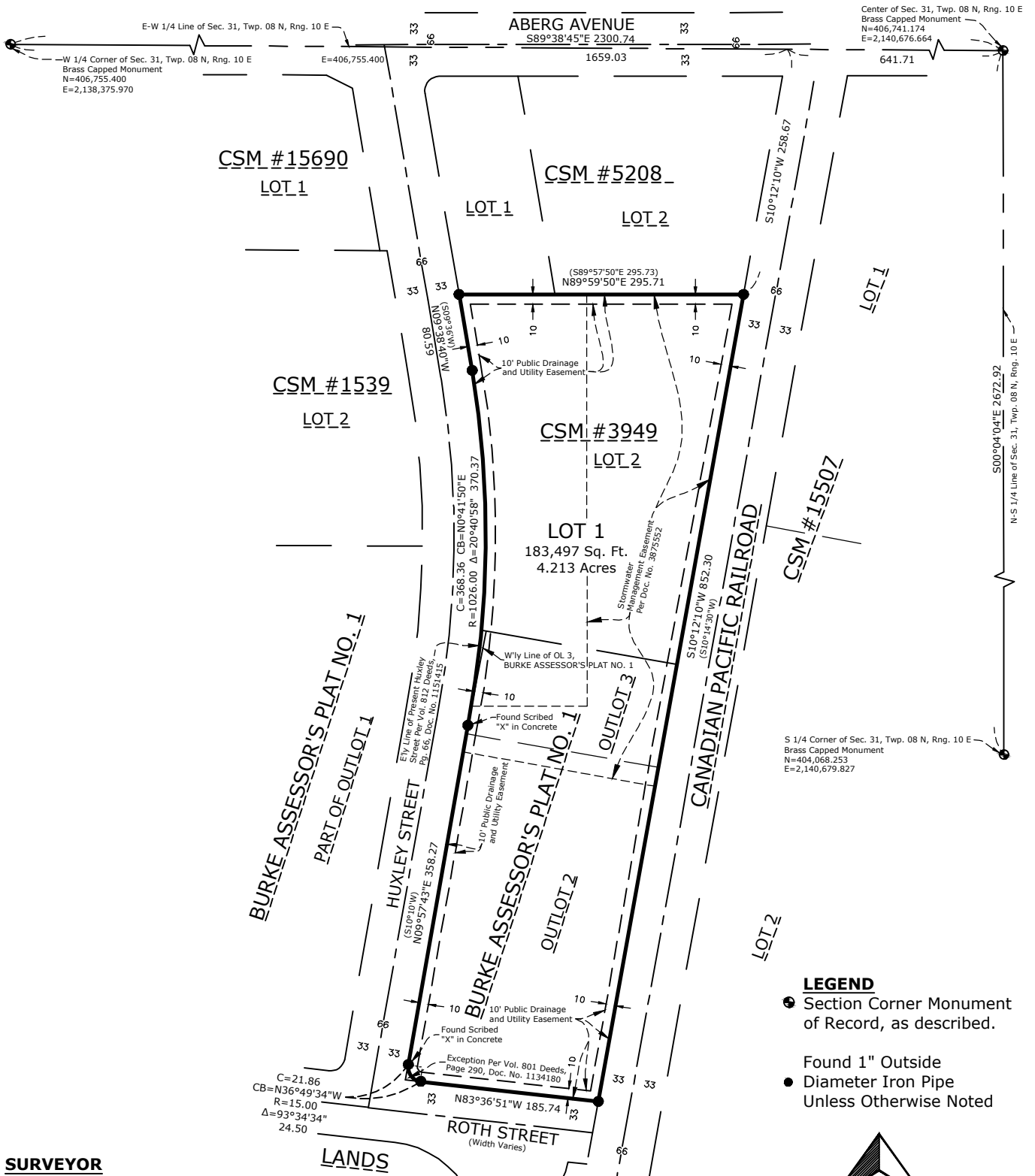


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

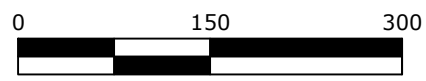
Lot 2, Certified Survey Map No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Bearing are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone NAD83(1991).

The East-West Quarter Line of the Southwest Quarter of Section 31, Township 08 N, Range 10 East and are assumed to bear South 89 degrees 38 minutes 45 seconds East.



- LEGEND**
- Section Corner Monument of Record, as described.
  - Found 1" Outside Diameter Iron Pipe Unless Otherwise Noted



SCALE IN FEET  
1 inch = 150 ft.

