



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

PART OF OUTLOT 58, BURKE ASSESSOR'S PLAT NO. 1 AND PART OF LOT 3, CERTIFIED SURVEY MAP NUMBER 1060, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/4" IRON PIPE FOUND
- ⊗ FOUND NAIL HOLE
- ⊕ FOUND MAG NAIL
- ⊗ FOUND PLASTIC BIRRENKOTT CAP
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

LEGAL DESCRIPTION:

Part of Outlot 58, Burke Assessor's Plat No. 1, as recorded in Volume 9 of Plats, on pages 15-21, as Document Number 593673, Dane County Registry, also part of Lot 3, Certified Survey Map Number 1060, as recorded in Volume 4 of Certified Survey Maps, on page 346, as Document Number 1354709, Dane County Registry, located in the Southwest Quarter of the Southeast Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter corner of said Section 12; thence South 88 degrees 47 minutes 12 seconds East along the south line of said Southwest Quarter of the Southeast Quarter, 33.02 feet; thence North 00 degrees 41 minutes 26 seconds East, 151.07 feet to the point of beginning, also being the north right of way of Commercial Avenue, also being the east right of way of Rethke Avenue; thence North 00 degrees 41 minutes 26 seconds East along said east right of way, 202.30 feet; thence South 89 degrees 02 minutes 15 seconds East, 191.39 feet to the west line of Lot 2 of said Certified Survey Map Number 1060; thence South 05 degrees 20 minutes 46 seconds East along said west line, 21.63 feet to the southwest corner of said Lot 2, also being the northwest corner of aforementioned Lot 3; thence South 89 degrees 18 minutes 46 seconds East along the north line of said Lot 3, 26.72 feet; thence South 00 degrees 35 minutes 19 seconds East, 178.46 feet to the aforementioned north right of way line; thence North 89 degrees 41 minutes 00 seconds West along said north right of way line, 224.37 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of Speight Properties LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 20 day of JUNE, 2018

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse  
surveying & engineering llc  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
Date: June 20, 2018  
Plot View: CSM-1  
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### OWNER'S CERTIFICATE

Speight Properties LLC, a Wisconsin 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 limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Speight Properties LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and City of Madison Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Speight Properties LLC has caused these presents to be signed by Chad T. Speight, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Chad T. Speight, managing member

STATE OF WISCONSIN )  
  )ss  
County of Dane         )

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

Notary Public, Wisconsin \_\_\_\_\_ My commission expires \_\_\_\_\_

### CORPORATE MORTGAGEE CERTIFICATE:

Home Savings Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of the owner.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Authorized representative

State of Wisconsin )  
  )ss.  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_  
My commission expires/is permanent: \_\_\_\_\_

SURVEYED BY :  
**Burse**  
surveying & engineering Inc.  
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Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
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NOTES:

- 1) Surveyor was provided Title Policy No. B-18205769 from Dane County Title Company, LLC dated May 30, 2018. Title report references the following: [surveyor notes are in brackets]
  - Easement recorded April 2, 1959, as Document No. 977116. [shown on map]
  - Driveway Easement recorded on July 17, 1989, in Volume 13056, page 34, Document No. 2150556. [shown on map]
  - Right-of-Way Grant - Underground Electric, to Madison Gas and Electric Company recorded on December 27, 1993 in Volume 26053, page 8, Document No. 2559608. [not applicable to this site]
  - Reservation of driveway easement contained in Warranty Deed recorded on August 1, 1994 in Volume 28088, page 68, Document No. 2621502. [same easement as Doc. No. 2150556 as noted above]
  - Memorandum of Lease, recorded February 5, 2018, as Document No. 5388179. [shown on map]

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_, 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 \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Natalie Erdman, Secretary of Planning Commission.

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at
_____ o'clock __M as
Document No. _____
in _____
_____
_____
_____
Register of Deeds

SURVEYED BY :  
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 surveying & engineering <sup>INC</sup>  
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