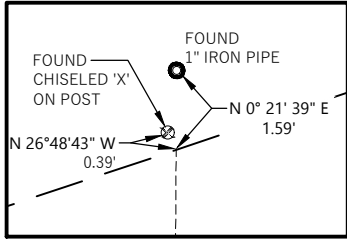


CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 4 AND 5, BELTLINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

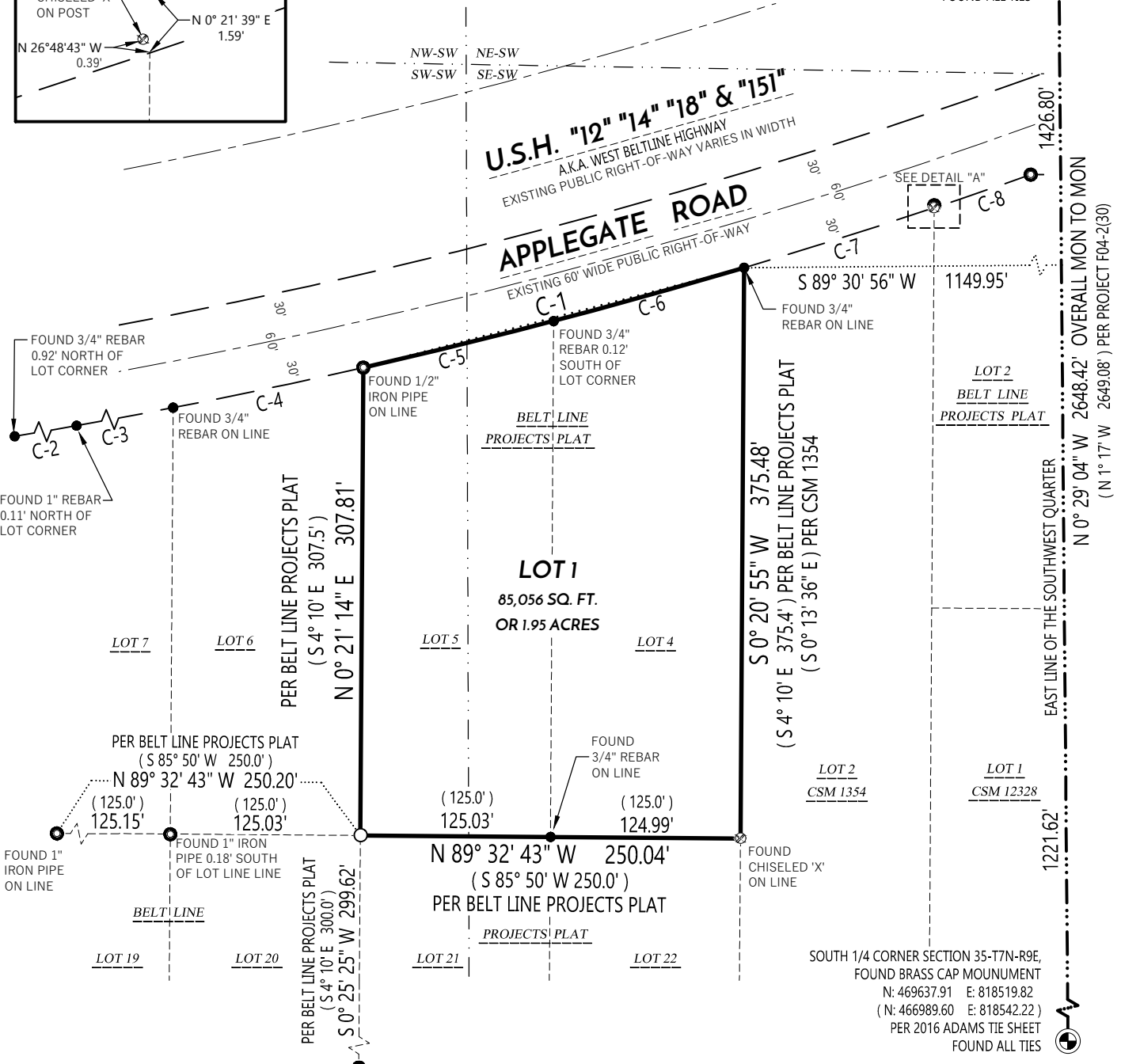
DETAIL "A"



CENTER OF SEC. 35-T7N-R9E,
FOUND ALUMINUM CAP MOUNUMENT
N: 469637.91 E: 818519.82
(N: 469637.76 E: 818519.60)
PER 2022 GROSS TIE SHEET
FOUND ALL TIES

U.S.H. "12" "14" "18" & "151"
A.K.A. WEST BELTLINE HIGHWAY
EXISTING PUBLIC RIGHT-OF-WAY VARIES IN WIDTH

APPLEGATE ROAD
EXISTING 60' WIDE PUBLIC RIGHT-OF-WAY



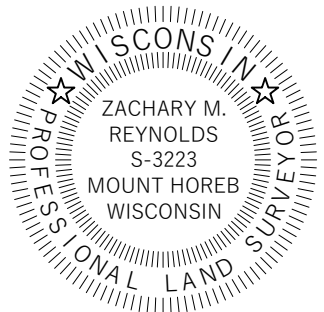
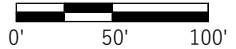
SOUTH 1/4 CORNER SECTION 35-T7N-R9E,
FOUND BRASS CAP MOUNUMENT
N: 469637.91 E: 818519.82
(N: 466989.60 E: 818542.22)
PER 2016 ADAMS TIE SHEET
FOUND ALL TIES

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- IRON PIPE FOUND - SIZE NOTED
- CHISELED 'X' FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF APRIL 10TH, 2023.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, T7N, R9E, BEARS N 0°29' 04" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 6 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS.
5. SEE SHEET 3 OF 6 FOR NEW EASEMENT DETAIL.
6. SEE SHEET 4 OF 6 FOR CURVE TABLE.



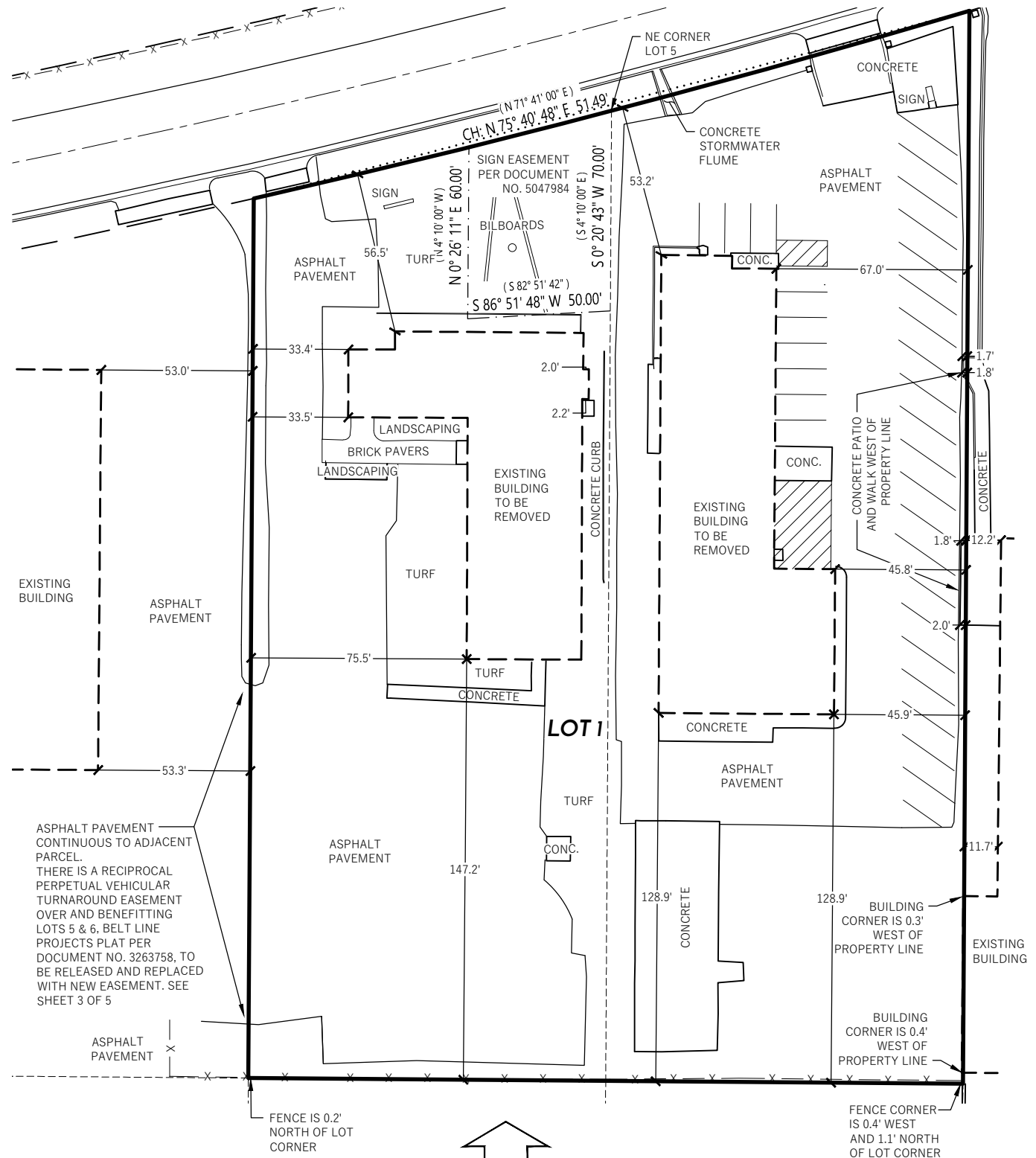
File: W:\2023\231023_GBA - Review, Applegate Rd, Madison.dwg\231023_CSM.dwg Layout: CSM 1 OF 6 User: Zach Plotted: Jun 27, 2023 - 12:04pm

WYSER ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	GBA ARCHITECTURE & DESIGN 2248 DEMING WAY MIDDLETON, WI 53562	DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 231023 SHEET NO: 1 of 6

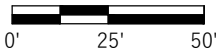
CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 4 AND 5, BELTLINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS AND EASEMENTS DETAIL



EXISTING BUILDING
ASPHALT PAVEMENT
75.5'
ASPHALT PAVEMENT CONTINUOUS TO ADJACENT PARCEL. THERE IS A RECIPROCAL PERPETUAL VEHICULAR TURNAROUND EASEMENT OVER AND BENEFITTING LOTS 5 & 6, BELT LINE PROJECTS PLAT PER DOCUMENT NO. 3263758, TO BE RELEASED AND REPLACED WITH NEW EASEMENT. SEE SHEET 3 OF 5



LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- x x FENCE LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- EXISTING EASEMENT
- () RECORDED INFORMATION

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 3 OF 6 FOR NEW EASEMENT DETAILS.
3. SEE SHEET 4 OF 6 FOR CURVE TABLE.



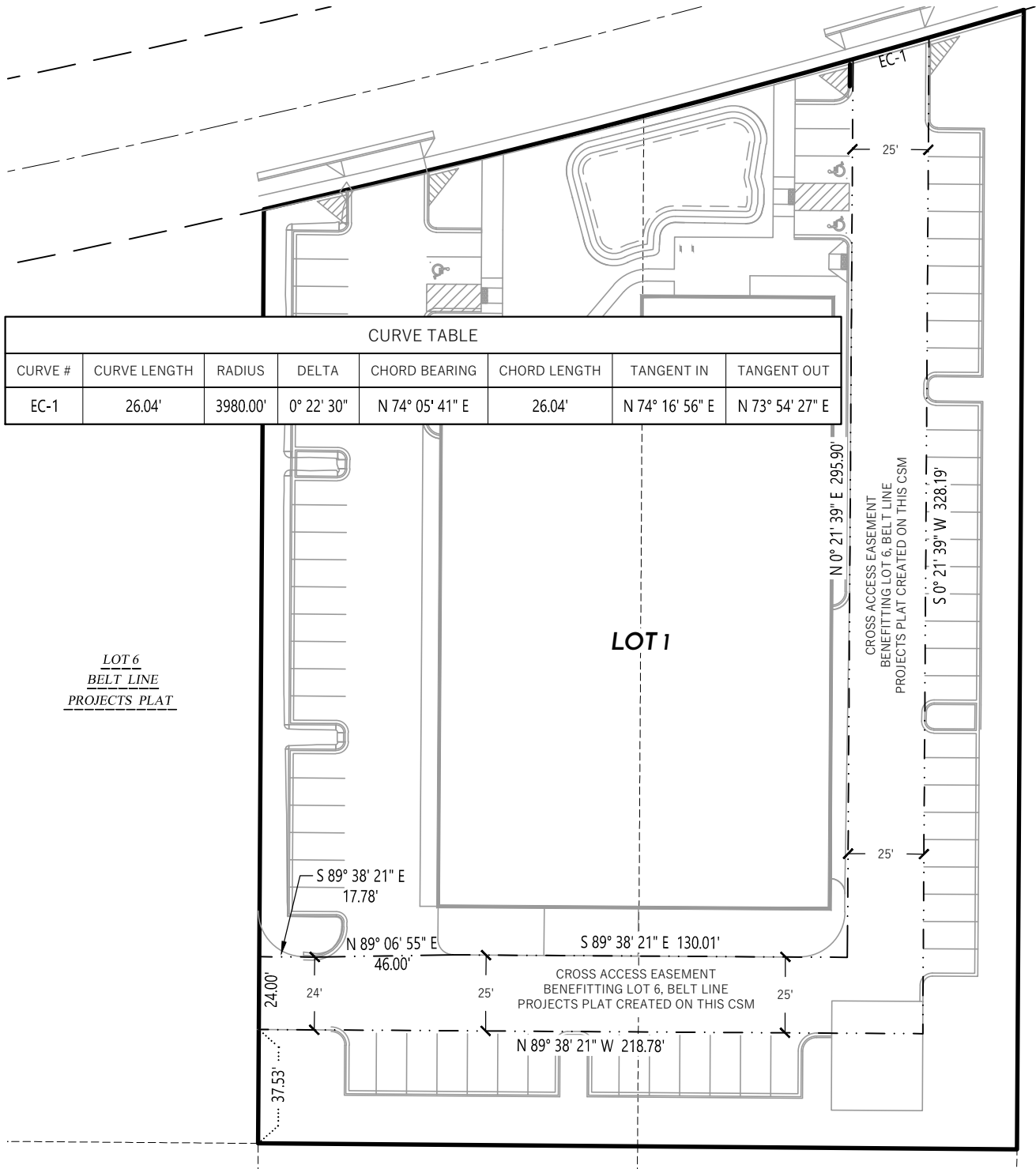
File: W:\2023\231023_GBA - Revive, Applegate Rd, Madison.dwg\231023_CSM.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Jun 27, 2023 - 11:58am

WYSER ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	GBA ARCHITECTURE & DESIGN 2248 DEMING WAY MIDDLETON, WI 53562	DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 231023 SHEET NO: 2 of 6

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 4 AND 5, BELTLINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

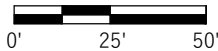
NEW EASEMENT DETAIL



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
EC-1	26.04'	3980.00'	0° 22' 30"	N 74° 05' 41" E	26.04'	N 74° 16' 56" E	N 73° 54' 27" E

LOT 6
BELT LINE
PROJECTS PLAT

LOT 1

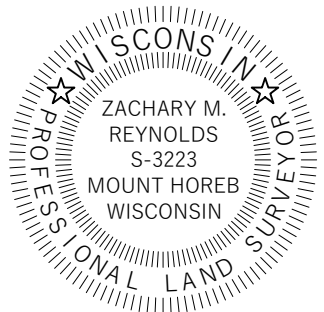


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- PROPOSED IMPROVEMENTS
- EASEMENT CREATED PER THIS CSM
- RECORDED INFORMATION

NOTES:

1. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
2. SEE SHEET 4 OF 6 FOR CURVE TABLE.
3. PROPOSED SITE IMPROVEMENTS SHOWN IN GRAY.



File: W:\2023\231023_GBA -- Revise, Applegate Rd, Madison, WI\231023_CSM.dwg Layout: CSM_3 OF 6 User: Zach Plotted: Jun 27, 2023 - 11:21am



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
GBA ARCHITECTURE & DESIGN
2248 DEMING WAY
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231023
SHEET NO: 3 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 4 AND 5, BELT LINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	258.93'	3980.00'	3° 43' 39"	N 75° 18' 09" E	258.89'	N 77° 09' 58" E	N 73° 26' 19" E
C-2	251.39'	3980.00'	3° 37' 08"	N 84° 27' 59" E	921.06'	N 86° 16' 34" E	N 82° 39' 25" E
C-3	253.62'	3980.00'	3° 39' 04"	N 80° 49' 53" E	921.67'	N 82° 39' 25" E	N 79° 00' 21" E
C-4	127.79'	3980.00'	1° 50' 23"	N 78° 05' 10" E	127.79'	N 79° 00' 21" E	N 77° 09' 58" E
()	127.84'	*3880.00'	1° 53' 16"	N 73° 25' 48" E	127.83'		
(^)				N 73° 39' E	127.9'		
C-5	128.88'	3980.00'	1° 51' 19"	N 76° 14' 19" E	128.88'	N 77° 09' 58" E	N 75° 18' 39" E
(^)				N 71° 41' E	128.9'		
C-6	130.05'	3980.00'	1° 52' 20"	N 74° 22' 29" E	130.04'	N 75° 18' 39" E	N 73° 26' 19" E
(^)				N 69° 36' E	130.2'		
(^^)	130.13'	*3880.00'	1° 55' 18"	N 74° 19' 22" E	130.13'		
C-7	131.22'	3980.00'	1° 53' 21"	N 72° 29' 39" E	131.22'	N 73° 26' 19" E	N 71° 32' 59" E
()	131.44'	*3880.00'	1° 56' 27"	N 67° 41' 20" E	131.43'		
(^)				N 67° 53' E	131.4'		
(^^)		*3880.00'		N 71° 49' 24" E	131.40'		
C-8	67.06'	3980.00'	0° 57' 56"	N 71° 04' 01" E	67.06'	N 71° 32' 59" E	N 70° 35' 03" E
()	66.56'	*3880.00'	0° 58' 58"	N 66° 13' 38" E	66.56'		
(^)				N 66° 42' E	66.6'		

() PER DANE CO. RECORDS SURVEY MAP NO. 2004-01233
 (^) PER BELT LINE PROJECTS PLAT
 (^^) PER DANE CO. RECORDS SURVEY MAP NO. 2016-01540
 (^^) PER CSM 1354
 * NOTE: RESURVEYS OF RECORD SHOW THE RADIUS OF THE SOUTHERLY R/W OF APPLGATE ROAD AS 3880.00. HOWEVER, THE REFERENCE LINE FOR THE INITIAL WEST BELT LINE HIGHWAY R/W TAKINGS IS 3820' PER DOCUMENT NOS. 808155 & 808156. THE SOUTHERLY R/W IS 160' GREATER THAN THE REFERENCE LINE, SO THE SOUTHERLY RADIUS OF APPLGATE ROAD R/W IS 3980.00' PER BELT LINE PROJECTS PLAT.

LEGAL DESCRIPTION

LOTS 4 AND 5, BELT LINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

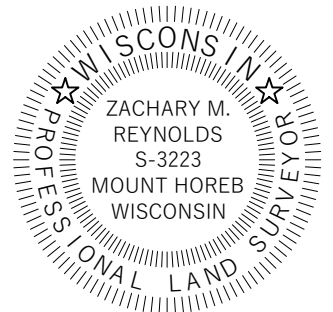
SAID PARCEL CONTAINS 85,062 SQUARE FEET OR 1.95 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF GBA ARCHITECTURE & DESIGN, 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 AND DANE COUNTY, WISCONSIN.

 ZACHARY M. REYNOLDS, S-3223
 WISCONSIN PROFESSIONAL LAND SURVEYOR

 DATE



File: W:\2023\231023_GBA - Review, Applegate Rd., Madison.dwg\231023_CSM-Sheets.dwg Layout: CSM 4 of 6 User: Zach Plotted: Jun 27, 2023 - 12:36pm

WYSER ENGINEERING	PREPARED BY:	PREPARED FOR:	SURVEYED BY: MAL	VOL. _____ PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	GBA ARCHITECTURE & DESIGN 2248 DEMING WAY MIDDLETON, WI 53562	DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 231023 SHEET NO: 4 of 6

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 4 AND 5, BELT LINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

DUGGAN LAND INTERESTS II, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____
JOSH DUGGAN, MANAGING MEMBER
DUGGAN LAND INTERESTS II, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED
MANAGING MEMBER FOR DUGGAN LAND INTERESTS II, LLC, JOSH DUGGAN, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

FORTIFI BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
DAVE MILS
SENIOR VICE PRESIDENT, BUSINESS BANKING
FORTIFI BANK

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE
NAMED BANKING ASSOCIATION, FORTIFI BANK, SENIOR VICE PRESIDENT, BUSINESS BANKING, DAVE
MILS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____



File: W:\2023\231023_GBA -- Revise, Applegate Rd., Madison.dwg\231023_CSM-Sheets.dwg Layout: CSM 5 of 6 User: Zach Plotted: Jun 27, 2023 - 12:40pm



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
GBA ARCHITECTURE & DESIGN
2248 DEMING WAY
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231023
SHEET NO: 5 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 4 AND 5, BELT LINE PROJECTS PLAT, RECORDED IN VOLUME 16 OF PLATS ON PAGE 27 AS DOCUMENT NO. 874258, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2023.

DATED THIS _____ DAY OF _____, 2023.

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.

MATTHEW WACHTER,
SECRETARY OF THE PLAN COMMISSION

DATE:



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) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS

File: W:\2023\231023_GBA -- Revise, Applegate Rd, Madison\dwg\231023_CSM-Sheets.dwg Layout: CSM 6 of 6 User: Zach Plotted: Jun 27, 2023 - 12:42pm



PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
GBA ARCHITECTURE & DESIGN
2248 DEMING WAY
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231023
SHEET NO: 6 of 6