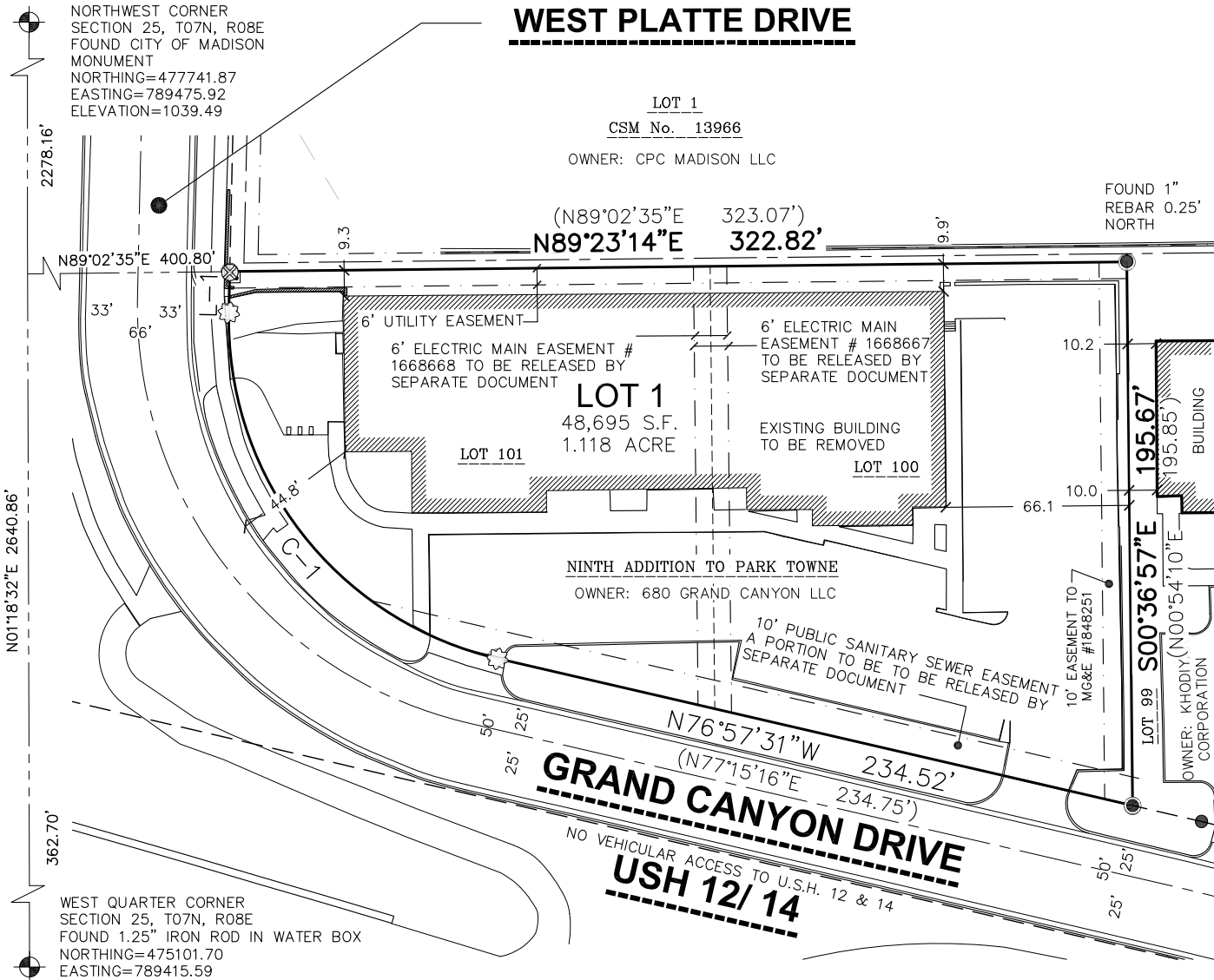


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07
NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

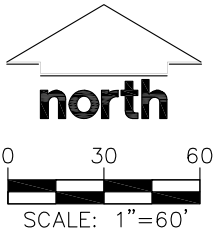


LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED 'X' SET
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES:

- FIELD WORK PERFORMED ON MAY 24-25, 2023.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE WEST LINE OF SECTION 25, T07N, R08E, RECORDED AS N01°18'32"E.



