

CERTIFIED SURVEY MAP

LOCATED IN:

Lot 1, Certified Survey Map No. 121, as recorded in Volume 1, page 121-121A, of C.S.M.'s, along with that part of The NW 1/4 of the SE 1/4 of Section 35, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin

Line Table

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 85°55'14" W | 120.02' |
| L2 | N 68°21'02" W | 121.59' |
| L3 | N 19°33'13" W | 178.14' |
| L4 | N 89°06'45" W | 118.64' |
| L5 | N 00°49'16" E | 182.47' |
| L6 | N 00°49'16" E | 32.47' |
| L7 | S 00°31'00" W | 29.57' |
| L8 | S 01°43'40" W | 80.59' |
| L9 | N 88°46'02" W | 22.65' |
| L10 | S 45°57'02" W | 129.78' |
| L11 | S 19°33'32" E | 168.04' |

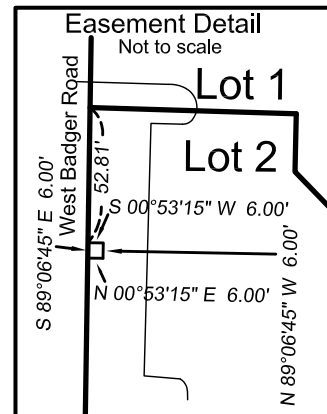
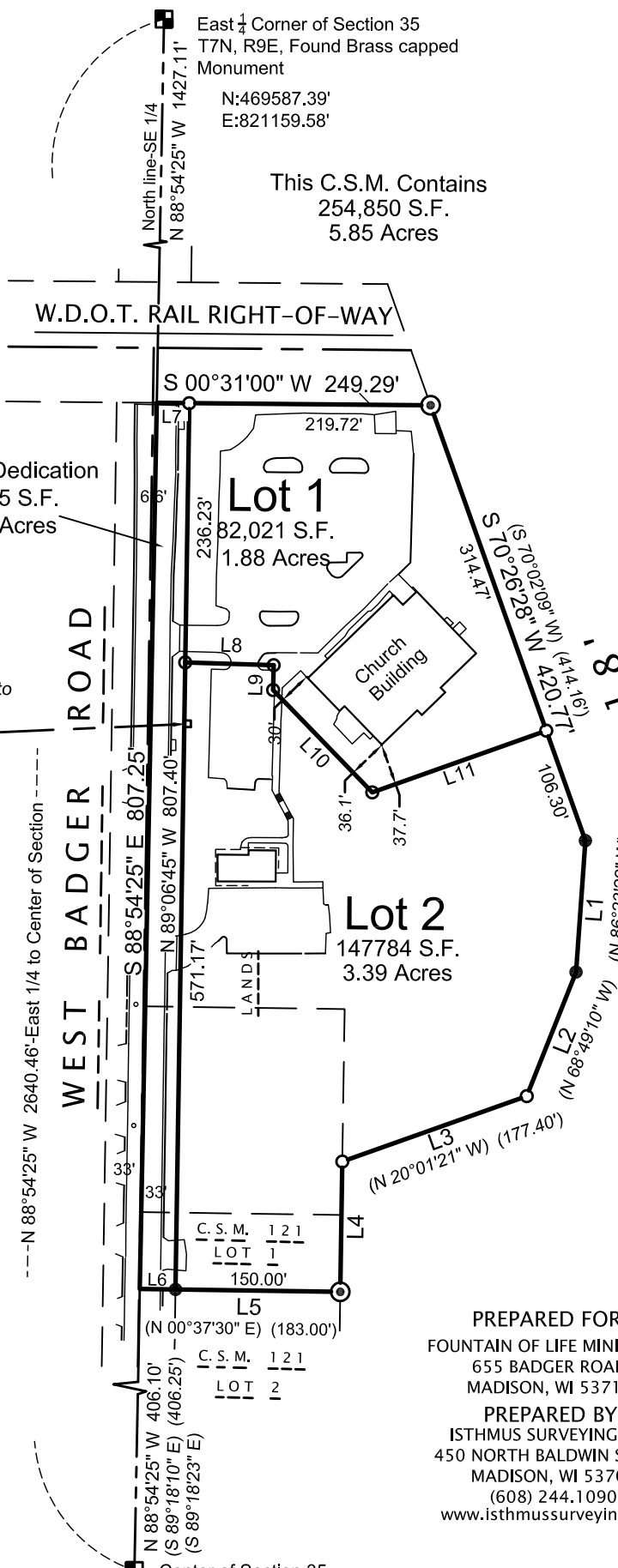
150' 0' 150'



GRID NORTH



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY ZONE NAD 83(97) THE NORTH LINE OF THE SE 1/4 OF SECTION 35, T7N, R9E, BEARS N 88°54'25" W



LEGEND

- 3/4" SOLID IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - 3/4"x18" SOLID IRON ROD SET 1.50 Lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

PREPARED FOR:
FOUNTAIN OF LIFE MINISTRIES
655 BADGER ROAD
MADISON, WI 53713

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

MAP NO. _____

DOCUMENT NO. _____ N:469637.760'
E:818519.601'

VOLUME _____ PAGE _____

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I, Paul A. Spetz, Wisconsin Professional Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Fountain of Life Ministries, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Measured Legal description:

A parcel of land being Lot One (1), Certified Survey Map Number 121, as Recorded in Volume 1 of Dane County C.S.M.'s, pages 121 and 121A, as Document Number 1081036, and other lands, all located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, T7N, R9E, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ of said Section 35, thence N 88°54'25" W, along the north line of said SE $\frac{1}{4}$ of Section 35, 1427.11 feet to the point of beginning of this description;

thence S 00°31'00" W, along the westerly right-of-way line of a Wisconsin Department of Transportation Railroad, 249.29 feet;

thence S 70°26'28" W, along the northerly right-of-way line of U.S. Highway 12-18, 420.77 feet;

thence N 85°55'14" W, along the northerly right-of-way line of U.S. Highway 12-18, 120.02 feet;

thence N 68°21'02" W, along the northerly right-of-way line of U.S. Highway 12-18, 121.59 feet;

thence N 19°33'13" W, along the northerly right-of-way line of U.S. Highway 12-18, 178.14 feet;

thence N 89°06'45" W, along the northerly right-of-way line of U.S. Highway 12-18, 118.64 feet;

thence N 00°49'16" E, along the westerly platted boundary line of said Lot 1 of C.S.M. No. 121, 182.47 feet;

thence S 88°54'25" E, along said north line of the SE $\frac{1}{4}$ of Section 35, 807.25 feet to the point of beginning.

This Description contains an area of 254,849 Square Feet or 5.85 Acres.

Dated this _____ day of _____, 2024.

Paul A. Spetz, S 2525

NOTES:

1. No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.

2. All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of five feet in width measured from the property line to the interior of each lot. 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.

The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

3. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

4. Lots within this Certified Survey Map are subject to the following Instruments: Declaration of Conditions and Covenants in Doc. No. 4895447 and 5074762; Terms of an unrecorded Lease in Doc. No. 2812326 and 5402825; Limitation upon Ingress and Egress in Doc. No. 802720;

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

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CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, File I.D. Number _____, adopted on the _____ day of _____, 2024, and that said resolution 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
Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: _____
Matthew Wachter, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2024, at _____ o'clock _____ . m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____, as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____