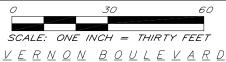
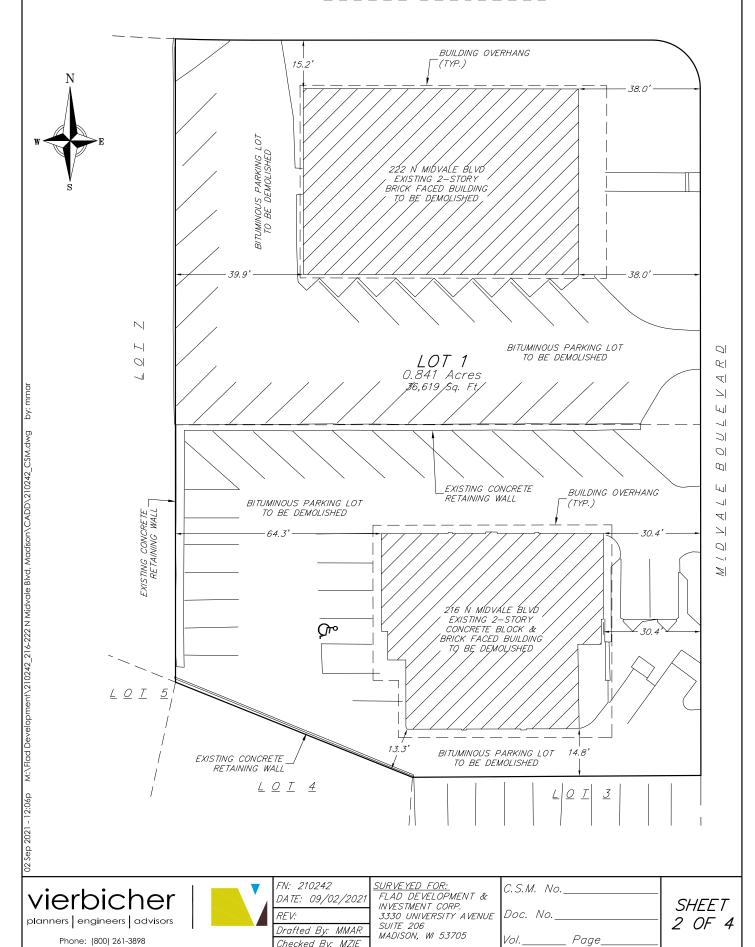
CERTIFIED SURVEY MAP No. LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS—COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6—7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW14-NE1/4 OF SECTION 20, TOWNSHIP O7 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. UPON THE JORDINATE THE WEST LINE JN 20-07-09 NO0'03'56"W UNIVERSII. HILL EARMS COMMERCIA RESERVE ADDI BLOCK 34-LO BRASS CAPPED MONUMENT OF RECORD FOUND AT \vdash ARE BASED UPON TH. V COUNTY COORDINATE IE COUNTY, THE WEST 9 THE N¹₂ CORNER OF SEC. 20-07-09 PUBLISHED COORDS: N=483092.702 E=802597.700 MEASURED COORDS: N=483092.645 E=80307.817 $|\mathcal{C}|$ OBEARINGS ARE BASED UPC WSCONSIN COUNTY COGRC SYSTEM, DANE COUNTY, THE I OF THE NE 14, OF SECTION S MEASURED AS BEARING NOO 0 E=802597.817 N89*56'04"E L=108.73', R=700.00' 445.84 2192. Cd=S83°34'31"E 108.62' 01 4 (Δ=90°00') (R=15.0') SURVEY LEGEND (Cd=S88°50'E 24.0') (R=700.00', L=24.0') L=24.26', R=700.00' \(\Delta = 001'59'08''\) L=23.55', R=15.00' FOUND SPIKE 0 △=089°57′20″ FOUND 1 1/4" Ø IRON ROD Cd=N45°01'58"W 21.20' W Cd=S89°01'04"E 24.26' FOUND 3/4" Ø IRON ROD $\langle \gamma |$ (S89°49'E 125.0') FOUND PINCHED TOP PIPE 0 \mathbb{A} N89°59'22"E 124.73 FOUND RAILROAD SPIKE 0-1 FOUND MAGNAIL 4 RECORDED AS INFORMATION N89°56'04"E 445.84 M 41 7 SI AI 5' \$|7|₀| 60 60' (NOO. 40.00N) \geq 200.65') (105.01) $\omega^{|\mathcal{S}|}\omega$ 0 41/11/1 \bigcirc LOI 1 9 TO MON.) (NOO°C MON.) (2429.20') 10 NO α \nearrow 18, VΙ 0 \leq $\text{In}_{\mathcal{B}_{|\mathcal{A}|}}$ \forall \vdash LOT 1 0.841 Acres 36,619 Sq. Ft. 02' = 214.7° × 215.0°) 71~1 \$101 ~1 \$1 \geq JE CORNER ; (M.C. TO M **S**|. 201 0 4 120 4001 S00°03'18"E (S00°11'W 215 M:\Flad Development\210242_216-222 N Midvale Blvd, Madison\CADD\210242_CSM.dwg $\mathcal{O}| \not\lessapprox$ \vdash (TRUE).89° (N. UNIVERSIIY HILL EARMS-COMMERCIA RESERVE ADDIIION BLOCK 35 ~ 0 Al_{2} 38 Ш 0 7 7 2656.05" (2429.8 , NOO '00', DISIM ~II 0 $\gamma|_{\mathcal{O}^{|\mathcal{L}|}}$ V V EXISTING 10' (110.01) UTILITY EASEMENT, \bigcirc \vdash M., 95, E0.00N DOC. #953198 (N67:59'W) |C| $\langle \rangle$ <u>L O I 2</u> (158.5) 108.61, $|\mathcal{Y}|$ _ 4 N6803'36'W 4 158.59 0 RSIQ 589°38'13"W 90.13 L.5' (N89°49'W 90.0') BRASS CAPPED MONUMENT OF RECORD FOUND AT THE MEANDER CORNER FOR THE CENTER OF SEC. 20-07-09 PUBLISHED COORDS: N=480663.435; E=802600.638 MEASURED COORDS: N=480662.756; E=802600.591 EXISTING 10 |V UTILITY EASEMENT, DOC. #953198 \vee 0 <u>L O I 3</u> 100 226.16' \ (226.16') (226.15') INCH = FIFTY FEET SCALE: ONE S89°20'29"E 2647.09' BRASS CAPPED MONUMENT OF RECORD FOUND AT THE EAST & CORNER OF SEC. 20-07-09 PUBLISHED COORDS: N=480406.07; E=805247.65 MEASURED COORDS: N=480406.167;E=805247.763 32 Sep 2021 COMPUTED TRUE CORNER LOCATION OF THE CENTER OF SEC. 20-07-09 PUBLISHED COORDS: N=480437.28; E=802600.69 COMPUTED COORDS: N=480436.601;E=802600.849 SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE FN: 210242 C.S.M. No. vierbicher DATE: 09/02/2021 SHEET Doc. No. REV: planners | engineers | advisors 1 OF SUITE 206 Drafted By: MMAR MADISON, WI 53705 Phone: (800) 261-3898 Vol. Page Checked Bv: MZIE

CERTIFIED SURVEY MAP No.

LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS—COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6—7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW/4—NE/4 OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS & EASEMENTS DETAIL





DATE: 09/02/2021

Drafted By: MMAR

Checked By: MZIE

REV:

SHEET

2 OF 4

Doc. No._

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planners | engineers | advisors

Phone: (800) 261-3898

CERTIFIED	SURVEY	MAP	No.
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LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS—COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6—7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW/4-NE/4 OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- I found a brass capped monument and ties representing the North $\frac{1}{4}$ Corner of Section 20, TO7N, R09E as established on tie sheet by Roderick Dean Steege, dated March 15, 2011, and that the points as referenced on said tie sheet are still intact. The date of field survey and monument recovery was August 22, 2021.
- 2. I found a brass capped monument and three (3) of the four (4) ties representing the Meander Corner for the Center of Section 20, TO7N, R09E, as established on tie sheet by Carl M. Sandsness, dated April 21, 2004 and revised July 20, 2007. A new tie sheet was prepared and is on file with the Dane County Surveyor's Office and the City of Madison. The date of field survey and monument recovery was August 22, 2021.
- 3. I found a brass capped monument and three (3) of the four (4) ties representing the East $\frac{1}{4}$ Corner of Section 20, TOTN, RO9E, as established on tie sheet by Carl M. Sandsness, dated February 16, 2004 and on tie sheet by Eric E. Lindaas, dated July 6, 2016. A new tie sheet was prepared and is on file with the Dane County Surveyor's Office and the City of Madison. The date of field survey and monument recovery was August 22, 2021.
- 4. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- 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.
- 6. No changes to the existing drainage shall be allowed without the approval of the City Engineer.

MADISON PLAN COMMISSION CERTIFICATE:

, By:	Date:	
By:	Secretary Immission	
CITY OF MADISON COMM	10N COUNCIL RESOLUTION:	
approved by Enactment Number adopted on the day further provided for the acceptance.	Survey Map located in the City of Madison was ber, File ID Number _ by of, 202, and that said eptance of those lands dedicated and rights of the City of Madison for public use.	enactment
Dated this day of	, 202	
Maribeth Witzel-Behl, City Clerk	k, City of Madison	



M:\Flad Development\210242 216-222 N Midvale Blvd, Madison\CADD\210242 CSM.dwg

02 Sep 2021 - 12:06p



FN: 210242 DATE: 09/02/2021 REV: Drafted By: MMAR

Checked Bv: MZIE

SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE SUITE 206 MADISON, WI 53705

C.S.M. No._ Doc. No._ Page.

SHEET 3 OF 4

CERTIFIED SURVEY MAP No.
LOT 1 & LOT 2, BLOCK 35, UNIVERSITY HILL FARMS—COMMERCIAL RESERVE ADDITION, AS RECORDED IN VOLUME 21 OF PLATS, ON PAGES 6—7, AS DOCUMENT NUMBER 953198, DANE COUNTY REGISTRY, LOCATED IN THE SW/4—NE/4 OF SECTION 20, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
OWNER'S CERTIFICATE OF DEDICATION
Flad Development and Investment Corp., as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Flad Development and Investment Corp. does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this day of, 202
By: John J. Flad, President of Flad Development and Investment Corp.
STATE OF WISCONSIN)
)ss DANE COUNTY)
Personally came before me this day of, 202, John J. Flad, President, to me known to be the person who executed the foregoing instrument, and acknowledged the same.
Notary Public, State of Wisconsin
My Commission Expires/Is Permanent:
LEGAL DESCRIPTION:
Lot One (1) and Two (2), Block Thirty—five (35), University Hill Farms—Commercial Reserve Addition, as recorded in Volume 21 of Plats, on Pages 6—7, as Document Number 953198, Dane County Registry, located in the SW1=NE14 of Section 20, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.
Containing 36,619 square feet or 0.841 acres more or less.
SURVEYOR'S CERTIFICATE:
I, Michael S. Marty, Professional Land Surveyor, No. S—2452, 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 Flad Development and Investment Corp., 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: Michael S. Marty
Date: August 31 st , 2021.
Signed: Michael S. Marty, P.L.S. No. S—2452
REGISTER OF DEEDS CERTIFICATE:
Received for recording this day of
at o'clockm. and recorded in Volume of Certified Survey Maps on pages, as Doc. No
Kristi Chlebowski, Dane County Register of Deeds
Vierbicher DATE: 09/02/2021 SURVEYED FOR: FLAD DEVELOPMENT & INVESTMENT CORP. 3330 UNIVERSITY AVENUE C. S. M. No
Phone: (800) 261-3898