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N1°16'42"E	14.72'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	170.69'	125.00'	78°14'13"	N37°50'24"W	157.73'
()	-	125.00'	78°11'20"	N38°10'34"W	157.65'



File: I:\2023\2313059\DWG\Survey Sheets\2313059 P-CSM.dwg Layout: CSM 1 of 5 User: CharlieMikeUX01 Plotted: Jul 17, 2023 - 2:42pm

SURVEYED BY: JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: 680 CANYONS LLC 680 GRAND CANYON DR.	PROJECT NO: 23-13059 FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: - DRAWN BY: -	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07
NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

ALL OF LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, RECORDED IN VOLUME 50, PAGES 24–25 OF PLAT
MAPS OF DANE COUNTY AS DOCUMENT NO. 1599638 LOCATED IN THE SOUTHWEST QUARTER (SW ¼) OF THE
NORTHWEST (NW ¼) QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE
COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 25, AFORESAID; THENCE N01°18'32"E, ALONG THE WEST
LINE OF SAID SECTION A DISTANCE OF 362.70 FEET; THENCE N89°23'14"E 400.80 FEET TO THE NORTHWEST
CORNER OF SAID LOT 101 IN THE NINTH ADDITION TO PARK TOWNE AND THE POINT OF BEGINNING; THENCE
CONTINUING N89°23'14"E ALONG THE NORTH LINE OF SAID LOTS 100 AND 101, 322.82 FEET TO THE NORTHEAST
CORNER OF SAID LOT 100; THENCE S00°36'57"E ALONG A EAST LINE OF SAID LOT 100, 195.67 FEET TO THE
SOUTHEAST CORNER THEREOF AND THE NORTHERLY RIGHT-OF-WAY LINE TO GRAND CANYON DRIVE; THENCE
N76°57'31"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE THEREOF, 234.52 FEET TO A POINT ON A CURVE;
THENCE ALONG SAID RIGHT OF WAY 170.69 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE
RIGHT SUBTENDED BY A LONG CHORD BEARING N37°50'24"W, 157.73 FEET; THENCE N01°16'42"E ALONG THE EAST
LINE, 14.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 48694 SQUARE FEET OR 1.118 ACRES.

SURVEYOR’S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S–2614, DO HEREBY CERTIFY
THAT BY DIRECTION OF 680 CANYONS LLC, I HAVE SURVEYED, DIVIDED, AND
MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT
REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND
THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED.
I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE
WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION
REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

TODD J. BUHR, S–2614
PROFESSIONAL LAND SURVEYOR

DATE



SURVEYED BY:



MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:

680 CANYONS
LLC
680 GRAND
CANYON DRIVE

PROJECT NO: 23–13059

FIELDBOOK/PG: –

SHEET NO: 2 OF 5

SURVEYED BY: –

DRAWN BY: –

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07
NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CORPORATE OWNER’S CERTIFICATE

680 CANYONS, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID 68 CANYONS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2023.

[_____]

BY: _____,
[_____], MANAGING MEMBER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS
CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL
WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR
VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) SS
COUNTY OF _____) SS
ON _____ BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____, WHO PROVED TO ME
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL..

SIGNATURE _____ (SEAL)

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
**680 CANYONS
LLC**
680 GRAND
CANYON DRIVE

PROJECT NO: 23-13059
FIELDBOOK/PG: —
SHEET NO: 3 OF 5

SURVEYED BY: —
DRAWN BY: —

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07
NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

680 CANYONS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE
STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING,
DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF [____], WISCONSIN
PROFESSIONAL LAND SURVEYOR, S-{-{-{-}}, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [____],
OWNER.

WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS__DAY OF____, 2023.

[____], VICE PRESIDENT

STATE OF WISCONSIN) SS
[____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS__DAY OF____, 2023, THE
ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [____], TO ME KNOWN TO
BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
THE SAME.

NOTARY PUBLIC, [____] COUNTY, WISCONSIN MY COMMISSION EXPIRES

File: I: \2023\2313059\DWG\Survey Sheets\2313059 P-CSM.dwg Layout: CSM 4 of 5 User: CharlieMikeUX01 Plotted: Jul 17, 2023 - 8:00am

SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: 680 CANYONS LLC 680 GRAND CANYON DRIVE	PROJECT NO:	<u>23-13059</u>	SURVEYED BY:	<u>—</u>	VOL. _____PAGE _____
		FIELDBOOK/PG:	<u>—</u>	DRAWN BY:	<u>—</u>	
		SHEET NO:	<u>4 OF 5</u>			
DOC. NO. _____					C.S.M. NO. _____	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOTS 100 AND 101, NINTH ADDITION TO PARK TOWNE, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2023.

MATTHEW WACHTER, SECRETARY
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL 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 _____, 2023, AND THAT 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.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2023.

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON

File: I:\2023\2313059\DWG\Survey Sheets\2313059 P-CSM.dwg Layout: CSM 5 of 5 User: CharlieMikeUX01 Plotted: Jul 17, 2023 - 8:00am

SURVEYED BY:  MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: 680 CANYONS LLC 680 GRAND CANYON DRIVE	PROJECT NO: 23-13059	SURVEYED BY: -
		FB/PG: -	DRAWN BY: -
		SHEET NO: 5 OF 5	

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS