

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

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER SEC. 30-T8N-R10E,

FOUND #10 REBAR

N: 505318.35 E: 828843.28

(N: 505318.30 E: 828843.25)

PER 2007 SANDSNE'S TIE SHEET

FOUND ALL TIES PER 2021 O'NEIL TIE SHEET

FOUND 1" IRON PIPE 0.10' WEST OF R/W CORNER

FOUND 1" IRON PIPE 0.18' WEST OF LOT CORNER

END OF FENCE 1.8' SOUTH OF PROPERTY LINE

(S 89° 04' 18" E 482.78')

S 89° 04' 11" E 482.68'

320.30'

### LEGEND

- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- x-x CHAIN LINK FENCE
- DRAINAGE INDICATORS PER CSM 12769 RECORDED AS DOCUMENT NO. 4594316. SEE NOTE 1 ON SHEET 6 OF 10.
- ( ) RECORDED INFORMATION PER CSM 12769, UNLESS NOTED



**LOT 2**  
172,392 SQ FT.  
OR 3.96 ACRES

**OUTLOT 2**  
38,557 SQ FT.  
OR 0.89 ACRES

**LOT 1**  
CSM 10858

### NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 13TH AND 20TH, 2022.
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 WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30, T8N, R10E, BEARS S 0°50' 20" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2 AND 3 OF 10 FOR FURTHER DETAILS ON EXISTING AND NEW EASEMENTS.
5. SEE SHEET 4 OF 10 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS.
6. SEE SHEET 5-6 OF 10 FOR ADDITIONAL NOTES.
7. SEE SHEET 7 OF 10 FOR LINE AND CURVE TABLES.
8. OUTLOT 1 IS TO BE PRIVATELY MAINTAINED AND LEASED FOR COMMUNICATIONS TOWER AND ASSOCIATED FACILITIES.
9. OUTLOT 2 IS TO BE CONVEYED TO THE CITY OF MADISON, AND WILL BE SUBJECT TO ACCESS EASEMENTS AND ROADWAY MAINTENANCE AGREEMENTS FOR THE BENEFIT OF LOT 1, LOT 2, AND OUTLOT 1 OF THIS CSM VIA FUTURE, SEPARATE INSTRUMENT.

**PACKERS AVENUE (C.T.H. "CV")**

PUBLIC RIGHT-OF-WAY VARIES  
(N 0° 50' 19" W 735.64)  
(N 0° 50' 20" W 735.68)

NOTES:

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**LONDONDERRY DRIVE**

**LOT 1**  
CSM 6383

**LOT 2**  
CSM 6383

VARIES

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**LANDS**  
PARCEL II  
DEED DOC NO. 3717334

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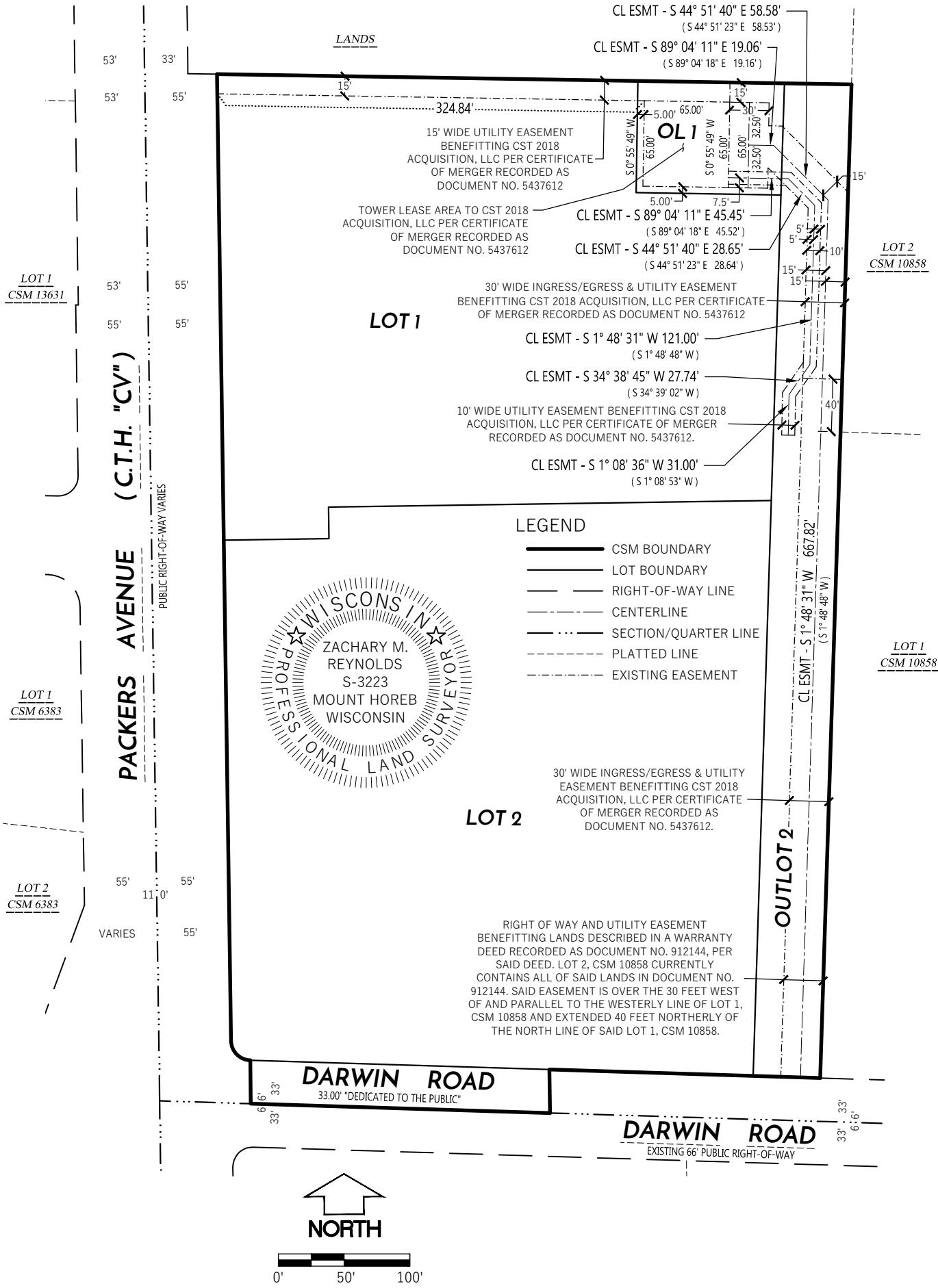
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(N 88° 13' 11

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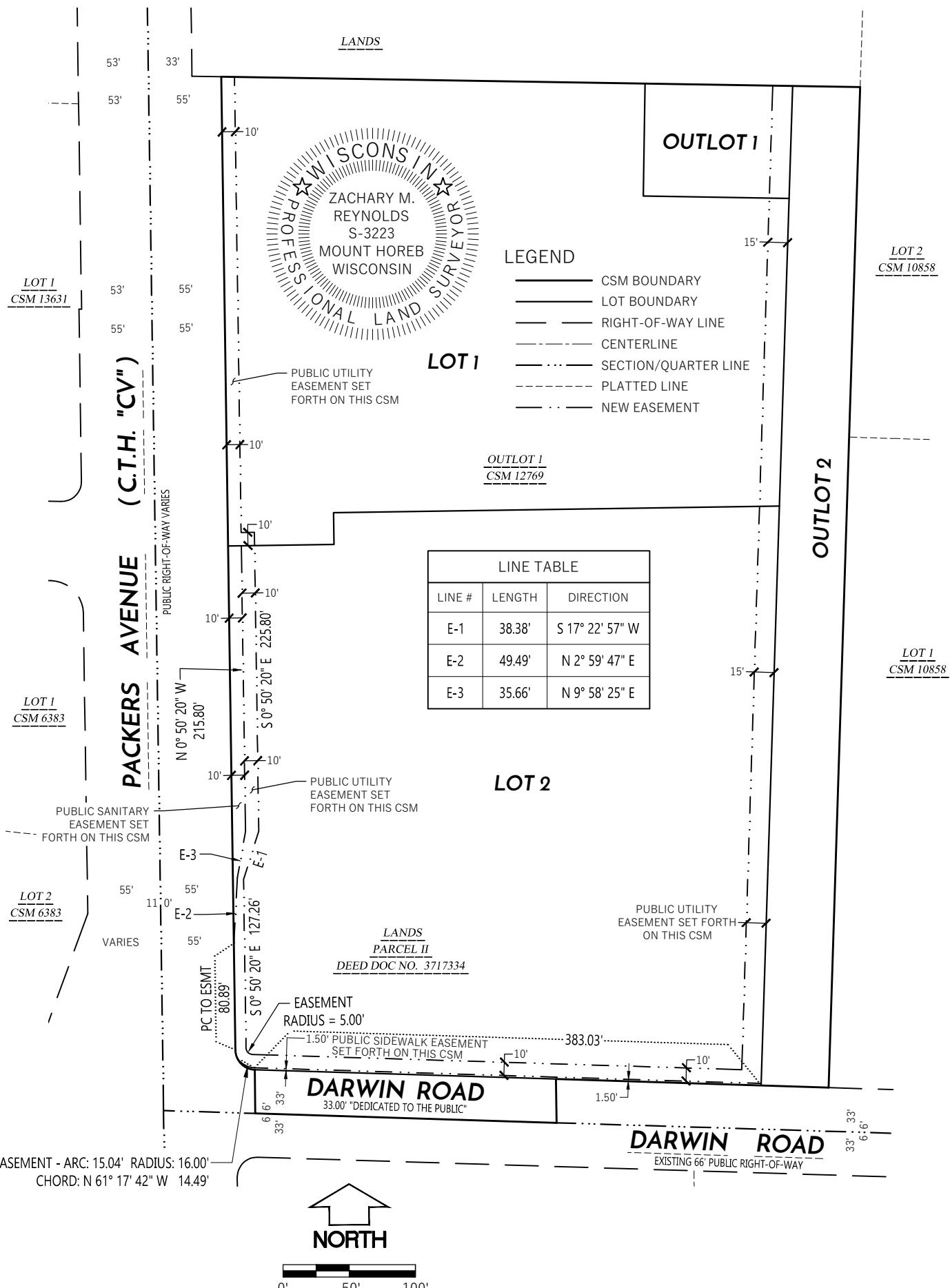
### EXISTING EASEMENTS DETAIL



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## NEW EASEMENTS DETAIL



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
[www.wyserengineering.com](http://www.wyserengineering.com)

PREPARED FOR:  
KOTHE REAL ESTATE PARTNERS  
324 E. WILSON STREET  
MADISON, WI 53703

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

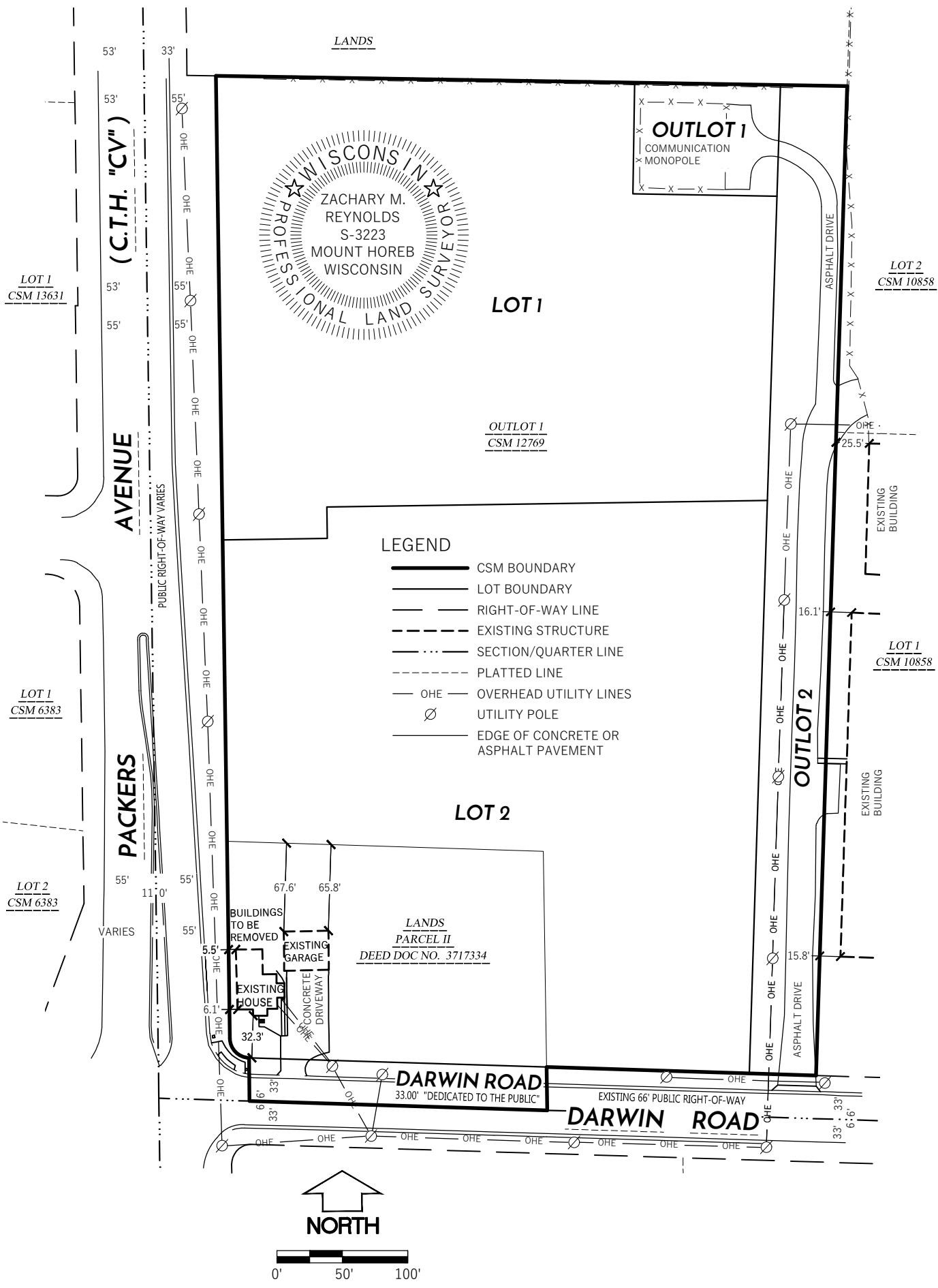
PROJECT NO: 220939  
SHEET NO: 3 of 10

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C.S.M. NO. \_\_\_\_\_

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### EXISTING IMPROVEMENTS



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### **PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:**

**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

**PROPERTY RESTORATION:** CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

**LIMITATIONS ON USE OF EASEMENT AREA:** THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

**BINDING EFFECT:** THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

**RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT:** ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

### **PUBLIC SANITARY SEWER EASEMENTS:**

**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON FOR PUBLIC UNDERGROUND SANITARY SEWER PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE SANITARY SEWER FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

**PROPERTY RESTORATION:** CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

**LIMITATIONS ON USE OF EASEMENT AREA:** THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

**BINDING EFFECT:** THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

**RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT:** ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
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PREPARED FOR:  
KOTHE REAL ESTATE PARTNERS  
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MADISON, WI 53703

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

PROJECT NO: 220939  
SHEET NO: 5 of 10

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### PUBLIC UTILITY EASEMENTS:

**CREATION OF EASEMENT RIGHTS:** A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, FOR THE TRANSMISSION OF ELECTRICAL, GAS, TELEPHONE, CABLE, COMMUNICATION, VIDEO, AND INFORMATION SERVICES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AREAS FOR THE PURPOSE OF ACCESS TO AND USE OF THESE FACILITIES. THE CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, AND THEIR EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE UTILITY FACILITIES WITHIN THE EASEMENT AREA. CITY OF MADISON, AND ALL OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

**PROPERTY RESTORATION:** CITY OF MADISON OR ANY PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON OR ANY REGISTERED PUBLIC UTILITY COMPANY AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON OR THE REGISTERED PUBLIC UTILITY SHALL PROMPTLY RESTORE THE AREA Affected BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

**LIMITATIONS ON USE OF EASEMENT AREA:** THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON, AND ANY OTHER PUBLIC UTILITY COMPANY REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC UTILITY FACILITIES SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON, AND THE OTHER PUBLIC UTILITY COMPANIES REGISTERED TO DO BUSINESS IN THE CITY OF MADISON, HAVING RIGHTS TO THE EASEMENT AREA.

**BINDING EFFECT:** THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

**RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT:** ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.

### ADDITIONAL NOTES AND OTHER MATTERS OF TITLE:

1. PER MGO 16.23(9)(D)2.A, ALL LOTS WITHIN SAID PLAT/CERTIFIED SURVEY SHALL BE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE PLAT/CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER. IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
2. PER NOTES 2A & 2B ON SHEET 4 OF CSM 12769, THE CITY REQUIRED FUTURE DEDICATION OF A 66 FOOT WIDE NORTH-SOUTH RIGHT OF WAY, EITHER ALONG AND PARALLEL TO THE ENTIRE EASTER PROPERTY LINE OF SAID CSM 12769, OR ANOTHER APPROVED LOCATION, AND ALSO A NEW, DEDICATED 66 FOOT WIDE EAST-WEST RIGHT OF WAY BETWEEN PACKERS AVENUE AND THE NORTH-SOUTH RIGHT OF WAY (SHOWN AS OUTLOT 2 HEREON) AT THE TIME A SUBSEQUENT CSM IS RECORDED TO CONVERT OUTLOT 1, CSM 12769 INTO A DEVELOPABLE LOT. THIS IS NO LONGER REQUIRED PER RESOLUTION

FILE ID NO. \_\_\_\_\_, ADOPTED ON \_\_\_\_\_.

3. 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.
4. ALL LOTS WITHIN THIS CERTIFIED SURVEY MAP ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).



PREPARED BY:  
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PREPARED FOR:  
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MADISON, WI 53703

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

PROJECT NO: 220939  
SHEET NO: 6 of 10

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DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

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

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316, AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	22.88'	15.00'	87° 22' 48"	N 44° 31' 44" W	20.72'	N 88° 13' 08" W	N 0° 50' 20" W
( )		15.00'		N 44° 52' W	20.70'		NORTH
(*)		15.00'	87° 22' 52"	N 44° 31' 45" W		N 88° 13' 11" W	N 0° 50' 19" W

( ) PER AWARD OF DAMAGES DOC. NO. 1126207

(\*) PER CSM 12769

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 0° 50' 20" W	33.03'
(*)	N 0° 50' 19" W	33.04'
L-2	S 0° 50' 20" E	33.03'
(*)	S 0° 50' 19" E	
L-3	N 0° 50' 27" W	24.00'

(\*) PER CSM 12769

### SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF KOTHE REAL ESTATE PARTNERS, 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

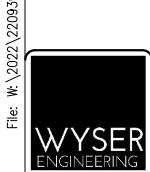
DATE

### LEGAL DESCRIPTION

A CONSOLIDATION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 12769, RECORDED IN VOLUME 80 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 330-334 AS DOCUMENT NO. 4594316 (CSM 12769), AND UNPLATTED LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED RECORDED AS DOCUMENT NO. 5717334, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF AFORESAID SECTION 30, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 2359.79 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, RECORDED AS DOCUMENT NO. 3717334, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 227.61 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 20 SECONDS WEST, 33.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD AND THE START OF A NON-TANGENT CURVE; THENCE ALONG SAID NORTH RIGHT OF WAY, 22.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, THE CHORD BEARS NORTH 44 DEGREES 31 MINUTES 44 SECONDS WEST, 20.72 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PACKERS AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00 DEGREES 50 MINUTES 20 SECONDS WEST, 735.68 FEET TO THE NORTHWEST CORNER OF AFORESAID CSM 12769; THENCE ALONG THE NORTH LINE OF CSM 12769, SOUTH 89 DEGREES 04 MINUTES 11 SECONDS EAST, 482.68 FEET TO THE NORTHEAST CORNER OF SAID CSM 12769, ALSO BEING A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 10858, RECORDED IN VOLUME 65 OF CERTIFIED SURVEYS ON PAGES 17-20 AS DOCUMENT 3810871 (CSM 10858); THENCE ALONG SAID WEST LINE OF CSM 10858 AND THE EAST LINE OF CSM 12769, SOUTH 01 DEGREES 48 MINUTES 31 SECONDS WEST, 756.40 TO A POINT ON THE NORTH RIGHT OF WAY OF DARWIN ROAD, ALSO BEING THE SOUTHEAST CORNER OF OUTLOT 1, CSM 12769 AND THE SOUTHWEST CORNER OF LOT 1, CSM 10858; THENCE ALONG SAID NORTH RIGHT OF WAY AND THE SOUTH LINE OF SAID OUTLOT 1, NORTH 88 DEGREES 13 MINUTES 08 SECONDS WEST, 206.04 FEET TO A POINT ON THE EAST LINE OF AFORESAID LANDS DESCRIBED AS PARCEL II IN A PERSONAL REPRESENTATIVE'S DEED, DOCUMENT NO. 3717334; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 50 MINUTES 20 SECONDS EAST, 33.03 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 357,757 SQUARE FEET OR 8.21 ACRES INCLUDING RIGHT OF WAY.  
SAID PARCEL CONTAINS 311,748 SQUARE FEET OR 7.16 ACRES EXCLUDING RIGHT OF WAY.



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### CONSENT OF LESSEE

CST 2018 ACQUISITION, LLC, AS LESSEE OF A PART 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: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE  
NAMED CST 2018 ACQUISITION, LLC, AUTHORIZED OFFICER, \_\_\_\_\_ 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 LESSEE

VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, AS LESSEE OF A PART 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.

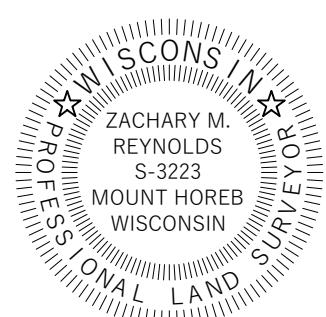
BY: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE  
VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, AUTHORIZED OFFICER,  
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE  
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



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

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### CONSENT OF LESSEE

T-MOBILE CENTRAL, LLC, AS LESSEE OF A PART 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: \_\_\_\_\_  
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE

NAMED T-MOBILE CENTRAL, LLC, AUTHORIZED OFFICER, \_\_\_\_\_ TO ME KNOWN  
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

### OWNER'S CERTIFICATE

OPTUNITES 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: \_\_\_\_\_  
MANAGING MEMBER  
OPTUNITES LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR OPTUNITES LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



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

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### OWNER'S CERTIFICATE

B&G REAL ESTATE 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: \_\_\_\_\_  
MANAGING MEMBER  
B&G REAL ESTATE LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR B&G REAL ESTATE LLC, \_\_\_\_\_ TO ME KNOWN TO BE THE  
PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### 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 \_\_\_\_\_, 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 \_\_\_\_\_, 2024.

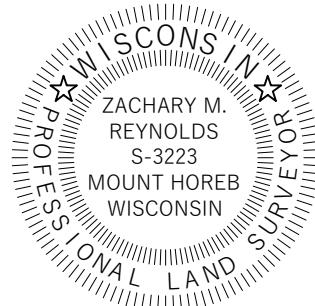
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

### 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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