



SUBDIVISION APPLICATION Madison Plan Commission

126 S. Hamilton St.
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, of 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: Accipiter Real Estate, LLC Representative, if any: John R Young
Street Address: 1882 E Main St. Suite 201 City/State: Madison/WI Zip: 53704
Telephone: (608) 345-1561 Fax: (608) 244-6337 Email: john@accipiterproperties.com
Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle Burse
Street Address: 2801 International Ln, Suite 101 City/State: Madison/WI Zip: 53704
Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: mburse@bse-inc.net

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): 2048, 2100, 2114 Winnebago St
Tax Parcel Number(s): 071006416054, 071006416038, 071006416103
Zoning District(s) of Proposed Lots: TE 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: _____ Date of Approval by Town: _____

→ 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	3		2.09
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	3		2.09

OVER →

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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 **8-1/2 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 John R Young Signature 
Date July 19, 2017 Interest In Property On This Date Owner

Effective May 21, 2012

CERTIFIED SURVEY MAP No.

ALL OF LOTS 1-9, BLOCK 2, ALL OF LOTS 6, 9 AND 10, BLOCK 1 AND PART OF LOT 5, BLOCK 1, TIERNEY ADDITION TO MADISON, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGES 41-42, AS DOCUMENT NUMBER 216620, DANE COUNTY REGISTRY, PART OF OUTLOT B, WAKELEY'S SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 13, AS DOCUMENT NUMBER 230123, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 80 160



SCALE : ONE INCH = EIGHTY FEET

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S52°58'18"E	16.94'
L2	S36°47'53"W	16.69'
L3	S60°13'55"E	35.66'
L4	S30°18'04"W	60.11'
L5	S60°07'11"E	120.05'
L6	S29°54'15"W	60.12'
L7	N60°09'01"W	88.06'
L8	S30°06'39"W	119.69'
L9	S59°49'54"E	88.49'
L10	N60°09'01"W	99.13'
L11	N60°09'01"W	187.19'

LOT AREA TABLE

NAME	SQ. FT.	ACRES
1	53387	1.2256
2	22931	0.5264
3	14719	0.3379



SURVEYED FOR :

Accipiter Properties, Inc.

SURVEYED BY :

Burse

surveying & engineering inc

2801 International Lane, Suite 101

Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@pse-inc.net

www.bursesurveying.com

MAP NO. _____

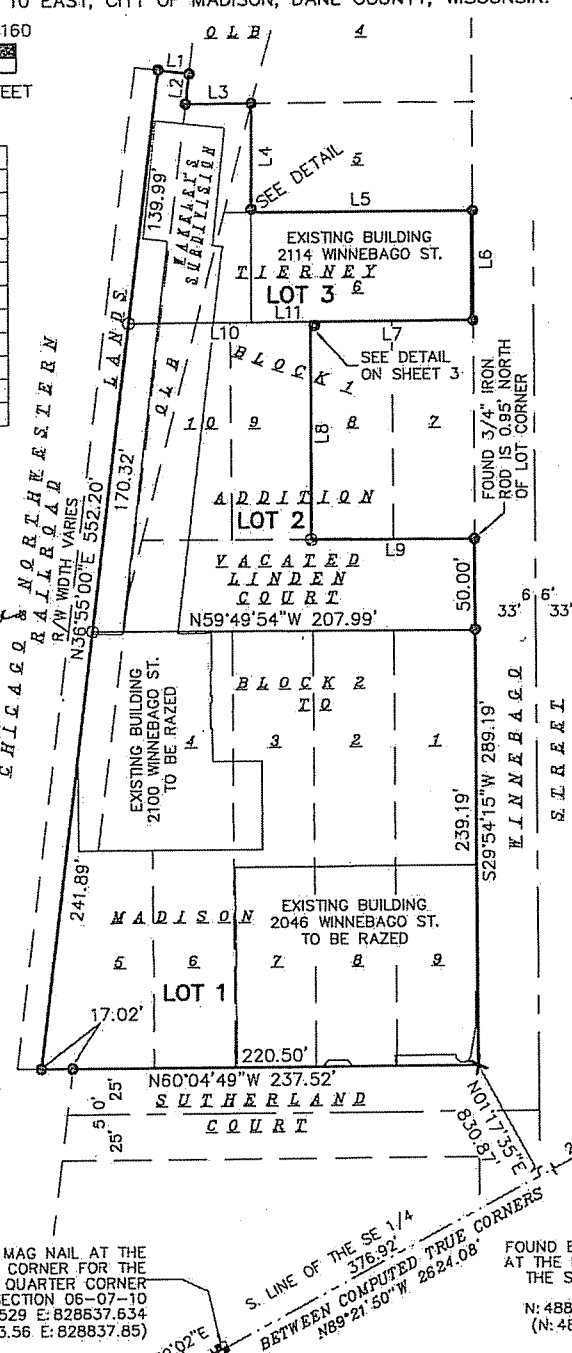
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 06-29-2017

Plot View: CSM

BSE1966\CSM\BSE1966CSM.DWG



GRID NORTH BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (ZONE 16) THE SOUTH LINE OF THE SE QUARTER BEARS S 89°07'19" E

NOTES:

- 1) SEE SHEET 4 FOR LEGEND.
- 2) SEE SHEET 2 FOR EXISTING EASEMENTS.
- 3) SEE SHEETS 3 AND 4 FOR BUILDING DETAILS.

TRUE CORNER:
N: 488774.95
E: 831371.18

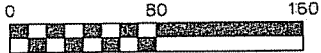
FOUND MAG NAIL AT THE MEANDER CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 06-07-10
N: 488803.529 E: 828837.634
(N: 488803.56 E: 828837.85)

TRUE CORNER:
N: 488804.08
E: 828747.26

FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER FOR THE SOUTHEAST CORNER OF SECTION 06-07-10
N: 488744.878 E: 831370.327
(N: 488744.96 E: 831370.30)

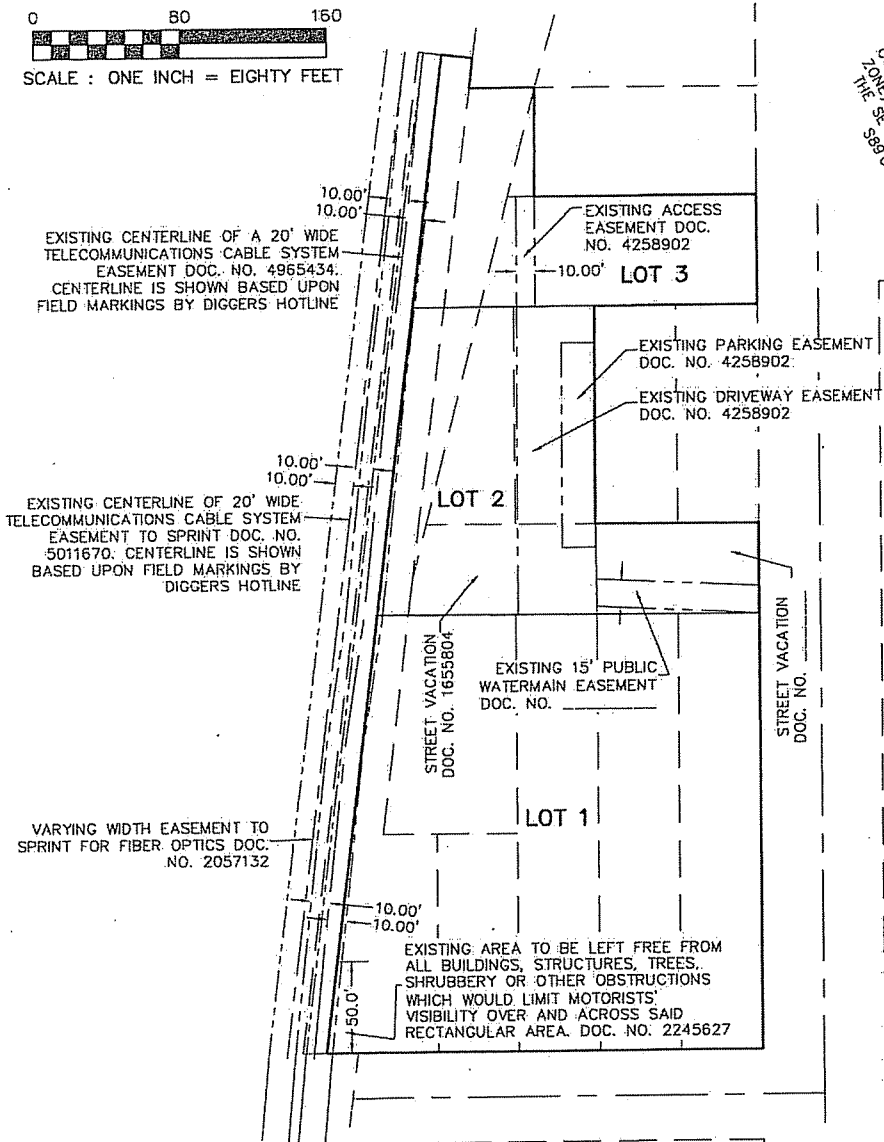
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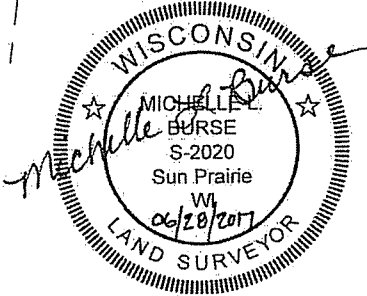


SCALE : ONE INCH = EIGHTY FEET

GRID NORTH UPON BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (ZONE 16N) THE SOUTH LINE OF THE SE QUARTER BEARS 389°07'15"E



SURVEYED BY :
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 surveying & engineering s
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 www.burse-surveyengr.com



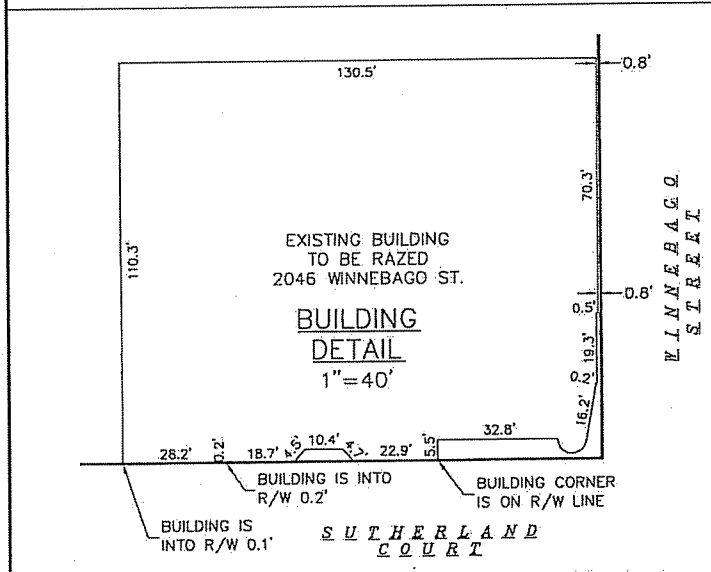
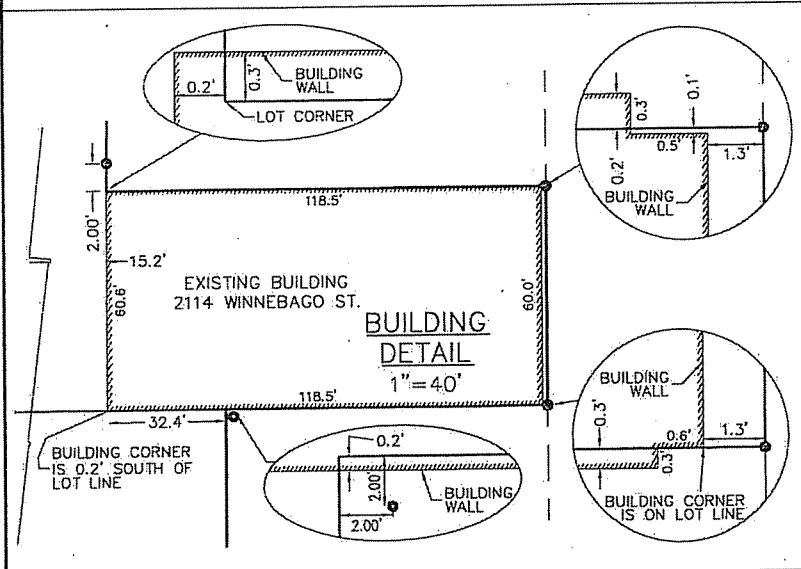
EXISTING EASEMENTS

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: 06-28-2017
 Plot View: CSM
 BSE1966\CSM\BSE1966CSM.DWG

5-9

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: 06-28-2017

Plot View: CSM

BSE1966\CSM\BSE1966CSM.DWG



5-9

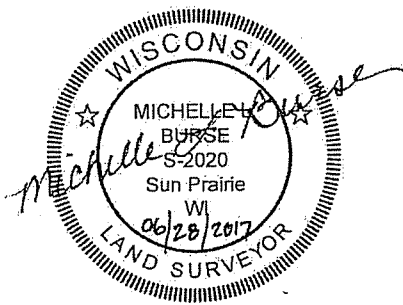
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LEGEND

- 3/4" SOLID IRON ROD FOUND
- ⊙ IRON PIPE FOUND WITH CAP
- ⊙ FOUND MAG NAIL
- X CHISELED "X" FOUND
- SET 3/4"x18" SOLID IRON ROD, WT. 1.5 LBS./FT.
- () INDICATES RECORDED AS

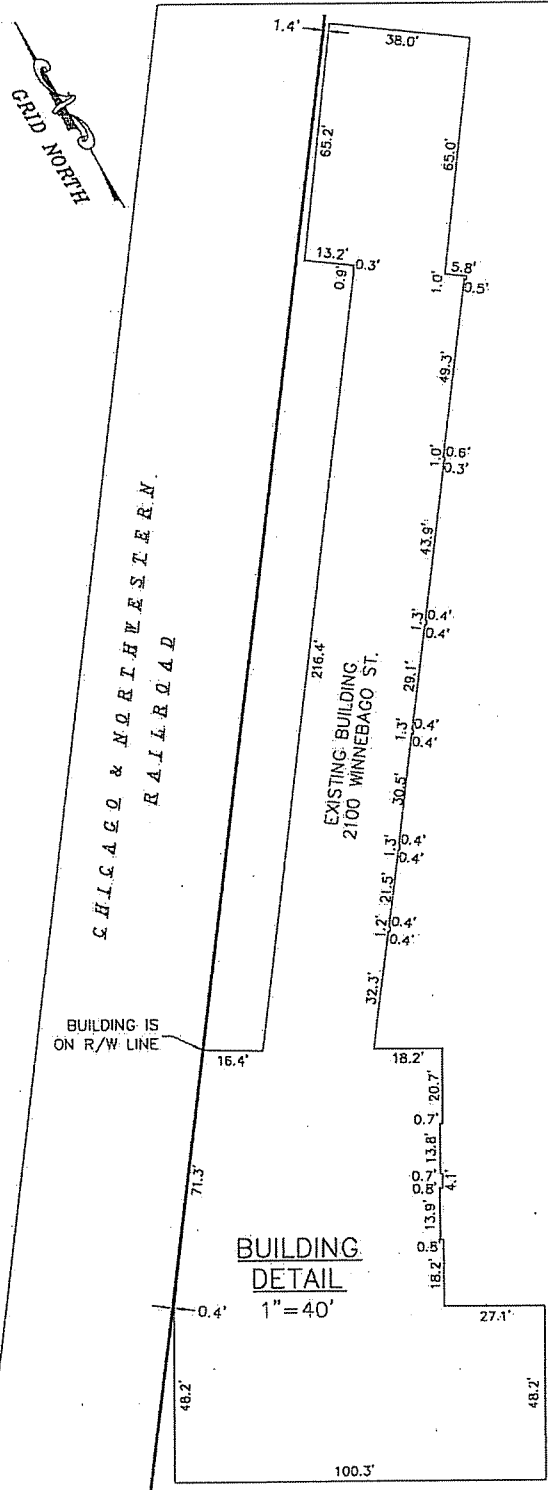
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



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MAP NO. _____
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5-9

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NOTES:

1. Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Surveyor was provided Title Report Number H2017020090, prepared by Homestead Title Company, dated June 2, 2017. Title references the following documents: [surveyor's notes are in brackets]
 - Declaration of Restrictions contained in instrument recorded February 15, 1982 in Vol. 3398 of Records, page 45, as Document No. 1732095. [General in nature and cannot be depicted on this map.]
 - Resolution Vacating and Discontinuing part of Linden Court contained in instrument recorded January 25, 1980 in Vol. 1596 of Records, page 45, as Document No. 1655804. [shown and noted on map]
 - Rights of entrance to, maintenance, construction or repair of any utility structures, improvements or services which may be under the surface of the portion of the captioned premises lying within vacated Linden Court, pursuant to Wis. Stats. Section 66.1005(2)(a). [general in nature and cannot be depicted on this map]
 - Easement from Chicago and North Western Transportation Company to U.S. Sprint Communications Company, and terms thereof contained in instrument dated September 11, 1987, and recorded on December 3, 1987, in the Office of the County Register of Deeds, in Vol. 10881, page 38, as Document Number 2057132. [Level 3 fiber is located fully within the railroad right of way per diggers hotline markings, shown on map]
 - Restrictions contained in Deed, and terms thereof contained in instrument dated January 18, 1991, and recorded on February 8, 1991, in the Office of the County Register of Deeds, in Vol. 15406, page 61, as Document Number 2245627. [shown on map]
 - Telecommunications Easement to Sprint Communications Company L.P., Qwest Communications Company, LLC and WiTel Communications, Inc. contained in instrument recorded February 27, 2013 as Document No. 4965434. [shown on map. Level 3 fiber is located within the railroad right of way]
 - Telecommunications Easement to Sprint Communications Company L.P., Qwest Communications Company, LLC and WiTel Communications, Inc. contained in instrument recorded July 30, 2013 as Document No. 5011670. [shown on map. Sprint fiber is located within the railroad right of way]
 - Driveway Easement, Access Easement and Parking Easement and conditions thereof contained in Parking Lot and Driveway Easement Declaration dated November 30, 2006 and recorded December 1, 2006 as Document No. 4258902. [shown on map]

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the below described lands under the direction of Vogel Investments, LLC, Gym Accipiter, LLC and Winnebago Accipiter, LLC, owners of said land. 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.

DESCRIPTION:

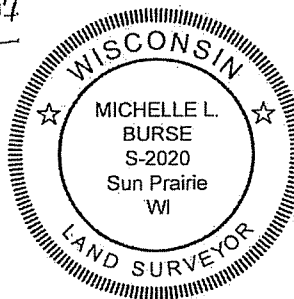
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Commencing at the Southeast corner of said Section 06; thence North 89 degrees 21 minutes 50 seconds West, 2247.16 feet; thence North 01 degree 17 minutes 35 seconds East, 830.87 feet to the northeast right of way of Sutherland Court, also to the northwest right of way of Winnebago Street, also to the Point of Beginning; thence North 60 degrees 04 minutes 49 seconds West along said northeast right of way, 237.52 feet; thence North 36 degrees 55 minutes 00 seconds East, 552.20 feet; thence South 52 degrees 58 minutes 18 seconds East, 16.94 feet; thence South 36 degrees 47 minutes 53 seconds West, 16.69 feet; thence South 60 degrees 13 minutes 55 seconds East, 35.66 feet; thence South 30 degrees 18 minutes 04 seconds West, 60.11 feet; thence South 60 degrees 07 minutes 11 seconds East along the northeast line of aforementioned Lot 6, Block 1, 120.05 feet to the aforementioned northwest right of way line; thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way line, 60.12 feet to the eastern most corner of Lot 7 of said Tierney Addition to Madison; thence North 60 degrees 09 minutes 01 second West along the northeast line of said Lot 7 and Lot 8 of said Tierney Addition to Madison, 88.06 feet to the northern most corner of said Lot 8; thence South 30 degrees 06 minutes 39 seconds West along the northwest line of said Lot 8, 119.69 feet to the western most corner of said Lot 8; thence South 59 degrees 49 minutes 54 seconds East along the southwest line of said Lots 7 and 8, 88.49 feet to the southern most corner of said Lot 7 and to the aforementioned northwest right of way of Winnebago Street; thence South 29 degrees 54 minutes 15 seconds West along said northwest right of way, 289.19 feet to the Point of Beginning.

This description contains 91,037 square feet or 2.0899 acres.

Dated this 28 day of JUNE, 2017.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



SURVEYED BY :

Burse

surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-nc.net

Date: 06-28-2017

Plot View: CSM

BSE1966\CSM\BSE1966CSM.DWG

SHEET 5 OF 8

5-9

CERTIFIED SURVEY MAP No. _____

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 20__.

Natalie Erdman, Secretary of Planning Commission.

OWNER'S CERTIFICATE

Winnebago Accipiter, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Winnebago Accipiter, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and Land Division Ordinance of the City of Madison to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Winnebago Accipiter, LLC has caused these presents to be signed by _____, its managing member on this ____ day of _____, 201__.

Winnebago Accipiter, LLC

By: _____

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this ____ day of _____, 201__ _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires _____

CITY OF MADISON COMMON COUNCIL APPROVAL

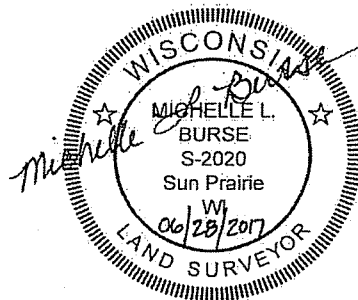
Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the ____ day of _____, 201__, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 201__.

Maribeth Witzel-Behi, City Clerk
City of Madison, Dane County, Wisconsin

SURVEYED BY :
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surveying & engineering llc

2201 International Lane, Suite 101
Madison, WI 53704 608.250.9263
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5-9

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OWNER'S CERTIFICATE

Vogel Investments, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Vogel Investments, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and Land Division Ordinance of the City of Madison to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Vogel Investments, LLC has caused these presents to be signed by _____, its managing member on this _____ day of _____, 201__.

Vogel Investments, LLC

By: _____

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 201__, _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin
My commission expires _____

CORPORATE MORTGAGEE CERTIFICATE:

The National Bank, a banking association duly organized and existing under and by virtue of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of Vogel Investments, LLC, owner.

IN WITNESS WHEREOF, the said The National Bank, has caused these presents to be signed by _____ its _____ at _____, Wisconsin, this ___ day of _____, 201__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 201__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____
My commission expires/is permanent: _____



SURVEYED BY :
Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at
_____ o'clock __M as
Document No. _____
in _____

Register of Deeds

5-9

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1-9, BLOCK 2, ALL OF LOTS 6, 9 AND 10, BLOCK 1 AND PART OF LOT 5, BLOCK 1, TIERNEY ADDITION TO MADISON, AS RECORDED IN VOLUME 1 OF PLATS, ON PAGES 41-42, AS DOCUMENT NUMBER 216620, DANE COUNTY REGISTRY, PART OF OUTLOT B, WAKELEY'S SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 13, AS DOCUMENT NUMBER 230123, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 07 NORTH, OWNER'S CERTIFICATE RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Gym Accipiter, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Gym Accipiter, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and Land Division Ordinance of the City of Madison to be submitted to the following for approval or objection: City of Madison

IN WITNESS WHEREOF, the said Gym Accipiter, LLC has caused these presents to be signed by _____, its managing member on this _____ day of _____, 201__.

Gym Accipiter, LLC

By: _____

STATE OF WISCONSIN)
County of Dane) ss

Personally came before me this _____ day of _____, 201__, _____, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____

My commission expires _____

CORPORATE MORTGAGEE CERTIFICATE.

State Bank of Cross Plains, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of Gym Accipiter, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this ___ day of _____, 201__.

Authorized representative

State of Wisconsin)
County of Dane) ss

Personally came before me this ___ day of _____, 201__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____



SURVEYED BY :
Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-nc.net

Date: 06-29-2017
Plot View: CSM
BSE1966\CSM\BSE1966CSM.DWG

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