

PRELIMINARY
CERTIFIED SURVEY MAP NO.

LOT 46, OLD SAUK TRAILS PARK FOURTH ADDITION, AND LOTS 51, 52 AND 53, OLD SAUK TRAILS PARK FIFTH ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTH QUARTER CORNER
SECTION 15, T07N, R08E
FOUND 1-1/4" REBAR
N:488,193.27
E:781,820.70

N 89°58'19" E 2,658.79'

NORTHEAST CORNER
SECTION 15, T07N, R08E
FOUND ALUMINUM CAP IN
CONCRETE
N:488,194.57
E:784,479.49

881.10'

1,777.69'

P.O.B.

N89°56'45"E 458.23'

LOT 60
OLD SAUK
TRAILS PARK
5TH ADD

DEMINGWAY
RIGHT-OF-WAY

RIGHT-OF-WAY

LOT 59

OLD
SAUK
TRAILS
PARK
5TH ADD

LOT 58

LOT 57

LOT 51

321,716 S.F.
7.386 ACRE

LOT 45

S87°41'44"E 528.80'

97

204.06'

LOT 46

133,244 S.F.
3.059 ACRE

106.70

96

67

LOT 52

S 51°08'32" W
311.68'

431.36'

24

2059

E

335.69

167.29'

18

L7

167.29'

18

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°01'41" E	862.09'
L2	S 00°05'18" E	325.14'
L3	N 27°06'06" W	28.29'
L4	N 10°21'30" W	167.29'
L5	N 00°02'20" W	248.27'
L6	S 02°24'20" W	175.20'
L7	S 79°38'30" W	76.93'
L8	N 10°21'30" W	35.41'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 00°05'18" E	32.15'
E2	S 89°50'49" E	51.81'
E3	S 00°09'49" E	241.00'
E4	N 89°50'50" W	52.13'
E5	N 00°05'18" W	241.00'
E6	S 00°02'20" E	41.31'
E7	N 00°05'18" W	51.47'

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TAN. BEARING IN	TAN. BEARING OUT
C1	330.21'	1130.00'	16°44'36"	329.04'	N 18°43'48" W	N 10°21'30" W	N 27°06'06" W
C2	360.49'	365.00'	56°35'18"	346.02'	N 38°39'10" W	N 66°56'49" W	N 10°21'31" W
C3	34.18'	25.00'	78°19'49"	31.58'	N 27°46'54" W	N 11°23'00" E	N 66°56'49" W
C4	73.76'	370.00'	11°25'19"	73.64'	N 05°40'21" E	N 00°02'18" W	N 11°23'00" E

NOTES

THIS CSM IS SUBJECT TO THE FOLLOWING ITEMS

1. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED VOLUME 7716 OF RECORDS, PAGE 23, AS DOCUMENT NO. 1918427.
2. FIRST AMENDMENT RECORDED SEPTEMBER 9, 1994, VOLUME 28395 OF RECORDS, PAGE 35, AS DOCUMENT NO. 2630945.
3. SECOND AMENDMENT RECORDED MAY 22, 1996, VOLUME 32955 OF RECORDS, PAGE 15, AS DOCUMENT NO. 2764523.
4. AGREEMENT PERTAINING TO EXTRATERRITORIAL PLAT APPROVAL JURISDICTION OF CITY OF MIDDLETON RECORDED JULY 28, 1986, VOLUME 8516 OF RECORDS, PAGE 17, AS DOCUMENT NO. 1952277.
5. PUBLIC SANITARY SEWER EASEMENT RECORDED MARCH 6, 1987, VOLUME 9630 OF RECORDS, PAGE 87, AS DOCUMENT NO. 2001816.
6. DECLARATION OF CONDITIONS AND COVENANTS RECORDED MARCH 9, 1989, VOLUME 12580 OF RECORDS, PAGE 17, AS DOCUMENT NO. 2130405.
7. DECLARATION OF CONDITIONS AND COVENANTS RECORDED FEBRUARY 23, 1996, VOLUME 32088 OF RECORDS, PAGE 72, AS DOCUMENT NO. 2740208.
8. DECLARATION OF CONDITIONS AND COVENANTS RECORDED JANUARY 16, 1998, AS DOCUMENT NO. 2924723.
9. DECLARATION OF CONDITIONS AND COVENANTS RECORDED JANUARY 16, 1998, AS DOCUMENT NO. 2924724.
10. DECLARATION OF CONDITIONS AND COVENANTS RECORDED JANUARY 16, 1998, AS DOCUMENT NO. 2924725.
11. DECLARATION OF CONDITIONS AND COVENANTS RECORDED JANUARY 16, 1998, AS DOCUMENT NO. 2924726.

LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 1 1/4" x 30" REBAR SET (4.30 LBS/LF)
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- — — CENTERLINE
- · · · SETBACK LINE
- — — — RIGHT-OF-WAY LINE
- · · · · SECTION LINE
- · · · · — PLATTED LOT LINE
- · · · · — EASEMENT LINE
- ||||||| BUILDING

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. FROM JULY 16 TO AUGUST 18, 2016.
2. BEARINGS FOR THIS SURVEY MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15-07-08 BEARS N 89°58'19" E.

PREPARED BY:	PREPARED FOR:	PROJECT NO:	SURVEYED BY:	VOL.	PAGE
JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	THE GIALAMAS COMPANY, INC. 8040 EXCELSIOR DRIVE, SUITE 200 MADISON, WI 53717-1338	16-7448 FILE NO: B-310 FIELDBOOK/PG: — SHEET NO: 2 OF 7	— DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ	DOC. NO. _____ C.S.M. NO. _____	_____

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NORTH QUARTER CORNER
SECTION 15, T07N, R08E
FOUND 1-1/4" REBAR
N:488,193.27
E:781,820.70

EASEMENTS

NORTHEAST CORNER
SECTION 15, T07N, R08E
FOUND ALUMINUM CAP IN
CONCRETE
N:488,194.57
E:784,479.49

N 89°58'19" E 2,658.79'

881.10'

1,777.69'

P.O.B.

LOT 60

OLD SAUK
TRAILS PARK
5TH ADD

S88°47'03"E 458.39'
30' WIDE SANITARY
SEWER EASEMENT,
DOCUMENT NO.
2001816.

LOT 51

LOT 45

LOT 46

3
133,244 S.F.
3.059 ACRE

12' UTILITY
EASEMENT,
PER PLAT

JOHN Q. HAMMONS DRIVE

DEMING WAY

FOURIER DRIVE

LOT 59

321,716 S.F.
7.386 ACRE

LOT 52

12' UTILITY
EASEMENT,
PER PLAT

LOT 58

LOT 57

2
160,508 S.F.
3.685 ACRE

LOT 47

LOT 41
OLD SAUK TRAILS
PARK 3RD ADD

LEGEND

GOVERNMENT CORNER
1-1/4" REBAR FOUND
3/4" REBAR FOUND

1 1/4" x 30" REBAR
SET (4.30 LBS/LF)

3/4" x 24" REBAR
SET (1.50 LBS/LF)

PLAT BOUNDARY

CHORD LINE

CENTERLINE

SETBACK LINE

RIGHT-OF-WAY LINE

SECTION LINE

PLATTED LOT LINE

EASEMENT LINE

BUILDING

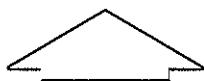
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PROFESSIONAL SERVICES, INC. FROM JULY
16 TO AUGUST 18, 2016.

2. BEARINGS FOR THIS SURVEY MAP ARE
BASED ON THE WISCONSIN COUNTY
COORDINATE SYSTEM (WCCS), DANE COUNTY,
THE NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 15-07-08 BEARS
N 89°58'19" E

3. SEE SHEET 2 FOR TABLES.

0' 100' 200'

SCALE: 1" = 200'



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

THE GIALAMAS COMPANY, INC.
8040 EXCELSIOR DRIVE,
SUITE 200
MADISON, WI 53717-1338

PROJECT NO: 16-7448

FILE NO: B-310

FIELDBOOK/PG: -

SHEET NO: 3 OF 7

SURVEYED BY: -

DRAWN BY: CJO

CHECKED BY: TJB

APPROVED BY: HPU

VOL. _____ PAGE _____

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 SECTION 15, T07N, R08E
 FOUND 1-1/4" REBAR
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 E:781,820.70

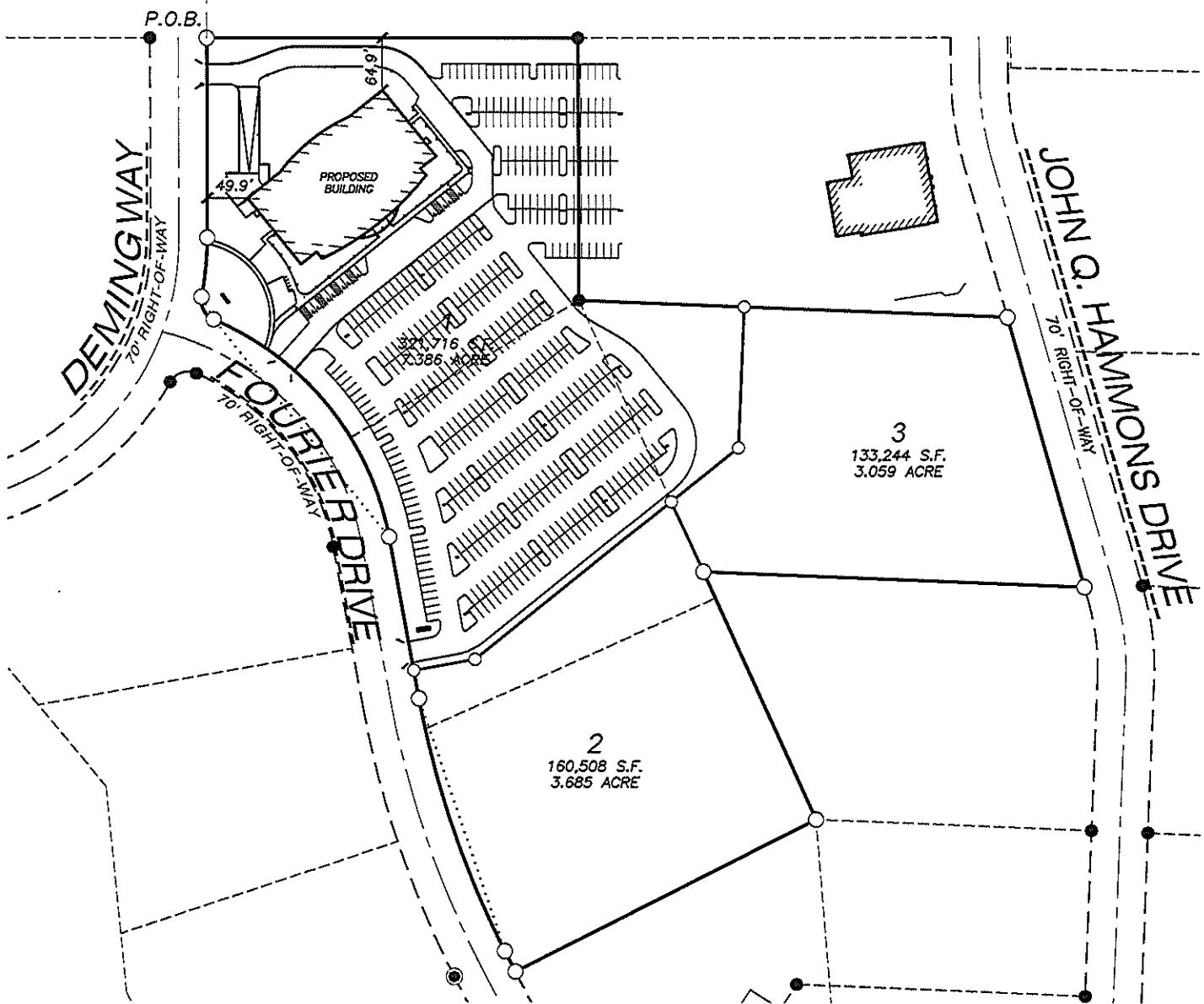
PROPOSED IMPROVEMENTS

NORTHEAST CORNER
 SECTION 15, T07N, R08E
 FOUND ALUMINUM CAP IN
 CONCRETE
 N:488,194.57
 E:784,479.49

N 89°58'19" E 2,658.79'

881.10'

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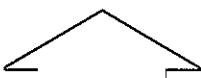
LEGEND

- GOVERNMENT CORNER
- 1-1/4" REBAR FOUND
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- 1 1/4" x 30" REBAR SET (4.30 LBS/LF)
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NOTES

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3. SEE SHEET 2 FOR TABLES.

0' 100' 200'
 SCALE: 1" = 200'



north

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners	PREPARED FOR: THE GIALAMAS COMPANY, INC. 8040 EXCELSIOR DRIVE, SUITE 200 MADISON, WI 53717-1338	PROJECT NO: 16-7448 FILE NO: B-310 FIELDBOOK/PG: — SHEET NO: 4 OF 7	SURVEYED BY: — DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPU	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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LEGAL DESCRIPTION

LOT 46, OLD SAUK TRAILS PARK FOURTH ADDITION, RECORDED IN VOLUME 56-152B OF PLATS, PAGE 456, AND LOTS 51, 52 AND 53, OLD SAUK TRAILS PARK FIFTH ADDITION, RECORDED IN VOLUME 57-018A OF PLATS, PAGES 63-64, DANE COUNTY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 15, AFORESAID; THENCE NORTH 89 DEGREES 58 MINUTES 19 SECONDS ALONG THE NORTH LINE OF SAID SECTION 15, AFORESAID, 881.10 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 41 SECONDS EAST, 862.09 FEET TO THE NORTHWEST CORNER OF LOT 51, OLD SAUK TRAILS PARK FIFTH ADDITION AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 51 A DISTANCE OF 458.23 FEET TO NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 05 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 51 A DISTANCE OF 325.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51 AND THE NORTHWEST CORNER OF LOT 46, OLD SAUK TRAILS PARK FOURTH ADDITION; THENCE SOUTH 87 DEGREES 41 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 46 A DISTANCE OF 528.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF JOHN Q. HAMMONS DRIVE; THENCE SOUTH 15 DEGREES 44 MINUTES 36 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 348.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 46; THENCE NORTH 87 DEGREES 41 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 46 A DISTANCE OF 470.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 46, OLD SAUK TRAILS PARK FOURTH ADDITION; THENCE SOUTH 24 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF LOT 47, OLD SAUK TRAILS PARK 4th ADDITION, 335.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 47 AND THE SOUTHEAST CORNER OF LOT 53, OLD SAUK TRAILS PARK FIFTH ADDITION; THENCE SOUTH 63 DEGREES 08 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 53 A DISTANCE OF 416.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF FOURIER DRIVE; THENCE NORTH 27 DEGREES 06 MINUTES 06 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 28.29 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 330.21 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,130.00 FEET, THE CHORD BEARS NORTH 18 DEGREES 43 MINUTES 48 SECONDS, 329.04 FEET; THENCE NORTH 10 DEGREES 21 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 167.29 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 360.46 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, THE CHORD BEARS NORTH 38 DEGREES 39 MINUTES 10 SECONDS WEST, 346.02 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY 34.18 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 27 DEGREES 46 MINUTES 54 SECONDS WEST, 31.58 FEET TO A POINT OF REVERSE CURVE ALONG THE RIGHT-OF-WAY OF DEMING WAY; THENCE NORTHEASTERLY 73.76 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THE CHORD BEARS NORTH 05 DEGREE 40 MINUTES 21 SECONDS EAST, 73.64 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF DEMING WAY, 248.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 615,468 SQUARE FEET OR 14.130 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR, S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THE GIALAMAS COMPANY, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON 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.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners	PREPARED FOR: THE GIALAMAS COMPANY, INC. 8040 EXCELSIOR DRIVE, SUITE 200 MADISON, WI 53717-1338	PROJECT NO: 16-7448 FILE NO: B-310 FIELDBOOK/PG: - SHEET NO: 5 OF 7	SURVEYED BY: - DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CORPORATE OWNER'S CERTIFICATE

THE GIALAMAS COMPANY, INC., A 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 THE GIALAMAS COMPANY, INC., LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____ 2016.

THE GIALAMAS COMPANY, INC.

BY: _____

******, MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED THE GIALAMAS COMPANY,
INC., TO ME KNOWN TO BE THE PERSON 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 DEDICATING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN
PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THE GIALAMAS
COMPANY, INC., OWNER.

WITNESS THE HAND AND SEAL OF ******, MORTGAGEE, THIS DAY OF _____, 2016.

******, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED ***** BANK, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners	PREPARED FOR: THE GIALAMAS COMPANY, INC. 8040 EXCELSIOR DRIVE, SUITE 200 MADISON, WI 53717-1338	PROJECT NO: 16-7448 FILE NO: B-310 FIELDBOOK/PG: - SHEET NO: 6 OF 7	SURVEYED BY: - DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____ 2016.

NATALIE ERDMAN,
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 _____ 2016.

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON

PREPARED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners	PREPARED FOR: THE GIALAMAS COMPANY, INC. 8040 EXCELSIOR DRIVE, SUITE 200 MADISON, WI 53717-1338	PROJECT NO: 16-7448 FILE NO: B-310 FB/PG: — SHEET NO: 7 OF 7	SURVEYED BY: — DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ
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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