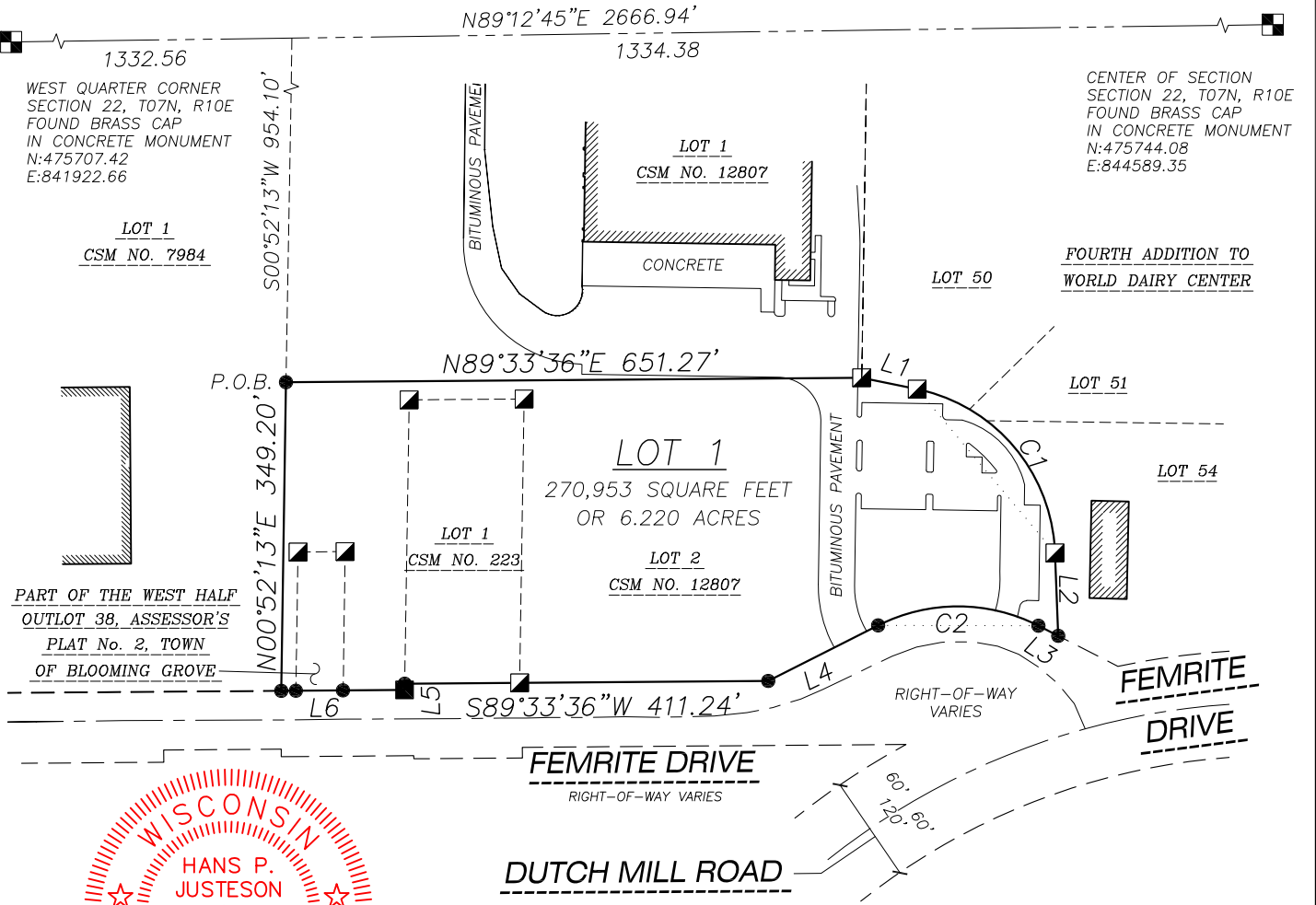


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE WEST HALF OF OUTLOT 38, ASSESSOR'S PLAT No. 2, TOWNSHIP OF BLOOMING GROVE AND LOT 1, CERTIFIED SURVEY MAP NO. 223 AND LOT 2, CERTIFIED SURVEY MAP NO. 12807, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING

NOTES

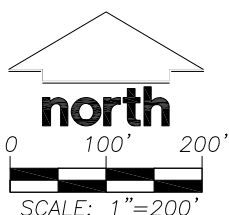
1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON DECEMBER 02, 2015.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP MARKING THE CENTER OF SECTION 22, T07N, R10E, ELEVATION = 863.70'
4. SEE PAGE 2 OF 4 FOR EASEMENTS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S78°26'13"E	64.01'
L2	S02°17'14"E	93.98'
L3	N62°57'00"W	25.22'
L4	S63°11'14"W	139.30'
L5	S00°54'46"W	6.97'
L6	S89°33'44"W	139.48'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	260.95'	196.00'	153.91	76°16'59"	242.10'	S40°04'37"E
C2	188.14'	200.13'	101.67	53°51'43"	181.28'	N89°52'52"W



PREPARED BY:
JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:
 CERTCO, INC
 5321 VERONA ROAD
 MADISON, WI 53711

PROJECT NO: 15-7075
 FILE NO: B-300
 FIELDBOOK/PG: -
 SHEET NO: 1 OF 3

SURVEYED BY: MAD
 DRAWN BY: ZMR
 CHECKED BY: TJB
 APPROVED BY: HPJ

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

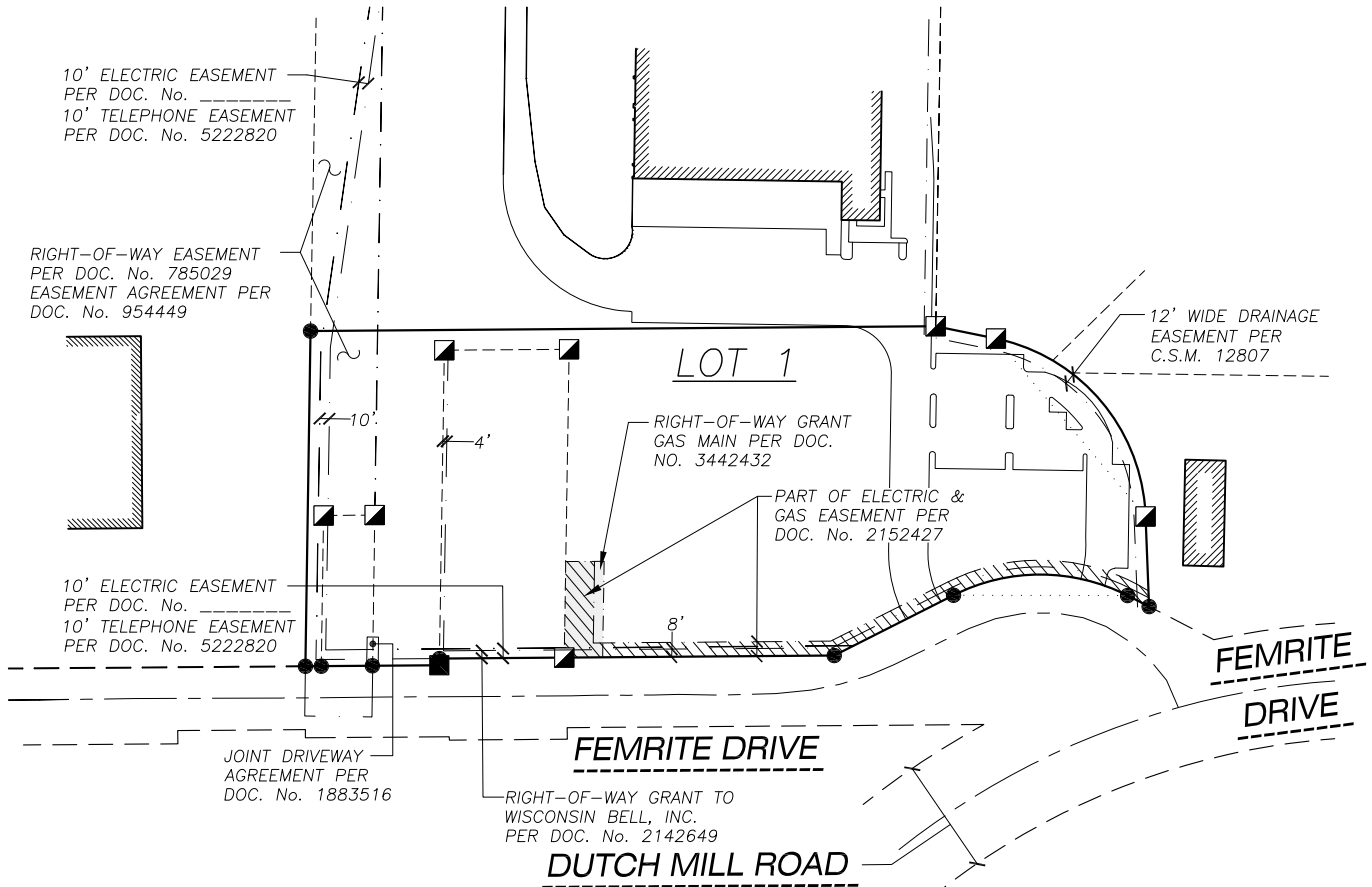
File: I:\2015\157075\DWG\157075-CSM.dwg Layout: CSM 1 of 4 User: jk Plotted: Apr 22, 2016 - 2:33pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

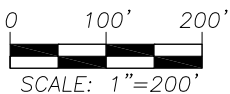
PART OF THE WEST HALF OF OUTLOT 38, ASSESSOR'S PLAT No. 2, TOWNSHIP OF BLOOMING GROVE AND LOT 1, CERTIFIED SURVEY MAP NO. 223 AND LOT 2, CERTIFIED SURVEY MAP NO. 12807, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS



NOTES

1. RIGHT-OF-WAY CONTRACT, RECORDED JUNE 4, 1949 AS DOCUMENT No. 785029.
2. EASEMENT AGREEMENT, RECORDED MARCH 13, 1958 AS DOCUMENT No. 954449.
3. AGREEMENT AND STIPULATION, RECORDED OCTOBER 25, 1976 AS DOCUMENT No. 1492313.
4. JOINT DRIVEWAY AGREEMENT, RECORDED JUNE 11, 1985 AS DOCUMENT No. 1883516.
5. RIGHT-OF-WAY CONTRACT, TO MICHIGAN-WISCONSIN PIPE LINE COMPANY, RECORDED AUGUST 10, 1949 AS DOCUMENT No. 784407. RE-RECORDED JUNE 30, 1949 AS DOCUMENT No. 785971.
6. RIGHT-OF-WAY GRANT, TO WISCONSIN BELL, INC., RECORDED MAY 30, 1989 AS DOCUMENT No. 2142649.
7. AT&T - WISCONSIN NON-EXCLUSIVE EASEMENT, RECORDED MARCH 28, 2016 AS DOCUMENT No. 5222820.
8. THIS PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS FOR LOT 1 AND 2 OF CERTIFIED SURVEY MAP No. 12807, DOCUMENT No. 4614130.
9. RIGHT-OF-WAY GRANT TO WISCONSIN BELL, INC., RECORDED MARCH 31, 1989, AS DOCUMENT No. 2133196.
10. RIGHT-OF-WAY GRANT TO MADISON GAS & ELECTRIC COMPANY, RECORDED JULY 26, 1989 AS DOCUMENT No. 2152427.
11. RIGHT-OF-WAY GRANT TO MADISON GAS & ELECTRIC COMPANY, RECORDED FEBRUARY 06, 2002 AS DOCUMENT No. 3442432.
12. THIS PROPERTY IS SUBJECT TO A DECLARATION OF RECIPROCAL EASEMENT, RECORDED NOVEMBER 24, 2009 AS DOCUMENT No. 4614129.
13. THIS PROPERTY IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, RECORDED AUGUST 22, 2007 AS DOCUMENT No. 4347589.
14. THIS PROPERTY IS SUBJECT TO A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, RECORDED NOVEMBER 09, 2009 AS DOCUMENT No. 4609813.
15. THIS PROPERTY IS SUBJECT TO A PLANNED COMMERCIAL SITE PLAN AND RECIPROCAL LAND USE AGREEMENT, RECORDED NOVEMBER 24, 2009 AS DOCUMENT No. 4614131.
16. THIS PROPERTY IS SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS, RECORDED APRIL 04, 2010 AS DOCUMENT No. 4648515.
17. THIS PROPERTY IS SUBJECT TO A DECLARATION OF CONDITIONS AND COVENANTS, RECORDED NOVEMBER 04, 2010 AS DOCUMENT No. 4710081.
18. INGRESS EGRESS EASEMENT, RECORDED NOVEMBER 29, 2007 AS DOCUMENT No. 4377506.



PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CERTCO, INC 5321 VERONA ROAD MADISON, WI 53711	PROJECT NO: <u>15-7075</u> FILE NO: <u>B-300</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: <u>MAD</u> DRAWN BY: <u>ZMR</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>HPJ</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE WEST HALF OF OUTLOT 38, ASSESSOR'S PLAT No. 2, TOWNSHIP OF BLOOMING GROVE AND LOT 1, CERTIFIED SURVEY MAP NO. 223 AND LOT 2, CERTIFIED SURVEY MAP NO. 12807, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE WEST HALF OF OUTLOT 38, ASSESSOR'S PLAT No. 2, TOWNSHIP OF BLOOMING GROVE AND LOT 1, CERTIFIED SURVEY MAP NO. 223 AND LOT 2, CERTIFIED SURVEY MAP NO. 12807, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 12 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, 1332.56 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 13 SECONDS WEST, 954.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 33 MINUTES 36 SECONDS EAST, 651.27 FEET; THENCE SOUTH 78 DEGREES 26 MINUTES 13 SECONDS EAST, 64.01 FEET; THENCE ON A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 196.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 40 DEGREES 04 MINUTES 37 SECONDS EAST, 242.10 FEET; THENCE, SOUTH 02 DEGREES 17 MINUTES 14 SECONDS EAST, 93.98 FEET; THENCE NORTH 62 DEGREES 57 MINUTES 00 SECONDS WEST, 25.22 FEET; THENCE ON A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 200.13 FEET, AND WHOSE LONG CHORD BEARS NORTH 89 DEGREES 52 MINUTES 52 SECONDS WEST, 181.28 FEET; THENCE SOUTH 63 DEGREES 11 MINUTES 14 SECONDS WEST, 139.30 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS WEST, 411.24 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS WEST, 6.97 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 44 SECONDS WEST, 139.48 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 13 SECONDS EAST, 349.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 270,953 SQUARE FEET OR 6.220 ACRES.

SURVEYOR'S CERTIFICATE

I, HANS P. JUSTESON, PROFESSIONAL LAND SURVEYOR S-2363, DO HEREBY CERTIFY THAT BY DIRECTION OF CERTCO, INCORPORATED, 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, DANE COUNTY, WISCONSIN.



HANS P. JUSTESON, S-2363
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

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

IN WITNESS WHEREOF, THE SAID CERTCO, INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2016.

CERTCO INCORPORATED

BY: _____

RANDAL M. SIMON, PRESIDENT
CERTCO, INCORPORATED

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED CERTCO, INCORPORATED,
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

CERTCO, INC
5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 15-7075

FILE NO: B-300

FIELDBOOK/PG: -

SHEET NO: 3 OF 4

SURVEYED BY: MAD

DRAWN BY: ZMR

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE WEST HALF OF OUTLOT 38, ASSESSOR'S PLAT No. 2, TOWNSHIP OF BLOOMING GROVE AND LOT 1, CERTIFIED SURVEY MAP NO. 223 AND LOT 2, CERTIFIED SURVEY MAP NO. 12807, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2016.

SECRETARY,
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS _____ DAY OF _____, 2016.

CITY CLERK
CITY OF MADISON, DANE COUNTY WISCONSIN



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20__ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____
REGISTER OF DEEDS

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
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PREPARED FOR:
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5321 VERONA ROAD
MADISON, WI 53711

PROJECT NO: 15-7075
FILE NO: B-300
FB/PG: -
SHEET NO: 4 OF 4

SURVEYED BY: MAD
DRAWN BY: ZMR
CHECKED BY: TJB
APPROVED BY: HPJ