

CERTIFIED SURVEY MAP No. _____

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 OF THE SE 1/4) OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE:

- SEE SHEET 2 FOR EXISTING IMPROVEMENT AND BUILDING DETAIL.
- SEE SHEETS 3 - 5 FOR EASEMENT DETAILS.
- SEE SHEET 6 FOR SECTION TIE DETAIL.
- SEE SHEET 7 FOR LINE AND CURVE TABLES, AND SURVEYORS NOTES.
- RAYOVAC DRIVE = 72' WIDE RIGHT OF WAY. FORWARD DRIVE = 66' WIDE RIGHT OF WAY.

SURVEY LEGEND

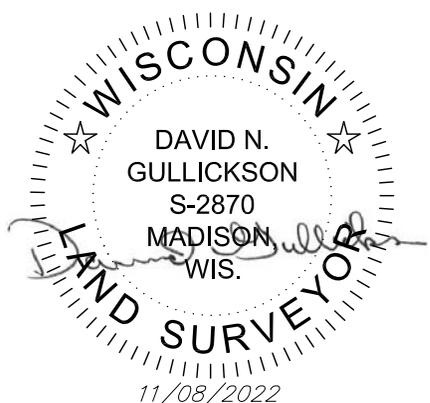
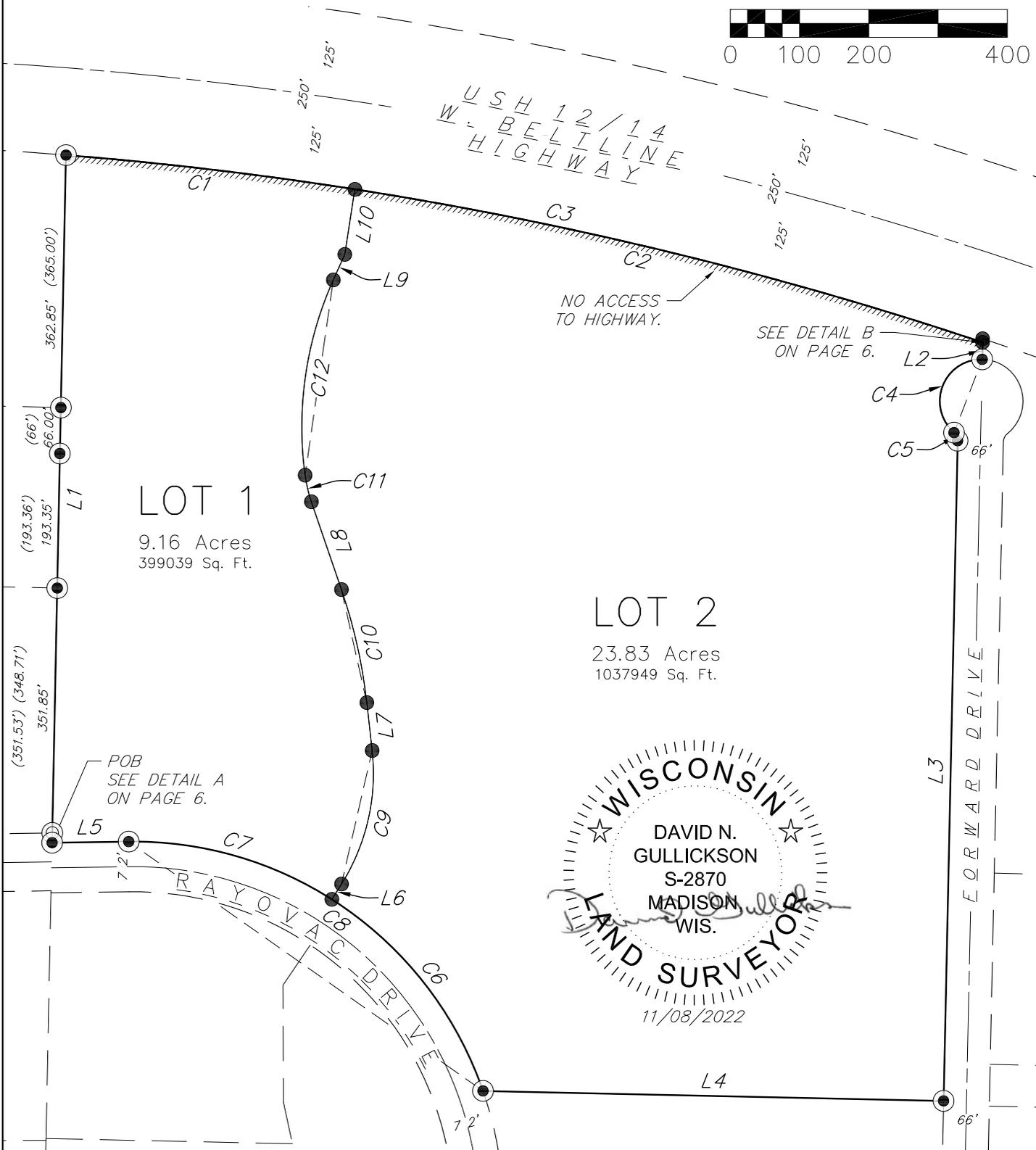
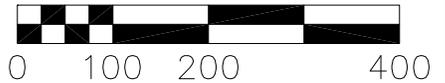
- ⊙ FOUND 1" ϕ IRON PIPE
- FOUND 1 1/4" ϕ IRON ROD
- FOUND 3/4" ϕ IRON ROD
- ⊕ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

() "RECORDED AS" INFORMATION

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF SOUTHEAST QUARTER OF SECTION 25-07-08, MEASURED AS BEARING N01°10'00"E

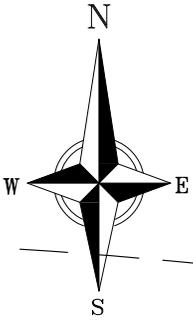


GRAPHIC SCALE FEET

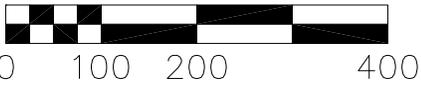


CERTIFIED SURVEY MAP No.

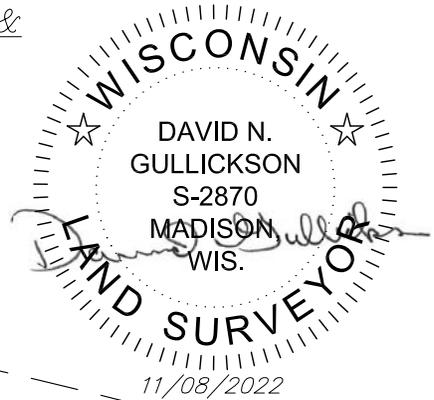
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 OF THE SE 1/4) OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



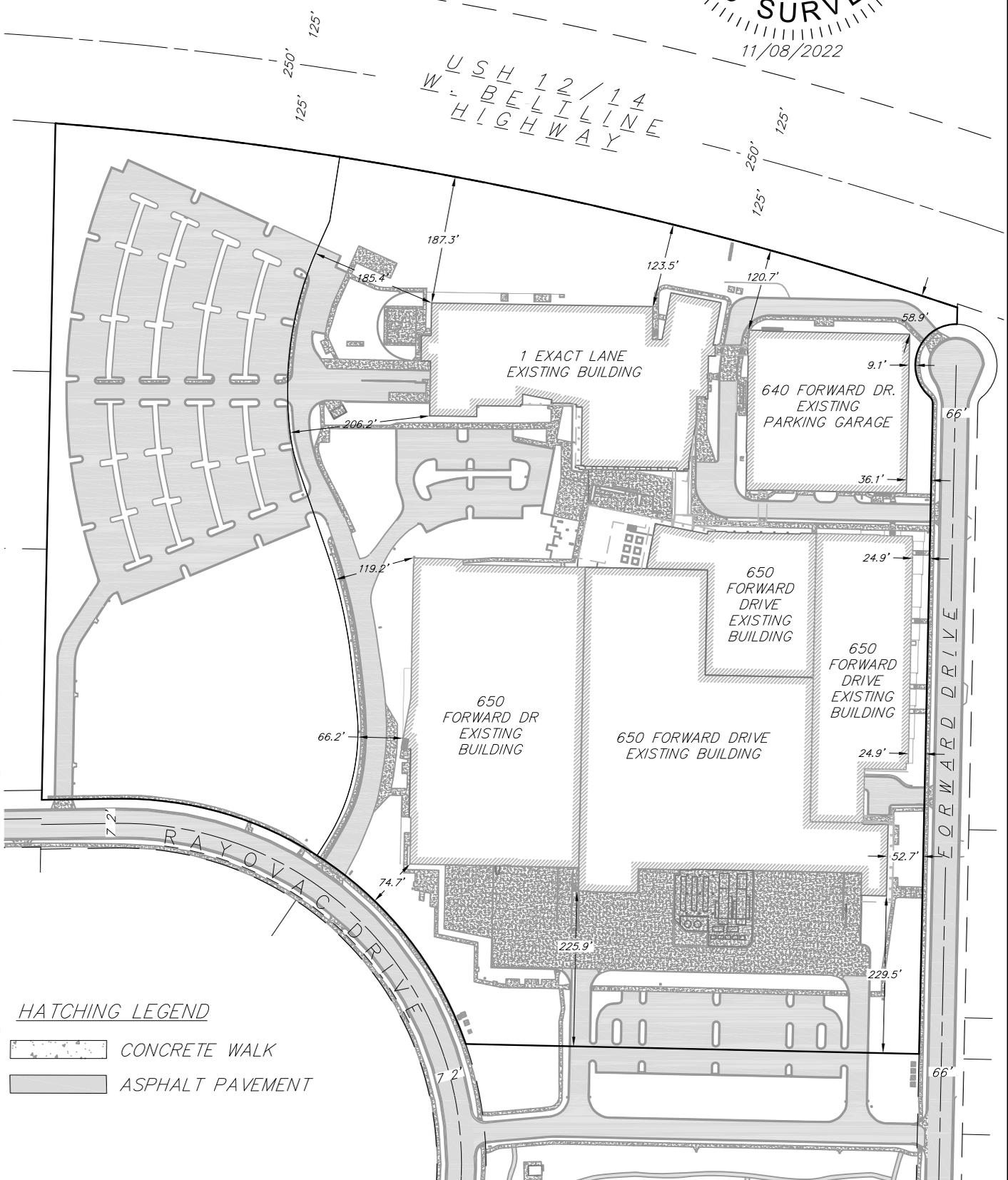
GRAPHIC SCALE FEET



EXISTING IMPROVEMENTS &
BUILDING DETAIL



USH 12/14
W-BELLINE
HIGHWAY



HATCHING LEGEND

- CONCRETE WALK
- ASPHALT PAVEMENT

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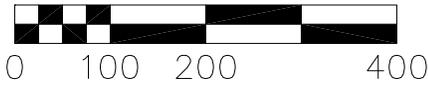
<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	FN: 190228 DATE: 11-08-2022 REV: Drafted By: DGUL Checked By: MMAR	SURVEYED FOR: CG GROWTH, LLC. c/o EXACT SCIENCE 441 CHARMANY DRIVE MADISON, WI 53719	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 2 OF 10

CERTIFIED SURVEY MAP No.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 OF THE SE 1/4) OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE FEET



EXISTING EASEMENT DETAIL



USH 12/14
W-BELTLINE
HIGHWAY

EXISTING 20' WIDE STORM SEWER EASEMENT TO THE CITY OF MADISON, DOC. #5370487

LOT 1

LINE TABLE			LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH	LINE NUMBER	DIRECTION	LENGTH
L11	N89°10'54"E	60.04'	L22	N68°43'18"W	60.24'
L12	N01°10'00"E	50.00'	L23	N26°20'05"W	131.76'
L13	N01°24'53"W	162.34'	L24	N54°01'41"E	18.55'
L14	N33°27'25"E	319.05'	L25	S36°25'40"E	95.58'
L15	N04°13'08"E	252.18'	L26	S88°46'29"E	125.97'
L16	N38°05'29"E	188.92'	L27	N01°13'31"E	85.78'
L17	N68°43'18"W	125.27'	L28	S88°46'29"E	354.00'
L18	N31°40'00"W	50.06'	L29	N01°13'31"E	62.00'
L19	S82°13'41"E	213.75'	L30	S88°46'29"E	173.02'
L20	S80°26'15"E	136.51'	L31	S01°13'16"W	52.50'
L21	S68°23'05"W	158.39'			

EXISTING 20' STORM SEWER EASEMENT TO THE CITY OF MADISON, DOC. #1854183

EXISTING 6' WIDE SIDEWALK EASEMENT TO THE CITY OF MADISON, DOC. #5370485

LOT 2

EXISTING 20' WATERMAIN EASEMENT TO THE CITY OF MADISON, DOC. #5370486

PRIVATE ACCESS, PARKING, RETAINING WALL, UTILITY, STORMWATER & STORM SEWER EASEMENT (HATCHED) DOC. #5370511

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vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190228
DATE: 11-08-2022
REV:
Drafted By: DGUL
Checked By: MMAR

SURVEYED FOR:
CG GROWTH, LLC.
c/o EXACT SCIENCE
441 CHARMANY DRIVE
MADISON, WI 53719

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

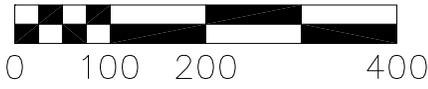
SHEET
3 OF 10

CERTIFIED SURVEY MAP No.

