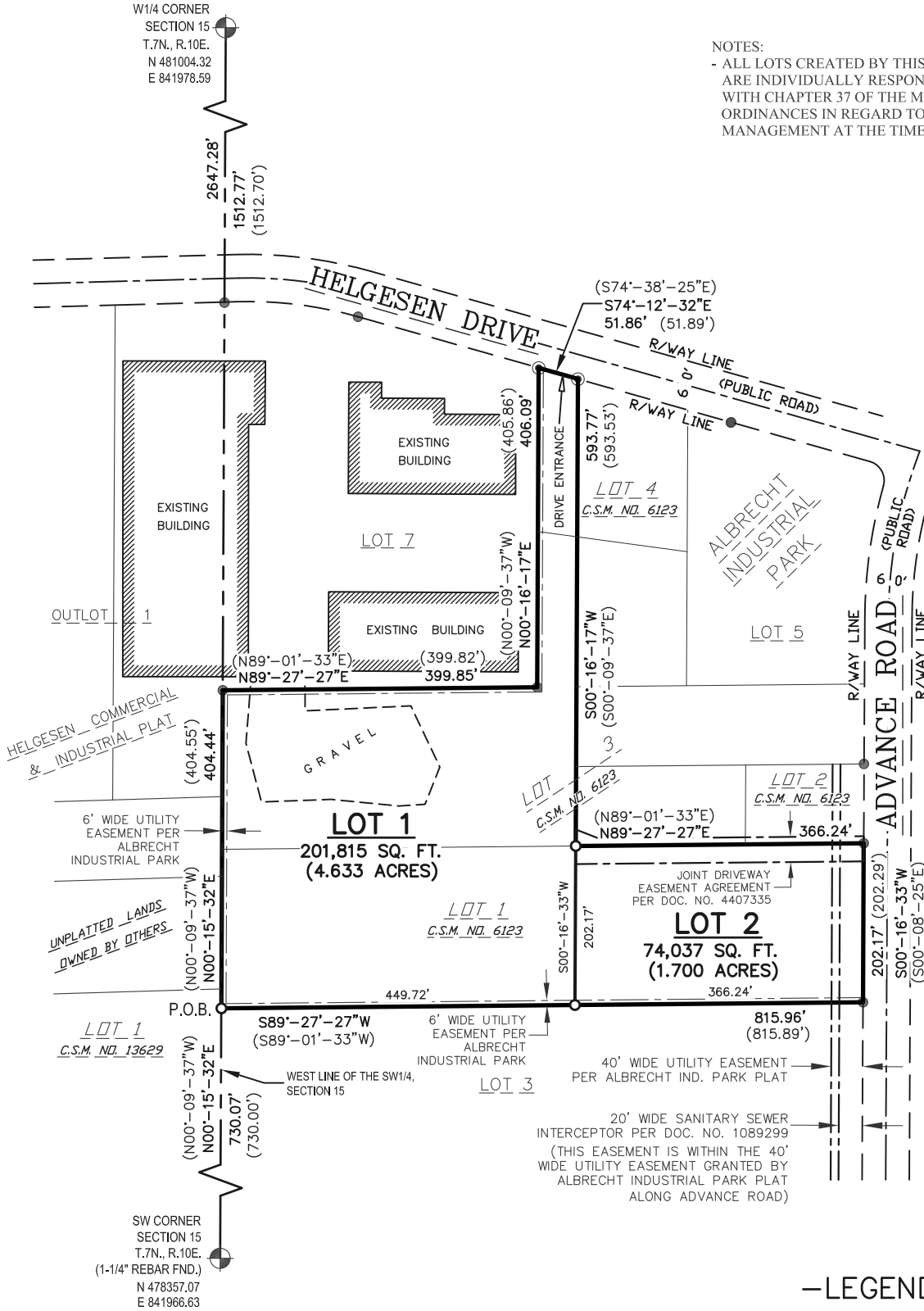


DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 6

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15, T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:
 - 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.

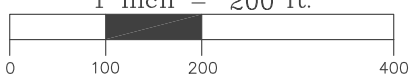


COORDINATES & BEARINGS REFERENCED TO THE CITY OF MADISON WCCS DANE ZONE 1997

-LEGEND-

- = 1" X 18" IRON PIPE SET 1.130 LB./FT.)
- = 1" IRON PIPE FOUND
- ⊙ = 1-1/4" REBAR FOUND
- ⊕ = BRASS COUNTY MONUMENT FOUND UNLESS OTHERWISE NOTED
- () = RECORDED INFORMATION
- ┌ 6" = EXISTING 6' WIDE UTILITY EASEMENT UNLESS OTHERWISE NOTED
- ↑ = 20' WIDE SANITARY SEWER INTERCEPTOR PER DOC. NO. 1089299 (THIS EASEMENT IS WITHIN THE 40' WIDE UTILITY EASEMENT GRANTED BY ALBRECHT INDUSTRIAL PARK PLAT ALONG ADVANCE ROAD)
- P.O.B. = POINT OF BEGINNING

GRAPHIC SCALE
 1 inch = 200 ft.



MERIDIAN SURVEYING, LLC N9637 Friendship Drive Kaukauna, WI 54130 Office: 920-993-0881 Fax: 920-273-6037	DRAWN BY: J.D.	FIELD WORK DATE: 7-1-24	SURVEYED FOR: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578
	CHECKED BY: C.A.K.	FIELD BOOK: M-6, PG. 59	
	JOB NO.: 10354	SHEET 1 OF 6	

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 6

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15,
T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Craig A. Keach, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided, mapped and dedicated under the direction of Brian Beaulieu of Edge Consulting Engineers, a parcel of land being, all of Lot One (1) and part of Lot Three (3) and Lot Four (4) of Certified Survey Map No. 6123 as recorded in Volume 29, Page 191-195 as Document No. 2204978 of Dane County Records and being located in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Fifteen (15) Township Seven (7) North, Range Ten (10) East, City of Madison, Dane County, Wisconsin containing 275,852 square feet (6.333 acres) of land and being described by:

Commencing at the Southwest Corner of said Section 15, thence N00°-15'-32"E 730.07 feet (Recorded as N00°-09'-37"W 730.00 feet) along the West line of the SW1/4 of said Section 15 to the Southwest corner of Lot 1 of said Certified Survey Map No. 6123 and the point of beginning; thence continue N00°-15'-32"E 404.44 feet (Recorded as N00°-09'-37"W 404.55 feet) along the West line of the SW1/4 of said Section 15 to the Northwest Corner of Lot 3 of said Certified Survey Map No. 6123; thence N89°-27'-27"E 399.85 feet (Recorded as N89°-01'-33"E 399.82 feet) along the North line of said Lot 3; thence N00°-16'-17"E 406.09 feet (Recorded as N00°-09'-37"W 405.86 feet) along the West line of Lot 3 and Lot 4 of said Certified Survey Map No. 6123 to a point on the South Right of Way line of Helgesen Drive; thence S74°-12'-32"E 51.86 feet (Recorded as S74°-38'-25"E 51.89 feet) along said South Right of Way line; thence S00°-16'-17"W 593.77 feet (Recorded as S00°-09'-37"E 593.53 feet) to a point on the North line of Lot 1 of said Certified Survey Map No. 6123; thence N89°-27'-27"E (Recorded as N89°-01'-33"E) 366.24 feet along said North line to a point on the West Right of Way line of Advance Road; thence S00°-16'-33"W 202.17 feet (Recorded as S00°-08'-25"E 202.29 feet) along said West Right of Way line to the Southeast corner of Lot 1 of said Certified Survey Map No. 6123; thence S89°-27'-27"W 815.96 feet (Recorded as S89°-01'-33"W 815.89 feet) along the south line of said Lot 1 to the point of beginning, being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing and mapping the same.

