

# 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



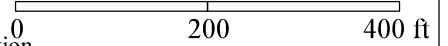
### INDEX

- Pg 1 Boundary
- Pg 2 Fair Oaks Detail & Legal Description
- Pg 3 Building Detail
- Pg 4-5 Easements & Restrictions
- Pg 6-7 Point Table
- Pg 8-11 Dimensions
- Pg 12 Certificates

### LOT AREA TABLE (values more or less):

Lot 1	240,256 sq ft,	5.5155 acres
Lot 2	218,301 sq ft,	5.0115 acres
Lot 3	550,651 sq ft,	12.6412 acres
Outlot 1	20,841 sq ft,	0.4784 acres
Outlot 2	6,474 sq ft,	0.1486 acres
Fair Oaks	4,135 sq ft,	0.0949 acres
<b>Total</b>	<b>1,040,658 sq ft,</b>	<b>23.8902 acres</b>

### Graphical Scale



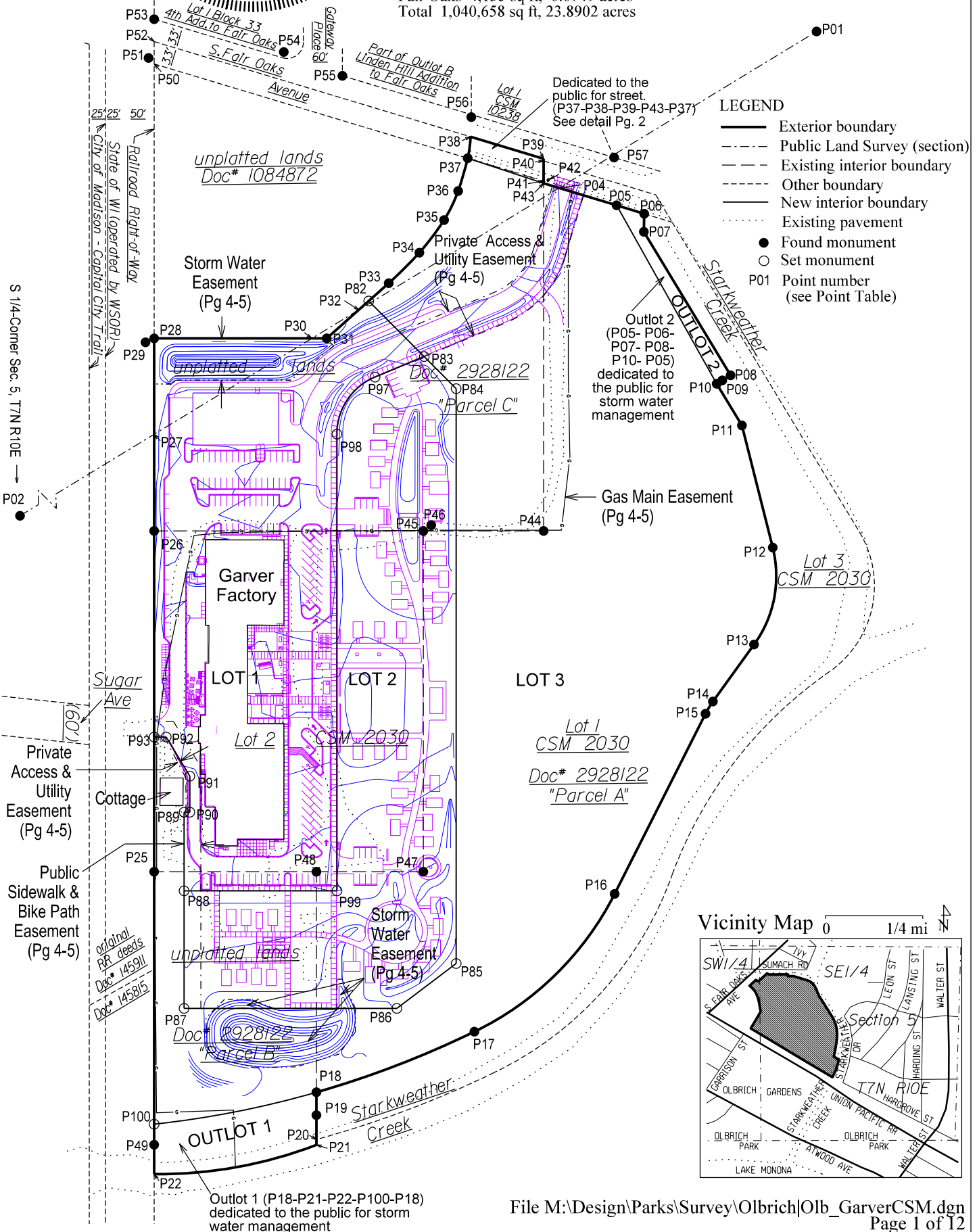
Bearings referenced to the Wisconsin Coordinate Reference Systems, Dane Zone, NAD 83(2007) Datum.

### PREPARED FOR:

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

### PREPARED BY:

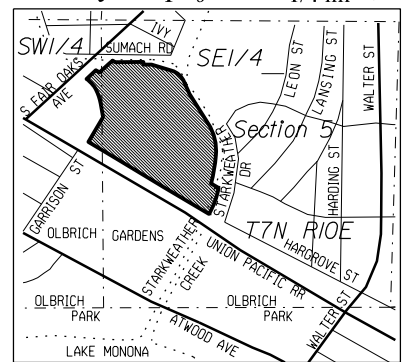
Dan Rodman, PLS 2793  
City of Madison, WI Parks Div.



### 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

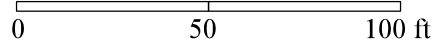


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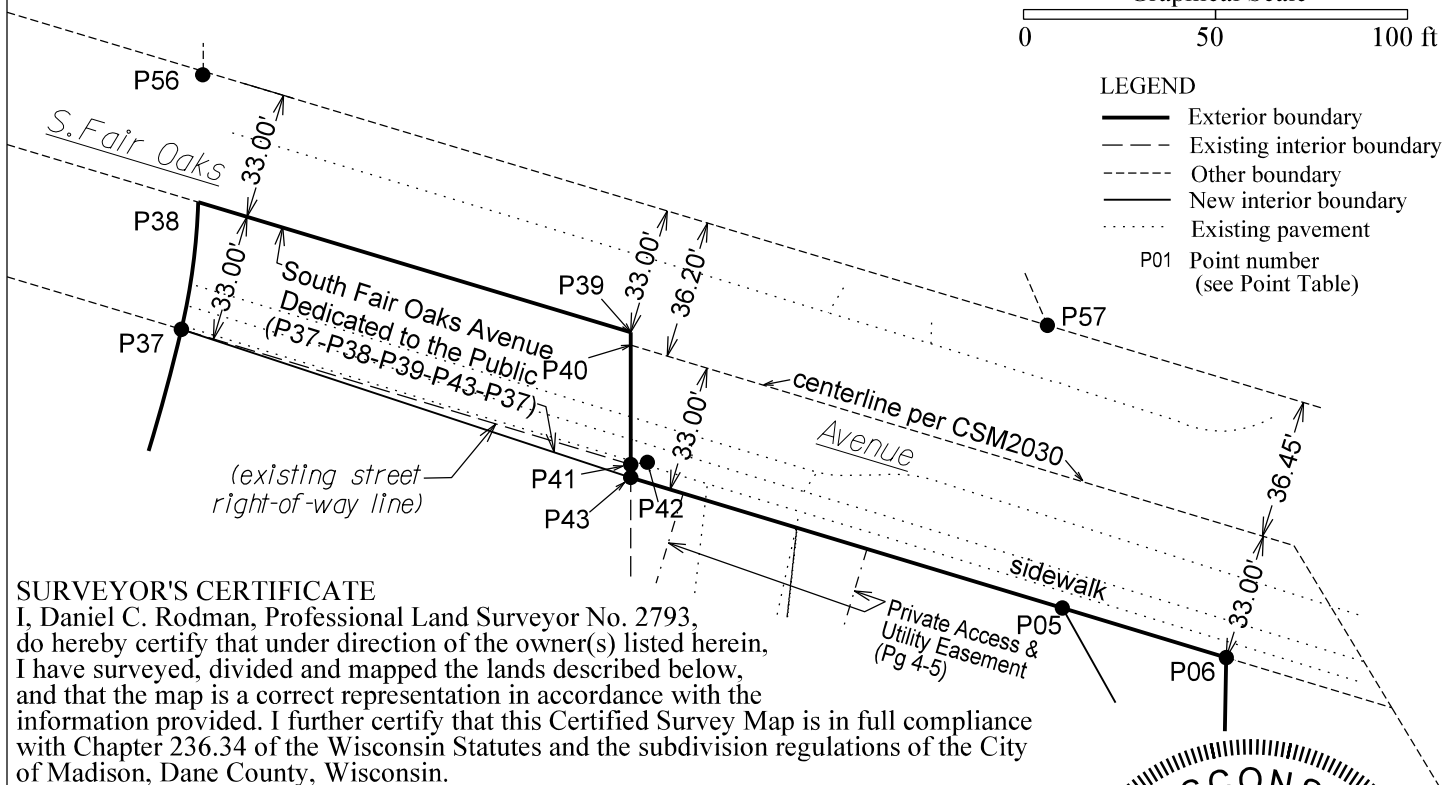


Graphical Scale



## LEGEND

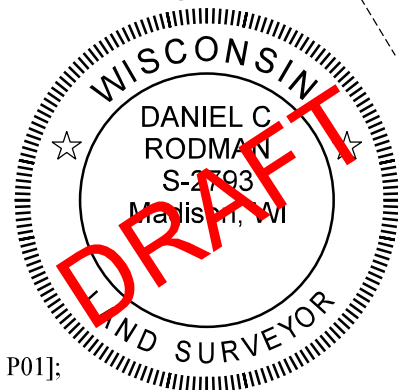
- Exterior boundary
- Existing interior boundary
- Other boundary
- New interior boundary
- Existing pavement
- P01 Point number (see Point Table)



## 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  
Professional Land Surveyor No. 2793 - 210 MLK Jr Blvd, Rm 104, Madison, WI 53703



## 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 railroad right-of-way line (formerly Union Pacific; now State of WI) [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];

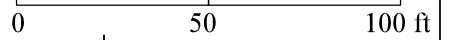
thence N47°40'54"E, 25.19 feet along said right-of-way line to the point of beginning [to P04].

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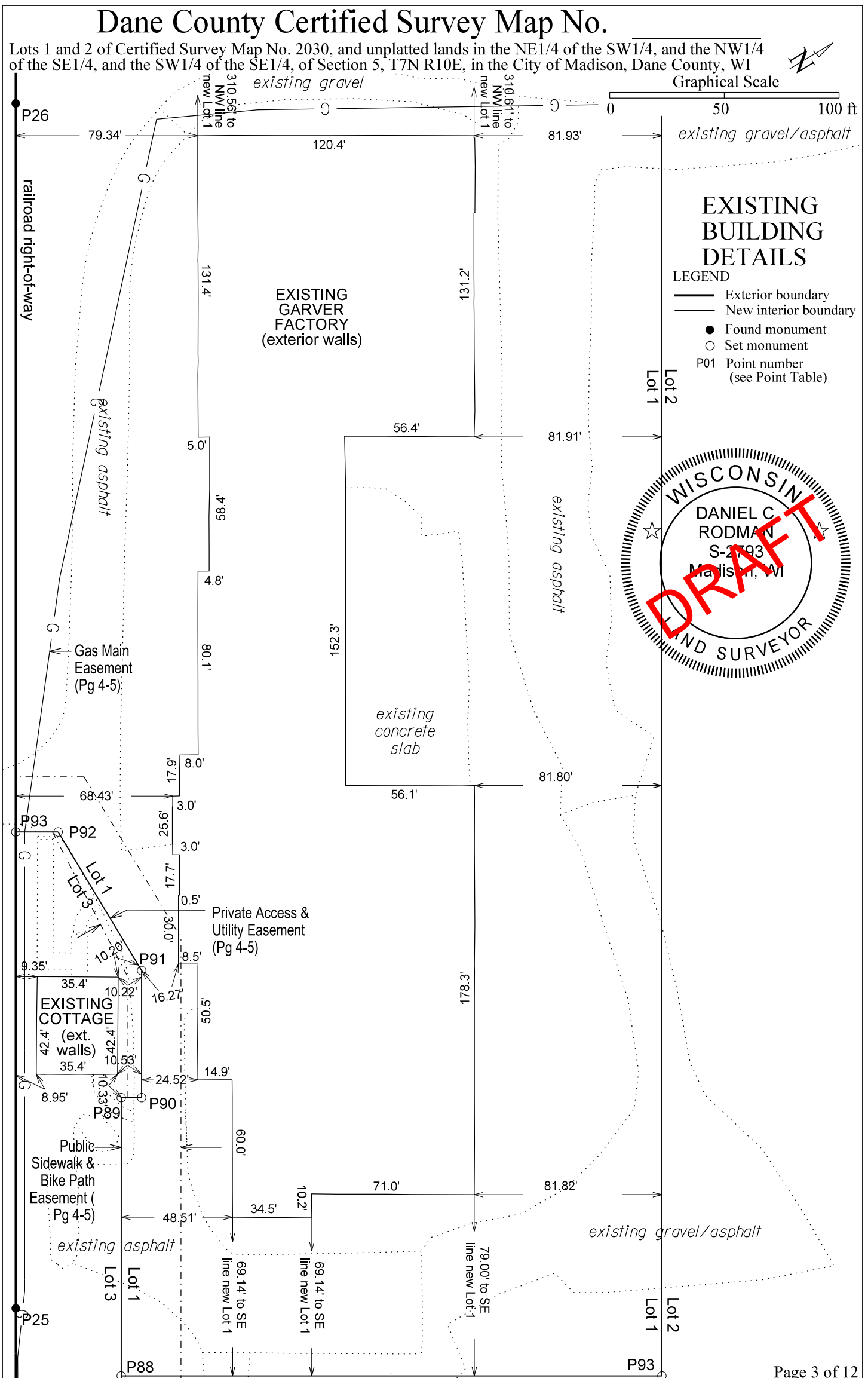
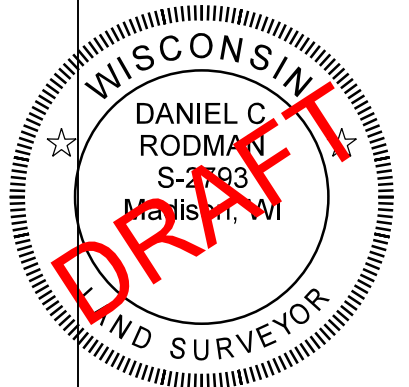
Graphical Scale



## EXISTING BUILDING DETAILS

### LEGEND

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



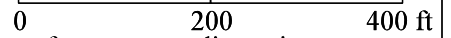
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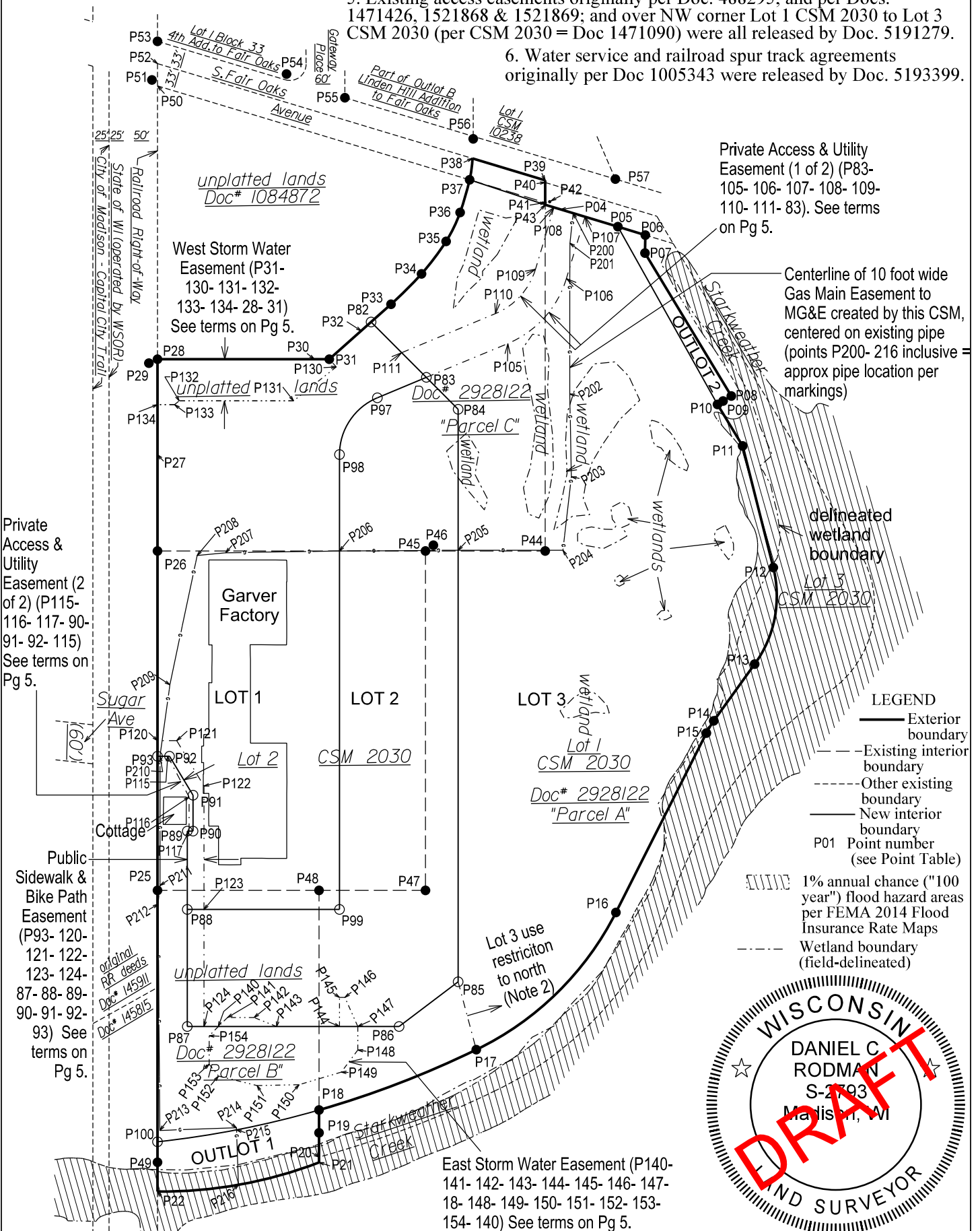
## EASEMENTS & RESTRICTIONS DETAIL

Graphical Scale



### NOTES:

1. See Page 5 for additional easement notes; see Point Table (Pg 6-7) and subsequent pages for easement dimensions.
2. The part of new Lot 3 located north of new Lot 2 & line P17-P85 is subject to use restrictions of state Stewardship Fund grant URGP-79 (see Doc 2928122). The remainder of the URGP-79 restriction, and all of the URGP-92A restriction (see Docs 2933988, 3023122 & 3023123), were transferred to other lands by Docs. 5184259, 5188679 & 5188680.
3. Use restriction for botanical gardens, etc. created by Olbrich Botanical Society per Docs. 2879885 & 2933988 was released by Doc. 4799386 (transferred to other parkland by Doc 4799387).
4. City landmark status and associated restrictions for Garver buildings (Lot 2 CSM 2030) per Doc. 2637266. Also on State and National Register of Historic Places (no recorded document).
5. Existing access easements originally per Doc. 488295; and per Docs. 1471426, 1521868 & 1521869; and over NW corner Lot 1 CSM 2030 to Lot 3 CSM 2030 (per CSM 2030 = Doc 1471090) were all released by Doc. 5191279.
6. Water service and railroad spur track agreements originally per Doc 1005343 were released by Doc. 5193399.



Private Access & Utility Easement (1 of 2) (P83-105- 106- 107- 108- 109- 110- 111- 83). See terms on Pg 5.

Centerline of 10 foot wide Gas Main Easement to MG&E created by this CSM, centered on existing pipe (points P200- 216 inclusive = approx pipe location per markings)

Private Access & Utility Easement (2 of 2) (P115- 116- 117- 90- 91- 92- 115) See terms on Pg 5.

Public Sidewalk & Bike Path Easement (P93- 120- 121- 122- 123- 124- 87- 88- 89- 90- 91- 92- 93) See terms on Pg 5.

East Storm Water Easement (P140- 141- 142- 143- 144- 145- 146- 147- 18- 148- 149- 150- 151- 152- 153- 154- 140) See terms on Pg 5.

- LEGEND**
- Exterior boundary
  - - - Existing interior boundary
  - Other existing boundary
  - New interior boundary
  - P01 Point number (see Point Table)
  - 1% annual chance ("100 year") flood hazard areas per FEMA 2014 Flood Insurance Rate Maps
  - - - Wetland boundary (field-delineated)





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### EASEMENTS & RESTRICTIONS DETAIL

#### PUBLIC SIDEWALK AND BIKE PATH EASEMENTS (Shown on Page 4, Dimensions on Page 11):

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path and associated appurtenances within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

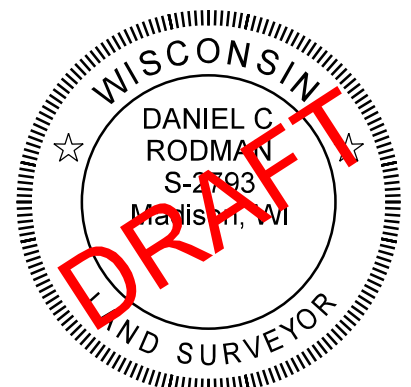
**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

#### PRIVATE ACCESS AND UTILITY EASEMENTS (in Lot 3, by Fair Oaks Ave & by Sugar Ave - shown on Page 4, Dimensions on Page 11):

Said easement is for the benefit of Lots 1, 2 and 3 of this Certified Survey Map, for the construction, maintenance and use of private common access improvements and private common sanitary sewer, water main, storm sewer, gas, electric and communication facilities required to serve said Lots. See the separate recorded document setting forth the easement restrictions and the rights and responsibilities of all parties having an interest in the easement.

#### STORM WATER MANAGEMENT EASEMENTS (East & West - shown on Page 4, Dimensions on Page 11):

The West easement is for the benefit of Lots 1 and 2, and the East easement is for the benefit of Lots 1, 2 and 3 of this Certified Survey Map. Said easements are for the construction, maintenance and use of storm water management facilities required to serve said Lots. See the separate recorded document setting forth the easement restrictions and the rights and responsibilities of all parties having an interest in the easements.

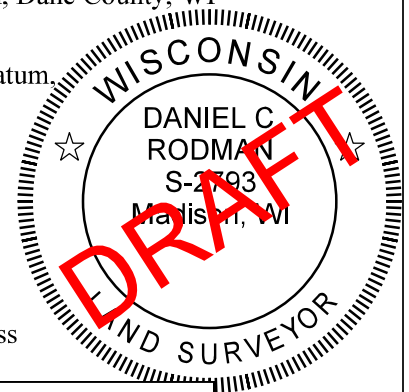


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## POINT TABLE & NOTES

- 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/](http://gis.cityofmadison.com/Madison_GPS/) and [www.sco.wisc.edu/coordsys/](http://www.sco.wisc.edu/coordsys/)
- Coordinates are shown to 0.0001 foot only to allow check of bearing computations. Coordinates are not actually known to 0.0001 foot.
- Monument dimensions in inches, outside diameter (unless noted)
- 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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POINT TABLE (continued from previous page)

Pt	Northing	Easting	Monument
P82	490614.9051	833982.6293	Set 3/4 inch rod
P83	490644.4455	834099.9573	Set 3/4 inch rod
P84	490661.5079	834167.7258	Set 3/4 inch rod
P85	490207.5388	834927.8173	Set 3/4 inch rod
P86	490093.3405	834940.4594	Set 3/4 inch rod
P87	489811.8870	834772.3597	Set 3/4 inch rod
P88	489904.7795	834616.8276	Set 3/4 inch rod
P89	489966.9835	834512.6778	Set 3/4 inch rod
P90	489974.6176	834517.2373	Set magnail in asphalt
P91	490002.9934	834469.7270	Set magnail in asphalt
P92	490002.7141	834399.1751	Set magnail in asphalt
P93	489986.8520	834389.7014	Set 3/4 inch rod
P97	490563.2568	834088.1472	Set 3/4 inch rod
P98	490468.0212	834133.4454	Set 3/4 inch rod
P99	490107.1351	834737.6857	Set 3/4 inch rod
P100	489680.9985	834901.7993	Set 3/4 inch rod
P105	490779.6001	834119.6176	Easement - access, etc. (no monument set)
P106	490908.9265	834079.9003	Easement - access, etc. (no monument set)
P107	490982.6610	834012.5221	Easement - access, etc. (no monument set)
P108	490948.9984	833975.5513	Easement - access, etc. (no monument set)
P109	490875.1979	834042.9898	Easement - access, etc. (no monument set)
P110	490786.7976	834070.1384	Easement - access, etc. (no monument set)
P111	490631.2406	834047.5102	Easement - access, etc. (no monument set)
P115	490000.5484	834397.8817	Easement - access, etc. (no monument set)
P116	489996.4013	834469.0629	Easement - access, etc. (no monument set)
P117	489969.4664	834514.1607	Easement - access, etc. (no monument set)
P120	489999.1583	834369.0967	Easement - ped/bike (no monument set)
P121	490024.6554	834384.3250	Easement - ped/bike (no monument set)
P122	490024.9799	834466.2788	Easement - ped/bike (no monument set)
P123	489927.1013	834630.1594	Easement - ped/bike (no monument set)
P124	489834.2088	834785.6915	Easement - ped/bike (no monument set)
P130	490533.0064	834014.6431	Easement - storm water (no monument set)
P131	490449.4723	834025.7008	Easement - storm water (no monument set)
P132	490297.4771	833934.9208	Easement - storm water (no monument set)
P133	490288.3222	833936.4405	Easement - storm water (no monument set)
P134	490265.6511	833922.9013	Easement - storm water (no monument set)
P140	489853.2840	834797.0843	Easement - storm water (no monument set)
P141	489872.4821	834792.2435	Easement - storm water (no monument set)
P142	489907.8643	834813.3757	Easement - storm water (no monument set)
P143	489930.7523	834843.3527	Easement - storm water (no monument set)
P144	490014.2752	834893.2372	Easement - storm water (no monument set)
P145	490037.3495	834854.6034	Easement - storm water (no monument set)
P146	490044.5517	834858.9049	Easement - storm water (no monument set)
P147	490038.5869	834907.7575	Easement - storm water (no monument set)
P148	490020.0419	834938.8079	Easement - storm water (no monument set)
P149	489980.3940	834955.1442	Easement - storm water (no monument set)
P150	489914.5173	834938.2725	Easement - storm water (no monument set)
P151	489857.8231	834906.1535	Easement - storm water (no monument set)
P152	489814.2274	834863.0110	Easement - storm water (no monument set)
P153	489811.2716	834839.6975	Easement - storm water (no monument set)
P154	489833.7864	834802.0006	Easement - storm water (no monument set)
P200	490969.8113	833998.4096	Easement - gas main (approx - see notes) (no monument set)
P201	490941.7733	834035.5549	Easement - gas main (approx - see notes) (no monument set)
P202	490821.8200	834235.8200	Easement - gas main (approx - see notes) (no monument set)
P203	490758.3452	834347.2277	Easement - gas main (approx - see notes) (no monument set)
P204	490689.0100	834437.8900	Easement - gas main (approx - see notes) (no monument set)
P205	490549.7679	834354.8149	Easement - gas main (approx - see notes) (no monument set)
P206	490391.4430	834261.6621	Easement - gas main (approx - see notes) (no monument set)
P207	490238.7700	834173.5964	Easement - gas main (approx - see notes) (no monument set)
P208	490198.8000	834154.5000	Easement - gas main (approx - see notes) (no monument set)
P209	490059.9100	834304.6805	Easement - gas main (approx - see notes) (no monument set)
P210	489990.2002	834391.7012	Easement - gas main (approx - see notes) (no monument set)
P211	489887.6793	834563.3545	Easement - gas main (approx - see notes) (no monument set)
P212	489870.1300	834586.7830	Easement - gas main (approx - see notes) (no monument set)
P213	489693.1838	834888.5765	Easement - gas main (approx - see notes) (no monument set)
P214	489797.0620	834945.7158	Easement - gas main (approx - see notes) (no monument set)
P215	489795.4515	834948.6389	Easement - gas main (approx - see notes) (no monument set)
P216	489754.4265	835023.0963	Easement - gas main (approx - see notes) (no monument set)





# Dane County Certified Survey Map No. \_\_\_\_\_

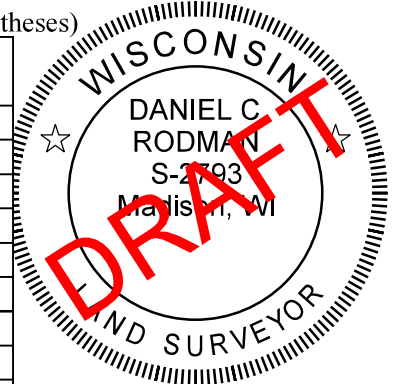
Lots 1 and 2 of Certified Survey Map No. 2030, and unplatted lands in the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, and the SW1/4 of the SE1/4, of Section 5, T7N R10E, in the City of Madison, Dane County, WI

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)				
<b>P08</b>	<b>P10</b>	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")
<b>P18</b>	<b>P21</b>	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"
<b>P22</b>	<b>P28</b>	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	P100	N59°09'07"W (N59°30'45"W)	31.56 ft				
P100	P25	N59°09'07"W (N59°30'45"W)	388.87 ft				
P25	P93	N59°09'07"W (N59°30'45"W)	207.62 ft				
P93	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				
<b>P28</b>	<b>P31</b>	N30°50'53"E (N29°32'E)	265.93 ft				
<b>P28</b>	<b>P30</b>	N30°50'53"E (N29°32'E)	242.89 ft				
P30	P31	N30°50'53"E (N29°32'E)	23.03 ft				
<b>P31</b>	<b>P33</b>	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				
<b>P39</b>	<b>P43</b>	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	120.99 ft				
P83	P97	S08°16'35"W	82.04 ft				
P97	P98	S25°26'16"E	105.46 ft	95.00 ft	Left	111.80 ft	67°25'42"
P98	P99	S59°09'07"E	703.81 ft				
P99	P88	S30°50'53"W	235.70 ft				
P88	P89	N59°09'07"W	121.31 ft				
P89	P90	N30°50'53"E	8.89 ft				
P90	P91	N59°09'07"W	55.34 ft				
P91	P92	S89°46'23"W	70.55 ft				
P92	P93	S30°50'53"W	18.48 ft				
P93	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	69.88 ft				
P84	P85	S59°09'07"E	885.34 ft				
P85	P86	S06°19'02"E	114.90 ft				
P86	P87	S30°50'53"W	327.83 ft				
P87	P88	N59°09'07"W	181.16 ft				
P88	P99	N30°50'53"E	235.70 ft				
P99	P98	N59°09'07"W	703.81 ft				
P98	P97	N25°26'16"W	105.46 ft	95.00 ft	Right	111.80 ft	67°25'42"
P97	P83	N08°16'35"E	82.04 ft				

## LINE & CURVE TABLE - NEW LOT 3

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
P05	P10	S88°28'03"E	315.25 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	P100	S19°44'08"W	254.78 ft	1492.90 ft	Right	255.09 ft	9°47'24"
P100	P93	N59°09'07"W	596.48 ft				
P93	P92	N30°50'53"E	18.48 ft				
P92	P91	N89°46'23"E	70.55 ft				
P91	P90	S59°09'07"E	55.34 ft				
P90	P89	S30°50'53"W	8.89 ft				
P89	P87	S59°09'07"E	302.47 ft				
P87	P86	N30°50'53"E	327.83 ft				
P86	P85	N06°19'02"W	114.90 ft				
P85	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	P05	N47°40'54"E	117.44 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	P100	N59°09'07"W	77.02 ft				
P100	P18	N19°44'08"E	254.78 ft	1492.90 ft	Left	255.09 ft	9°47'24"

## LINE TABLE - NEW OUTLOT 2

From	To	Bearing	Distance
P05	P06	N47°40'54"E	44.61 ft
P06	P07	S57°58'14"E	27.81 ft
P07	P08	N89°42'53"E	258.45 ft
P08	P10	S00°17'010"E	25.00 ft
P10	P05	N88°28'03"W	315.25 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

Easement map & details on Sheets 4 & 5

## LINE & CURVE TABLE - NEW ACCESS, ETC. EASEMENT OVER LOT 3 FROM FAIR OAKS AVE:

From	To	Bearing	Distance	Radius	Curve Direc.	Arc Length	Central Angle
Tie:							
P05	P107	S47°40'54"W	53.16 ft				
Easement							
P107	P108	S47°40'54"W	50.00 ft				
P108	P109	S42°25'15"E	99.97 ft				
P109	P110	S17°04'20"E	92.48 ft	108.00 ft	Right	95.56 ft	50°41'50"
P110	P111	S08°16'35"W	157.19 ft				
P111	P83	N75°52'05"E	54.08 ft				
P83	P105	N08°16'35"E	136.58 ft				
P105	P106	N17°04'20"W	135.29 ft	158.00 ft	Left	139.80 ft	50°41'51"
P106	P107	N42°25'15"W	99.88 ft				

## LINE TABLE - NEW ACCESS, ETC. EASEMENT OVER LOT 3 BY SUGAR AVE:

From	To	Bearing	Distance
P92	P115	S30°50'47"W	2.52 ft
P115	P116	S86°39'56"E	71.30 ft
P116	P117	S59°09'07"E	52.53 ft
P117	P90	N30°50'53"E	6.00 ft
P90	P91	N59°09'07"W	55.34 ft
P91	P92	S89°46'23"W	70.55 ft

## LINE TABLE - NEW PED/BIKE EASEMENT FROM SUGAR AVE:

From	To	Bearing	Distance
P93	P120	N59°09'07"W	24.00 ft
P120	P121	N30°50'53"E	29.70 ft
P121	P122	N89°46'23"E	81.95 ft
P122	P123	S59°09'07"E	190.88 ft
P123	P124	S59°09'07"E	181.16 ft
P124	P87	S30°50'53"W	26.00 ft
P87	P88	N59°09'07"W	181.16 ft
P88	P89	N59°09'07"W	121.31 ft
P89	P90	N30°50'53"E	8.89 ft
P90	P91	N59°09'07"W	55.34 ft
P91	P92	S89°46'23"W	70.55 ft
P92	P93	S30°50'53"W	18.48 ft

## LINE TABLE - NEW STORM WATER EASEMENT (EAST)

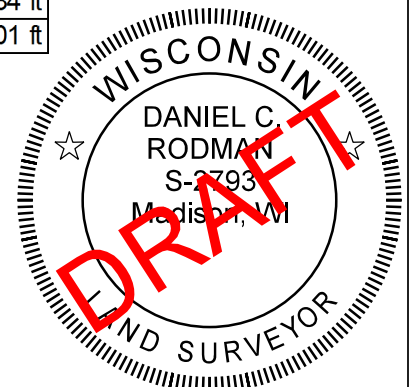
From	To	Bearing	Distance
Ties:			
P140	P87	S30°50'53"W	48.22 ft
P147	P86	N30°50'53"E	63.78 ft
Easement:			
P140	P141	N14°09'08"W	19.80 ft
P141	P142	N30°50'53"E	41.21 ft
P142	P143	N52°38'15"E	37.72 ft
P143	P144	N30°50'53"E	97.29 ft
P144	P145	N59°09'07"W	45.00 ft
P145	P146	N30°50'52"E	8.39 ft
P146	P147	S83°02'20"E	49.22 ft
P147	P148	S59°09'07"E	36.17 ft
P148	P149	S22°23'36"E	42.88 ft
P149	P150	S14°21'55"W	68.00 ft
P150	P151	S29°31'58"W	65.16 ft
P151	P152	S44°42'02"W	61.33 ft
P152	P153	S82°46'28"W	23.50 ft
P153	P154	N59°09'07"W	43.91 ft
P154	P140	N14°09'07"W	20.11 ft

## LINE TABLE - NEW STORM WATER EASEMENT (WEST)

From	To	Bearing	Distance
P31	P130	N79°07'60"E	16.00 ft
P130	P131	S07°32'26"E	84.26 ft
P131	P132	S30°50'53"W	177.04 ft
P132	P133	S09°25'30"E	9.28 ft
P133	P134	S30°50'44"W	26.41 ft
P134	P28	N59°09'07"W	70.27 ft
P28	P31	N30°50'53"E	265.93 ft

## LINE TABLE - NEW GAS MAIN EASEMENT CENTERLINE (easement centered on pipe; dimensions approximate per markings):

From	To	Bearing	Distance
Ties:			
P200	P05	N47°40'54"E	72.24 ft
P205	P84	N59°09'07"W	217.92 ft
P206	P98	N59°09'07"W	140.45 ft
P210	P93	S30°50'56"W	3.90 ft
P215	P100	S22°15'24"W	123.67 ft
P216	P22	S26°02'19"W	125.68 ft
Easement:			
P200	P201	S52°57'14"E	46.54 ft
P201	P202	S59°04'46"E	233.44 ft
P202	P203	S60°19'39"E	128.22 ft
P203	P204	S52°35'33"E	114.14 ft
P204	P205	S30°49'17"W	162.14 ft
P205	P206	S30°28'16"W	183.70 ft
P206	P207	S29°58'39"W	176.25 ft
P207	P208	S25°32'13"W	44.30 ft
P208	P209	S47°14'12"E	204.56 ft
P209	P210	S51°18'10"E	111.50 ft
P210	P211	S59°09'07"E	199.94 ft
P211	P212	S53°09'53"E	29.27 ft
P212	P213	S59°36'58"E	349.84 ft
P213	P214	N28°48'48"E	118.56 ft
P214	P215	S61°08'50"E	3.34 ft
P215	P216	S61°08'45"E	85.01 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

## OWNER'S CERTIFICATE - CITY

The City of Madison, a Wisconsin 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 Wisconsin municipal corporation caused the land described herein to be surveyed, divided, mapped and dedicated as represented hereon. Said Wisconsin 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

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 COMMON COUNCIL CERTIFICATE

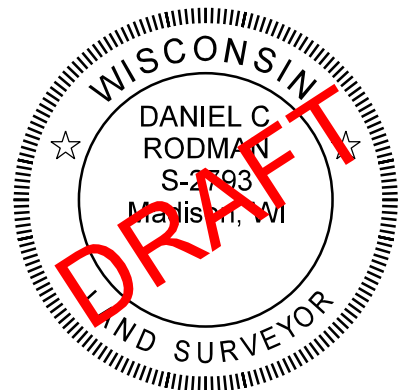
Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on \_\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

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

## CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Natalie Erdman, Interim Secretary of the 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