

## **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  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 35, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin

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 \_\_\_\_\_\_, 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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### OWNERS CERTIFICATE:

	unsaay or	, 2024.
Fountain of Life Ministries		
printed name and title	signature of authorized me	ember .
State of Wisconsin) )ss County of Dane)		
Personally came before me this, to me know the same.	day of wn to be the person who execu	, 2023, the above Ited the foregoing instrument and acknowledged
My Commission expires:	Notary Public, State of Wis	consin
of the laws of the State of Wisconsin, mo to the surveying, dividing and mapping o the owner's Certificate.	ortgagee of the lands described f the lands described on this C Il Covenant Properties, has cau	Lender organized and existing under and by virtual in this Certified Survey Map, does hereby consent ertified Survey Map, and does hereby consent to used these presents to be signed by its duly
National Covenant Properties	uay or	, 2024.
	signature of authorized m	
National Covenant Properties		
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National Covenant Properties  printed name and title  State of	signature of authorized m  day of wn to be the person(s) who ex	ember  2024, the above named authorized member(s) of ecuted the foregoing instrument, and to me known wledged that they executed the foregoing
Printed name and title  State of)ss County of)  Personally came before me this National Covenant Properties, to me kno to be such member(s) of said National C instrument.  My Commission expires:	signature of authorized m  day of wn to be the person(s) who ex ovenant Properties and acknow	ember  2024, the above named authorized member(s) of ecuted the foregoing instrument, and to me known wledged that they executed the foregoing
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CITY OF MADISON COMMON COUNCIL CERTIFICATE

and recorded in recorded in Volume of Certified Survey Maps on pages, as Document Number  Kristi Chlebowski, Dane County Register of Deeds	aded this day of, 2024.  aded this, 2024.  aded this	- IIG I.D. NUITIDEI _		, adopted on	the	day		
Dated thisday 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 mad recorded in recorded in Volume of Certified Survey Maps on pages as Document Number  Kristi Chlebowski, Dane County Register of Deeds	artibeth Witzel-Behl, City Clerk lerk of the City of Madison, Dane County Wisconsin  ITY OF MADISON PLAN COMMISSION CERTIFICATE pproved for recording per the Secretary of the City of Madison Plan Commission.  igned: Matthew Wachter, Secretary Plan Commission  EGISTER OF DEEDS CERTIFICATE  eceived for recording on this	of	, 2024, and that	said resolution	further provided fo	r the acceptance of t	those lands dedi	icated
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	aribeth Witzel-Behl, City Clerk lerk of the City of Madison, Dane County Wisconsin  ITY OF MADISON PLAN COMMISSION CERTIFICATE pproved for recording per the Secretary of the City of Madison Plan Commission.  igned: Matthew Wachter, Secretary Plan Commission  EGISTER OF DEEDS CERTIFICATE  eceived for recording on this	and rights conveye	ed by said Certified S	urvey Map to t	he City of Madison f	for Public use.		
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