

# DANE COUNTY CERTIFIED SURVEY MAP #

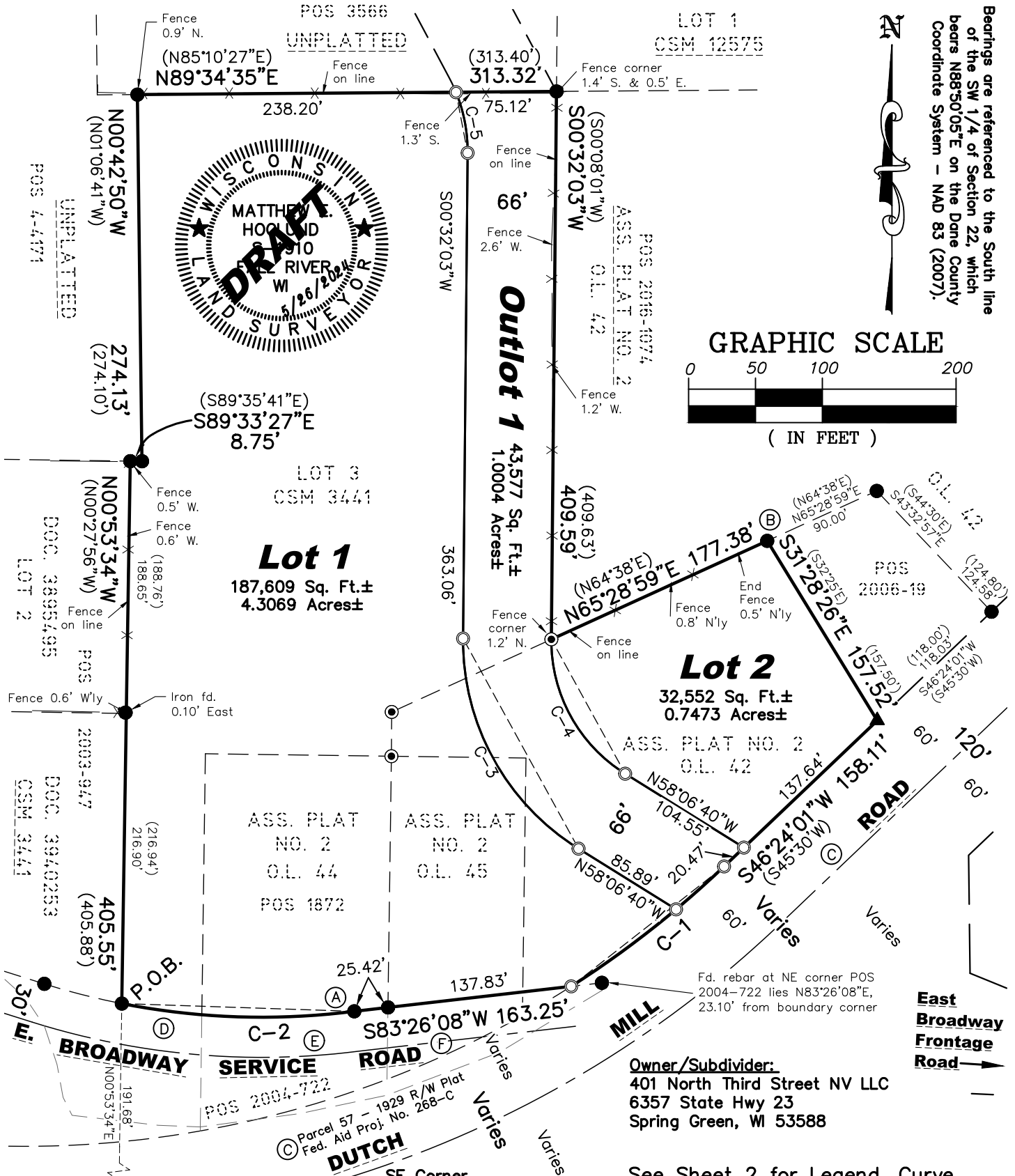
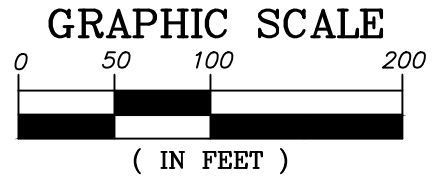
Lot 3, Certified Survey Map No. 3441, Outlots 44, 45 and part of Outlot 42, Assessor's Plat No. 2 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

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Bearings are referenced to the South line of the SW 1/4 of Section 22, which bears N88°50'05"E on the Dane County Coordinate System - NAD 83 (2007).



**SW Corner Sec. 22-7-10**  
 Corner falls in culvert  
 Dane Co. Coords:  
 N=473,033.66  
 E=841,887.50

Fd. Brass Cap  
 Witness Monument  
 Dane Co. Coords:  
 N=473,030.66  
 E=841,887.55

- (A) Fd. disturbed iron S13°10'30"W, 0.30' from corner
- (B) Fd. disturbed iron S65°19'53"W, 0.41' from corner
- (C) R/W per Doc. 532784 & Assessor's Plat No. 2
- (D) R/W per WisDOT R/W Plat F 04-2(31)
- (E) R/W per Doc. 1027501
- (F) R/W per Doc. 1027605

**Owner/Subdivider:**  
 401 North Third Street NV LLC  
 6357 State Hwy 23  
 Spring Green, WI 53588

See Sheet 2 for Legend, Curve Data Table and Notes.

See Sheet 3 for Easements & Surface Details.

**QUAM ENGINEERING, LLC**  
 4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
 608-838-7750 www.quamengineering.com  
 Project # RB-14-19

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CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	758.60'	10°59'15"	145.48'	S51°53'39"W - 145.25'
Lot 1	758.60'	07°21'07"	97.34'	S53°42'43"W - 97.27'
O.L. 1	758.60'	03°38'08"	48.14'	S48°13'05"W - 48.13'
C2	542.91'	18°25'55"	174.65'	N88°05'40"W - 173.90'
C3	183.00'	58°38'42"	187.31'	N28°47'18"W - 179.24'
C4	117.00'	58°38'42"	119.76'	N28°47'18"W - 114.60'
C5	117.00'	22°45'37"	46.48'	N10°50'46"W - 46.17'

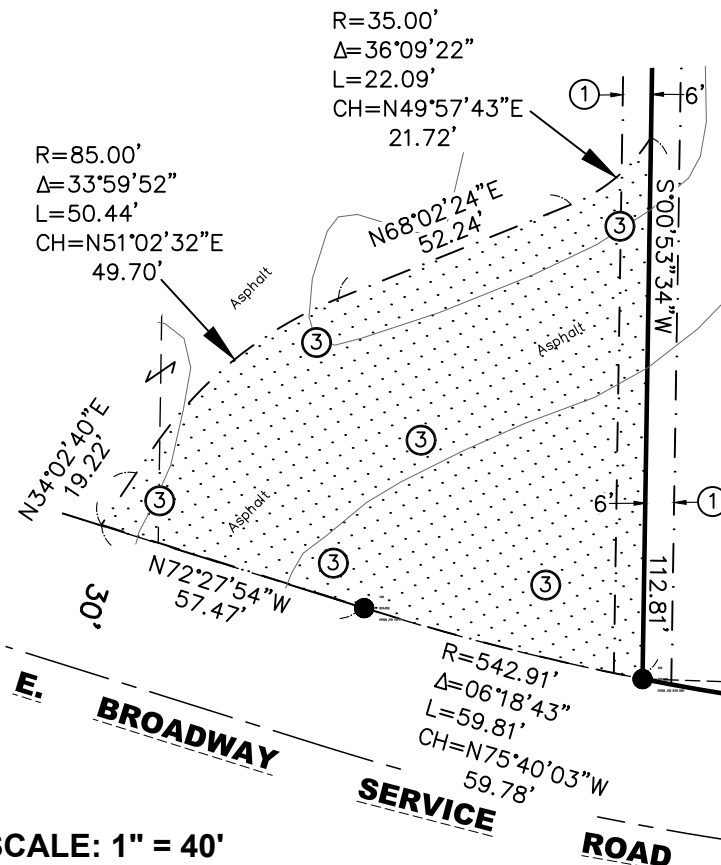
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## LEGEND

- 3/4" Rebar Found
- ⊙ 1-1/4" Iron Pipe Found
- ▲ "PK" Nail Found
- ⊙ Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)
- Boundary Lines per this Survey
- - - - - Survey Line of Record
- R/W Line
- - - - - Section Line
- . - . - Existing Easement Line
- X —— Existing Fence Line

## NOTES:

1. Outlot 1 is reserved for future Public Street right-of-way purposes.
2. Vehicular access to Dutch Mill Road is limited to the frontage of Outlot 1 shown. No direct vehicular access to Dutch Mill Road is allowed for Lots 1 and 2.
3. Vehicular access to East Broadway Service Road for Lot 1 is limited to the existing easement per Document No. 3993852 as shown on the map on Sheet 3 hereof.
4. See Sheet 3 for Easements & Surface Details.
5. Dates of field survey: 11/14/22 & 12/5/22.



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### SCALE: 1" = 40' ACCESS EASEMENT DETAIL

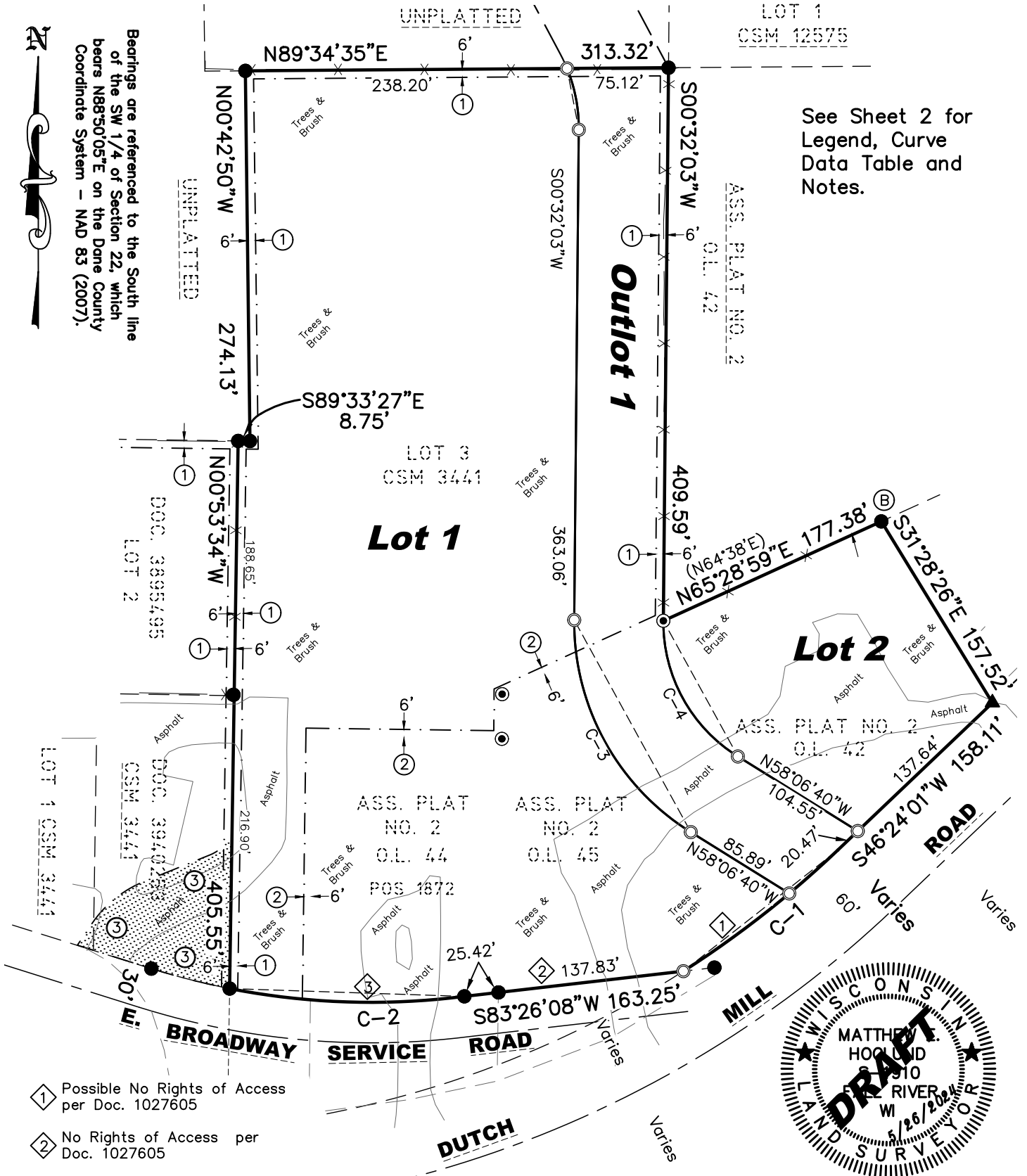
Access Easement per Doc. 3993852 benefitting Lot 3 of CSM 3441 & Outlot 44 of Assessor's Plat No. 2

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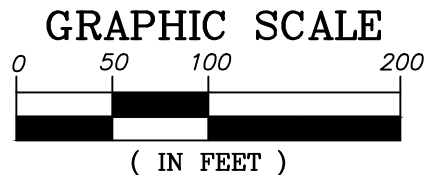
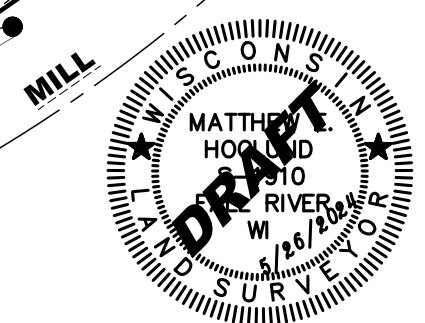
See Sheet 2 for Legend, Curve Data Table and Notes.

- ① Possible No Rights of Access per Doc. 1027605
- ② No Rights of Access per Doc. 1027605
- ③ No Rights of Access per Doc. 1027501

## EASEMENT NOTES:

- ① 6' Utility Easement per CSM No. 3441 to Remain.
- ② 6' Utility Easement per CSM No. 3441 to be Released.
- ③ Access Easement per Doc. 3993852 benefitting Lot 3 of CSM 3441 & Outlot 44 of Assessor's Plat No. 2 (See Sheet 2 for Detail)

## EASEMENTS & SURFACE DETAILS



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Drawn By: MEH  
Project # RB-14-19

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### SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey of all of Lot 3 of Certified Survey Map (CSM) No. 3441, recorded in Volume 13 of CSMs on Pages 289 and 290 as Document No. 1659883 and part of Outlots 42, 44 and 45 of the Town of Blooming Grove Assessor's Plat No. 2, recorded in Volume 9 of Plats on Pages 49 and 50 as Document No. 624628, being located in the Southwest one-quarter of the Southwest one-quarter of Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

**COMMENCING** the Southwest corner of said Section 28; thence, along the South line of said Southwest one-quarter, North 89°50'05" East, 483.18 feet to its intersection with the Southerly prolongation of the West line of said Lot 3 of Certified Survey Map No. 3441; thence, along said Southerly prolongation, North 00°53'34" East, 191.68 feet to the Southwest corner of said Lot 3 and the **POINT OF BEGINNING**, lying on the Northerly right-of-way of the East Broadway Service Road;

thence, along said West line of Lot 3, North 00°53'34" West, 405.55 feet to an angle point in said West line;

thence, continuing along said West line, South 89°33'27" East, 8.75 feet to an angle point in said West line;

thence, continuing along said West line, North 00°42'50" West, 274.13 feet to the Northwest corner of said Lot 3;

thence, along the North line of Lot 3, North 89°34'35" East, 313.32 feet to the Northeast corner of said Lot 3;

thence, along the East line of Lot 3, South 00°32'03" West, 409.59 feet;

thence North 65°28'59" East, 177.38 feet;

thence South 31°28'26" East, 157.52 feet to its intersection with the Northwesterly right-of-way line of Dutch Mill Road;

thence, along said Northwesterly right-of-way line, South 46°24'01" West, 158.11 feet to the beginning of a tangent curve, being concave Northwesterly, having a radius of 758.60 feet and a chord which bears South 51°53'39" West, 145.25 feet;

thence Southwesterly, 145.48 feet along the arc of said curve through a central angle of 10°59'15" to its intersection with the Northerly right-of-way line of aforesaid East Broadway Service Road;

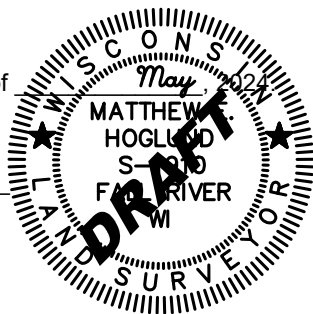
thence, along said Northerly right-of-way line, South 83°26'08" West, 163.25 feet to the beginning of a tangent curve, being concave Northerly, having a radius of 542.91 feet and a chord which bears North 88°05'40" West, 173.90 feet;

thence Westerly, 174.65 feet along the arc of said curve through a central angle of 18°25'55" to the **POINT OF BEGINNING**;

Said parcel contains 263,738 square feet or 6.0546 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Randy Manning, agent for the owner of said land; 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 26th day of



\_\_\_\_\_  
Quam Engineering, LLC  
By: Matthew E. Hoglund  
P.L.S. S-1910

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**DANE COUNTY**  
**CERTIFIED SURVEY MAP # \_\_\_\_\_**

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**CORPORATE OWNERS CERTIFICATE:**

Summit Credit Union, a \_\_\_\_\_, duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Summit Credit Union, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be

signed by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, \_\_\_\_\_, on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

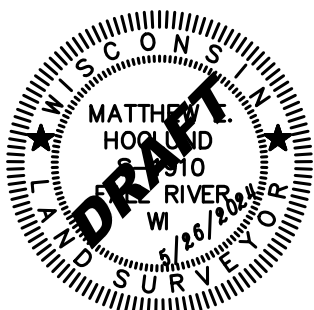
In the presence of: \_\_\_\_\_ Title: \_\_\_\_\_  
Print Name:  
\_\_\_\_\_ Title: \_\_\_\_\_  
Print Name:

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, and \_\_\_\_\_ of the above named \_\_\_\_\_, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and \_\_\_\_\_ of said \_\_\_\_\_ and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said \_\_\_\_\_, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



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**CORPORATE OWNERS CERTIFICATE:**

401 NORTH THIRD STREET NV LLC, a Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Nevada, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. 401 NORTH THIRD STREET NV LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 401 NORTH THIRD STREET NV LLC has caused these presents to be

signed by \_\_\_\_\_, its \_\_\_\_\_ and  
\_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_,  
on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_ Title: \_\_\_\_\_  
Print Name:  
\_\_\_\_\_ Title: \_\_\_\_\_  
Print Name:

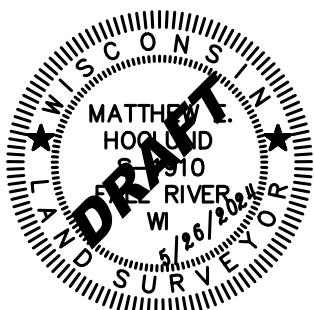
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_,

and \_\_\_\_\_ of the above named Company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and \_\_\_\_\_ of said Company and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said Company, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



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**CITY PLAN COMMISSION CERTIFICATE:**

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

\_\_\_\_\_,  
By: Matthew Wachter, Date \_\_\_\_\_  
Secretary of the Plan Commission

**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 ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin



**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds