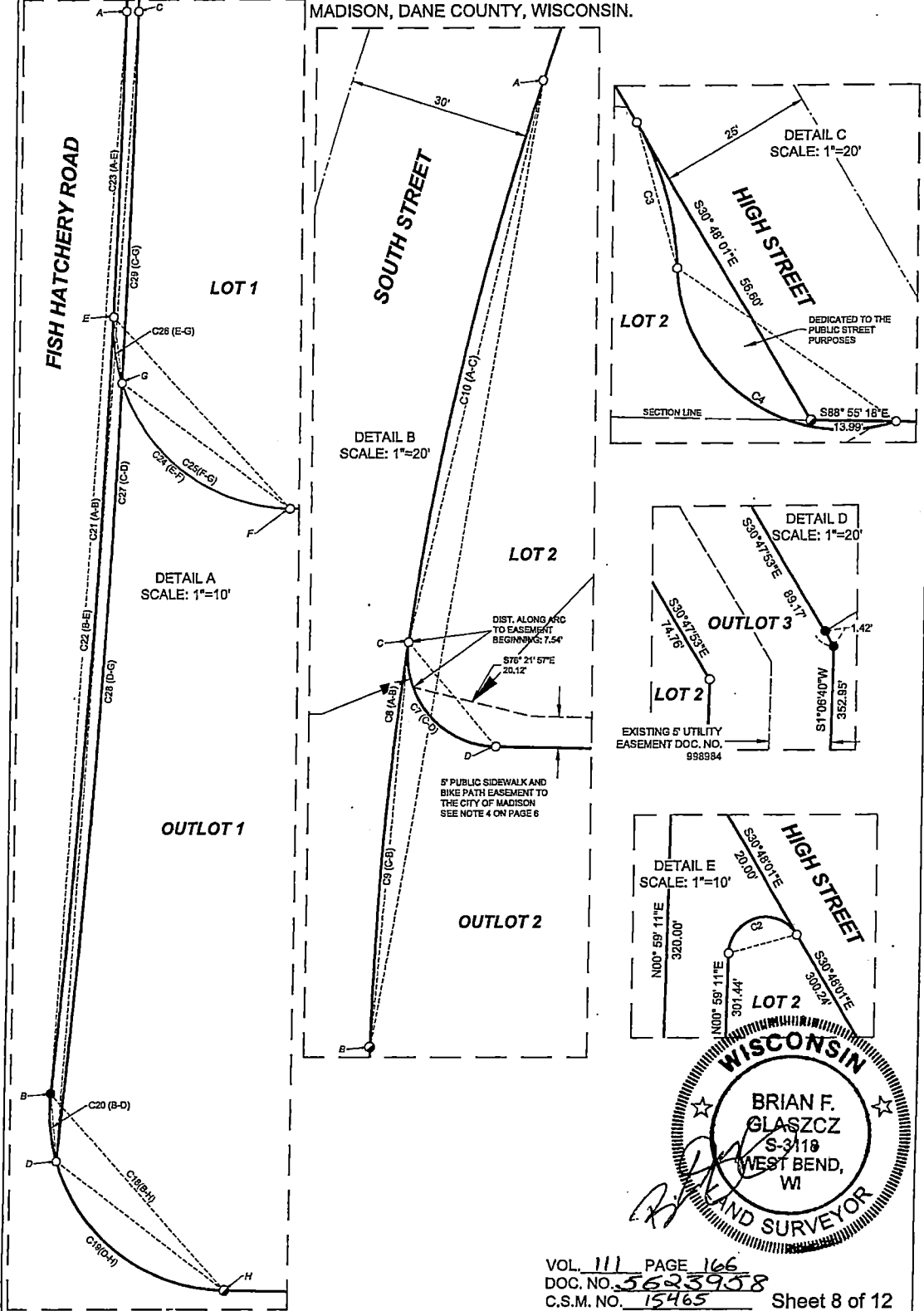
**Notes: (continued)**

9. Outlot 3 dedicated to the public for public pedestrian sidewalk and bicycle path purposes.
10. **Public Easement for Grading and Sloping:**  
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is 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 grading and sloping purposes. The City of Madison and its employees, agents and contractors shall 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 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 required final grade and surface condition including the repair or replacement of pavement and turf.  
Limitations on Use of 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 above-ground improvements (other than City of Madison approved private parking lot improvements) shall be constructed in and no grade change shall be made to the Easement Area without the 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 or 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.
11. **Public Storm Water Surface Drainage Easements:**  
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "easement area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to city of Madison for the uses and purposes hereinafter set forth. the easement area may be used by City of Madison for public overland storm water drainage purposes to convey public surface storm water from High Street to South Street. City of Madison shall have the 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.  
Limitations on Use of 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, other than the parking lot and landscaping improvements as approved for site development by the City of Madison's Engineering Division City Engineer, shall be constructed in and no grade change shall be made to the easement area without the 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 or 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.
12. Public Utility Easements granted hereon are for the use by Public Bodies and Private Public Utilities having the right to serve the area.



DANE COUNTY CERTIFIED SURVEY MAP NO. 15465

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

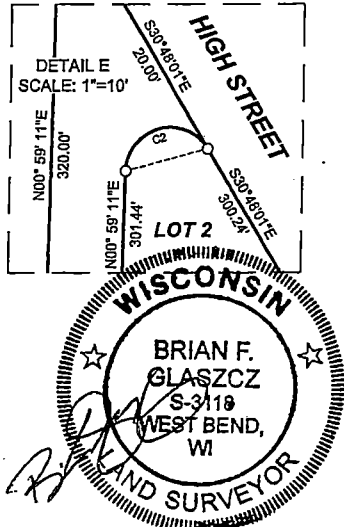


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Date: November 4, 2021

*Maribeth Witzel-Behl*

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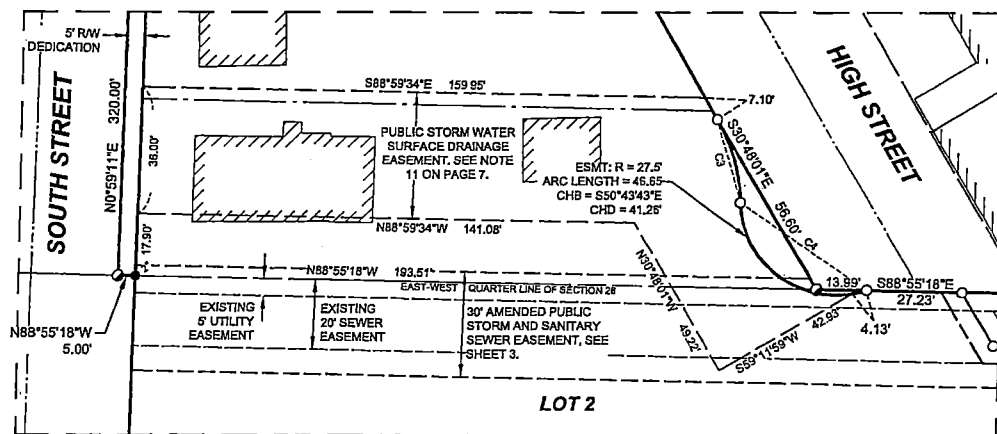
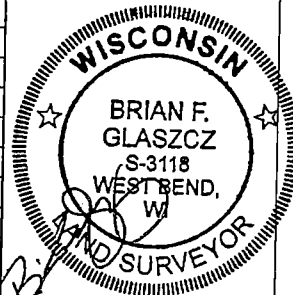




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Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	TAN. BEARING IN	TAN. BEARING OUT
C1	44.62	170.00	15°02'23"	44.50	S05° 32' 01"E	S00° 59' 11"W	S14° 03' 12"E
C2	7.70	3.00	147°04'51"	5.75	N75° 05' 39"E	S31° 21' 55"E	N01° 33' 13"E
C3	25.02	50.00	28°40'11"	24.76	N16° 27' 56"W	N02° 07' 50"W	N30° 48' 01"W
C4	50.78	27.50	105°48'24"	43.87	S55° 02' 02"E	S02° 07' 50"E	N72° 03' 45"E
C5	17.55	117.00	8°35'37"	17.53	S67° 35' 30"E	S63° 17' 42"E	S71° 53' 19"E
C6	82.23	183.00	25°44'43"	81.54	N76° 10' 03"W	N63° 17' 42"W	N89° 02' 25"W
C7	25.42	15.00	97°08'37"	22.49	N40° 29' 07"W	N89° 02' 25"W	N08° 04' 12"E
C8	160.68	538.00	17°06'42"	160.08	N09° 31' 10"E	N00° 57' 49"E	N18° 04' 31"E
C9	66.73	538.00	7°06'22"	66.68	S04° 31' 00"W	S08° 04' 12"W	S00° 57' 49"W
C10	93.95	538.00	10°00'19"	93.83	S13° 04' 21"W	S18° 04' 31"W	S08° 04' 12"W
C11	71.94	240.00	17°10'25"	71.67	N09° 41' 46"E	N18° 16' 58"E	N01° 06' 33"E
C12	53.98	180.02	17°10'46"	53.77	S09° 43' 09"W	S01° 07' 46"W	S18° 18' 32"W
C13	178.64	598.00	17°06'58"	177.88	S09° 31' 02"W	S18° 04' 31"W	S00° 57' 33"W
C14	115.37	598.00	11°03'13"	115.19	S12° 32' 55"W	S18° 04' 31"W	S07° 01' 18"W
C15	63.28	598.00	6°03'45"	63.25	S03° 59' 26"W	S07° 01' 18"W	S00° 57' 33"W
C16	21.97	15.00	83°58'17"	20.06	S48° 59' 27"W	S07° 01' 18"W	N89° 02' 25"W
C17	23.36	15.00	89°14'14"	21.07	S46° 24' 02"W	S01° 46' 55"W	N88° 58' 51"W
C18	24.67	15.00	94°13'15"	21.98	N41° 53' 08"W	N88° 59' 45"W	N05° 13' 30"E
C19	19.01	15.00	72°37'01"	17.76	S52° 41' 15"E	S16° 22' 45"E	S88° 59' 45"E
C20	5.66	15.00	21°36'14"	5.62	S05° 34' 38"E	S05° 13' 30"W	S16° 22' 45"E
C21	86.75	1187.90	4°16'51"	86.73	N03° 20' 14"E	N05° 28' 39"E	N01° 11' 49"E
C22	63.72	1187.90	3°04'24"	63.71	N03° 56' 27"E	N05° 28' 39"E	N02° 24' 15"E
C23	25.03	1187.90	1°12'26"	25.03	N01° 48' 02"E	N02° 24' 15"E	N01° 11' 49"E
C24	23.94	15.00	91°26'40"	21.48	N43° 19' 05"W	N89° 02' 25"W	N02° 24' 15"E
C25	18.49	15.00	70°38'07"	17.34	S53° 43' 21"E	S18° 24' 17"E	S89° 02' 25"E
C26	5.45	15.00	20°48'33"	5.42	S08° 00' 01"E	S02° 24' 15"W	S18° 24' 17"E
C27	94.13	1188.90	4°32'10"	94.10	N03° 27' 54"E	N05° 43' 59"E	N01° 11' 48"E
C28	63.71	1188.90	3°04'12"	63.70	N04° 11' 53"E	N05° 43' 59"E	N02° 39' 46"E
C29	30.42	1188.90	1°27'58"	30.42	N01° 55' 47"E	N02° 39' 46"E	N01° 11' 48"E



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Sheet 9 of 12

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 Date: November 4, 2021

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LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**Legal Description**

Lots 1-5 of Block 3, Lots 1-8 of Block 4, Lots 1-8 of Block 5 of Grand View Addition to South Madison, Vacated and Discontinued Garden Street recorded as Document No.'s 2056027 and 5599436, being part of the Southeast 1/4 of the Northwest 1/4, all of Block 1 and Lots 1 & 2 of Block 3 of Haen Subdivision No. 1 being a part of the Northeast 1/4 of the Southwest 1/4, also being a part of Government Lot 3, all in Section 26, Township 7 North, Range 9 East, City of Madison, Dane County Wisconsin.


Commencing at Meander Corner for the West 1/4 Corner of said Section 26 which is South 88°55'18" East, 753.93 feet from the True Corner location,  
Thence South 88°55'18" East along the East-West Quarter line, 607.28 feet to the East right of way line of Fish Hatchery Road, the Northwest corner of Block 1 of Haen Subdivision No 1, the Southwest corner of Lot 8 of Block 5 of Grand View Addition to South Madison, and the Point of Beginning.  
Thence North 00°55'18" East along said East right of way line and the West line of Block 5 of Grand View Addition to South Madison, 399.91 feet to the North line of said Block 5 of Grand View Addition to South Madison and the South right of way line of Midland Street;  
Thence South 88°59'33" East along said North Block line and said South right of way line, 334.37 feet to the Northeast corner of Lot 1 of Block 4 of said Grand View Addition to South Madison and the West right of way line of South Street;  
Thence South 30°53'24" East across South Street, 94.68 feet to the North point of Lot 1 of said Block 3 and the intersection of the East right of way line of South Street and the Southwest right of way line of High Street;  
Thence South 30°48'01" East along the Northeast line of said Block 3 and said Southwest right of way line of High Street, 376.84 feet to the Southeast corner of Lot 5 of said Block 3, the North line of Lot 1 of Block 3 of Haen Subdivision No. 1, and the South right of way line of High Street;  
Thence South 88°55'18" East along said North line and along said South right of way line, 58.88 feet to the Northeast corner of said Lot 1 and point on the West line of Lot 11 of Block 2 of Grand View Addition to South Madison;  
Thence South 30°47'53" East along said West line of Lot 11 and along the Northeast line of said Lot 1, 89.17 feet to the Southwest corner of said Lot 11 and the East line of said Lot 1 of Block 3;  
Thence South 01°06'40" West along the East line of Said Block 3, 352.95 feet to the Southeast corner of Lot 2 of Block 3 of Haen Subdivision No. 1;  
Thence North 88°08'06" West along the South line of said Lot 2, 212.03 feet to the Northeast corner of Lot 3 of Block 3 of Haen Subdivision No. 1;  
Thence North 89°02'25" West along the South line of said Lot 2 and the North line of said Lot 3, 151.04 feet to the West line of Said Block 3 and the East right of way line of South Street.  
Thence North 87°54'43" West across South Street, 74.82 feet to the West right of way line of said South Street, the South line of Block 1 of Haen Subdivision No. 1, and the North right of way line of Appleton Road;  
Thence North 89°00'03" West along the South line of said Block 1 and along said North right of way line, 237.98 feet to a point of curve;  
Thence Northwesterly 24.67 feet along the arc of a tangent curve to the right, having a radius of 15.00 feet, and a chord which bears North 41°53'08" West, 21.98 feet to a point of reverse curve along the East right of way line of Fish Hatchery Road;  
Thence Northeasterly 88.75 feet along the arc of a curve to the left, having a radius of 1187.90 feet, and a chord which bears North 03°20'14" East, 88.73 feet;  
Thence North 00°55'18" East along said West line of Block five and said East right of way line, 320.34 feet; to the Point of Beginning.

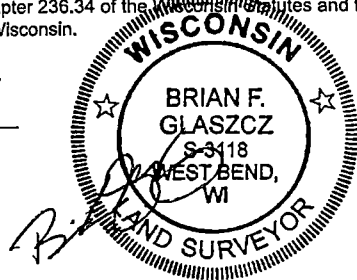
Contains 474,722 SQ.FT. or 10.90 acres.

**SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN )**

I, Brian F. Glaszcz, Professional Land Surveyor, S-3118, do hereby certify that by the direction of Wingra Building Group, a Wisconsin general partnership group, I have surveyed, divided, and mapped the lands described heron 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.

Dated this 27<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Brian F. Glaszcz, S-3118  
Professional Land Surveyor



**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**

LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE:**

Wingra Building Group, a Wisconsin general partnership, as owner, certifies that said partnership caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map and in consideration of the approval of the map by the Common Council and in accordance Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison in surveying, dividing and mapping the same.

This agreement shall be binding on the undersigned and assigns. In Witness Whereof, Wingra Building Group has caused these presents to be signed by its representatives this 4th day of August, 2020.

Darrell Kothie  
(Witness)

Wingra Building Group,  
By: Dean Health Systems, Inc.,  
Its: Managing Partner  
By: [Signature]  
Damond Boatwright,  
Regional President -SSM Health

**STATE OF WISCONSIN)**

Personally came before me this 4th day of August, 2020, Damond Boatwright, the Regional President of SSM Health which includes Dean Health Systems, Inc., the Managing Partner of Wingra Building Group, to me known as the person who executed the foregoing instrument, and to me known to be the Regional President of the corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority as Managing Partner of Wingra Building Group.  
(Notary Seal)

Rosemarie M Putman, Notary Public  
State of Wisconsin County of Dane  
My Commission expires 10/23/22



**DANE COUNTY CERTIFIED SURVEY MAP NO. 15465**  
LOTS 1-5 OF BLOCK 3, LOTS 1-8 OF BLOCK 4, LOTS 1-8 OF BLOCK 5 OF GRAND VIEW ADDITION  
TO SOUTH MADISON, VACATED AND DISCONTINUED GARDEN STREET RECORDED AS  
DOCUMENT NO.'S 2056027 AND 5599436, BEING PART OF THE SOUTHEAST 1/4 OF THE  
NORTHWEST 1/4; ALL OF BLOCK 1 AND LOTS 1 & 2 OF BLOCK 3 OF HAEN SUBDIVISION NO. 1  
BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO BEING PART OF  
GOVERNMENT LOT 3, ALL IN SECTION 26, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF  
MADISON, DANE COUNTY, WISCONSIN.

**CITY OF MADISON PLAN COMMISSION APPROVAL:**

Approved for recording per City of Madison Plan Commission Action of 24 February, 2020.

Timothy M Parks, for 5 August 2020  
Date  
Matthew Wachter,  
Secretary, City of Madison  
Planning Commission

**CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved the Enactment  
Number 20-00184, File ID Number 58788, Adopted on this 3rd Day of  
March, 2020.

Dated this 6th Day of August, 2020.

Maribeth Witzel-Behl  
Maribeth Witzel-Behl, Clerk  
City of Madison



OFFICE OF THE REGISTER OF DEEDS  
Dane COUNTY, WISCONSIN  
RECEIVED FOR RECORD 11<sup>th</sup> Aug  
2020 AT 1:23 O'CLOCK PM  
AS DOC. NO. 5623958  
IN VOL. 111 OF CERTIFIED SURVEY  
MAPS ON PAGE(S) 159-170  
Kristi Chlebowski by  
Kristi Chlebowski  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS