



City of Madison

Proposed Certified Survey Map

CSM Name
Garver CSM

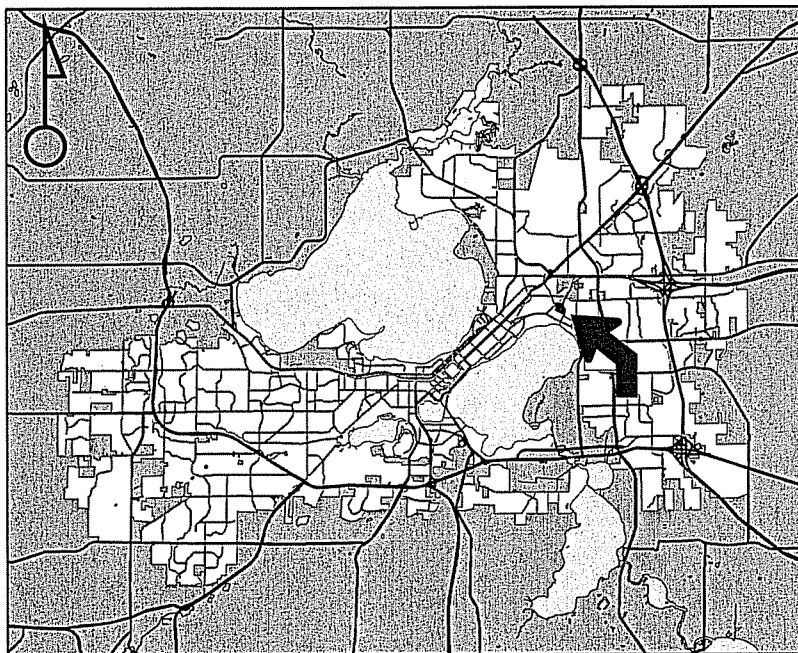
Location
109 & 115 South Fair Oaks Avenue

Applicant
Dan Rodman -
City of Madison Parks Division

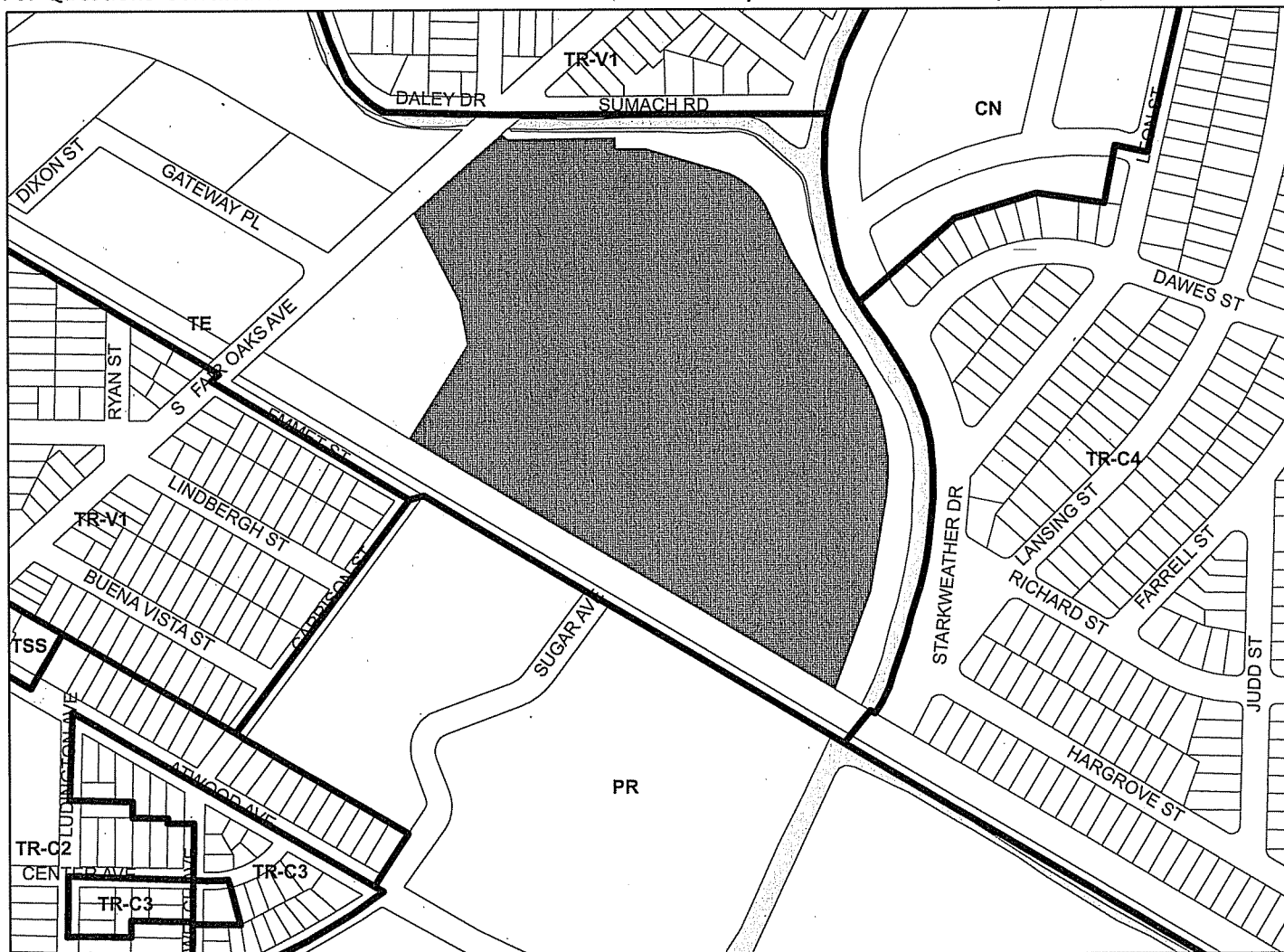
Within City Outside City

Proposed Use
Create 4 lots and 1 outlot for public waters for Garver Feed Mill mixed-use development (local landmark site)

Public Hearing Date
Plan Commission
13 July 2015
Common Council
21 July 2015

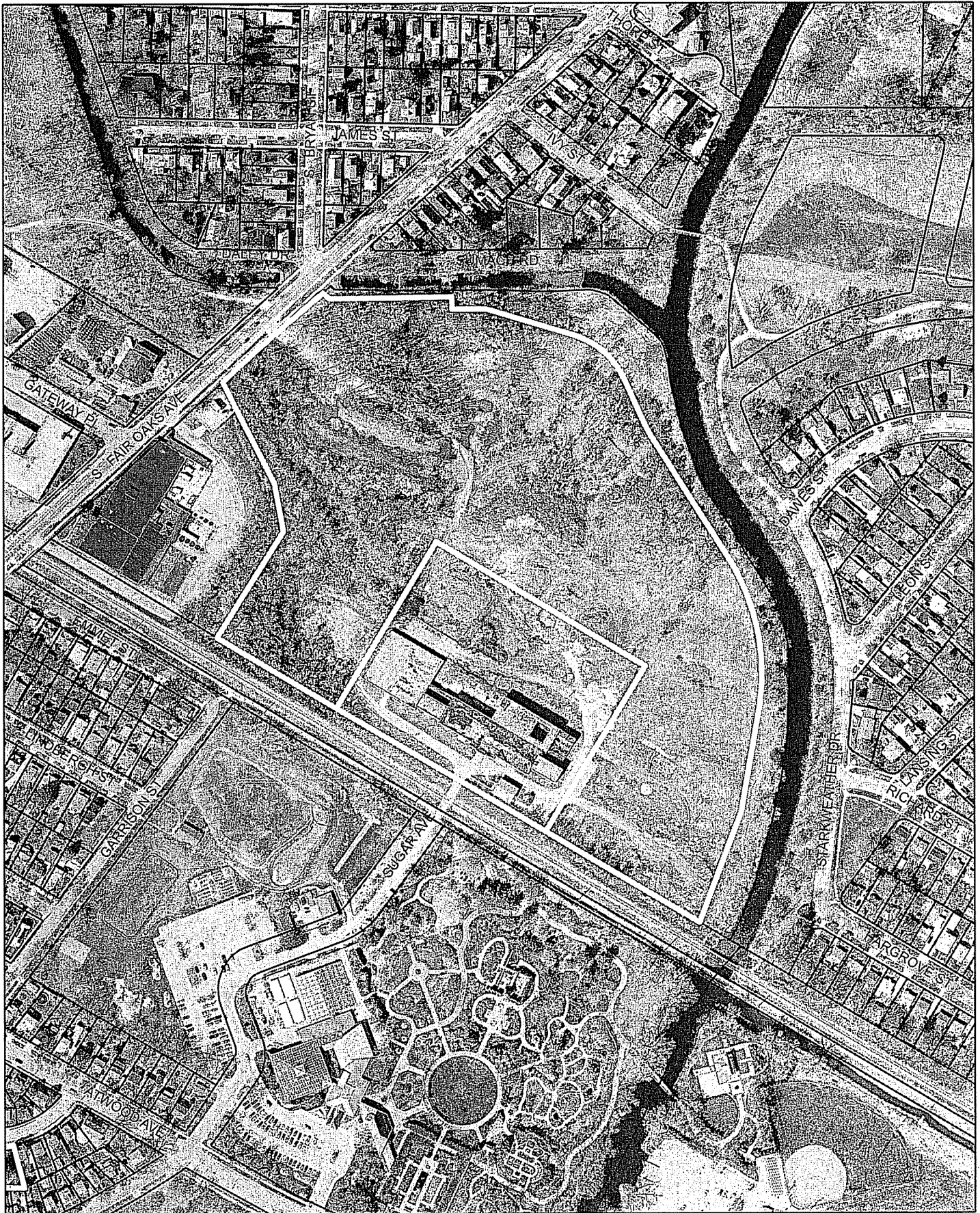


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 July 2015





SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: City of Madison Parks Division Representative, if any: Kay Rutledge

Street Address: 210 MLK Jr Blvd, Rm 104 City/State: Madison Zip: 53715

Telephone: (608) 266-4714 Fax: () Email: krutledge@cityofmadison.com

Firm Preparing Survey: City of Madison Parks Division Contact: Dan Rodman

Street Address: 210 MLK Jr Blvd, Rm 104 City/State: Madison Zip: 53715

Telephone: (608) 266-6674 Fax: () Email: drodman@cityofmadison.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 109 & 115 S Fair Oaks Ave

Tax Parcel Number(s): 0710-054-0096-7 & 0710-054-0098-3

Zoning District(s) of Proposed Lots: PE / PD School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: n/a Date of Approval by Town: n/a

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial			
Other (state use):	4		23.32

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.48
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	4	1	23.80

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-½ X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Dan Rodman

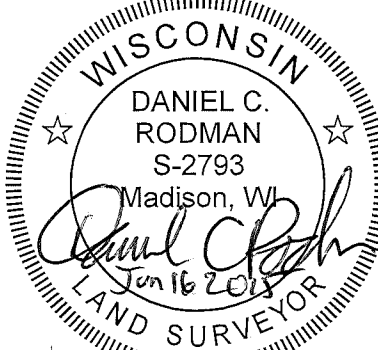
Signature Dan Rodman
Digitally signed by Dan Rodman
DN: cn=Dan Rodman, o=City of Madison, ou=Parks
Division, email=rodman@cityofmadison.com, c=US
Date: 2015.06.10 09:07:39 -0500

Date Jun 16, 2015

Interest In Property On This Date (city-owned lands)

Dane County Certified Survey Map No.

Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, WI

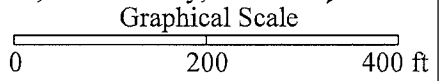


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- Pg 2 Fair Oaks Detail & Legal Description
- Pg 3-4 Point Table
- Pg 5-7 Boundary Dimensions & Parcel Areas
- Pg 8 Building Detail
- Pg 9-10 Easements & Restrictions
- Pg 11 Certificates

LOT AREA TABLE (values more or less):

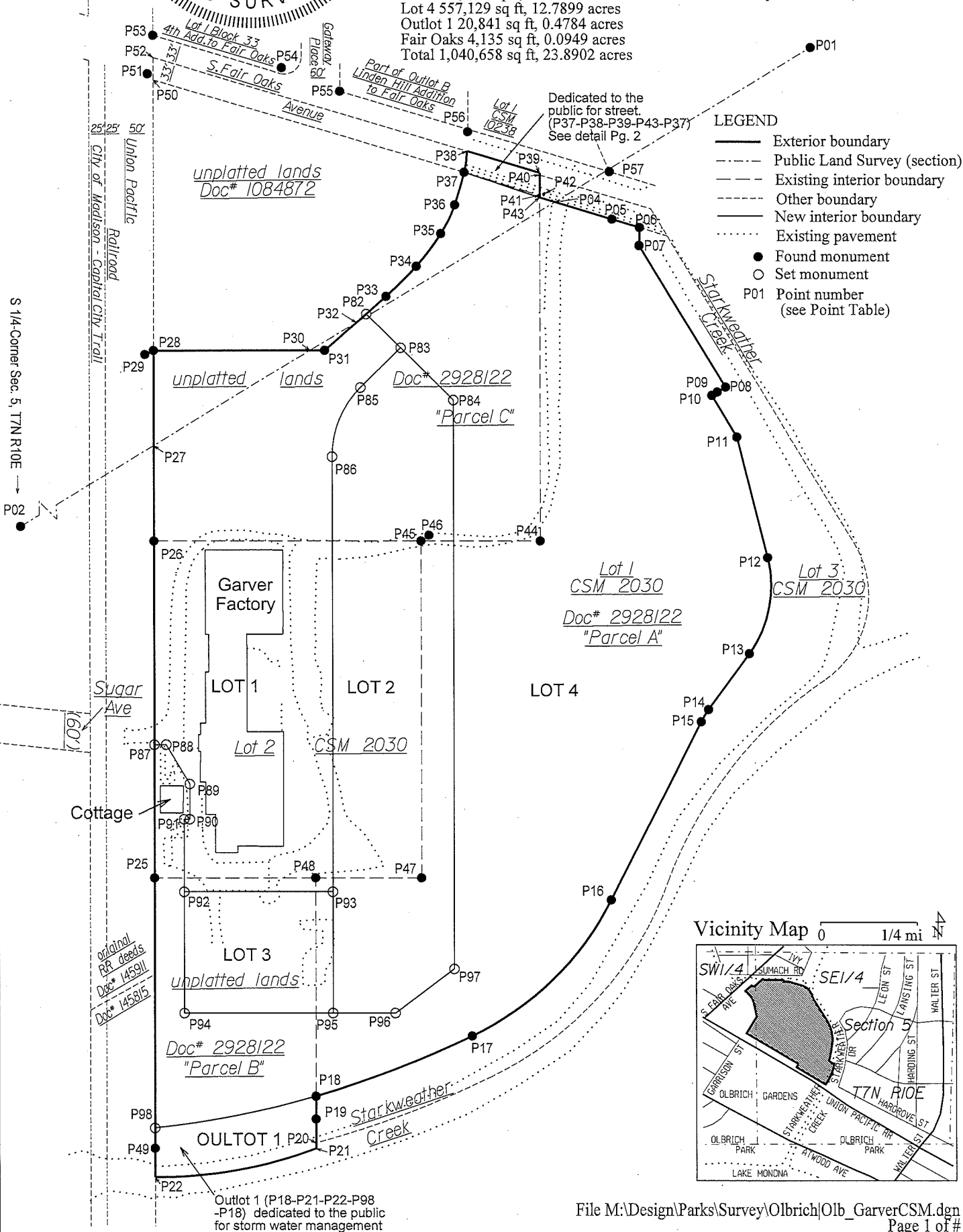
- Lot 1 232,222 sq ft, 5.3311 acres
- Lot 2 182,658 sq ft, 4.1933 acres
- Lot 3 43,673 sq ft, 1.0026 acres
- Lot 4 557,129 sq ft, 12.7899 acres
- Outlot 1 20,841 sq ft, 0.4784 acres
- Fair Oaks 4,135 sq ft, 0.0949 acres
- Total 1,040,658 sq ft, 23.8902 acres



Bearings referenced to the Wisconsin Coordinate Reference Systems, Dane Zone, NAD 83(2007) Datum.

PREPARED FOR:
City of Madison, WI Parks Div.
210 MLK Jr Blvd., Rm 104
Madison, WI 53703

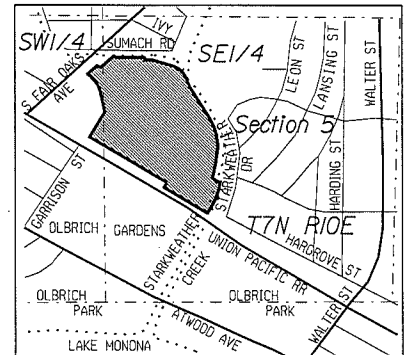
PREPARED BY:
Dan Rodman, PLS 2793
City of Madison, WI Parks Div.



LEGEND

- Exterior boundary
- - - Public Land Survey (section)
- - - Existing interior boundary
- - - Other boundary
- New interior boundary
- Existing pavement
- Found monument
- Set monument
- P01 Point number (see Point Table)

Vicinity Map



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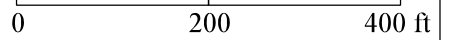
Print of Sheet 1 showing proposed facilities for reference

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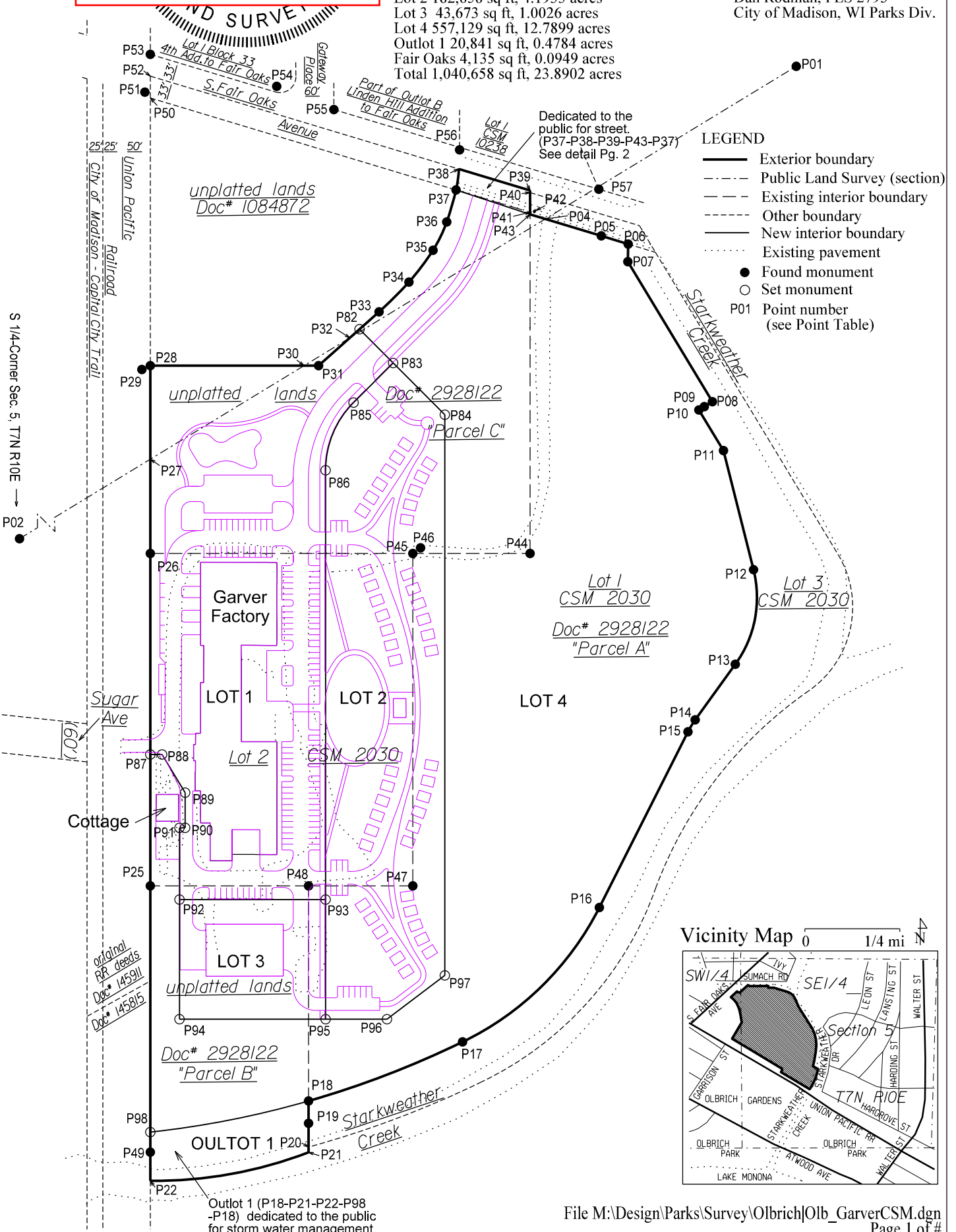
Bearings referenced to the Wisconsin Coordinate Reference Systems, Dane Zone, NAD 83(2007) Datum.

PREPARED FOR:
City of Madison, WI Parks Div.
210 MLK Jr Blvd., Rm 104
Madison, WI 53703

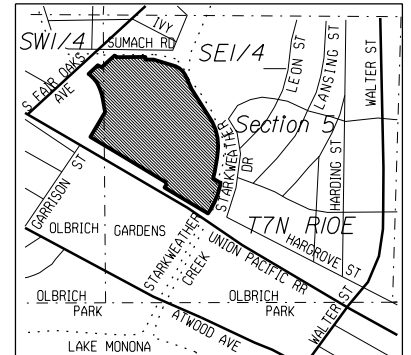
PREPARED BY:
Dan Rodman, PLS 2793
City of Madison, WI Parks Div.

LEGEND

- Exterior boundary
- Public Land Survey (section)
- Existing interior boundary
- Other boundary
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- Point number (see Point Table)



Vicinity Map

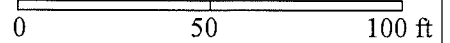


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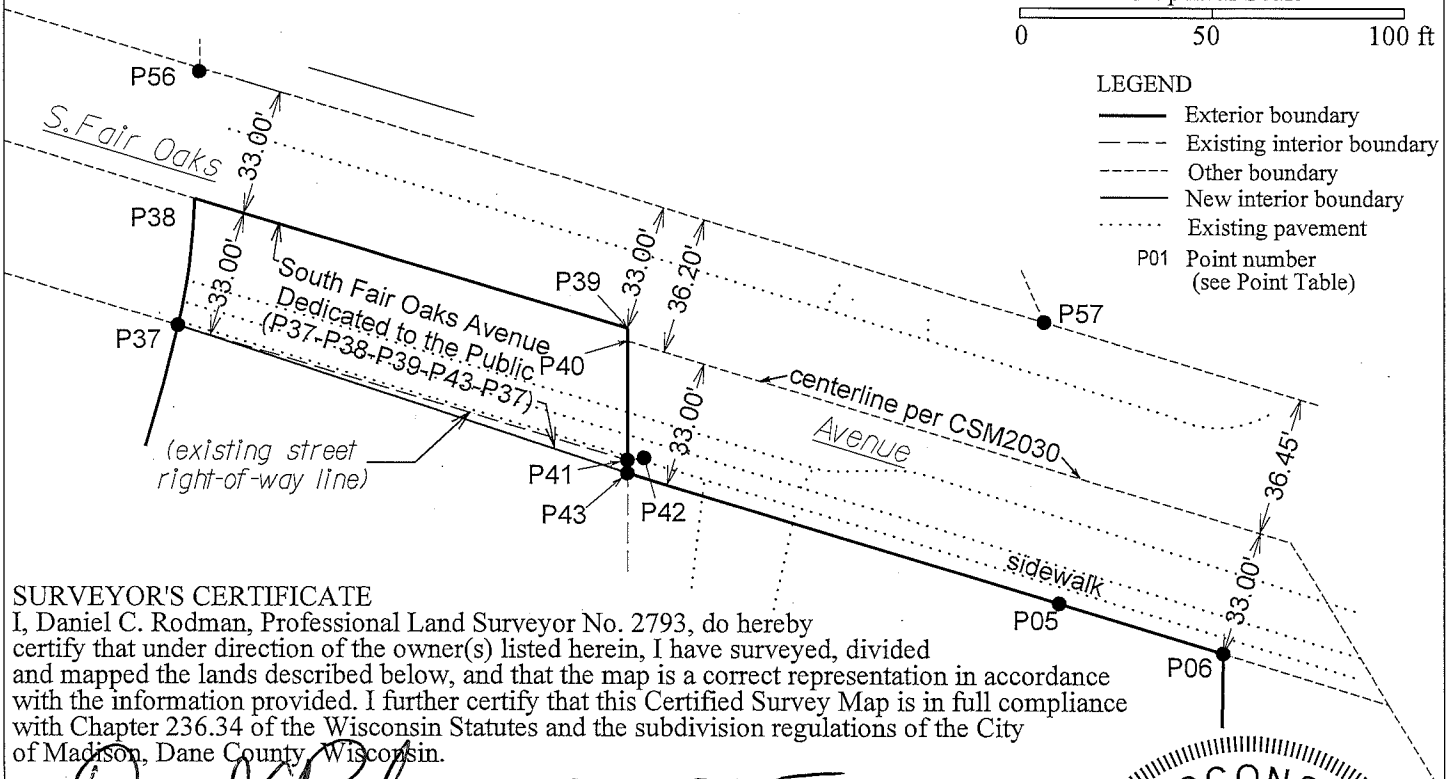


Graphical Scale



LEGEND

- Exterior boundary
- - - Existing interior boundary
- - - Other boundary
- New interior boundary
- ⋯ Existing pavement
- P01 Point number (see Point Table)

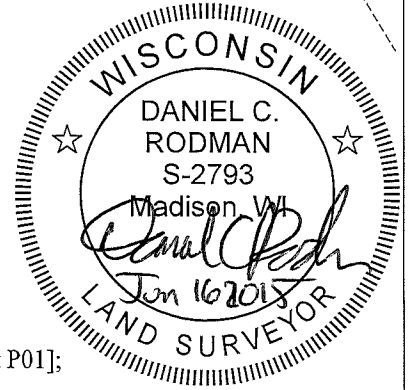


SURVEYOR'S CERTIFICATE

I, Daniel C. Rodman, Professional Land Surveyor No. 2793, do hereby certify that under direction of the owner(s) listed herein, I have surveyed, divided and mapped the lands described below, and that the map is a correct representation 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.

Daniel C. Rodman
 Daniel C. Rodman
 Professional Land Surveyor No. 2793

Jan 16 2015
 Date



EXTERIOR DESCRIPTION [CSM point numbers in brackets]:

Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, Wisconsin, to wit:

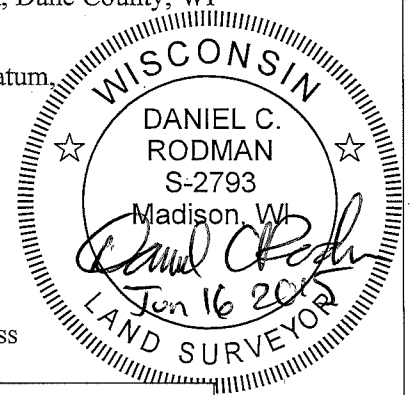
- Commencing at a concrete monument with brass cap representing the Center of said Section 5 [Point P01];
- thence S00°26'58"E, 463.95 feet along the north-south quarter line of said Section 5 to the northwesterly line of Lot 1 CSM 2030, being also the southeasterly right-of-way line of South Fair Oaks Avenue, and the point of beginning [P04];
- thence N47°40'54"E, 136.86 feet along said right-of-way [to P06];
- thence along the southerly and southwesterly line of Lot 3 CSM 2030 for the next 12 courses [P06 to P20];
 - #1: S57°58'14"E, 27.81 feet [to P07];
 - #2: N89°42'53"E, 258.45 feet [to P08];
 - #3: S00°17'09"E, 25.00 feet [to P10];
 - #4: N89°42'53"E, 75.00 feet [to P11];
 - #5: S73°17'07"E, 194.06 feet [to P12];
 - #6: 157.08 feet along a curve to the right, radius 180.00 feet, long chord bears S48°17'07"E, 152.14 feet [to P13];
 - #7: S23°17'08"E, 108.07 feet [to P14];
 - #8: 22.26 feet along a curve to the left, radius 140.00 feet, long chord bears S27°50'24"E, 22.24 feet [to P15];
 - #9: S32°23'47"E, 310.73 feet [to P16];
 - #10: 308.47 feet along a curve to the right, radius 470.70 feet, long chord bears S13°37'19"E, 302.98 feet [to P17];
 - #11: 260.93 feet along a curve to the right, radius 1,492.90 feet, long chord bears S09°50'00"W, 260.60 feet [to P18];
 - #12: S59°09'07"E, 72.69 feet to the south corner of Lot 3 CSM 2030 [to P20];
- thence S59°09'07"E, 8.25 feet to the center line of Starkweather Creek per Doc. No. 488295, Dane Co. Registry [to P21];
- thence on said center line 255.54 feet along a curve to the right, radius 683.38 feet, long chord bears S20°36'08"W, 254.05 feet to the northeasterly right-of-way line of the Union Pacific Railroad [to P22];
- thence N59°09'07"W, 1287.50 feet along said railroad right-of-way line to the southeasterly line of lands per Document No. 1084872 [to P28];
- thence N30°50'53"E, 265.93 feet along said southeasterly line to the center line of an existing railroad spur track per Document No. 1084872 [to P31];
- thence along said spur track center line for the next 6 courses:
 - #1: N10°52'00"W, 127.73 feet [to P33];
 - #2: 66.82 feet along a curve to the left, radius 586.22 feet, long chord bears N14°07'55"W, 66.78 feet [to P34];
 - #3: 63.16 feet along a curve to the left, radius 396.31 feet, long chord bears N21°57'45"W, 63.09 feet [to P35];
 - #4: 49.66 feet along a curve to the left, radius 211.78 feet, long chord bears N33°14'45"W, 49.55 feet [to P36];
 - #5: 52.71 feet along a curve to the left, radius 505.61 feet, long chord bears N42°57'02"W, 52.69 feet to the southeasterly right-of-way line of South Fair Oaks Avenue [to P37];
 - #6: 33.49 feet along a curve to the left, radius 168.07 feet, long chord bears N51°38'44"W, 33.43 feet to the center line of South Fair Oaks Avenue [to P38];
- thence N47°35'43"E, 117.63 feet along the center line of South Fair Oaks Avenue [to P39];
- thence S59°09'07"E, 37.82 feet to the southeasterly right-of-way line of South Fair Oaks Avenue per CSM 2030 [to P43];
- thence N47°40'54"E, 25.19 feet along said right-of-way line to the point of beginning [to P04].

Dane County Certified Survey Map No.

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POINT TABLE & NOTES

1. Horizontal coordinates are Dane County Coordinates, U.S. survey feet, NAD83(2007) datum, computed from a combined adjustment of total station measurements and RTK GPS measurements from the Emil Street base station (MAON) at 43°02'12.78277"N, 89°24'34.27099"W (Easting 814396.30, Northing 469049.99 U.S. survey feet). The Wisconsin Coordinate Reference Systems (WISCRS) parameters were used to compute Easting, Northing coordinates.
See http://gis.cityofmadison.com/Madison_GPS/ and www.sco.wisc.edu/coordsys/
2. Coordinates are shown to 0.0001 foot only to allow check of bearing computations. Coordinates are not actually known to 0.0001 foot.
3. Monument dimensions in inches, outside diameter (unless noted)
4. Offsets from property lines (ex. "0.50 feet northerly") are in feet and perpendicular, unless otherwise noted.



Pt	Northing	Easting	Monument
P01	491420.2800	833979.9800	Found brass cap (reset 1961) - center of Section 5 T7N R10E. Record coordinates N=491420.34, E=833980.04 per 2/16/2004 Sandsnes monument record.
P02	488781.4100	834000.6800	Found brass cap (set 2007) - south 1/4-corner of Section 5 T7N R10E. Record coordinates N=488781.43, E=834000.59 per 1/12/2007 Sandsnes monument record.
P04	490956.3444	833983.6192	Computed intersection of 1/4-section line and parcel boundary (no monument set)
P05	491018.4496	834051.8279	Found 1-1/4 inch pipe 0.7 ft below ground
P06	491048.4829	834084.8128	Found 3/4 inch rod - NW corner Lot 1 CSM 2030
P07	491033.7316	834108.3928	Found 3/4 inch rod
P08	491035.0186	834366.8397	Found 3/4 inch rod
P09	491020.0186	834366.9148	Found 7/8 inch rod - SE corner of access easement
P10	491010.0186	834366.9645	Found 7/8 inch rod
P11	491010.3919	834441.9635	Found 3/4 inch rod
P12	490954.5789	834627.8254	Found 7/8 inch rod
P13	490853.3408	834741.3934	Found 7/8 inch rod
P14	490754.0748	834784.1144	Found 7/8 inch rod
P15	490734.4085	834794.5008	Found 7/8 inch rod
P16	490472.0402	834960.9821	Found 1 inch rod 0.3 ft below ground
P17	490177.5826	835032.3383	Found 7/8 inch rod
P18	489920.8113	834987.8323	Found 3/4 inch rod - SE corner Lot 1 CSM 2030
P19	489902.7413	835018.0873	Found 3/4 inch rod
P20	489883.5384	835050.2392	SE corner Lot 3 CSM 2030 (no monument set - in creek)
P21	489879.3086	835057.3213	NE corner "Parcel B" (no monument set - in creek)
P22	489641.5038	834967.9263	Exterior boundary at railroad right-of-way (no monument set - in creek)
P25	489880.3947	834567.9455	Found 3/4 inch rod - SE corner Lot 2 CSM 2030
P26	490149.6722	834117.0876	Found 7/8 inch rod - SW corner Lot 2 CSM 2030
P27	490225.9651	833989.3485	Computed intersection of 1/4-section line and parcel boundary (no monument set)
P28	490301.6830	833862.5723	Found 3/4 inch rod
P29	490301.4300	833862.5400	Found 1-1/2 inch pipe 0.25 ft south & 0.03 ft west of P28
P30	490510.2142	833987.1188	Computed intersection of 1/4-section line and parcel boundary (no monument set)
P31	490529.9900	833998.9300	Found 3/4 inch rod in center of existing spur track
P32	490594.9820	833986.4539	Computed intersection of 1/4-section line and parcel boundary (no monument set)
P33	490655.4300	833974.8500	Found 3/4 inch rod in center of existing spur track
P34	490720.1900	833958.5450	Found Magnail in RR tie (center existing spur track)
P35	490778.7000	833934.9500	Found 3/4 inch rod (center existing spur track)
P36	490820.1400	833907.7850	Found 3/4 inch rod (center existing spur track)
P37	490858.7037	833871.8860	Found 3/4 inch rod (center existing spur track)
P38	490879.4503	833845.6676	Center line of S Fair Oaks Ave at center of former spur track (no monument set)
P39	490958.7736	833932.5233	Center line of S Fair Oaks Ave - NW corner unplatted lands (no monument set)
P40	490957.0655	833935.3832	Center line of S Fair Oaks Ave per CSM 2030 (no monument set)
P41	490941.1030	833962.1098	Found 3/4 inch rod (northerly line unplatted lands at street right-of-way)
P42	490942.2100	833962.9200	Found 1-1/4 inch pipe 0.3 ft below ground, 1.11 ft north & 0.81 ft east of P41
P43	490939.3825	833964.9904	Found 3/4 inch rod - SW corner Lot 1 CSM 2030
P44	490664.7907	834424.7456	Found 3/4 inch rod
P45	490505.7900	834329.7817	Found 3/4 inch rod - NW corner Lot 2 CSM 2030
P46	490506.1200	834329.7600	Found 1 inch rod bent northwest - base of rod 0.33 ft north & 0.02 ft west of P46
P47	490236.5135	834780.6406	Found 3/4 inch rod - NE corner Lot 2 CSM 2030
P48	490095.0276	834696.1375	Found 1-3/4 inch pipe bent NE - shot base
P49	489664.8157	834928.8946	Found 3/4 inch rod in railroad right-of-way line
P50	490518.5627	833499.4453	Computed intersection of SE right-of-way S Fair Oaks Ave & NE railroad right-of-way line (no monument set)
P51	490518.4900	833498.8700	Found 1-3/8 inch pipe leaning NW - shot top; 0.07 ft south & 0.58 ft west of P49
P52	490536.2333	833469.8589	Computed intersection of center line of S Fair Oaks Ave & NE railroad right-of-way line (no monument set)
P53	490553.9040	833440.2725	Found 1-1/4 inch pipe 0.7 ft below ground at intersection of NW right-of-way of S Fair Oaks Ave & NE railroad right-of-way
P54	490693.6500	833591.9200	Found 3/4 inch rod 0.92 ft NWly of street line
P55	490758.0908	833663.8488	Found chisel X in sidewalk at intersection of NW right-of-way line of S Fair Oaks Ave & NE right-of-way line of Gateway Place
P56	490898.0000	833817.1700	Found 3/4 inch rod 0.09 ft SEly of street line
P57	491052.8700	833986.6200	Found 3/4 inch rod on NW right-of-way line of S Fair Oaks Ave (NW corner Lot 1 CSM 10238)

POINT TABLE CONTINUED ON NEXT PAGE

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Pt	Northing	Easting	Monument
P82	490614.9051	833982.6293	Set monument
P83	490633.3024	834055.6994	Set monument
P84	490661.5079	834167.7258	Set monument
P85	490547.5236	834077.2964	Set monument
P86	490454.7531	834146.2994	Set monument
P87	489986.8520	834389.7014	Set monument
P88	490002.7141	834399.1751	Set monument
P89	490002.9934	834469.7270	Set monument
P90	489974.6176	834517.2373	Set monument
P91	489966.9939	834512.6840	Set monument
P92	489908.8887	834609.9709	Set monument
P93	490107.1131	834728.3616	Set monument
P94	489811.8974	834772.3659	Set monument
P95	490010.1217	834890.7565	Set monument
P96	490093.3405	834940.4594	Set monument
P97	490207.5388	834927.8173	Set monument
P98	489680.9985	834901.7993	Set monument



Dane County Certified Survey Map No.

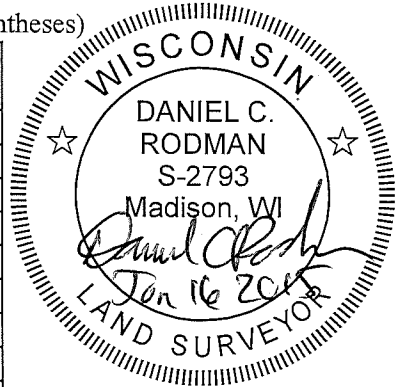
Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, WI

LINE & CURVE TABLE - SECTION TIES (recorded dimensions are in parentheses)

From	To	Bearing	Distance
P01	P02	S00°26'58"E	2,638.95 ft
P01	P04	S00°26'58"E	463.95 ft
P04	P32	S00°26'58"E	361.37 ft
P32	P30	S00°26'58"E	84.77 ft
P30	P27	S00°26'58"E	284.26 ft
P27	P02	S00°26'58"E	1,444.60 ft

LINE & CURVE TABLE - EXTERIOR BOUNDARY (recorded dimensions are in parentheses)

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P04	P05	N47°40'54"E (N47°19'15"E)	92.25 ft				
P05	P06	N47°40'54"E (N47°19'15"E)	44.61 ft (44.61ft)				
P06	P07	S57°58'14"E (S58°19'39"E)	27.81 ft (27.81ft)				
P07	P08	N89°42'53"E (N89°21'15"E)	258.45 ft (258.45ft)				
P08	P10	S00°17'09"E (S00°38'45"E)	25.00 ft (25.00ft)				
P08	P09	S00°17'09"E (S00°38'45"E)	15.00 ft (15.00ft)				
P09	P10	S00°17'09"E (S00°38'45"E)	10.00 ft (10.00ft)				
P10	P11	N89°42'53"E (N89°21'15"E)	75.00 ft (75.00ft)				
P11	P12	S73°17'07"E (S73°38'45"E)	194.06 ft (194.06ft)				
P12	P13	S48°17'07"E (S48°38'45"E)	152.14 ft (152.14ft)	180.00 ft (180.00ft)	Right Right	157.08 ft (157.08ft)	49°59'58" (50°00'00")
P13	P14	S23°17'08"E (S23°38'45"E)	108.07 ft (108.07ft)				
P14	P15	S27°50'24"E (S28°12'05"E)	22.24 ft (22.24ft)	140.00 ft (140.00ft)	Left Left	22.26 ft (22.26ft)	9°6'42" (9°06'40")
P15	P16	S32°23'47"E (S32°45'25"E)	310.73 ft (310.73ft)				
P16	P17	S13°37'19"E (S13°58'57"E)	302.98 ft (302.98ft)	470.70 ft (470.70ft)	Right Right	308.47 ft	37°32'55" (37°32'56")
P17	P18	S09°50'00"W (S09°28'22"W)	260.60 ft (260.60ft)	1492.90 ft (1492.90ft)	Right Right	260.93 ft	10°0'51" (10°00'52")
P18	P21	S59°09'07"E	80.94 ft				
P18	P19	S59°09'07"E (S59°30'45"E)	35.24 ft (35.24ft)				
P19	P20	S59°09'07"E (S59°30'45"E)	37.45 ft (37.45ft)				
P20	P21	S59°09'07"E (S60°28'E)	8.25 ft (8.25ft)				
P21	P22	S20°36'08"W	254.05 ft	683.38 ft	Right	255.54 ft	21°25'29"
P22	P28	N59°09'07"W (N59°30'45"W)	1287.50 ft				
P22	P49	N59°09'07"W (N59°30'45"W)	45.46 ft				
P49	P98	N59°09'07"W (N59°30'45"W)	31.56 ft				
P98	P25	N59°09'07"W (N59°30'45"W)	388.87 ft				
P25	P87	N59°09'07"W (N59°30'45"W)	207.62 ft				
P87	P26	N59°09'07"W (N59°30'45"W)	317.54 ft				



Dane County Certified Survey Map No.

Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, WI

LINE & CURVE TABLE - EXTERIOR BOUNDARY (recorded dimensions are in parentheses)
continued from previous page

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P26	P27	N59°09'07"W (N60°28'W)	148.79 ft				
P27	P28	N59°09'07"W (N60°28'W)	147.67 ft				
P28	P31	N30°50'53"E (N29°32'E)	265.93 ft				
P28	P30	N30°50'53"E (N29°32'E)	242.90 ft				
P30	P31	N30°50'53"E (N29°32'E)	23.03 ft				
P31	P33	N10°52'00"W (N12°12'W)	127.73 ft (127.7ft)				
P31	P32	N10°52'00"W (N12°12'W)	66.18 ft				
P32	P82	N10°52'00"W (N12°12'W)	20.29 ft				
P82	P33	N10°52'00"W (N12°12'W)	41.26 ft				
P33	P34	N14°07'55"W	66.78 ft	586.22 ft	Left	66.82 ft	6°31'50"
P34	P35	N21°57'45"W	63.09 ft	396.31 ft	Left	63.16 ft	9°7'50"
P35	P36	N33°14'45"W	49.55 ft	211.78 ft	Left	49.66 ft	13°26'10"
P36	P37	N42°57'02"W	52.69 ft	505.61 ft	Left	52.71 ft	5°58'23"
P37	P38	N51°38'44"W	33.43 ft	168.07 ft	Left	33.49 ft	11°24'60"
P38	P39	N47°35'43"E	117.63 ft				
P39	P43	S59°09'07"E (S59°30'45"E)	37.82 ft				
P39	P40	S59°09'07"E (S59°30'45"E)	3.33 ft				
P40	P41	S59°09'07"E (S59°30'45"E)	31.13 ft				
P41	P43	S59°09'07"E (S59°30'45"E)	3.36 ft				
P43	P04	N47°40'54"E (N47°19'15"E)	25.19 ft				
P43	P06	N47°40'54"E (N47°19'15"E)	162.05 ft (162.05ft)				



LINE & CURVE TABLE - EXISTING INTERIOR BOUNDARIES (recorded dimensions are in parentheses)

From	To	Bearing	Distance	(Recorded As)
P43	P44	S59°09'07"E	535.51 ft	(S59°30'45"E, 535.52 ft) (S60°28'E)
P44	P45	S30°50'53"W	185.20 ft	(S30°29'15"W, 185.20 ft) (S29°32'W)
P45	P26	S30°50'53"W	414.80 ft	(S30°29'15"W, 414.80 ft) (S29°32'W)
P45	P47	S59°09'08"E	525.15 ft	(S59°30'45"E, 525.15 ft) (S60°28'E)
P47	P48	S30°50'53"W	164.80 ft	(S30°29'15"W, 164.80 ft) (S29°32'W)
P48	P18	S59°09'07"E	339.76 ft	(S59°30'45"E, 339.76 ft) (S60°28'E)
P48	P25	S30°50'54"W	250.00 ft	(S30°29'15"W, 250.00 ft) (S29°32'W)
P25	P49	S59°09'07"E	420.43 ft	(S59°30'45"E) (S60°28'E)
P49	P22	S59°09'07"E	45.46 ft	(S59°30'45"E) (S60°28'E)
P19	P49	S20°32'59"W	254.09 ft	Meander line

LINE & CURVE TABLE - EXISTING ADJACENT BOUNDARIES (recorded dimensions are in parentheses)

From	To	Bearing	Distance	(Recorded As)
P28	P50	N59°09'07"W	422.96 ft	(P28-P52: N60°28'W, 458 ft)
P50	P52	N59°09'07"W	34.46 ft	
P50	P37	N47°35'43"E	504.39 ft	
P52	P38	N47°35'43"E	508.95 ft	(N46°18'E, 508.95 ft)
P52	P53	N59°09'07"W	34.46 ft	
P53	P55	N47°35'43"E	302.78 ft	
P55	P57	N47°35'43"E	437.12 ft	

Dane County Certified Survey Map No.

Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, WI

LINE & CURVE TABLE - NEW LOT 1

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P82	P83	N75°52'05"E	75.35 ft				
P83	P85	S14°07'55"E	88.46 ft				
P85	P86	S36°38'31"E	115.62 ft	151.00 ft	Left	118.65 ft	45°1'12"
P86	P93	S59°09'07"E	677.97 ft				
P93	P92	S30°50'53"W	230.89 ft				
P92	P91	N59°09'07"W	113.32 ft				
P91	P90	N30°50'53"E	8.88 ft				
P90	P89	N59°09'07"W	55.34 ft				
P89	P88	S89°46'23"W	70.55 ft				
P88	P87	S30°50'53"W	18.48 ft				
P87	P28	N59°09'07"W	613.99 ft				
P28	P31	N30°50'53"E	265.93 ft				
P31	P82	N10°52'00"W	86.47 ft				



LINE & CURVE TABLE - NEW LOT 2

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P83	P84	N75°52'05"E	115.52 ft				
P84	P97	S59°09'07"E	885.34 ft				
P97	P96	S06°19'02"E	114.90 ft				
P96	P95	S30°50'53"W	96.93 ft				
P95	P86	N59°09'07"W	867.13 ft				
P86	P85	N36°38'31"W	115.62 ft	151.00 ft	Right	118.65 ft	45°1'12"
P85	P83	N14°07'55"W	88.46 ft				

LINE & CURVE TABLE - NEW LOT 3

From	To	Bearing	Distance
P92	P93	N30°50'53"E	230.89 ft
P93	P95	S59°09'07"E	189.15 ft
P95	P94	S30°50'53"W	230.89 ft
P94	P92	N59°09'07"W	189.15 ft

LINE & CURVE TABLE - NEW LOT 4

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P06	P07	S57°58'14"E	27.81 ft				
P07	P08	N89°42'53"E	258.45 ft				
P08	P09	S00°17'13"E	15.00 ft				
P09	P10	S00°17'05"E	10.00 ft				
P10	P11	N89°42'53"E	75.00 ft				
P11	P12	S73°17'07"E	194.06 ft				
P12	P13	S48°17'07"E	152.14 ft	180.00 ft	Right	157.08 ft	49°59'58"
P13	P14	S23°17'08"E	108.07 ft				
P14	P15	S27°50'24"E	22.24 ft	140.00 ft	Left	22.26 ft	9°6'42"
P15	P16	S32°23'47"E	310.73 ft				
P16	P17	S13°37'19"E	302.98 ft	470.70 ft	Right	308.47 ft	37°32'55"
P17	P18	S09°50'00"W	260.60 ft	1492.90 ft	Right	260.93 ft	10°0'51"
P18	P98	S19°44'08"W	254.78 ft	1492.90 ft	Right	255.09 ft	9°47'24"
P98	P87	N59°09'07"W	596.48 ft				
P87	P88	N30°50'53"E	18.48 ft				
P88	P89	N89°46'23"E	70.55 ft				
P89	P90	S59°09'07"E	55.34 ft				
P90	P91	S30°50'53"W	8.88 ft				
P91	P94	S59°09'07"E	302.47 ft				
P94	P96	N30°50'53"E	327.82 ft				
P96	P97	N06°19'02"W	114.90 ft				
P97	P84	N59°09'07"W	885.34 ft				
P84	P82	S75°52'05"W	190.87 ft				
P82	P33	N10°51'59"W	41.26 ft				
P33	P34	N14°07'55"W	66.78 ft	586.22 ft	Left	66.82 ft	6°31'50"
P34	P35	N21°57'45"W	63.09 ft	396.31 ft	Left	63.16 ft	9°7'50"
P35	P36	N33°14'45"W	49.55 ft	211.78 ft	Left	49.66 ft	13°26'10"
P36	P37	N42°57'02"W	52.69 ft	505.61 ft	Left	52.71 ft	5°58'23"
P37	P43	N49°05'23"E	123.20 ft				
P43	P06	N47°40'54"E	162.05 ft				

LINE & CURVE TABLE - NEW OUTLOT 1

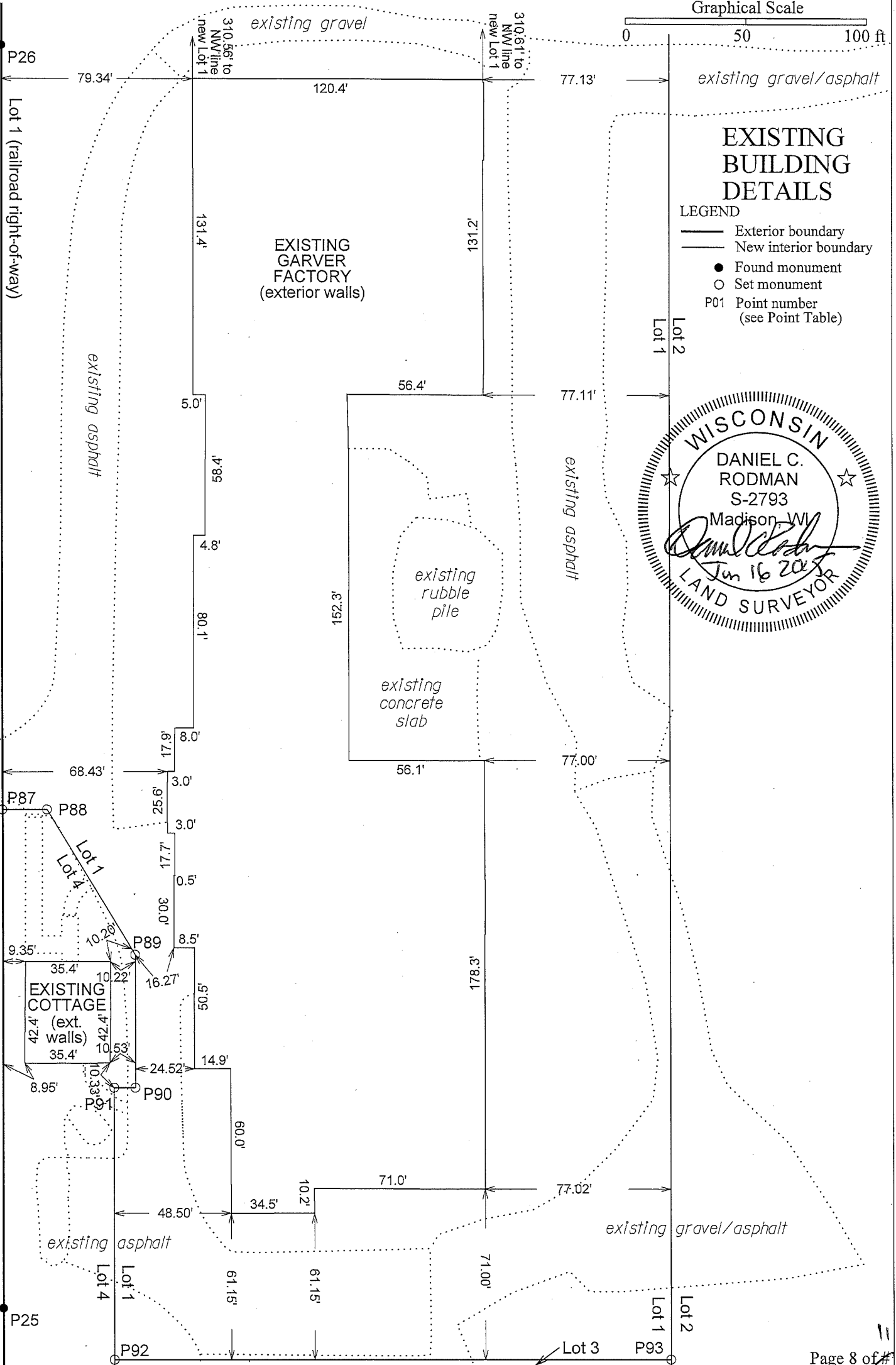
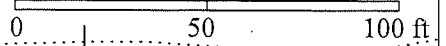
From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P18	P21	S59°09'07"E	80.94 ft				
P21	P22	S20°36'08"W	254.05 ft	683.38 ft	Right	255.54 ft	21°25'29"
P22	P98	N59°09'07"W	77.02 ft				
P98	P18	N19°44'08"E	254.78 ft	1492.90 ft	Left	255.09 ft	9°47'24"

Dane County Certified Survey Map No.

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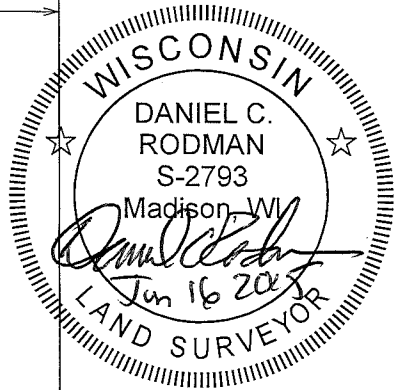
Graphical Scale



EXISTING BUILDING DETAILS

LEGEND

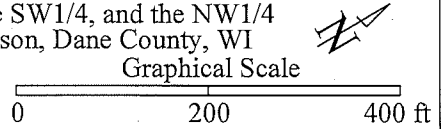
- Exterior boundary
- New interior boundary
- Found monument
- Set monument
- P01 Point number (see Point Table)



Dane County Certified Survey Map No.

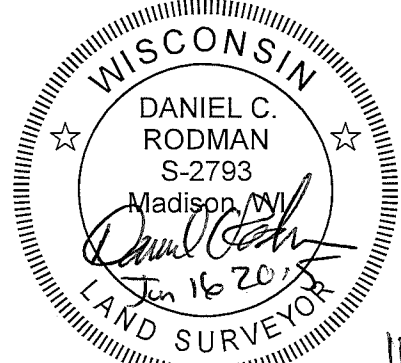
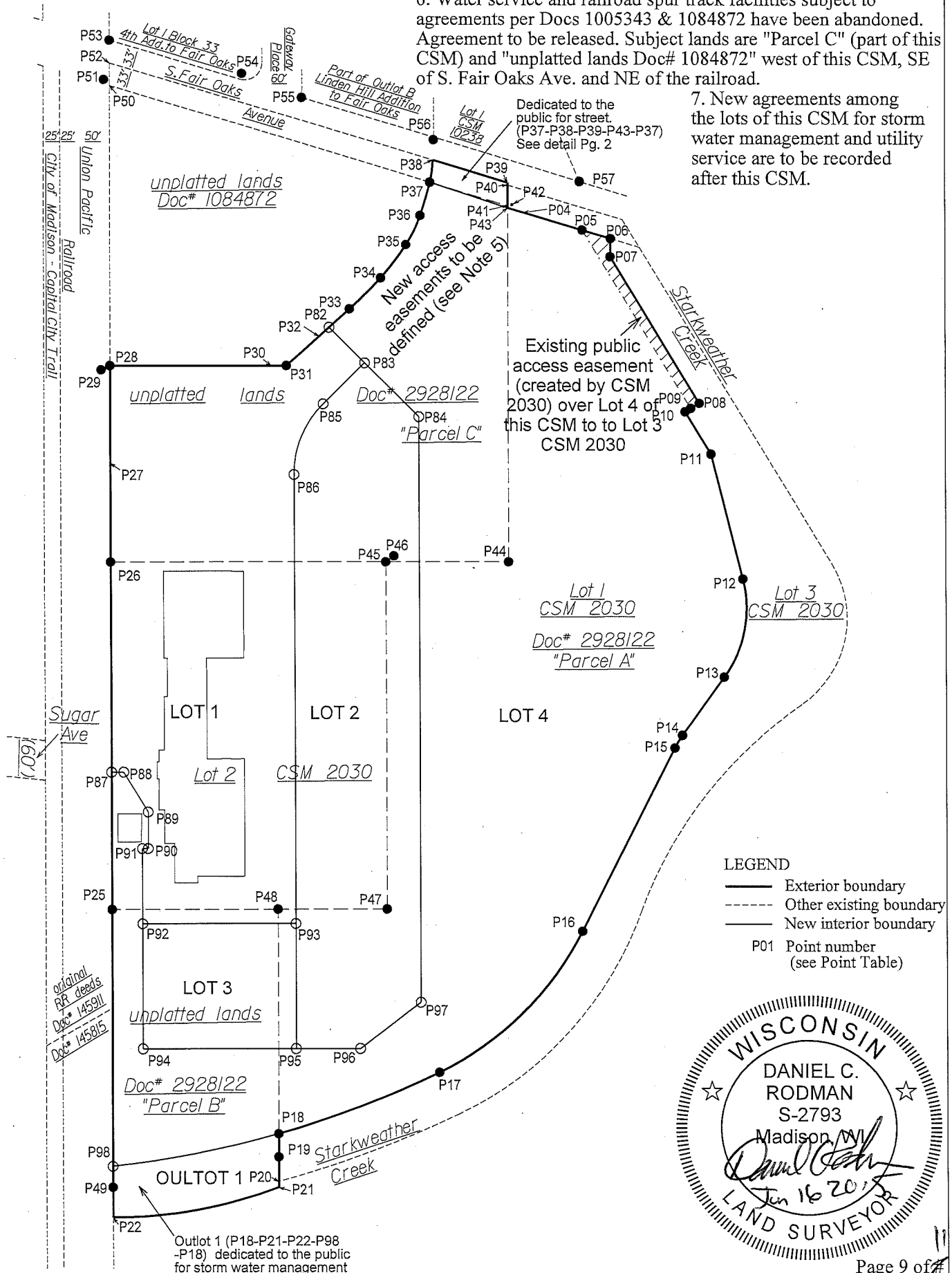
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EASEMENTS & RESTRICTIONS DETAIL



NOTES:

1. See Point Table (Pg 2-3) and next page for additional easement dimensions.
2. Lands subject to use restrictions of state Stewardship Fund grants URGP-79 & URGP-92A, as recorded in Docs. 2928122, 2933988, 3023122 & 3023123.
3. Use restriction for botanical gardens, etc. created by Olbrich Botanical Society per Docs. 2879885 & 2933988 was released by Doc. 4799387.
4. City landmark status and associated restrictions for Garver building (Lot 2 CSM 2030) per Doc. 2637266.
5. Existing access easements, including railroad spur tracks, per Doc. 488295 (restated in Doc 999771, 2789532, 2918933 & 2928122), and per Docs. 1471426, 1521868 & 1521869 (restated in Doc 1521870 & 2879884) pertain only to lands inside this CSM (city has both benefit and burden). They are to be released and replaced with new access easements.
6. Water service and railroad spur track facilities subject to agreements per Docs 1005343 & 1084872 have been abandoned. Agreement to be released. Subject lands are "Parcel C" (part of this CSM) and "unplatted lands Doc# 1084872" west of this CSM, SE of S. Fair Oaks Ave. and NE of the railroad.
7. New agreements among the lots of this CSM for storm water management and utility service are to be recorded after this CSM.



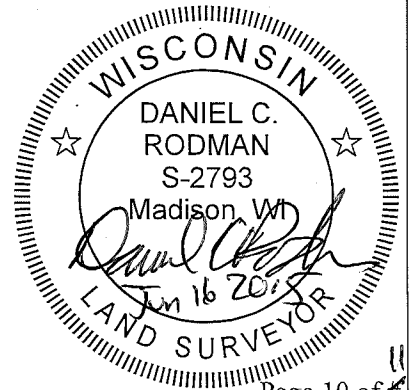
Dane County Certified Survey Map No. _____

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EASEMENT DIMENSIONS

NOTES:

1. See previous page for map.



Dane County Certified Survey Map No. _____

Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, WI

OWNER'S CERTIFICATE - CITY

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described herein to be surveyed, divided, mapped and dedicated as represented hereon. Said municipal corporation also certifies that this Certified Survey Map is required to be submitted to the City of Madison for approval or objection.

Signed: _____ Date: _____
Paul R. Soglin, Mayor, City of Madison

Signed: _____ Date: _____
Maribeth L. Witzel-Behl, City Clerk, City of Madison

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 _____, 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.

Signed _____ Date _____
Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, _____, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____
My Commission Expires: _____

STATE OF WISCONSIN) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, _____, the above named Maribeth L. Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____
My Commission Expires: _____

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed _____ Date _____
Steven R. Cover, Director, Plan Commission



OFFICE OF THE REGISTER OF DEEDS Dane County, Wisconsin
Received for record on _____
_____ of the year _____ at
_____ o'clock ___M and
recorded as Certified Survey Map
No. _____ Document No. _____
_____ in Volume
_____ of Certified Survey Maps on
Page(s) _____
Register of Deeds