

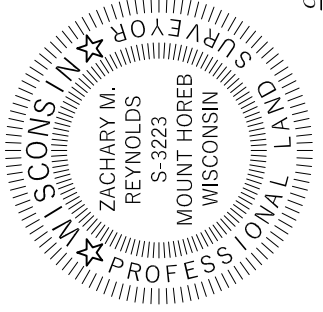
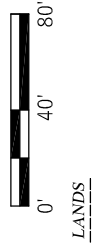
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF ALL OF LOT 3 AND PART OF LOT 4, CERTIFIED SURVEY MAP NO. 3534 RECORDED IN VOLUME 14 OF CERTIFIED SURVEYS ON PAGES 122-123 AS DOCUMENT NO. 1676732, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

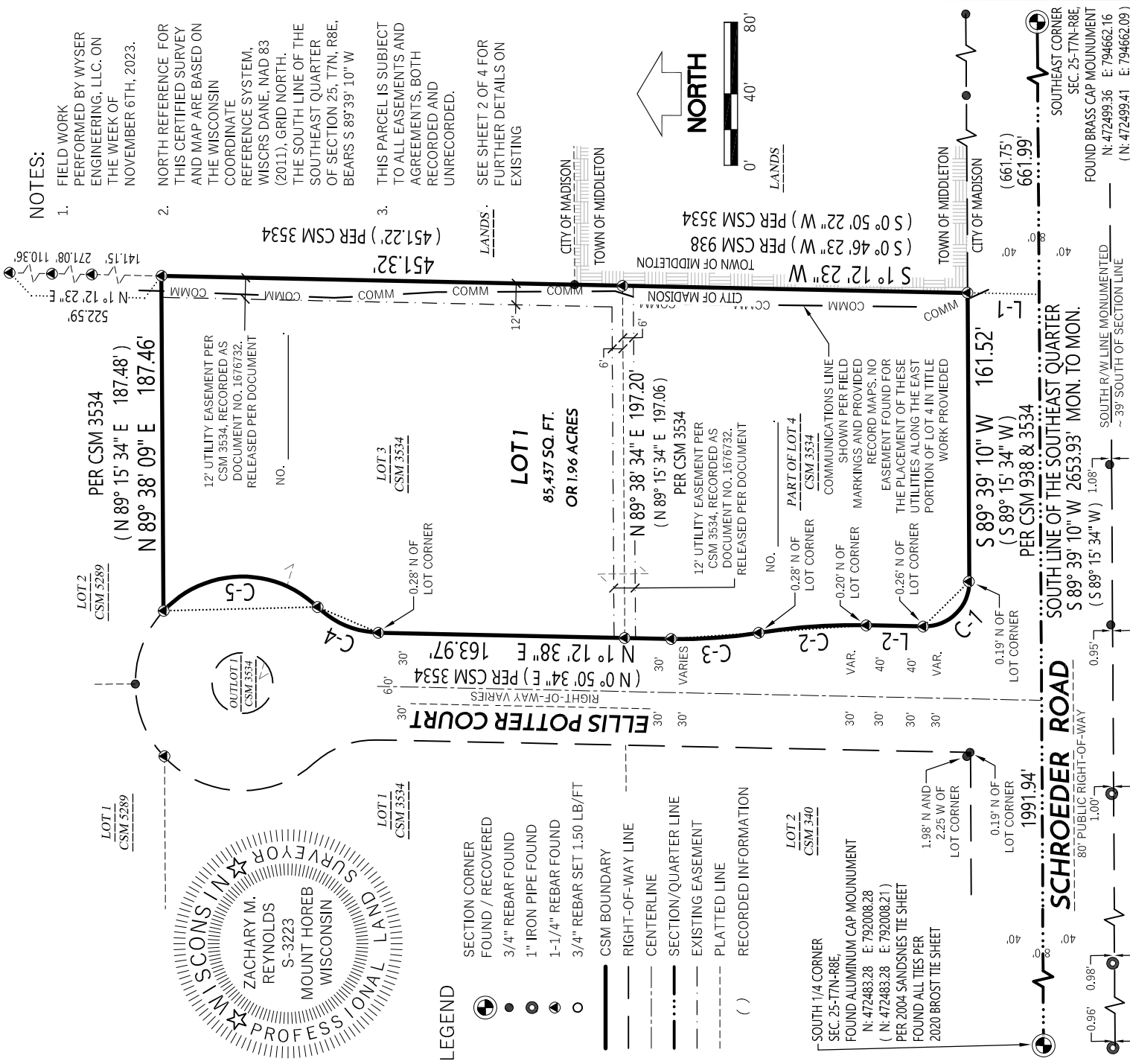
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF NOVEMBER 6TH, 2023.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T7N, R8E, BEARS S 89° 39' 10" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON EXISTING



**LEGEND**

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- EXISTING EASEMENT
- PLATTED LINE
- RECORDED INFORMATION



CURVE TABLE						
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C-1	39.95'	25.00'	91° 33' 28"	N 44° 34' 06" W	35.83'	S 89° 39' 10" W N 1° 12' 38" E
( )	39.96'		91° 34' 55"	N 44° 56' 56" W	35.84'	S 89° 15' 34" W N 0° 50' 34" E
C-2	60.33'	330.00'	10° 28' 31"	N 4° 01' 38" W	60.25'	N 1° 12' 38" E N 9° 15' 54" W
( )	49.37'	270.00'	10° 28' 35"	N 4° 23' 42" W	49.30'	N 0° 50' 34" E N 9° 37' 58" W
C-3	37.84'	50.00'	43° 21' 45"	N 22° 53' 31" E	36.94'	N 1° 12' 38" E N 44° 34' 23" E
( )	37.83'	60.00'	43° 20' 30"	N 22° 30' 49" E	36.93'	N 0° 50' 34" E N 44° 11' 10" E
C-4	96.28'	60.00'	91° 56' 23"	N 1° 23' 48" W	86.28'	N 44° 34' 23" E N 47° 21' 59" W
(*)	96.44'	60.00'	92° 05' 30"	N 1° 51' 41" W	86.39'	N 44° 11' 10" E N 47° 54' 33" W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	N 1° 12' 23" E	40.01'
(**)	N 0° 46' 23" E	
L-2	N 1° 12' 38" E	32.00'
( )	N 0° 50' 34" E	

( ) PER DOCUMENT NO. 1688374  
 (\*\*) PER CSM 231, 340, & 938

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300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

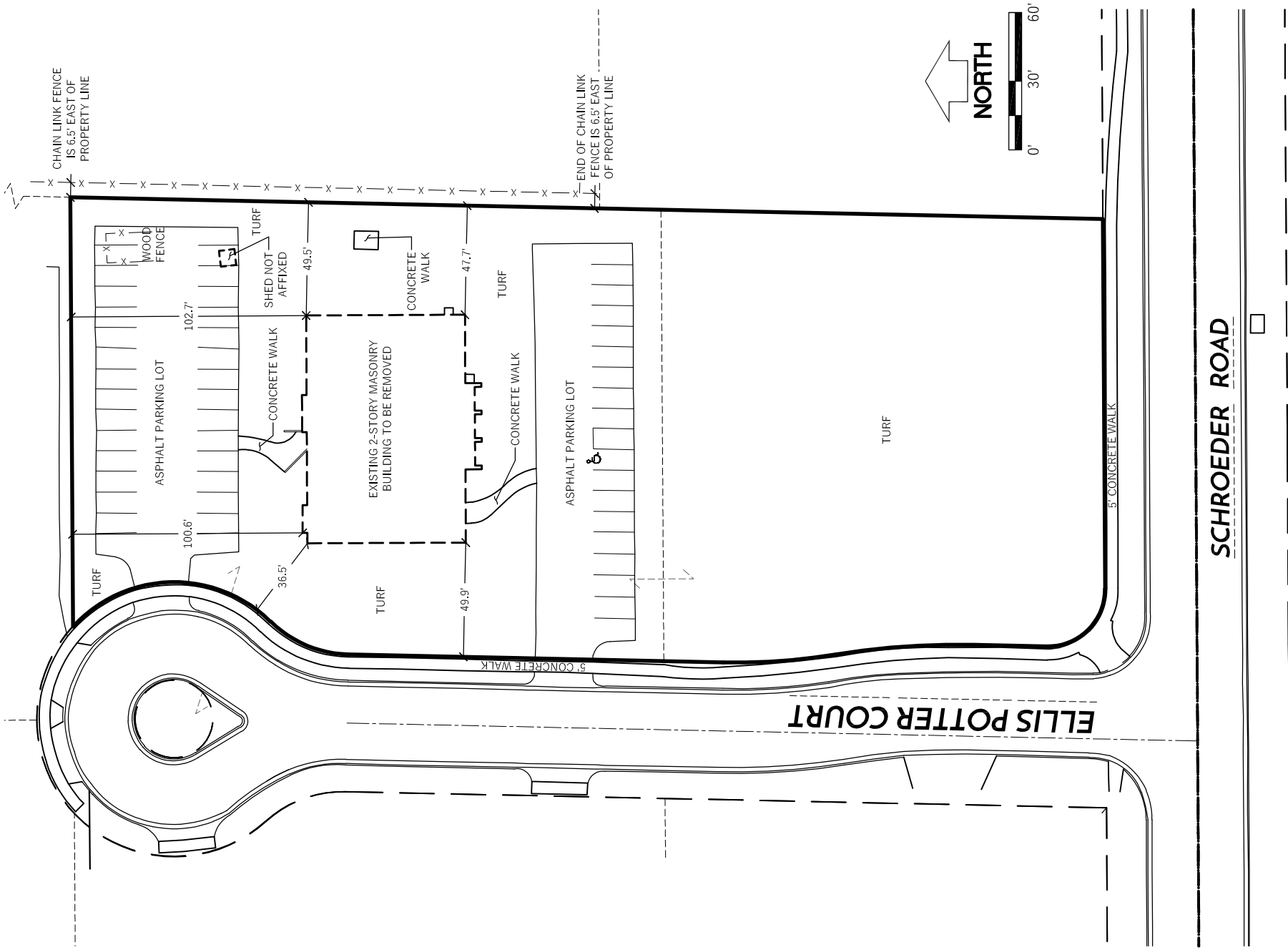
PREPARED FOR:  
HORIZON DEVELOPMENT GROUP, INC.  
5201 E. TERRACE DR., #300  
MADISON, WI 53718

SURVEYED BY: MSM  
DRAWN BY: ZMR  
CHECKED BY: MSM  
APPROVED BY: ZMR

PROJECT NO: 231149  
SHEET NO: 1 of 4

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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CURVE TABLE

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### LEGAL DESCRIPTION

A CONSOLIDATION OF ALL OF LOT 3 AND PART OF LOT 4, CERTIFIED SURVEY MAP NO. 3534 RECORDED IN VOLUME 14 OF CERTIFIED SURVEYS ON PAGES 122-123 AS DOCUMENT NO. 1676732, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

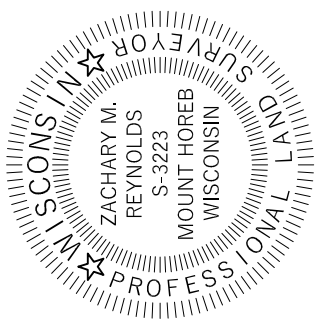
COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 25, THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, 661.99 FEET; THENCE, NORTH 01 DEGREES 12 MINUTES 23 SECONDS EAST, 40.01 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 4; BEING A POINT ON THE NORTH RIGHT-OF-WAY OF SCHROEDER ROAD AND AND THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH RIGHT-OF-WAY LINE OF SCHROEDER ROAD, SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, 161.52 FEET TO THE START OF A TANGENT CURVE; THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, 39.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS NORTH 44 DEGREES 34 MINUTES 06 SECONDS WEST, 35.83 FEET TO A POINT OF TANGENT AND A POINT ON THE EAST RIGHT-OF-WAY OF ELLIS POTTER COURT; THENCE, ALONG SAID EAST RIGHT-OF-WAY OF ELLIS POTTER COURT FOR THE NEXT SIX COURSES, NORTH 01 DEGREE 12 MINUTES 38 SECONDS EAST, 32.00 FEET TO THE START OF A TANGENT CURVE; THENCE 60.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THE CHORD BEARS NORTH 04 DEGREES 01 MINUTES 38 SECONDS WEST, 60.25 FEET TO A POINT OF REVERSE CURVE; THENCE 49.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, THE CHORD BEARS NORTH 04 DEGREES 01 MINUTES 38 SECONDS WEST, 49.30 FEET TO THE POINT OF TANGENT; THENCE, NORTH 01 DEGREE 12 MINUTES 38 SECONDS EAST, 163.97 FEET TO THE START OF A TANGENT CURVE; THENCE 37.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE CURVE BEARS NORTH 22 DEGREES 53 MINUTES 31 SECONDS EAST, 36.94 FEET TO A POINT OF REVERSE CURVE; THENCE 96.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THE CHORD BEARS NORTH 01 DEGREE 23 MINUTES 48 SECONDS WEST, 86.28 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, NORTH 89 DEGREES 38 MINUTES 09 SECONDS EAST, 187.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 AND THEN AFORESAID LOT 4, SOUTH 01 DEGREES 12 MINUTES 23 SECONDS WEST, 451.32 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 85,437 SQUARE FEET OR 1.96 ACRES.

### SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF JOSEPH GALLINA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON 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 AND DANE COUNTY, WISCONSIN.



ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

### OWNER'S CERTIFICATE

BR15 REAL ESTATE LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
AUTHORIZED MEMBER  
BR15 REAL ESTATE LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE

NAMED AUTHORIZED MEMBER OF BR15 REAL ESTATE LLC, \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



PREPARED BY:  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
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5201 E. TERRACE DR., #300  
MADISON, WI 53718

SURVEYED BY: MAL  
DRAWN BY: ZMR  
CHECKED BY: MSM  
APPROVED BY: ZMR

PROJECT NO: 231149  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

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**CONSENT OF MORTGAGEE**

\_\_\_\_\_, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED BANKING ASSOCIATION, \_\_\_\_\_, AUTHORIZED MEMBER,

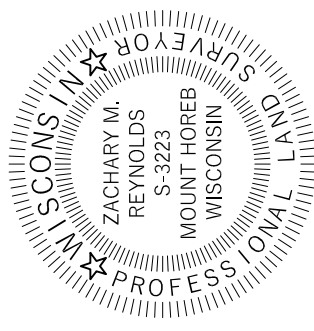
\_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**MADISON COMMON COUNCIL CERTIFICATE**

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON



**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

MATTHEW WACHTER, \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY OF THE PLAN COMMISSION



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PROJECT NO: 231149  
SHEET NO: 4 of 4

OFFICE OF THE REGISTER OF DEEDS  
\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20 \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS