

CERTIFIED SURVEY MAP

LOTS TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), CUB CENTER, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALL IN THE SW ¼ OF THE SE ¼, SECTION 33, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 1991, THE SOUTH LINE OF THE SE ¼ OF SECTION 33, T8N, R10E, BEARS N 89°40'28" E

LEGEND

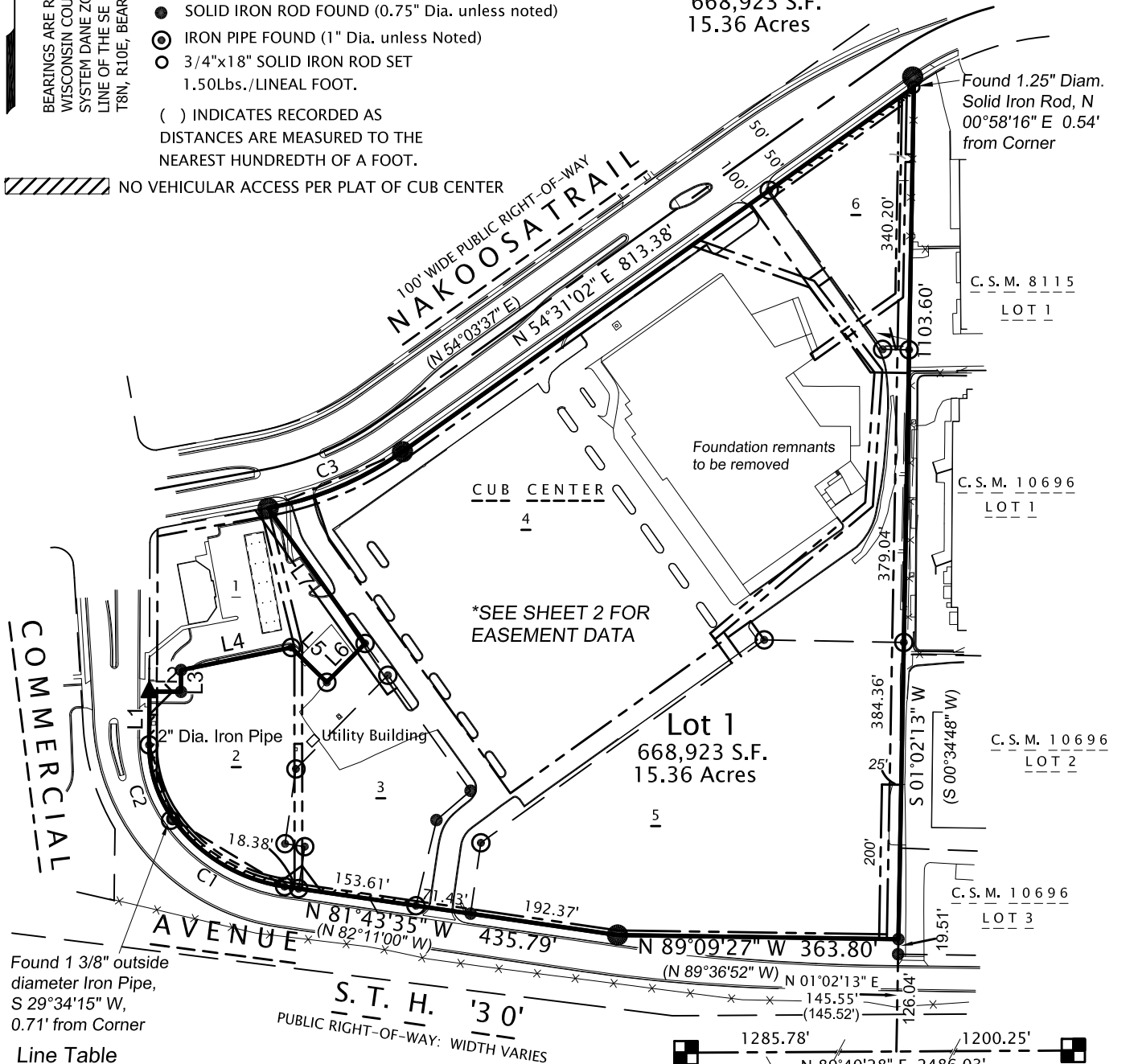
- ▲ FOUND RAILROAD SPIKE IN ASPHALT
- FOUND 1.25" Dia. Solid Iron Rod
- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- IRON PIPE FOUND (1" Dia. unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.

() INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

NO VEHICULAR ACCESS PER PLAT OF CUB CENTER

This Certified Survey Map Contains

668,923 S.F.
15.36 Acres



Found 1 3/8" outside diameter Iron Pipe, S 29°34'15" W, 0.71' from Corner

Line Table

LINE	BEARING	DISTANCE
L1	S 00°13'29" W (S 00°13'58" W)	69.00'
L2	S 89°46'31" E (S 89°46'04" E)	41.01'
L3	S 00°13'29" W (N 00°13'56" E)	28.13'
L4	N 78°27'14" E (N 77°59'49" E)	145.77'
L5	S 45°31'01" E (S 45°58'26" E)	64.40'
L6	N 44°28'59" E (N 44°01'34" E)	70.69' (70.70')
L7	N 35°36'41" W (N 36°04'06" W)	215.55'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT 'IN'	TANGENT 'OUT'
C1	217.00'	173.96'	S 58°45'36" E RECORD (N 59°13'01" W)	169.34'	45°55'58"	N 81°43'35" W	N 35°47'37" W
C2	162.50'	102.15'	N 17°47'04" W RECORD (N 18°14'29" W)	100.48'	36°01'06"	N 35°47'37" W	N 00°13'29" E
C3	433.00'	190.19'	N 67°13'33" E RECORD (N 66°46'08" E)	188.67'	25°10'00"	N 79°48'33" E	N 54°38'33" E

South ¼ Corner of Section 33, T8N, R10E
Found Aluminum Monument
N:494,427.81
E:839,435.66
NAVD 88 Published Elev.=878.01'

South line-SE 1/4 of Sec. 33, T8N, R10E

Northeast ¼ Corner of Section 4, T7N, R10E
Found Brass Cap in Concrete roadway
N:494,441.93 (494,441.92)
E:841,921.65 (841,921.70)

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PREPARED FOR:
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MADISON, WI 53701

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Easement 'A' Data:

LINE	BEARING	DISTANCE
EA1	N 70°32'35" W	157.98'
EA2	N 37°24'35" W	145.38'
EA3	N 04°02'25" E	177.00'
EA4	N 49°51'25" E	267.11'
EA5	N 40°08'35" W	10.00'
EA6	S 49°51'25" W	262.89'
EA7	S 04°02'25" W	169.00'
EA8	S 37°24'35" E	138.62'
EA9	S 70°32'35" E	162.02'

Easement 'B' Data:

LINE	BEARING	DISTANCE
EB1	S 54°31'02" W	11.20'
EB2	S 01°02'13" W	80.34'
EB3	S 88°57'47" E	9.00'
EB4	S 01°02'13" W	10.00'
EB5	N 88°57'47" W	9.00'
EB6	S 01°02'13" W	175.52'
EB7	S 54°35'48" W	140.02'
EB8	N 35°24'12" W	10.00'
EB9	N 54°35'48" E	134.98'
EB10	N 01°02'13" E	253.41'
EB11	N 54°31'02" E	12.44'

Easement 'C' Data:

LINE	BEARING	DISTANCE
EC1	S 81°43'35" E	13.06'
EC2	N 00°02'35" W	186.84'
EC3	N 89°57'25" E	10.00'
EC4	S 00°02'35" E	188.30'
EC5	N 81°43'35" W	10.11'

Existing 15' wide MG&E Easement in Doc. No. 1199961; Also 15' Utility Easement per Imhoff's Greater Madison Park of Commerce Doc. No. 1771351 and per Plat of Cub Center Doc. No. 2956077

NOTE per Plat of Cub Center: plat note #13 "Access to Lot 6 will be provided by a joint driveway between Lot 6 and Lot 4. (to be constructed at the time that Lot 6 is developed, see Note 12)"

Existing 30' wide Lot 6 Driveway Area' Easement per Doc. No. 2956078

Existing 10' wide Sanitary Sewer Easement in Doc. No. 2338265 (See Easement 'A' table)

Existing 10' wide Right-of-way grant to MG&E as per Doc. No. 1977364

Portion of Doc. No. 1977364 Released by Doc. No. 3171432 (cross hatched)

Existing 10' wide Sanitary Sewer Easement per Doc. No. 1771351 (plat) and acknowledged by Cub Center Doc. No. 2956077

Vision Easement as per Plat of Cub Center. See Restrictions for vision Triangles on Plat of Cub Center. (plat note #11)

Existing 10' wide MG&E Easement in Doc. No. 1977364 (See Easement 'C' table)

Existing 10' wide MG&E Easement in Doc. No. 3171432

Vision Easement as per Plat of Cub Center. See Restrictions for vision Triangles on Plat of Cub Center (plat note #11).

Existing 10' wide Sanitary Sewer Easement in Doc. No. 2338265

Existing 15' wide Sanitary Sewer Easement per Plat of Cub Center

'Southern Driveway area' Easement in Doc. No. 2956078 (Easement 'D' table)

Existing 15' wide Sanitary Sewer Easement per Plat of Cub Center (See Easement 'E' table)

Existing 25'x200' Easement for Parking to adjacent Properties in Doc. No. 3285762

Existing 15' wide Utility Easement to MG&E Per Doc. No. 199961; Also 15' wide Utility Easement per Imhoff's Greater Madison Park of Commerce per Doc. No. 1771351 and Plat of Cub Center Doc. No. 2956077

Easement 'D' Data:

LINE	BEARING	DISTANCE
ED1	S 18°26'30" E	60.00'
ED2	S 35°36'41" E	403.01'
ED3	N 54°23'25" E	382.94'
ED4	S 35°36'35" E	30.00'
ED5	S 54°23'25" W	451.36'
ED6	S 08°16'25" W	92.69'
ED7	N 81°43'35" W	71.43'
ED8	N 13°29'56" E	114.09'
ED9	N 49°16'16" E	58.14'
ED10	N 35°36'41" W	450.28'

Easement 'E' Data:

LINE	BEARING	DISTANCE
EE1	S 01°02'13" W	719.24'
EE2	N 88°57'47" W	180.82'
EE3	S 54°23'25" W	36.63'
EE4	S 54°23'25" W	15.00'
EE5	N 34°58'11" W	37.68'
EE6	N 49°51'25" E	15.06'
EE7	S 34°58'11" E	38.87'

Easement 'F' Data:

LINE	BEARING	DISTANCE
EF1	S 35°28'58" E	123.47'
EF2	S 35°28'58" E	15.00'
EF3	S 54°31'02" W	20.33'
EF4	N 37°24'35" W	9.16'
EF5	N 70°32'35" W	7.14'
EF6	N 54°31'02" E	24.74'

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*Note: Vehicular access for Lot 5 along Commercial Avenue is to be approved by the City of Madison Traffic Engineering Department at a later date after specific development proposals can be reviewed and the development's traffic impacts can be assessed. Joint access with Lot 4 may be required.

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LOTS TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), CUB CENTER, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, ALL IN THE SW ¼ OF THE SE ¼, SECTION 33, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Surveyor's Certificate:

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of the duly elected Mayor and Clerk of The CITY OF MADISON, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Lots Two (2), Three (3), Four (4), Five (5), Six (6), Cub Center, in the City Madison, Dane County Wisconsin. Together with the Non-Exclusive Appurtenant Easements in Reciprocal Easement Agreement, recorded June 2, 1998 as Document No. 2976765. Together with the Sign Easement, recorded March 9, 1990 as Document No. 2188458, as amended by Amendment to Sign Easement, recorded August 17, 2000 as Document No. 32422919, ALL IN THE SW ¼ OF THE SE ¼, OF SECTION 33, T8N, R10E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

This Certified Survey Map contains, 668,923 Square Feet, or 15.36 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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 _____ day of _____, 201__.

Paul A. Spetz, S 2525

Notes:

1. No changes in drainage patterns associated with development on any or all lots in this CSM shall be allowed without prior approval of the City Engineer.
2. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 resolution 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
Clerk of the City of Madison, Dane County Wisconsin

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Owner's Certificate

The City of Madison, a municipal corporation duly organized 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. Said municipal corporation further certifies that this certified survey map is required by Wis. Stats. s. 236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its Mayor and City Clerk and its corporate seal to be hereunto affixed on this _____ day of _____, 201__.

City of Madison By: _____ By: _____
Paul R. Soglin, Mayor Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 201__, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____,

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 201__, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____,

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Natalie Erdman, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____,
201__, at _____ o'clock _____. m. and recorded in recorded in Volume
of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

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