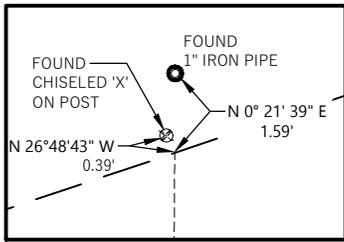


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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.

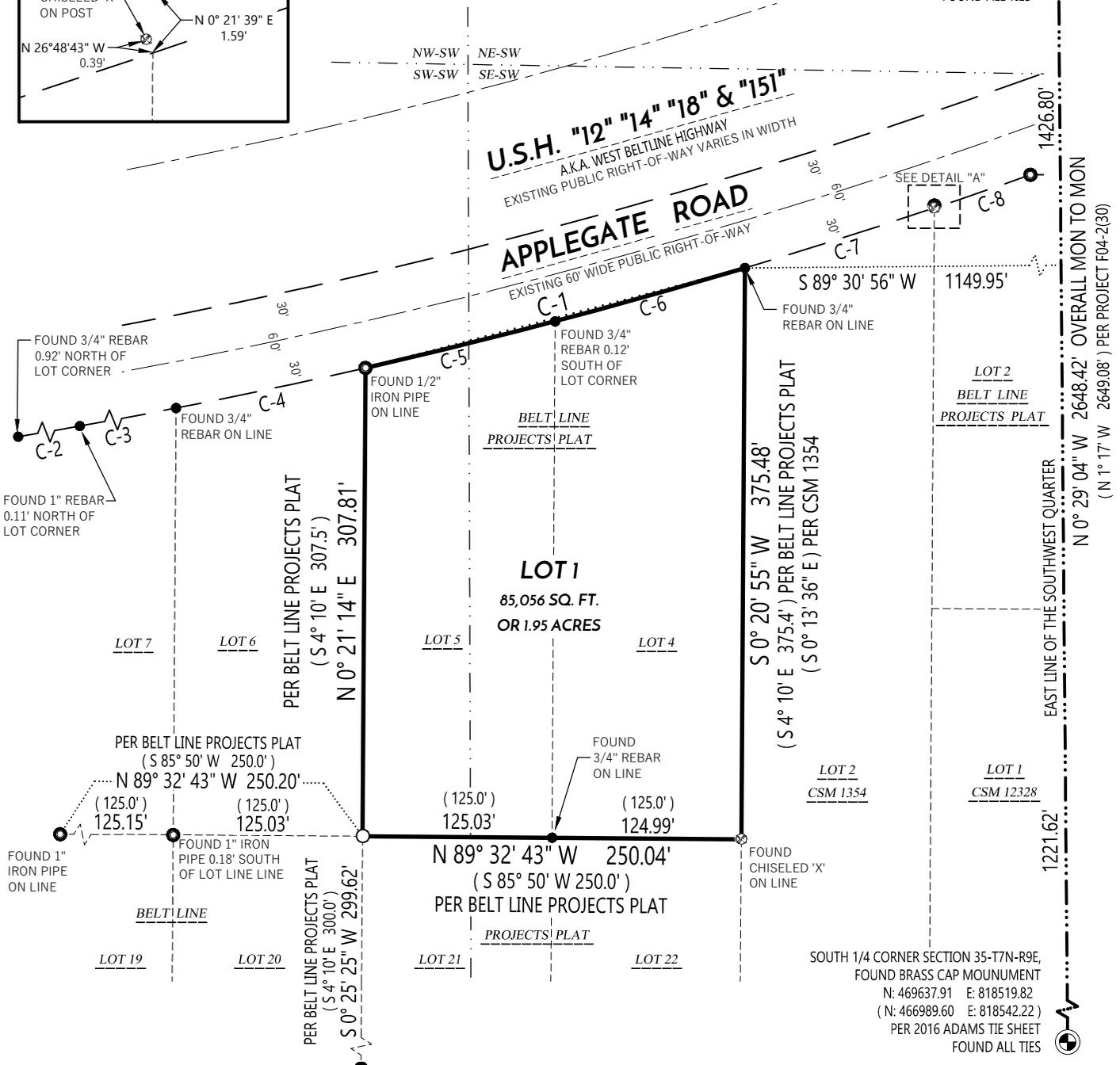
DETAIL "A"



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



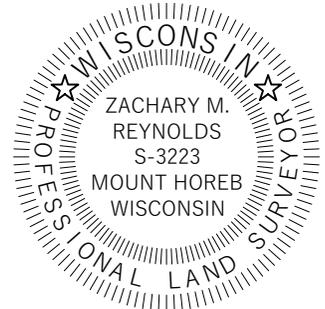
SOUTH 1/4 CORNER SECTION 35-T7N-R9E,  
FOUND BRASS CAP MOUNUMENT  
N: 469637.91 E: 818519.82  
(N: 466989.60 E: 818542.22)  
PER 2016 ADAMS TIE SHEET  
FOUND ALL TIES

**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.



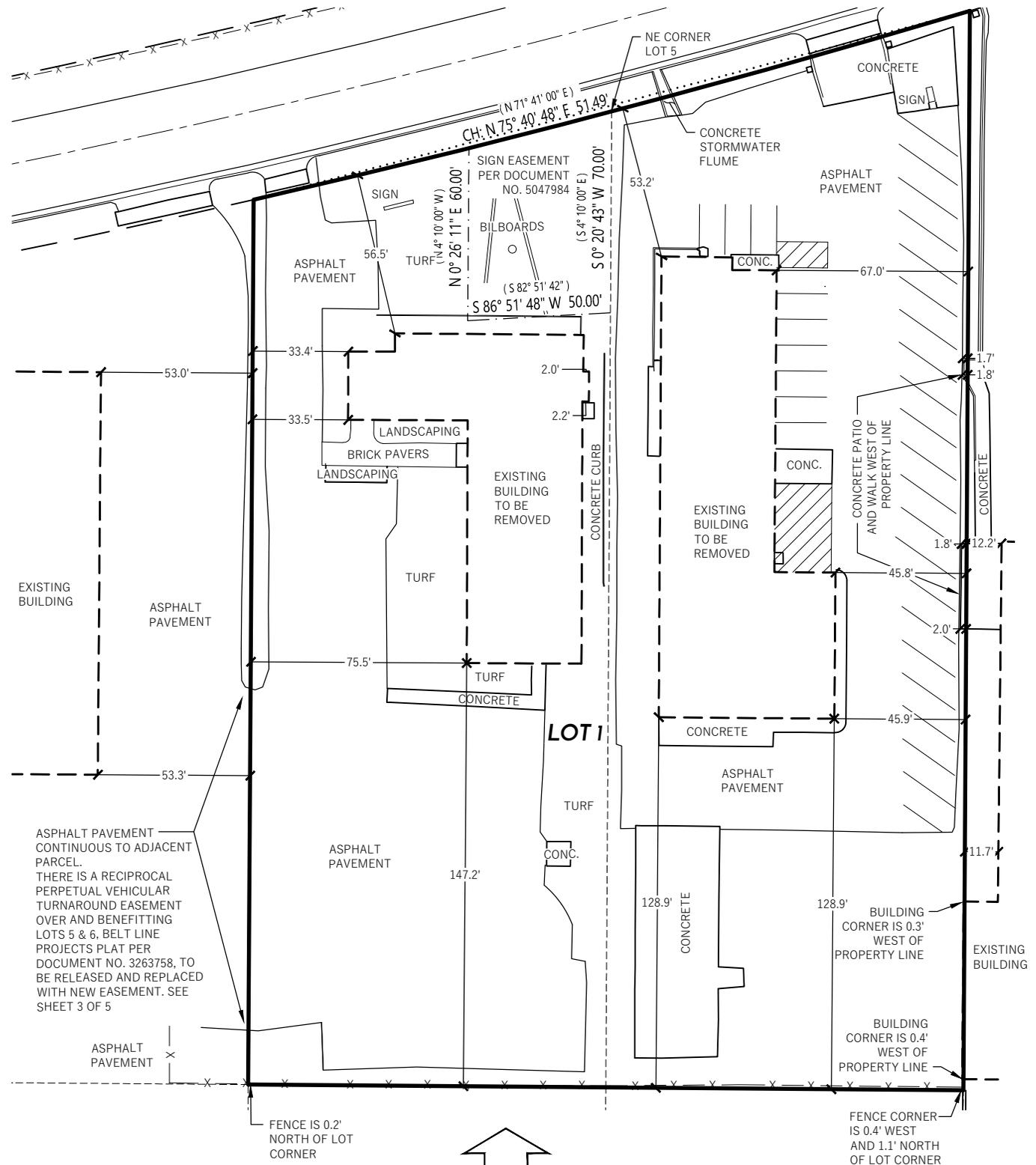
File: W:\2023\231023\_GBA - Review, Applegate Rd, Madison.dwg\231023\_CSM.dwg Layout: CSM 1 OF 6 User: Zach Plotted: Jun 27, 2023 - 12:04pm

<b>WYSER ENGINEERING</b>	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

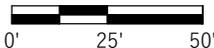
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## 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

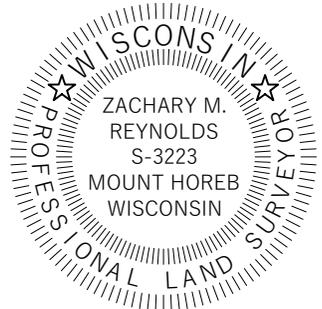


### LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- 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.



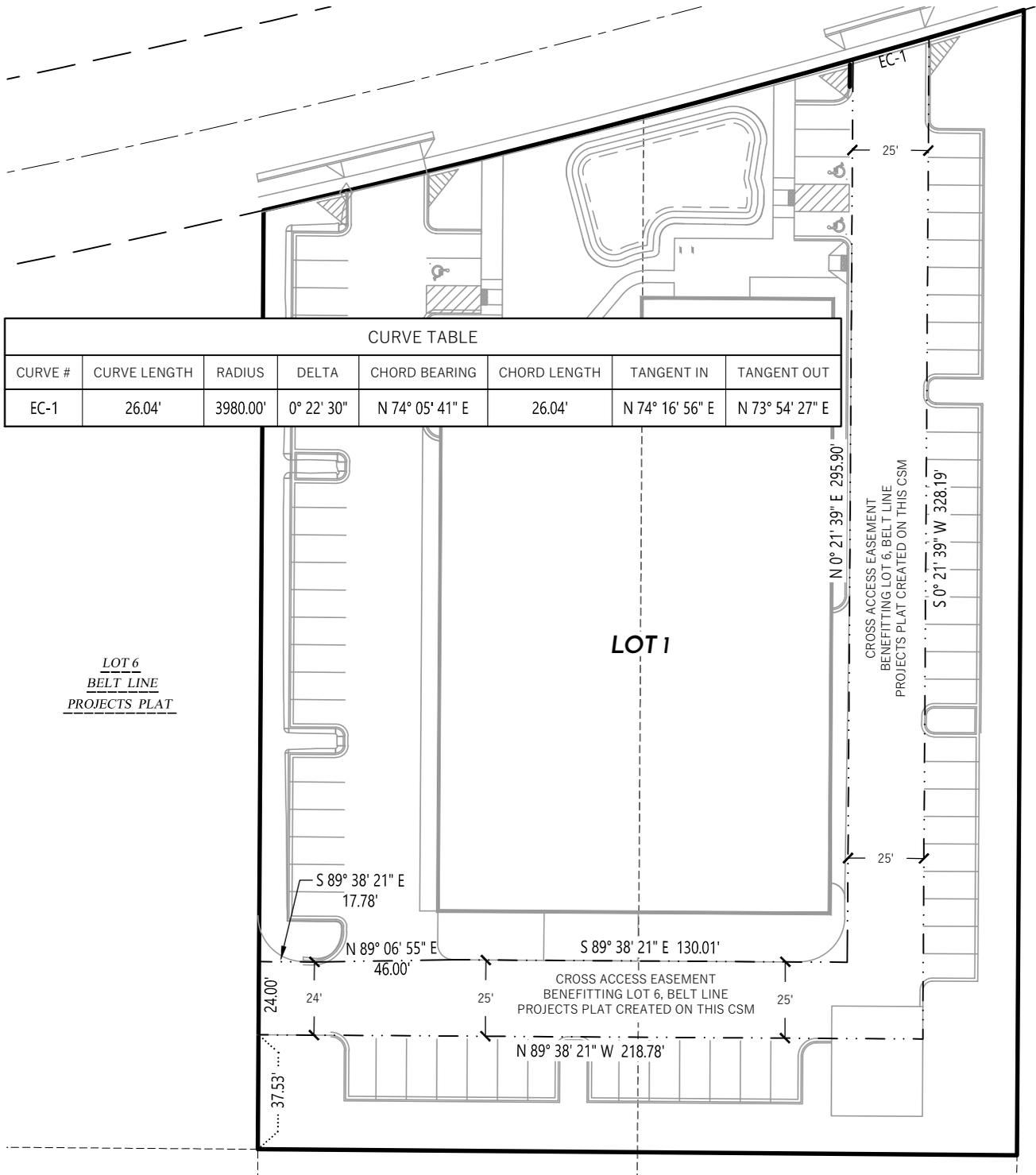
File: W:\2023\231023\_GBA - Revive, Applegate Rd, Madison.dwg\231023\_CSM.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Jun 27, 2023 - 11:58am

<p><b>WYSER ENGINEERING</b></p> <p>PREPARED BY: 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com</p>	<p>PREPARED FOR: GBA ARCHITECTURE &amp; DESIGN 2248 DEMING WAY MIDDLETON, WI 53562</p>	<p>SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: ZMR</p>	<p>VOL. _____ PAGE _____</p> <p>DOC. NO. _____</p> <p>C.S.M. NO. _____</p> <p>PROJECT NO: 231023 SHEET NO: 2 of 6</p>
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## 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

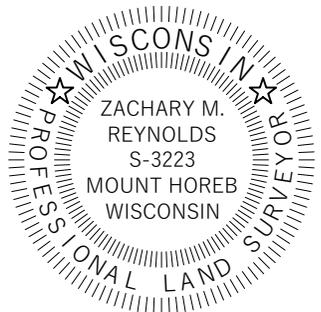


### LEGEND

- 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.



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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. \_\_\_\_\_**

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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.

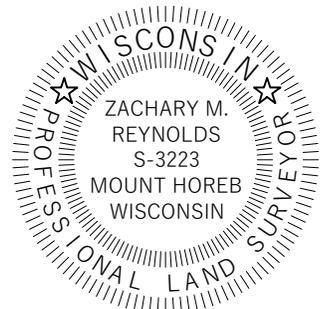
**LEGAL DESCRIPTION**

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

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	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: 4 of 6	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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**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 STATUTES 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**

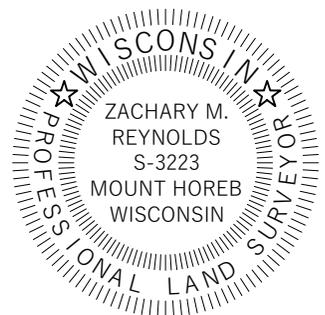
FORTIFI BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT 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 \_\_\_\_\_



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

PROJECT NO: 231023  
SHEET NO: 5 of 6

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**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

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APPROVED BY: ZMR

PROJECT NO: 231023  
SHEET NO: 6 of 6