

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

PART OF LOTS 6, 7, AND 8, KINSMAN BUSINESS PARK, AS RECORDED IN VOLUME 56-74B OF PLATS, ON PAGE 218, AS DOCUMENT NUMBER 2166104, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = SIXTY FEET



FOUND CUT X IN BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 28-08-10  
N: 502377.83  
E: 836859.69

**KINSMAN BUSINESS PARK**

8  
(N89°30'10"E)  
N89°56'04"E 215.65'

1183.46'

179.40'

N89°56'04"E 136.43'



**GRID NORTH**  
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

**KINSMAN BUSINESS PARK**

**LOT 1**

92,324 SQ. FT.  
2.1195 AC.

123.27'

S00°03'56"E 421.17'  
(S00°29'50"E)

MON TO MON  
N00°05'49"W 2653.04'

135'  
67.5' 67.5'

U.S.H.  
5.1

(N02°27'28"W)  
N02°01'34"W 481.62'

200.09'



OLD BITUMINOUS PARKING LOT OUTLINE

OLD BUILDING FOUNDATION

248.52'

297.90'

135.00'

14.6'

85.0'

1469.58'

FOUND BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 28-08-10  
N: 499724.79  
E: 836864.18

S89°53'19"W  
33.48'  
(S89°27'25"W)

(S89°27'25"W)  
S89°53'19"W  
32.70'

**BARTILLO DRIVE**

CSM#2686  
2

MAP NO. \_\_\_\_\_

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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: December 20, 2023

Plot View: CSM

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NOTE:

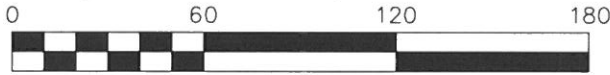
1) SEE SHEET 3 FOR LEGEND AND CURVE TABLE.

SURVEYED FOR :  
CITY OF MADISON

SHEET 1 OF 6

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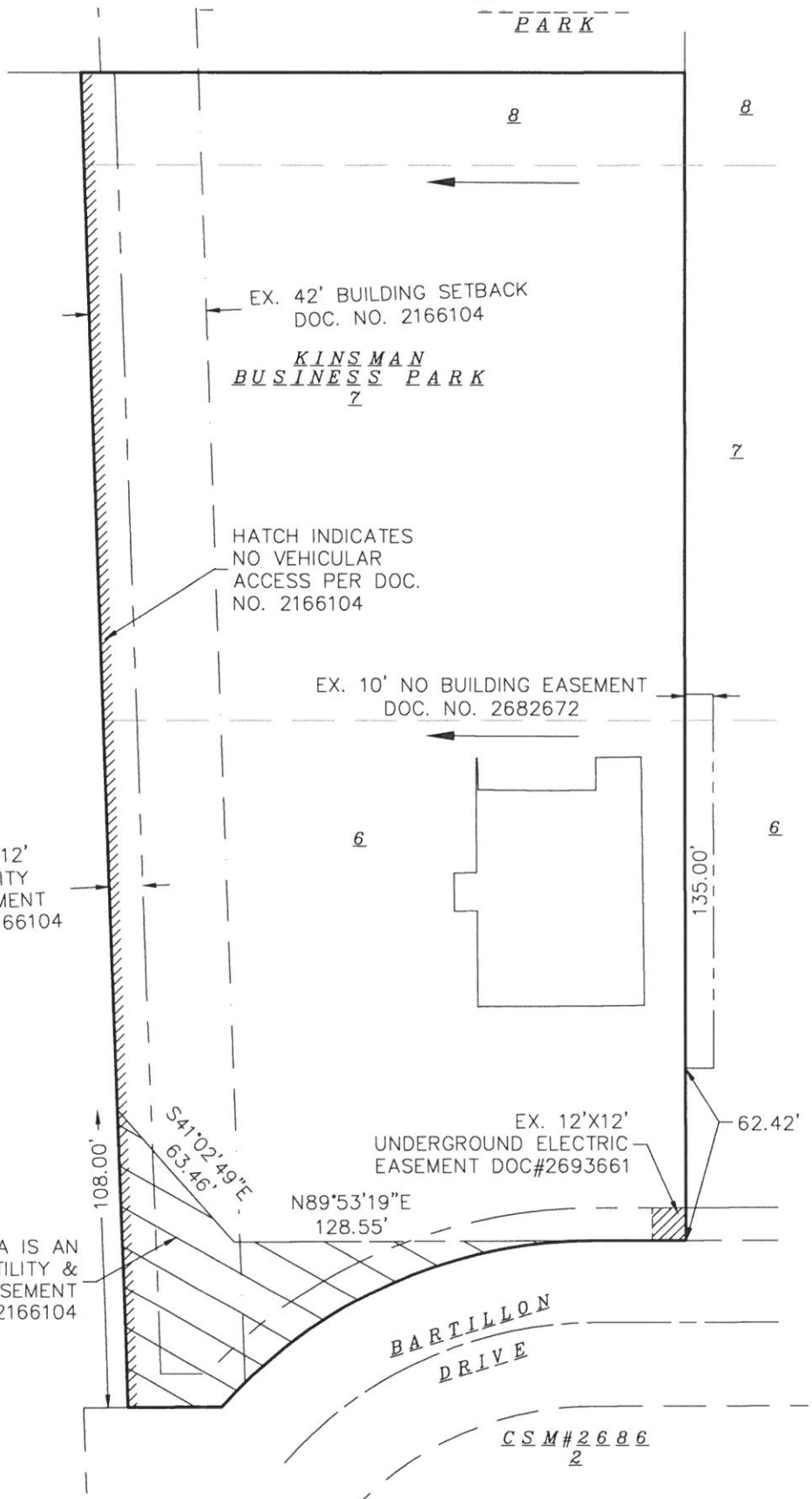
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SCALE : ONE INCH = SIXTY FEET

**GRID NORTH**  
BEARINGS ARE BASED UPON  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
(DANE ZONE)

## EASEMENT DETAILS



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

HATCHED AREA IS AN  
EX. PUBLIC UTILITY &  
WATER MAIN EASEMENT  
DOC#2166104

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LEGEND	
⊙	1.25" IRON PIPE FOUND
●	3/4" SOLID IRON ROD FOUND
○	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
( )	INDICATES RECORDED AS
←	EXISTING DRAINAGE SWALE THAT SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.	

Curve Table							
No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN	TB OUT
C1	150.40'	177.50'	48°32'52"	S65°36'50.3"W	145.94'	S89°53'16"W	S41°20'24"W
(S65°10'56"W)							

**SURVEYOR'S CERTIFICATE:**

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the Part of Lots 6, 7 and 8, Kinsman Business Park, as recorded in Volume 56-74B of Plats, on page 218, as Document Number 2166104, Dane County Registry, located in the Southwest and Northwest Quarters of the Southwest Quarter of Section 28, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the Southwest corner of said Section 28; thence North 00 degrees 05 minutes 49 seconds West along the west line of said Southwest Quarter, 1469.58 feet; thence North 89 degrees 56 minutes 04 seconds East, 136.43 feet to the Point of Beginning, also to the east right of way of United States Highway 51; thence North 89 degrees 56 minutes 04 seconds East, 215.65 feet; thence South 00 degrees 03 minutes 56 seconds East, 421.17 feet to the north right of way of Bartillon Drive; thence South 89 degrees 53 minutes 19 seconds West along said north right of way, 32.70 feet to a point of curvature; thence 150.40 feet along the arc of a curve to the left, also along said north right of way, having a radius of 177.50 feet, through a central angle of 48 degrees 32 minutes 52 seconds and a chord bearing South 65 degrees 36 minutes 50 seconds West, 145.94 feet; thence South 89 degrees 53 minutes 19 seconds West along said north right of way, 33.48 feet to the aforementioned east right of way of USH 51; thence North 02 degrees 01 minute 34 seconds West along said right of way, 481.62 feet to the Point of Beginning, under the direction of City of Madison, 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 DECEMBER, 2023

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

SURVEYED BY :

**Burse**

surveying & engineering INC.

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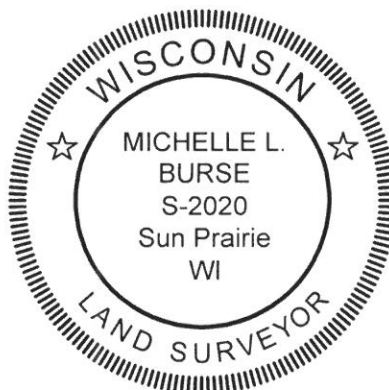
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## OWNER'S CERTIFICATE

City of Madison, a municipal corporation created and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

City of Madison 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 City of Madison has caused these presents to be signed by Paul Soglin its mayor and \_\_\_\_\_ its clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Satya Rhodes - Conway, mayor

\_\_\_\_\_  
Maribeth Witzel-Behl, clerk

STATE OF WISCONSIN)  
                                  )ss  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
Satya Rhodes - Conway, mayor of City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

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

\_\_\_\_\_  
Notary Public, Wisconsin

STATE OF WISCONSIN)  
                                  )ss  
County of Dane         )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
Maribeth Witzel-Behl, Clerk of City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

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

\_\_\_\_\_  
Notary Public, Wisconsin

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# Burse

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### 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 \_\_\_\_\_, 202\_\_, 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 \_\_\_\_\_, 202\_\_.

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

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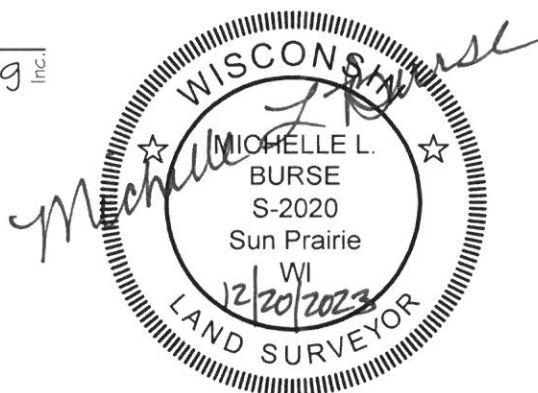
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## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Matthew Wachter, Secretary of the Plan Commission.

SURVEYED BY :

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Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_\_ o'clock \_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Register of Deeds