Dated this ____ day of _____, 2024

Wisconsin Professional Land Surveyor, S-2333
Craig A. Keach

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 6

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15,
T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

Survey Notes:

- Vesting Deeds for lands within the C.S.M.: Document No. 4259551 and Document No. 4197462
- The intent of this survey is to reconfigure 2 lots.
- All lots within this CSM are subject to public easements for drainage purposes which shall be a minimum of 6-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. 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. 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, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

This Certified Survey Map is subject to the following recorded easement releases:

- Document No. 4642008 (City of Madison releases interests in 60 foot wide right of way that was dedicated per C.S.M. 6123)
- Document No. 2167149 (Releases portions of a 6 foot wide public utility easement in Lots 4 and 5 of Albrecht Industrial Park Plat)
- Document No. 2625191 (Releases portions of a 6 foot wide public utility easement in Lots 4 and 6 of Albrecht Industrial Park Plat and Lot 3 of C.S.M. 6123)
- Document No. 2625192 (Releases portions of a 6 foot wide public utility easement in Lot 6 of Albrecht Industrial Park Plat and Lot 3 of C.S.M. 6123)
- Document No. 2625193 (Releases portions of a 6 foot wide public utility easement in Lots 4 and 6 of Albrecht Industrial Park Plat)

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 6

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15,
T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Oakleaf Properties Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.236.34 Wisconsin Statutes to be submitted to the City of Madison for approval.

Oakleaf Properties Inc. – Representative _____

Personally appeared before me on the _____ day of _____, 2024. The above named Owner to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public Witness

_____ County, _____. My commission expires _____

MORTGAGEE'S CERTIFICATE:

McFarland State Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin Mortgagee of the above described land, consents to the surveying, dividing, mapping and dedicating of the land described in the foregoing affidavit of Craig A. Keach, Wisconsin Professional Land Surveyor, and consents to the above certificate of Oakleaf Properties Inc. owner.

In witness whereof, McFarland State Bank has caused these presents to be signed by its officer at McFarland, Wisconsin, this _____ Day of _____, 2024.

McFarland State Bank

(Signature) _____

(Title) _____

Personally appeared before me on the _____ day of _____, 2024. The above named officer(s) of McFarland State Bank, to me known to be the persons who executed the foregoing instrument, as such officers as the deed of said bank by its authority.

Notary Public

_____ County, _____. My commission expires _____

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 6

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15,
T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Oakleaf Properties IV, LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.236.34 Wisconsin Statutes to be submitted to the City of Madison for approval.

Oakleaf Properties IV, LLC. – Representative _____

Personally appeared before me on the _____ day of _____, 2024. The above named Owner to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Notary Public Witness

_____ County, _____. My commission expires _____

MORTGAGEE'S CERTIFICATE:

McFarland State Bank, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin Mortgagee of the above described land, consents to the surveying, dividing, mapping and dedicating of the land described in the foregoing affidavit of Craig A. Keach, Wisconsin Professional Land Surveyor, and consents to the above certificate of Oakleaf Properties IV, LLC. owner.

In witness whereof, McFarland State Bank has caused these presents to be signed by its officer at McFarland, Wisconsin, this _____ Day of _____, 2024.

McFarland State Bank

(Signature) _____

(Title) _____

Personally appeared before me on the _____ day of _____, 2024. The above named officer(s) of McFarland State Bank, to me known to be the persons who executed the foregoing instrument, as such officers as the deed of said bank by its authority.

Notary Public

_____ County, _____. My commission expires _____

STATE OF WISCONSIN) SS
DANE COUNTY)

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SHEET 6 OF 6

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123,
LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15,
T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION:

Approved for recording per City of Madison Plan Commission this _____ Day of
_____, 2024

City of Madison Plan Commission Date

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 _____, 2024, 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.

_____, City Clerk
City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2024 at _____ and recorded in
Volume _____ of Certified Survey Maps on Pages _____ as Certified Survey Map Number
No. _____, and Document Number _____.

Kristi Chlebowski
Register of Deeds