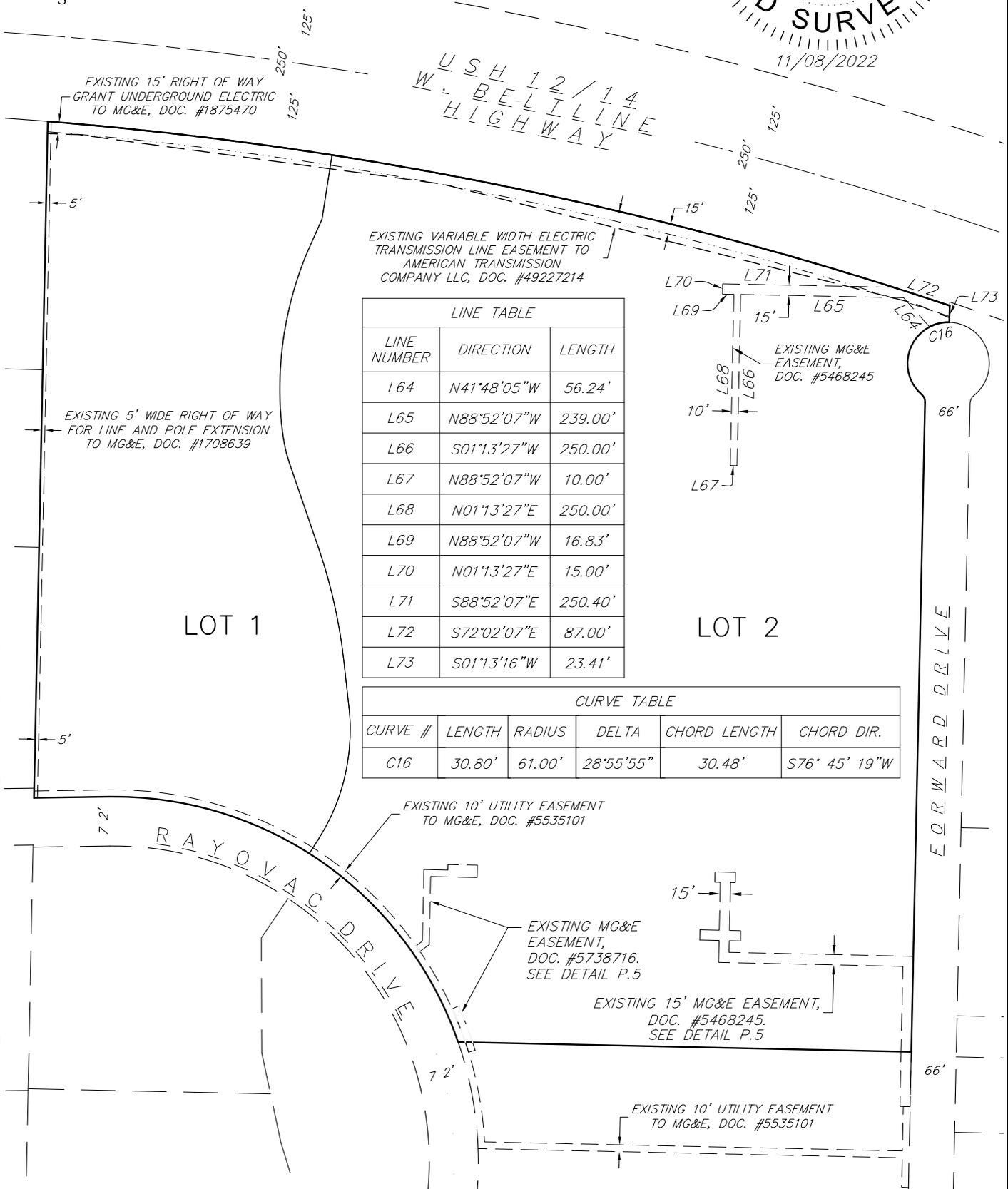
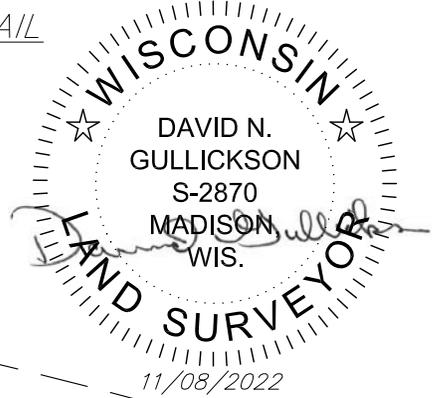
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2 OF THE SE 1/4) OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



GRAPHIC SCALE FEET



EXISTING EASEMENT DETAIL



EXISTING VARIABLE WIDTH ELECTRIC TRANSMISSION LINE EASEMENT TO AMERICAN TRANSMISSION COMPANY LLC, DOC. #49227214

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L64	N41°48'05"W	56.24'
L65	N88°52'07"W	239.00'
L66	S01°13'27"W	250.00'
L67	N88°52'07"W	10.00'
L68	N01°13'27"E	250.00'
L69	N88°52'07"W	16.83'
L70	N01°13'27"E	15.00'
L71	S88°52'07"E	250.40'
L72	S72°02'07"E	87.00'
L73	S01°13'16"W	23.41'

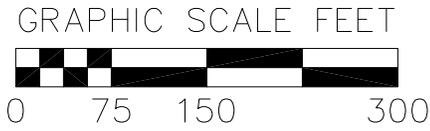
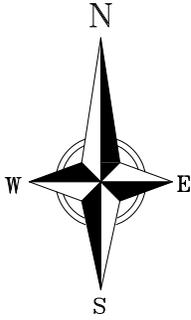
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIR.
C16	30.80'	61.00'	28°55'55"	30.48'	S76°45'19"W

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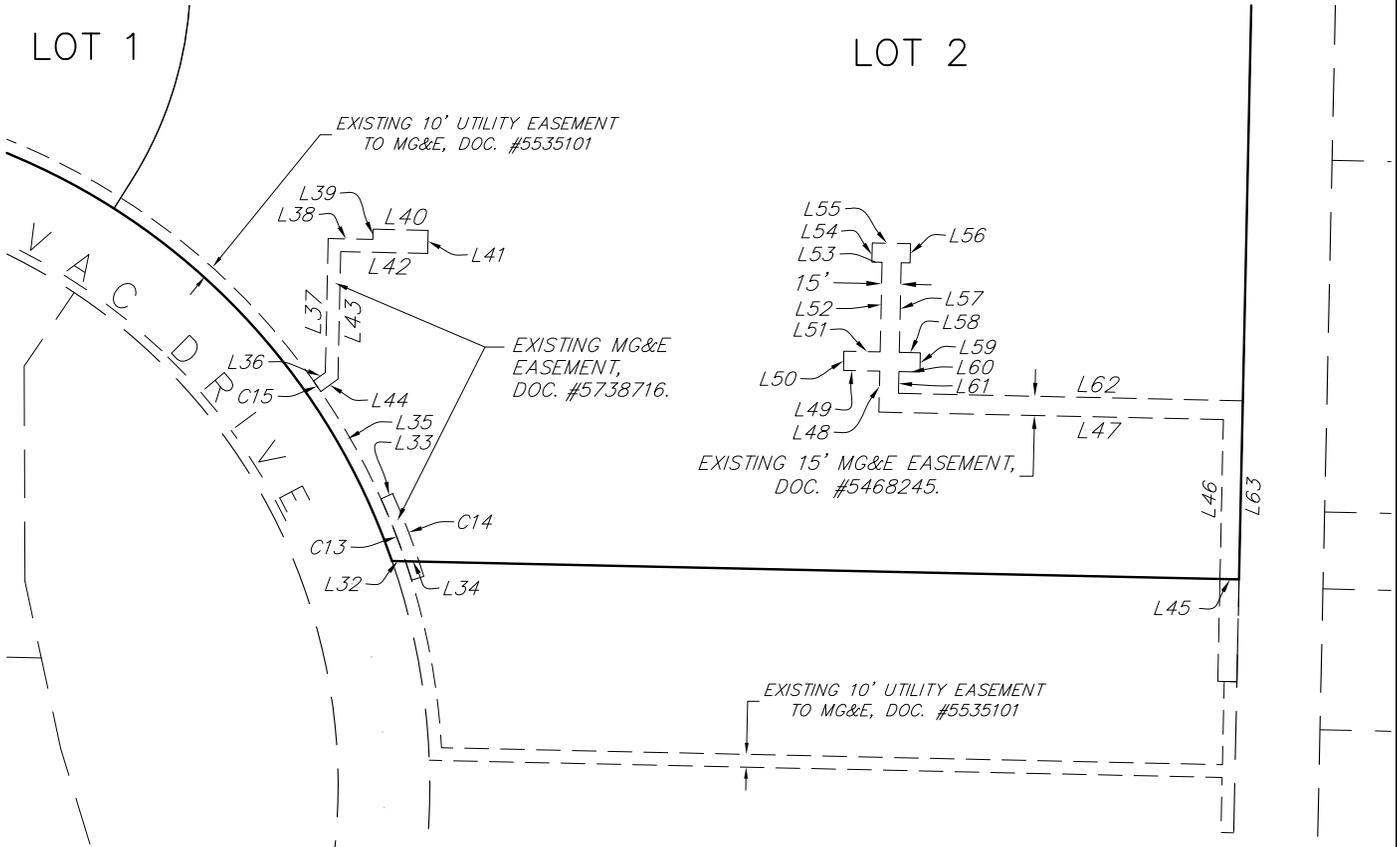


EXISTING EASEMENT DETAIL

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L32	S88°45'44"E	10.66'
L33	N65°40'04"E	10.00'
L34	N88°45'44"W	10.63'
L35	N29°24'34"W	96.25'
L36	N54°01'41"E	11.45'
L37	N01°13'31"E	104.64'
L38	S88°46'32"E	35.08'
L39	N01°13'31"E	8.00'
L40	S88°46'13"E	43.25'
L41	S01°13'32"W	18.00'
L42	N88°46'29"W	68.33'
L43	S01°13'31"W	99.60'
L44	S54°01'41"W	16.58'
L45	N88°45'44"W	15.00'
L46	N01°13'16"E	124.50'
L47	N88°45'44"W	270.50'

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L48	N01°13'16"E	32.00'
L49	N88°45'44"W	28.50'
L50	N01°13'16"E	15.00'
L51	S88°45'44"E	28.50'
L52	N01°13'16"E	70.00'
L53	N88°45'44"W	8.00'
L54	N01°13'16"E	15.00'
L55	S88°45'44"E	30.00'
L56	S01°13'16"W	15.00'
L57	S01°13'16"W	70.00'
L58	S88°45'44"E	16.50'
L59	S01°13'16"W	15.00'
L60	N88°45'44"W	16.50'
L61	S01°13'16"W	17.00'
L62	S88°45'44"E	270.50'
L63	S01°13'16"W	139.50'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIR.
C13	52.39'	543.81'	5°31'12"	52.37'	N21° 34' 20"W
C14	57.00'	553.81'	5°53'50"	56.98'	S21° 23' 01"E
C15	10.00'	543.81'	1°03'14"	10.00'	N35° 00' 49"W



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SECTION TIE DETAIL

NOT TO SCALE

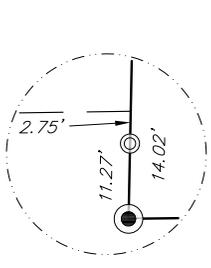
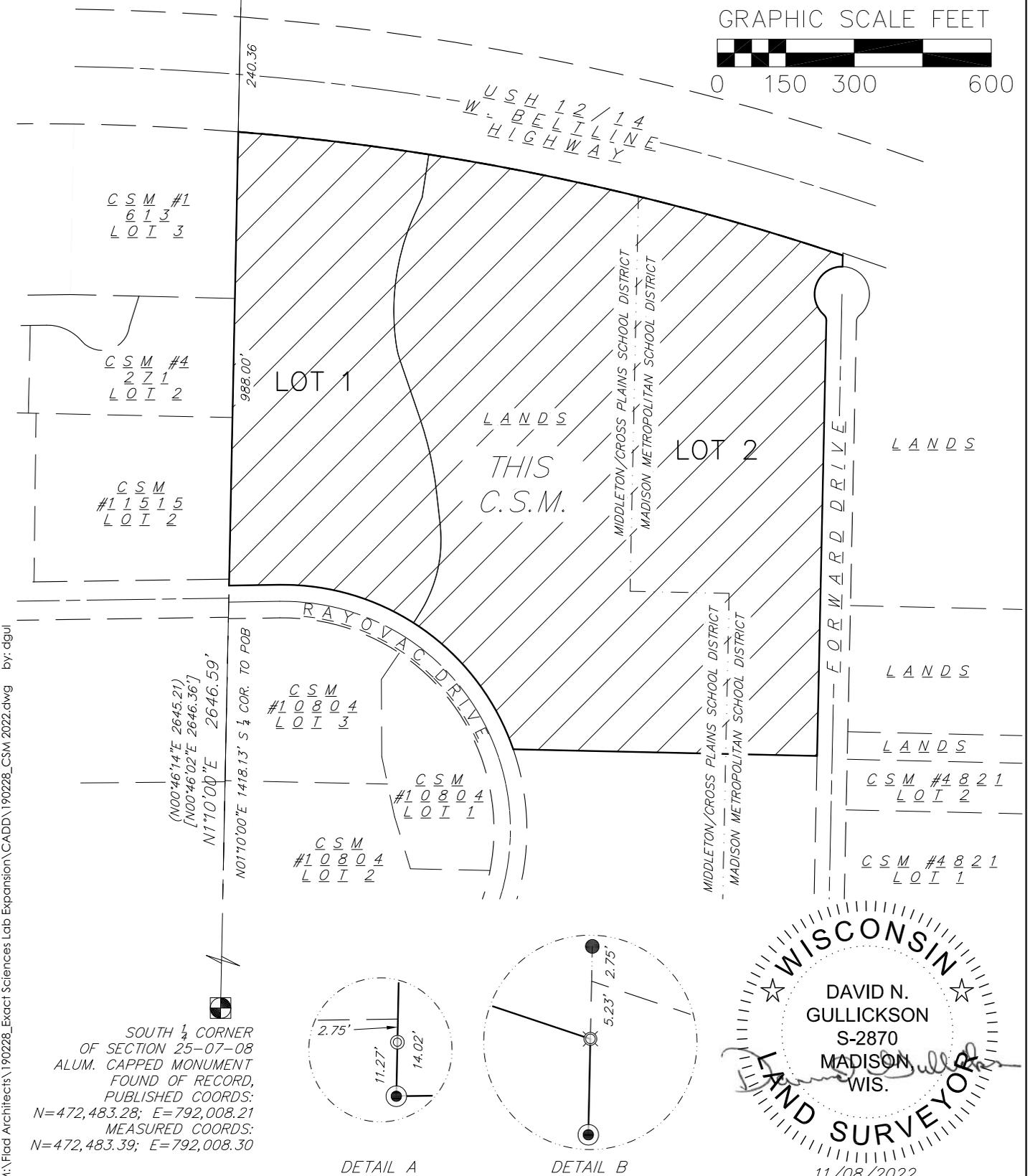
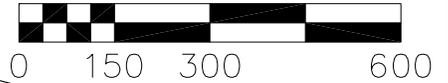
MEANDER CORNER FOR THE CENTER OF SECTION 25-07-08 CITY OF MADISON BRASS CAPPED MONUMENT FOUND OF RECORD
 PUBLISHED COORDS: N=475,159.31; E=792,062.71
 MEASURED COORDS: N=475,159.42; E=792,062.93

TRUE CORNER LOCATION, NO MONUMENT FOUND OR SET
 PUBLISHED COORDS: N=475,129.32; E=792,061.97
 COMPUTED COORDS: N=475,129.43; E=792,062.19

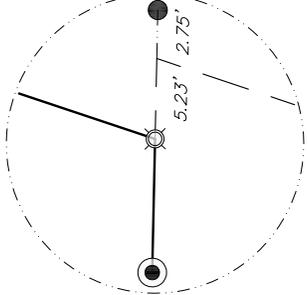
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF SOUTHEAST QUARTER OF SECTION 25-07-08, MEASURED AS BEARING N01°10'00"E



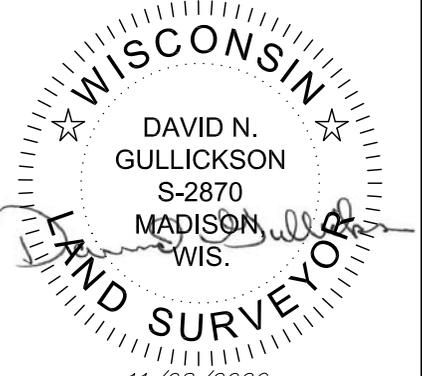
GRAPHIC SCALE FEET



DETAIL A



DETAIL B



11/08/2022

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NOTES:

1. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
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.
3. There is no vehicular access to United States Highway 12 & 14 (West Beltline Highway).

LINE TABLE				
LINE NUMBER	DIRECTION	LENGTH	(DIRECTION)	(LENGTH)
L1	N01°10'00"E	988.00'	(N00°46'14"E)	
L2	S01°13'16"W	24.41'	(S00°49'55"W)	(24.21')
L3	S01°13'16"W	948.66'	(S00°49'55"W)	(948.82')
L4	N88°45'44"W	665.20'	(N89°10'05"W)	(665.16')
L5	S89°10'54"W	110.54'		
L6	N32°22'31"E	26.02'		
L7	N06°23'30"W	69.26'		
L8	N19°00'02"W	133.43'		
L9	N24°17'09"E	40.28'		
L10	N08°51'53"E	94.68'		



CURVE TABLE						TANGENT BEARING	
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH	IN	OUT
C1	420.13'	5604.58'	4°17'42"	S83° 16' 58"E	420.03'		
C2	933.64'	5604.58'	9°32'41"	S76° 21' 47"E	932.56'		
C3	1353.77'	5604.58'	13°50'23"	S78° 30' 38"E (S78°54'21"E)	1350.48' (1350.63')	S85°25'49"E	S71°35'27"E
C4	146.83'	60.00'	140°12'29"	S21° 07' 02"W (S20°43'40"W)	112.84'	N88°46'44"W	S48°59'13"E
C5	13.14'	15.00'	50°12'29"	S23° 52' 58"E (S24°16'20"E)	12.73'	S48°59'13"E	
C6	357.95'	533.81'	38°25'14"	N38° 24' 53"W	351.28'		
C7	309.26'	533.81'	33°11'37"	N74° 13' 18"W	304.95'		
C8	667.21'	533.81'	71°36'50"	N55° 00' 41"W (N55°24'02"W)	624.62' (624.72')	N19°12'16"W	
C9	200.61'	296.50'	38°46'01"	N12° 59' 30"E	196.81'		
C10	166.81'	758.00'	12°36'32"	N12° 41' 46"W	166.48'		
C11	39.27'	200.00'	11°14'58"	N13° 22' 34"W	39.20'		N7°45'05"W
C12	287.13'	513.50'	32°02'14"	N08° 16' 02"E	283.40'	N7°45'05"W	N24°17'09"E



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SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of CG Growth, LLC, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: David N. Gullickson

Date: November 8th, 2022.

Signed: 

David N. Gullickson, P.L.S. No. S-2870



LEGAL DESCRIPTION:

Part of the West Half of the Southeast Quarter (W 1/2 of the SE 1/4) of Section 25, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, more fully described as follows.

Commencing at the South Corner of said Section 25; thence N01°10'00"E, along the west line of southeast quarter of said Section 25, 1418.13 feet to the northerly right-of-way line of Rayovac Drive and the point of beginning; thence continuing along the said west line N01°10'00"E, 987.99 feet to the northeast corner of Lot 3, Certified Survey Map No. 1613, and the southerly right-of-way line of United States Highway 12 & 14 (West Beltline Highway); thence along the said southerly right-of-way line 1353.77 feet along the arc of a curve to the right, having a radius of 5604.58 feet, a central angle of 13°50'23", and a chord bearing S78°30'38"E, 1350.48 feet to a non-tangential line; thence S01°13'16"W, 24.41 feet to a non-tangential curve and a point on the northwesterly right-of-way line of Forward Drive; thence along the said northwesterly right-of-way line 146.83 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 140°12'29", and a chord bearing S21°07'02"W, 112.84 feet to a reverse curve and a point on the westerly right-of-way line of Forward Drive; thence continuing along the said westerly right-of-way line 13.14 feet along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 50°12'29", and a chord bearing S23°52'58"E, 12.73 feet; thence continuing along the said westerly right-of-way line S01°13'16"W, 948.66 feet; thence N88°45'44"W, 665.20 feet to a non-tangential curve and a point on the northeasterly right-of-way line of Rayovac Drive; thence along the said northeasterly right-of-way line 667.21 feet along the arc of a curve to the left, having a radius of 533.81 feet, a central angle of 71°36'50", and a chord bearing N55°00'41"W, 624.62 feet to a point on the northerly right-of-way line of Rayovac Drive; thence along the said northerly right-of-way line S89°10'54"W, 110.54 feet to the point of beginning.

Said description contains 1,436,988 square feet or 32.99 acres, more or less.



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MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 2022.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2022; that said enactment provided for the acceptance of those lands divided by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2022.

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

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ____ day of _____, 2022, at _____ o'clock ____m., and recorded in Volume _____ of Certified Surveys on Pages _____. as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

