

# CITY OF MADISON

# Proposed Plat

Plat Name: Tancho Business Park

Location: 6501 Manufacturers Drive

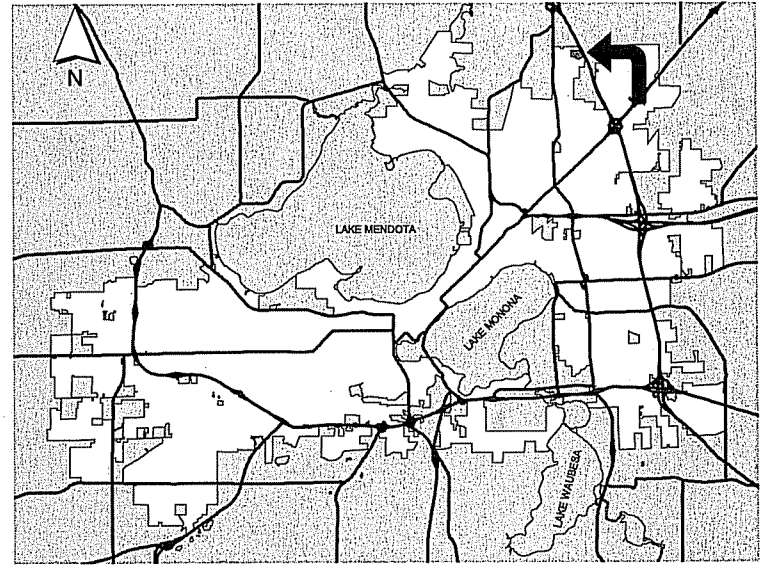
Applicant: Tancho Investment/  
Daniel Frick-Mayo Corporation

- Preliminary
- Final
- Within City
- Outside City

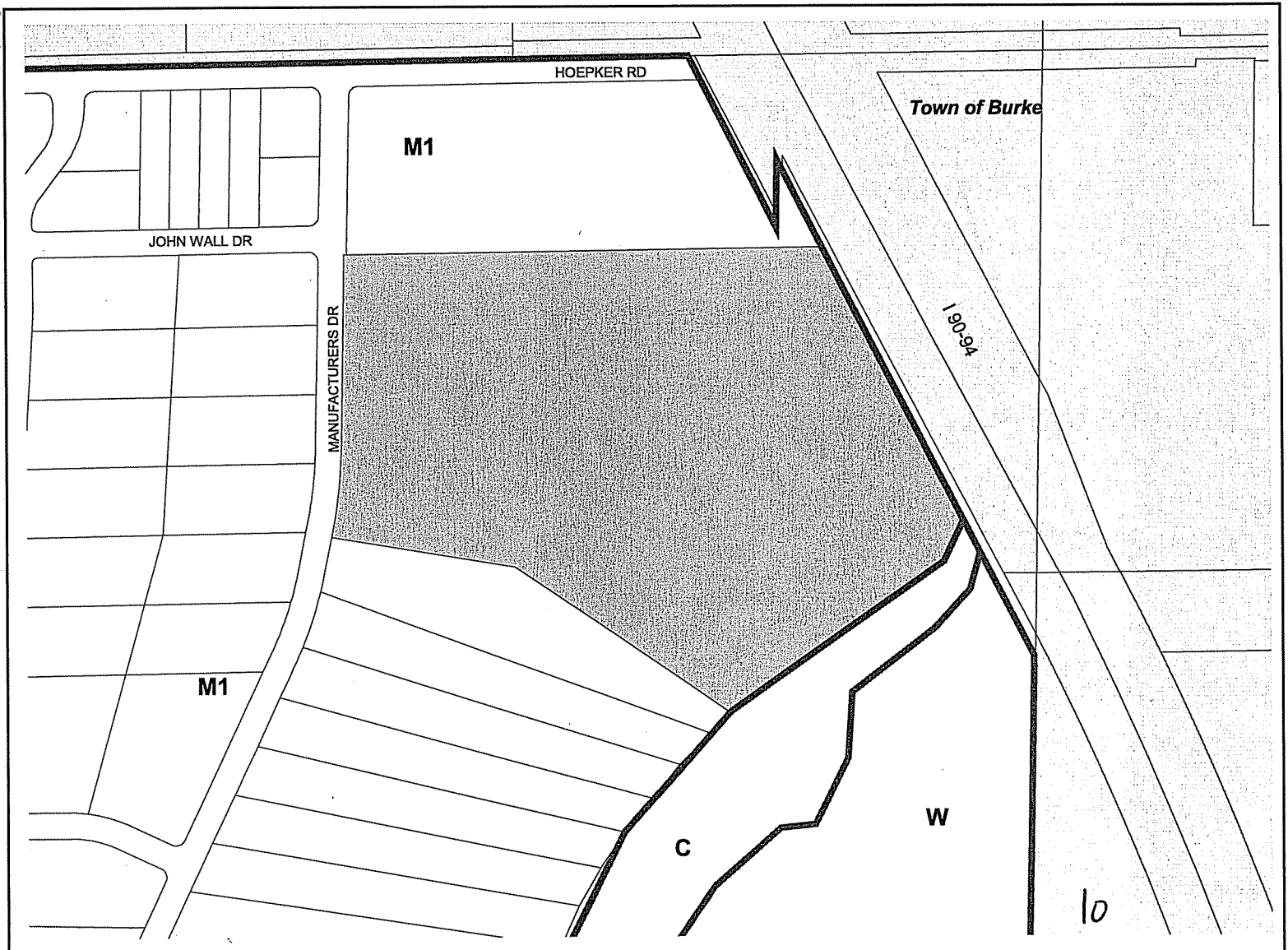
Public Hearing Dates:

Plan Commission 21 February 2005

Common Council 01 March 2005



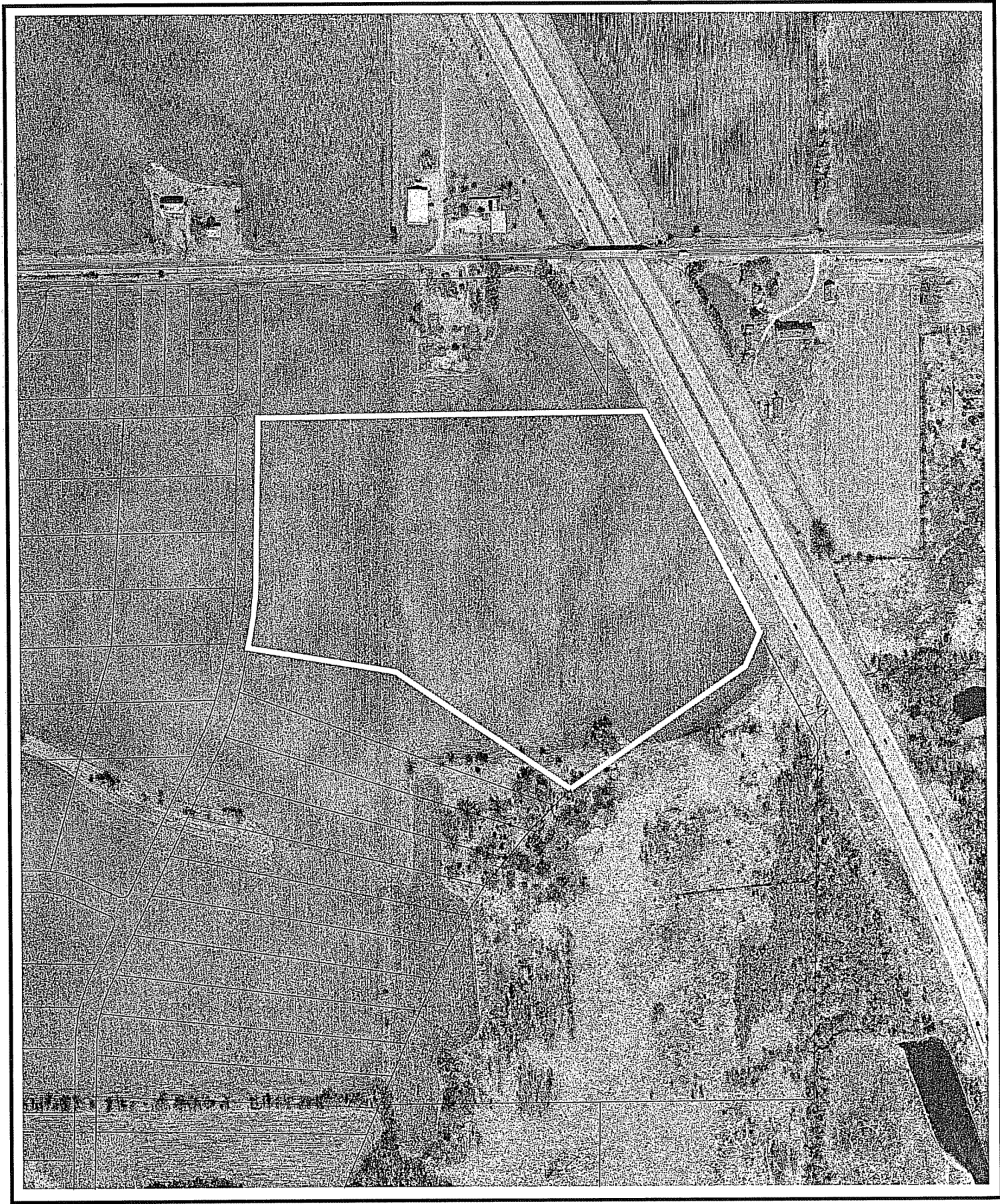
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



# 6501 Manufacturers Drive

0 400 Feet

*Date of Aerial Photography - April 2000*





# TANCHO BUSINESS PARK

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

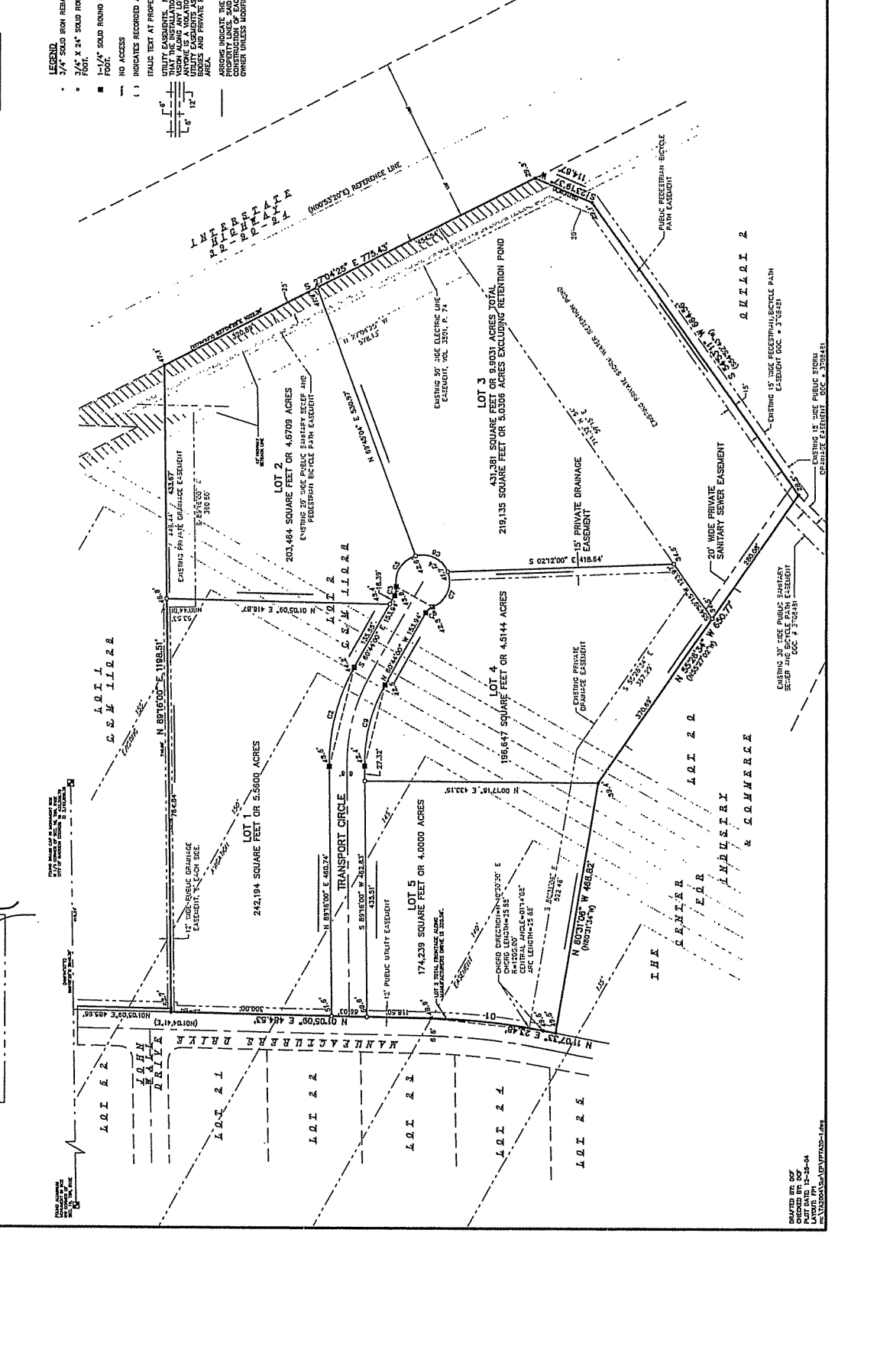
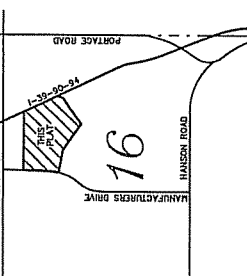
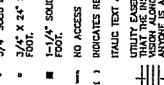
DEPARTMENT OF ADMINISTRATION

CHORD DATA

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TAN. BEARING IN TAN.	BEARING OUT
C1	210.28	102.24°	1240.00	N 05°06'21" E	210.01		
C2	171.17	39°20'45"	25.00	S 69°24'32" E	16.84		N 79°55'15" E
C3	171.17	39°20'45"	25.00	S 69°24'32" E	16.84		N 79°55'15" E
C4	225.75	285°41'30"	50.00	S 29°16'00" W	72.33		N 79°55'15" E
C5	74.28	83°57'55"	50.00	S 59°05'47" E	66.89		N 79°55'15" E
C6	74.28	83°57'55"	50.00	S 29°32'08" W	66.89		N 79°55'15" E
C7	79.20	90°45'40"	50.00	N 85°46'05" W	71.18		N 71°23'15" W
C8	171.17	39°20'45"	25.00	N 41°03'37" W	16.83		N 71°23'15" W
C9	157.08	30°00'00"	300.00	N 75°44'00" W	155.29		

LEGEND

- 3/4" x 24" SOLID ROUND IRON REBAR SET, WEIGHING 1.5 POUNDS PER FOOT.
- 1/4" x 24" SOLID ROUND IRON REBAR SET, WEIGHING 0.3 POUNDS PER FOOT.
- NO ACCESS
- INDICATES RECORDED AS
- TRAFFIC TEXT AT PROPERTY CORNERS IS GROUND ELEVATION
- UTILITY EASMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED WITHIN THE PROPERTY BOUNDARIES UNLESS SHOWN OTHERWISE ON THIS PLAN.
- VISION TRIANGLES MAY NOT BE REQUIRED FOR A SIGNATURE OF ANY KIND UNLESS A VIOLATION OF SECTION 238.37 OF RECORDING STATUTE IS IDENTIFIED BY THE SURVEYOR.
- BOULEVARD AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT PROPERTY CORNERS.
- CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY OTHER UNLESS INDICATED WITH THE APPROVAL OF THE CITY ENGINEER.



ASSURES TO BEAR 99.95% TO 100% OF THE AREA OF THE SECTION TO BE SURVEYED FOR TANCHE INVESTING COMPANY, INC. Chicago, IL 60601

BRANNING ARE REFERENCED TO THE PLAN OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCALE: ONE INCH = ONE HUNDRED FEET

SURVEYED BY: **MAYO COIT**  
ENGINEERS SURVEYORS ARCHITECTS  
100 GRAND CANYON DRIVE, MADISON, WISCONSIN 53703  
PHONE: (608) 833-0028 FAX: (608) 833-0029  
E-MAIL: info@mayocoit.com

DRAWN BY: DCF  
CHECKED BY: DCF  
DATE: 12-15-04  
LAYOUT BY: DCF  
SCALE: 1/4" = 100'

# TANCHO BUSINESS PARK

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

- NOTES**
- 1) Distances are ground and measured to the nearest hundredth of a foot.
  - 2) Access to 1.35/90/94 is controlled by WS-DOT PROJECT # 1 90-2(12)122.
  - 3) All lots created by this plat are individually responsible for compliance with chapter 37 of the Madison General Ordinances in regard to oil, grease control and infiltration of the line they occupy.
  - 4) All lots, outlets, and areas dedicated to the public are subject to an obligation easement to Dane County as per document #2784376, Dane County Register of Deeds. Lot 3 does not fall within the boundaries of said easement.
  - 5) (a) Arrows indicate the direction of surface drainage swale at individual property lines. Said swales shall be constructed and maintained by the lot owner. Elevations given are ground elevations at property corners and shall be maintained by the lot owner.
  - (b) All lots within this plat are subject to a public easement for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of such lot and shall be constructed and maintained by the lot owner.
  - (c) All structures shall be constructed within property lines shown with easements or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
  - 6) This plat shall be subject to the design and landscape provisions/guidelines that were imposed 845.60 feet to conform to U.S.C.S. 1929 delimitance to the City of Madison Vertical Datum. Add 845.60 feet to convert to U.S.C.S. 1929 datum.
  - 7) This plat shall be subject to the design and landscape provisions/guidelines that were imposed on the adjacent Center for Industry and Commerce Plg. The applicant shall submit site plans, landscaping plans, and building plans for city staff review.

**SUBJECTS CERTIFICATE**

Rightsholder Land Surveyors hereby certify that I have surveyed, divided, and mapped the lands described on this plat located in the Northwest and Southwest Quarters of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 16, Town 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. I further certify that the map on sheet fully (1) is a correct representation of the actual location of the lines surveyed and that I have duly filed this plat with the County Clerk of Dane County, Wisconsin, and that I am duly licensed under the Ordinance of the City of Madison in surveying, dividing, mapping, and dedicating the same, the boundary of which is described as follows:

Lot 2 of Certified Survey Map 11028 recorded in Volume 66 on Pages 132-136 as Document Number 3895552.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 200\_\_.

Signed : Daniel C. Frick, R.L.S. 2602

**OWNER'S CERTIFICATE**

TANCHO Investment Limited Partnership, an Illinois Limited Partnership, as owner, does hereby certify that the lands described on this plat were surveyed, divided, mapped, and dedicated as represented on the map herein. We also certify that this plat is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hands and seals of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

TANCHO Investment Limited Partnership

Glenn J. Howard  
Authorized Representative

State of Wisconsin )  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, the above named Glenn J. Howard, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public \_\_\_\_\_

My Commission expires : \_\_\_\_\_

**CANON COUNCIL RESOLUTION**

Resolved that this plat located in the City of Madison, was hereby approved by Resolution No. \_\_\_\_\_ I.D. No. \_\_\_\_\_ adopted on \_\_\_\_\_, 200\_\_, and further provided for the acceptance of these lands and rights dedicated by said plat to the City for public use.

Date : \_\_\_\_\_ City Clerk \_\_\_\_\_

**CITY OF MADISON PLAT COMMISSION APPROVAL**

Approved for recording per City of Madison Plat Commission Secretary.

Date : \_\_\_\_\_, 200\_\_.

Signed : \_\_\_\_\_

**SECRETARY OF CITY TREASURER**

I, being the duly elected, qualified and acting City Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments out of this plat, and that there are no uncollected tax sales or no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, on any of the lands included in the plat at TANCHO BUSINESS PARK.

Date \_\_\_\_\_ City Treasurer \_\_\_\_\_

**SECRETARY OF COUNTY TREASURER**

I, Dave Gowanda, being the duly elected, qualified and acting Treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no uncollected tax sales or no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, affecting the lands included in the plat of TANCHO BUSINESS PARK.

Date \_\_\_\_\_ Dave Gowanda, County Treasurer \_\_\_\_\_

**RECORDING DATA**

**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. City recorded in Volume \_\_\_\_\_ of Plats, on \_\_\_\_\_

John Lutz, Dane County Register of Deeds

DEPARTMENT OF ADMINISTRATION

SURVEYED FOR :  
TANCHO INVESTMENT PARTNERSHIP  
600 GRAND CANYON DRIVE, MADISON  
WISCONSIN 53706  
Chicago, IL 60601

SURVEYED BY:

**MAYO COITTE**

ENGINEERS SURVEYORS ARCHITECTS  
600 GRAND CANYON DRIVE, MADISON  
PHONE: (609) 833-0628 FAX: \_\_\_\_\_  
E-MAIL: info@mayocoitte.com

QUANTITY OF COPY  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
LAWYER: \_\_\_\_\_  
E:\Users\Gowanda\My Documents\2007-12-14



DEED RESTRICTIONS

DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 3899797

04/20/2004 02:40:16PM

Trans. Fee: Exempt #:

Rec. Fee: 15.00 Pages: 3

002518

Recording Area

Name and Return Address

AXLEY BRYNELSON, LLP
ATTN: GREGORY C. COLLINS
POST OFFICE BOX 1767
MADISON, WI 53701-1767

251-0810-161-0101-6 and 251-0810-162-0101-4
Parcel Identification Number (PIN)

Document Number

Document Title

In RE: Lot 1 of Certified Survey Map No. 11028, recorded in the Dane County Register of Deeds Office in Vol. 66, Page 132, as Document No. 389552, City of Madison, Dane County, Wisconsin.

RECITALS:

WHEREAS, Tancho Investment Limited Partnership ("Tancho") is the owner of the property described above (the "Property");

WHEREAS, the City of Madison ("City") has approved the rezoning of the Property from Temporary M1 Limited Manufacturing District to M1 Limited Manufacturing District pursuant to Ordinance No. 13539, ID #35352 dated February 24, 2004 (the "Ordinance");

WHEREAS, the City, pursuant to the Ordinance, requires that the Property be subject to the restrictions set forth in this Deed Restriction.

NOW, THEREFORE, Tancho agrees that the Property shall be subject to the use restrictions set forth hereinafter:

1. None of the uses set forth below shall be allowed upon the land described above without the prior written approval of the City:

- amusement establishments
• animal hospitals and kennels
• feed mixing and grinding plants
• poultry and rabbits slaughtering and processing
• shell egg business (candling, cartoning and distributing)
• automobile service stations
• banks and financial institutions
• building material sales establishments
• drug stores
• fuel and ice sales establishments

10 3/15

002519

- furniture and floor covering storage and sales
- mobile home sales and service establishments
- mobile homes or garage displays
- offices, businesses and professional (freestanding)
- restaurants, including catering services
- taverns
- trailer sales and rental
- truck sales and rental
- motor vehicle salvage business
- mission houses
- restaurant/theater
- drive-up service windows for banks and financial institutions
- massage therapy
- adult entertainment establishments
- brew pubs
- asphalt and concrete batching or ready mix plants
- junk yards and automobile storage yards
- outdoor eating and recreation areas of restaurants and taverns
- railroad freight terminals
- second hand stores and rummage shops
- theaters
- automobile and motorcycle sales and rental establishments
- automobile accessory stores, including installation
- amusement arcades
- drive-in establishments
- specialized educational school facilities
- outdoor eating and recreation areas

2. The following will be conditional uses for the Property:

- packaging insecticide and pesticide
- paint, oil, shellac, turpentine, lacquer or varnish manufacturer
- liquefied atmospheric gases
- dry cleaning and laundry
- car repairs
- gas regulator stations, mixing stations

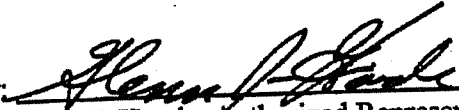
3. No free standing offices, business and professional uses, shall be permitted in the land described above, except that for permitted industrial uses, not more than seventy percent (70%) of the development may be dedicated to offices related to the permitted industrial use. For purposes of the foregoing calculation, the development shall include the building and active uses such as storage and assembly, which may occur outside of the structure.

4. This Deed Restriction may be amended or terminated in whole or in part by agreement of the City and the owner of the Property. The City shall have the sole right to enforce these deed restrictions.

IN WITNESS WHEREOF, Tancho has caused this Deed Restriction to be duly executed as of this 14<sup>th</sup> day of April, 2004.


**TANCHO INVESTMENT LIMITED PARTNERSHIP**

By: Tancho Development Corporation, General Partner

By:   
Glenn J. Hovde, Authorized Representative

**AUTHENTICATION**

Signature of Glenn J. Hovde, the Authorized Representative of Tancho Development Corporation, the General Partner of Tancho Investment Limited Partnership, authenticated this 14<sup>th</sup> day of April, 2004.

  
Gregory C. Collins  
Member, State Bar of Wisconsin

Execution of this document is done to satisfy Ordinance No. 13539, ID No. 35352, adopted by the Common Council of the City of Madison on February 24, 2004.

This document was drafted by  
Gregory C. Collins  
Axley Brynerson, LLP



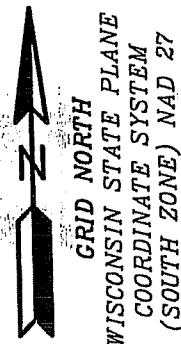
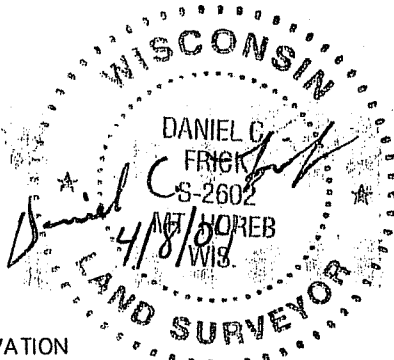
# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

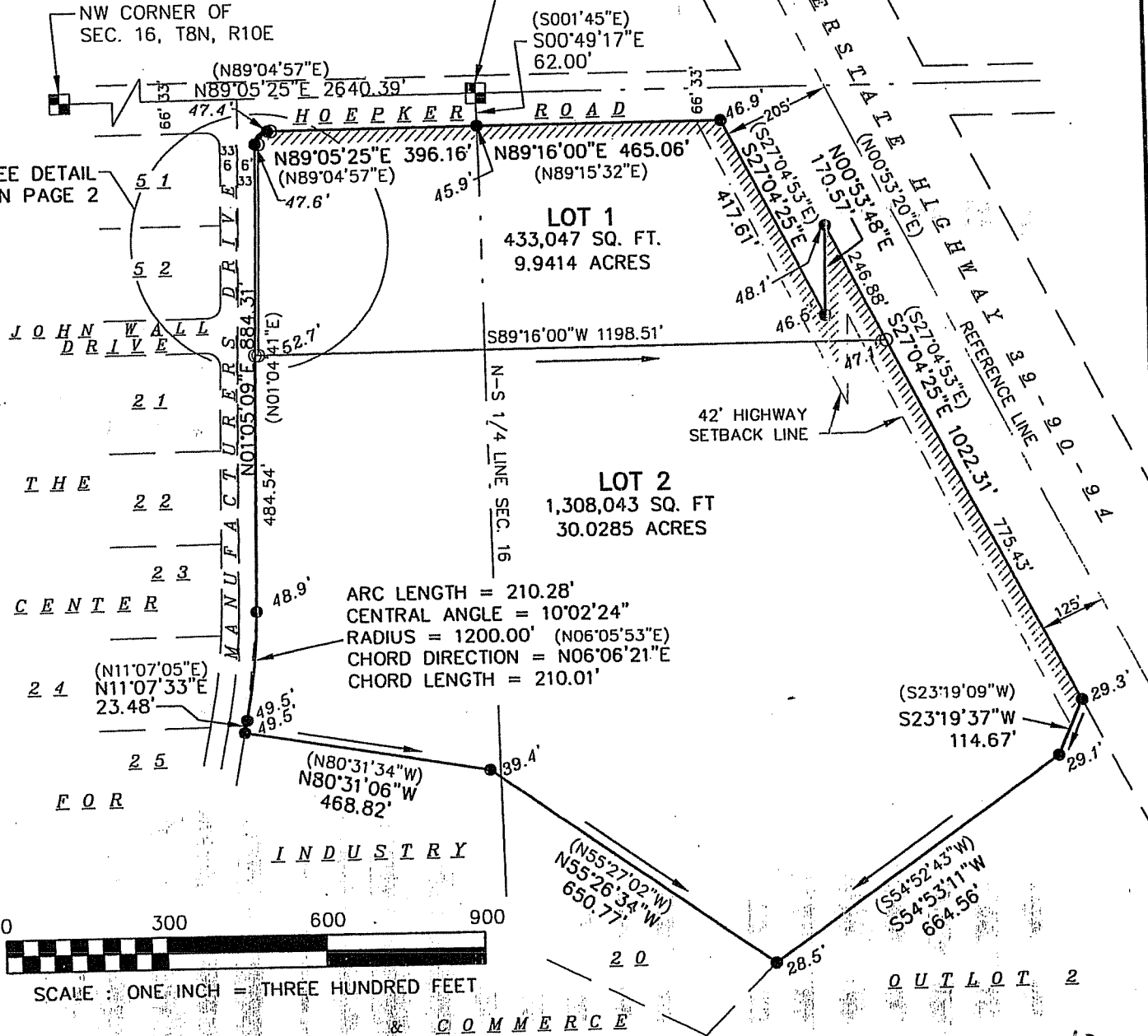
## LEGEND

- 3/4" SOLID IRON REBAR FOUND
- 3/4" SOLID IRON REBAR SET, WEIGHING 1.50 POUNDS PER LINEAL FOOT
- ||||| NO ACCESS
- (---) INDICATES RECORDED AS
- DRAINAGE ARROWS

ITALIC TEXT AT PROPERTY CORNERS IS GROUND ELEVATION



N 1/4 CORNER OF SEC. 16, T8N, R10E  
CITY OF MADISON COORDS: N: 425,206.70  
E: 2,182,859.36



SEE DETAIL ON PAGE 2

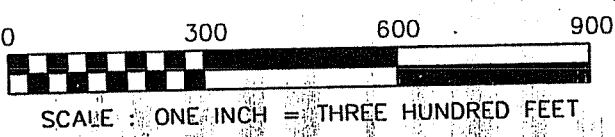
JOHN WALL DRIVE

THE

CENTER

FOR

INDUSTRY



MAP NO. 11028

DOCUMENT NO. 3895552

SURVEYED BY :

SURVEYED FOR : 10  
TANCHO INVESTMENT LIMITED PARTNERSHIP  
222 N. LaSalle St., Suite #1414  
Chicago, IL 60601

# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND  
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH,  
RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## DETAIL

33'

(N89°04'57"E)  
N89°05'25"E 2640.39'

H O E P K E R      R O A D

ARC LENGTH = 38.40'  
CENTRAL ANGLE = 88°00'16"  
RADIUS = 25.00' (N45°04'49"E)  
CHORD DIRECTION = N45°05'17"E  
CHORD LENGTH = 34.73'

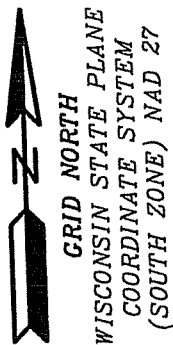
N89°05'25"E 396.16'

CHORD DIRECTION=N 45°05'17" E  
CHORD LENGTH=34.73'  
R=25.00'  
CENTRAL ANGLE=88°00'16"  
ARC LENGTH=38.40'

5 2

33'      33'  
6 6

HATCHED AREA DEDICATED TO PUBLIC  
FOR ROADWAY PURPOSES. AREA =  
2544 SQ. FT. OR 0.0584 ACRES.



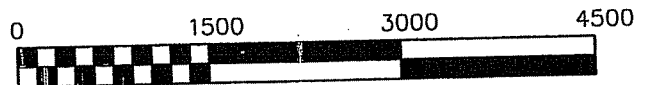
5 1

M A N U F A C T U R E R S   D R I V E

399.77'  
N01°05'09"E  
399.79'

LOT 1

12' PUBLIC  
UTILITY EASEMENT



SCALE : ONE INCH = FIFTEEN HUNDRED FEET

J O H N   W A L L  
D R I V E

5'09"E 884.31'  
N89°16'00"E  
6.00'

SURVEYED FOR :  
TANCHO INVESTMENT  
LIMITED PARTNERSHIP (0  
222 N. LaSalle St., Suite #1414  
Chicago, IL 60601

MAP NO. 11028  
DOCUMENT NO. 3895552


SURVEYED BY :      LOT 2

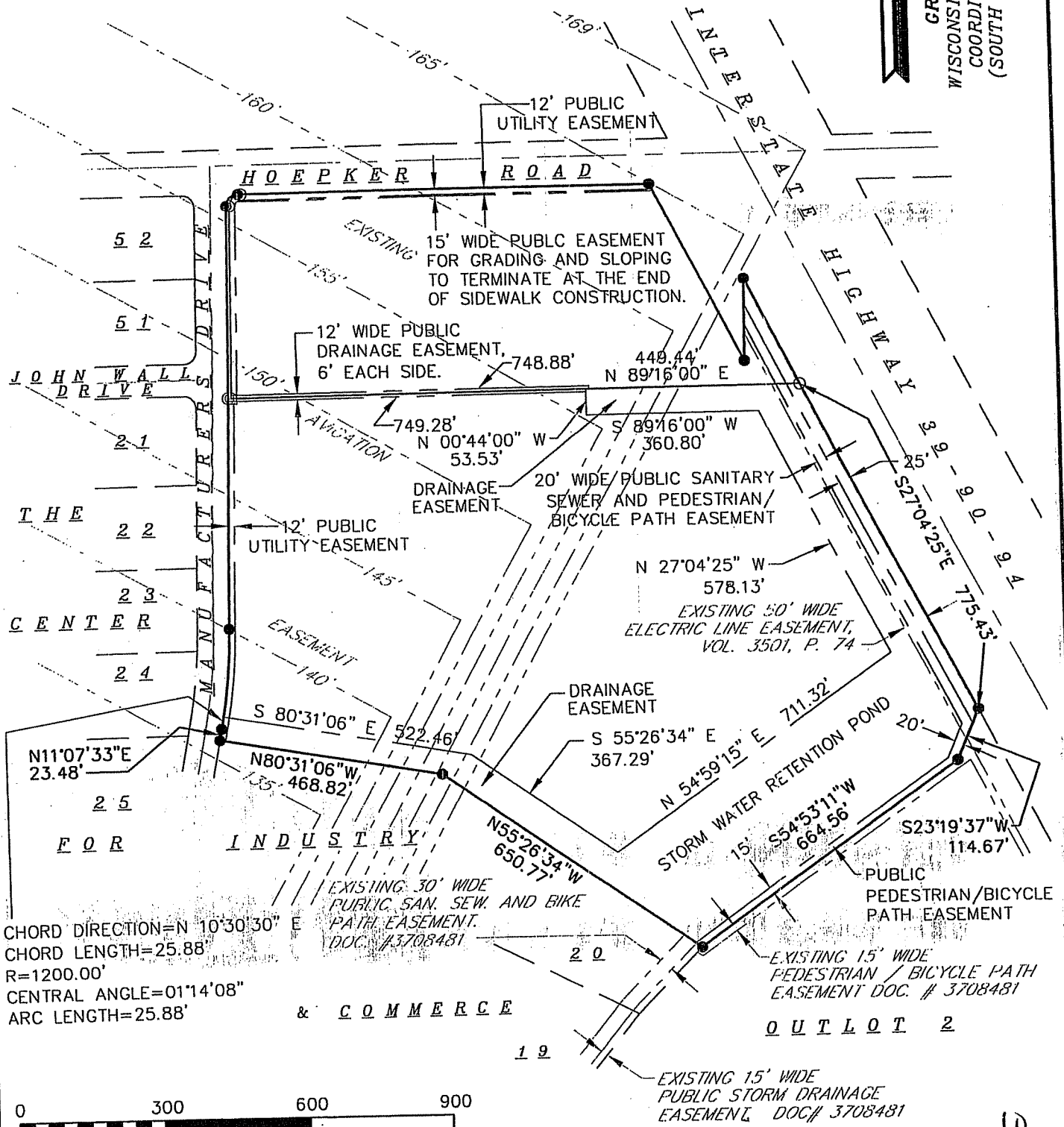
MAYO

# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## EASEMENT EXHIBIT


  
 GRID NORTH PLANE  
 WISCONSIN STATE PLANE  
 COORDINATE SYSTEM  
 (SOUTH ZONE) NAD 27



SCALE : ONE INCH = THREE HUNDRED FEET

MAP NO. 11028

SURVEYED BY :

SURVEYED FOR :  
 TANCHO INVESTMENT  
 LIMITED PARTNERSHIP  
 222 N. LaSalle St., Suite #1414  
 Chicago, IL 60601

DOCUMENT NO. 3895552

**MAVO**

# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## NOTES

- 1) Distances are ground and measured to the nearest hundredth of a foot.
- 2) Access to I 39/90/94 is controlled by WIS-DOT PROJECT # I 90-2(12)122.
- 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 oil, grease control and infiltration at the time they develop.
- 4) All lots, outlots, and areas dedicated to the public are subject to an avigation easement to Dane County as per document #2794376, Dane County Register of Deeds.
- 5)(a) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.  
(b) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easement shall be twelve (12) feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
- 6) All elevations shown on this map are referenced to the City of Madison Vertical Datum. Add 845.60 feet to convert to U.S.G.S. 1929 datum.
- 7) This certified survey map shall be subject to the design and landscape provisions/guidelines that were imposed on the adjacent Center for Industry and Commerce Plat. The applicant shall submit site plans, landscaping plans, and building plans for city staff review.

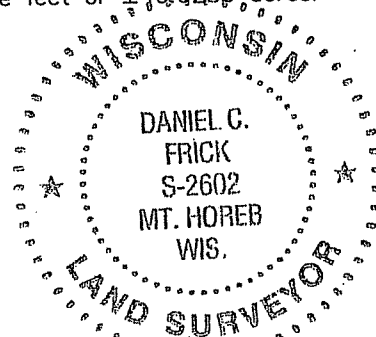
## SURVEYOR'S CERTIFICATE

I, Daniel C. Frick, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped the lands described on this certified survey map located in the northwest and southwest quarters of the northeast quarter and the northeast quarter of the northwest quarter of Section 16, Town 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same, the boundary of which is described as follows:

Commencing at the north quarter corner of said Section 16; thence South 00 degrees 49 minutes 17 seconds East along the north-south quarter line of said Section 16, 62.00 feet to the southerly right-of-way line of Hoepker Road and the point of beginning; thence North 89 degrees 16 minutes 00 seconds East along said right-of-way line of Hoepker Road, 465.06 feet to the westerly right-of-way line of Interstate Highway 39-90-94; thence South 27 degrees 04 minutes 25 seconds East along said right-of-way line of Interstate Highway 39-90-94, 417.61 feet; thence North 00 degrees 53 minutes 48 seconds East along said right-of-way line of Interstate Highway 39-90-94, 170.57 feet; thence South 27 degrees 04 minutes 25 seconds East, along said right-of-way line of Interstate Highway 39-90-94, 1022.31 feet; thence South 23 degrees 19 minutes 37 seconds West, 114.67 feet; thence South 54 degrees 53 minutes 11 seconds West, 664.56 feet; thence North 55 degrees 26 minutes 34 seconds West, 650.77 feet; thence North 80 degrees 31 minutes 06 seconds West, 468.82 feet to the easterly right-of-way line of Manufacturers Drive; thence North 11 degrees 07 minutes 33 seconds East along said right-of-way line of Manufacturers Drive, 23.48 feet to a point of curvature; thence 210.28 feet along said right-of-way line of Manufacturers Drive and the arc of a curve to the left, through a central angle of 10 degrees 02 minutes 24 seconds, a radius of 1200.00 feet, and a chord bearing North 06 degrees 06 minutes 21 seconds East, 210.01 feet; thence North 01 degrees 05 minutes 09 seconds East along said right-of-way line of Manufacturers Drive, 884.31 feet to a point of curvature; thence 38.40 feet along said right-of-way line of Manufacturers Drive and the arc of a curve to the right, through a central angle of 88 degrees 00 minutes 16 seconds, a radius of 25.00 feet, and a chord bearing North 45 degrees 05 minutes 17 seconds East, 34.73 feet to the southerly right-of-way line of Hoepker Road; thence North 89 degrees 05 minutes 25 seconds East along said right-of-way line, 396.16 feet to the point of beginning; subject to any easements and/or agreements, recorded or unrecorded. The aforesaid description contains  $\pm 1,743,634$  square feet or  $\pm 40.0283$  acres.

Dated this 8<sup>th</sup> Day of April, 2004.

Signed: Daniel C. Frick  
Daniel C. Frick, R.L.S. 2602



SURVEYED FOR :

TANCHO INVESTMENT  
LIMITED PARTNERSHIP  
222 N. LaSalle St., Suite #1414  
Chicago, IL 60601

MAP NO. 11028

SURVEYED BY :

DOCUMENT NO. 3895552

# CERTIFIED SURVEY MAP

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

TANCHO Investment Limited Partnership, an Illinois Limited Partnership, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped, and dedicated as represented on the map hereon. We also certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval.

Witness the hands and seals of said owner this 8<sup>th</sup> day of April, 2004.

TANCHO Investment Limited Partnership

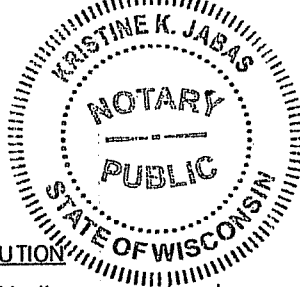
Glenn J. Hovde  
Glenn J. Hovde  
Authorized Representative

State of Wisconsin )  
County of Dane)ss.

Personally came before me this 8<sup>th</sup> day of April, 2004, the above named Glenn J. Hovde, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public Kristine K. Jabas

My Commission expires : October 23, 2004



## COMMON COUNCIL RESOLUTION

Resolved that this Certified Survey Map located in the City of Madison, was hereby approved by Resolution No. 61216, I.D. No. 35425, adopted on 2-3 2004, and further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City for public use.

Date : 4-12-04

Roy Fisher  
City Clerk

## CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording per City of Madison Plan Commission Secretary.

Date : APRIL 12, 2004, 2004

Signed : William Roberts

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this 12<sup>th</sup> day of April, 2004, at 4:13 o'clock P.m. and recorded in Volume 66 of Certified Survey Maps on pages 132-136.

Jane Licht by Jim DeCary, deputy  
Dane County Register of Deeds

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MAP NO. 11028

DOCUMENT NO. 3895552

SURVEYED BY :

SURVEYED FOR :

TANCHO INVESTMENT  
LIMITED PARTNERSHIP  
222 N. LaSalle St., Suite #1414  
Chicago, IL 60601