**SURVEYOR**

Rory Synsteliem  
Civil Site Group  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
612-802-3222

**PREPARED FOR**

DevCo Preservation, LLC.  
10900 NE 8th Street, #1200  
Bellevue, WA 98004

**Professional Wisconsin Land Surveyor**



Date: \_\_\_\_\_

Rory Synsteliem, 3194-8

**CivilSite**  
GROUP

5000 GLENWOOD AVENUE  
GOLDEN VALLEY, MN 55422  
CivilSiteGroup.com

Project No. 25341 SHEET 1 OF 3

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 2, Certified Survey Map No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

## **LEGAL DESCRIPTION**

(Per First American Title Company Commitment No. NCS-1269345-WA1)

### PARCEL 1A:

LOT TWO (2), CERTIFIED SURVEY MAP NO. 3949, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON AUGUST 2, 1982, VOLUME 16 OF CERTIFIED SURVEYS, PAGE 213 AS DOCUMENT NO. 1747445, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF PARCEL "A" OF CERTIFIED SURVEY MAP NO. 325 FORMERLY PART OF O.L. 1, BURKE ASSESSOR'S PLAT NO. 1 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### PARCEL 1B:

OUTLOT THREE (3), BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

### PARCEL 1C:

THAT PART OF HUXLEY STREET LYING WESTERLY OF THE WESTERLY LINE OF OUTLOT THREE (3), BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THE EASTERLY LINE OF THE PRESENT HUXLEY STREET AS DESCRIBED IN VOLUME 812 OF DEEDS, PAGE 66, DOCUMENT NO. 1151415.

### PARCEL 2:

OUTLOT TWO (2) BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED TO CITY OF MADISON AS SET FORTH IN VOLUME 801 OF DEEDS, PAGE 290, DOCUMENT NO. 1134180.

## **LEGAL DESCRIPTION**

(As surveyed for this CSM)

Lot 2, Certified Survey Map No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

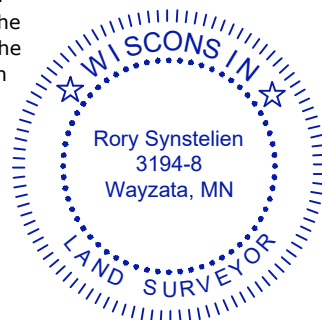
More particularly described as follows:

Commencing at the west quarter corner of said Section 31; thence on an assumed bearing of South 89 degrees 38 minutes 45 seconds East along the East West Quarter line of said Section 31, a distance of 1659.03 feet to the westerly right-of-way line of the Canadian Pacific Railroad; thence South 10 degrees 12 minutes 10 seconds West along said westerly right-of-way line, a distance of 258.67 feet to the northeast corner of said Lot 2, Certified Survey Map No. 3949 and the point of beginning of the land to be described; thence continuing South 10 degrees 12 minutes 10 seconds West, along said westerly right-of-way line and easterly line of said Lot 2, a distance of 852.30 feet to the southeast corner of said Outlot 2, BURKE ASSESSOR'S PLAT NO. 1; thence North 83 degrees 36 minutes 51 seconds West along the southerly line of said Outlot 2, a distance of 185.74 feet; thence northwesterly 24.50 feet along a tangential curve concave to the northeast having a radius of 15.00 feet and a central angle of 93 degrees 34 minutes 34 seconds; thence North 09 degrees 57 minutes 43 seconds East, tangent to said curve, along the easterly line of Huxley Street, a distance of 358.27 feet; thence northerly 370.37 feet along a non tangent curve concave to the west, said curve has a radius of 1026.00 feet a central angle of 20 degrees 40 minutes 58 seconds, the chord of said curve bears North 00 degrees 41 minutes 50 seconds East; thence North 09 degrees 38 minutes 40 seconds West, a distance of 80.59 feet to the northwest corner of said Lot 2; thence North 89 degrees 59 minutes 50 seconds East along the north line of said Lot 2, a distance of 295.71 feet to the point of beginning.

Said parcel contains 183,497 square feet +/- or 4.213 acres +/-.

## **SURVEYOR'S CERTIFICATE**

I Rory L. Synsteliien, Professional Wisconsin Land Surveyor, No. 3194-8, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of DevCo Preservation, LLC, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.



\_\_\_\_\_  
Rory Synstliien, 3194-8

Date: \_\_\_\_\_

**CivilSite**  
GROUP

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GOLDEN VALLEY, MN 55422  
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Project No. 25341 SHEET 2 OF 3

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Lot 2, Certified Survey Map No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

## Professional Wisconsin Land Surveyor

\_\_\_\_\_, Date: \_\_\_\_\_  
Rory Synsteliën, 3194-8



## OWNER'S CERTIFICATE

OM LAND LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. OM LAND LLC, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval.

Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_, Date: \_\_\_\_\_

Adam Reich  
Authorized Signatory, OM LAND LLC

STATE OF \_\_\_\_\_)

\_\_\_\_\_ COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Authorized Signatory for OM LAND LLC, Adam Reich to me known to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

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

## CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_,

File ID Number \_\_\_\_\_, adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

By: \_\_\_\_\_ for \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary of the  
City of Madison Plan Commission

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

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

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