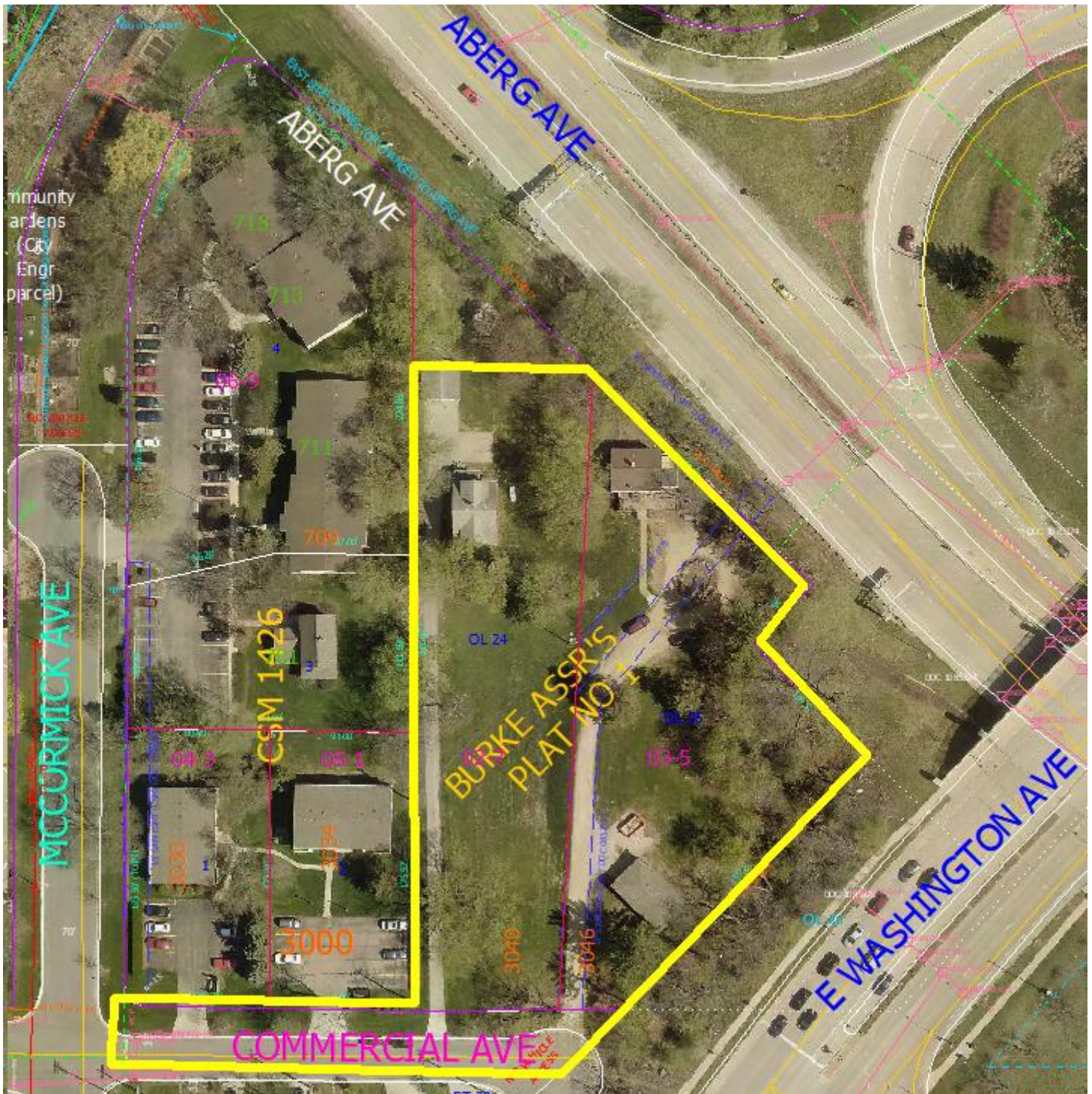


3040-3046 Commercial Ave Future Phase

Project No. 13272

Contract No. 8979

Project Location Map and Right of Way Work



Future Right of Way Work:

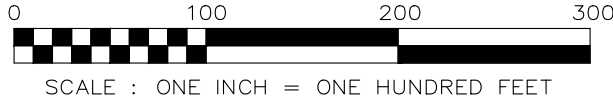
Sidewalk installation on Commercial Avenue from McCormick Avenue to the eastern project limit.

Required private utility lateral connections into public mains to serve the project.

Work shall be completed under a new developer agreement when the lot develops.

CERTIFIED SURVEY MAP No. _____

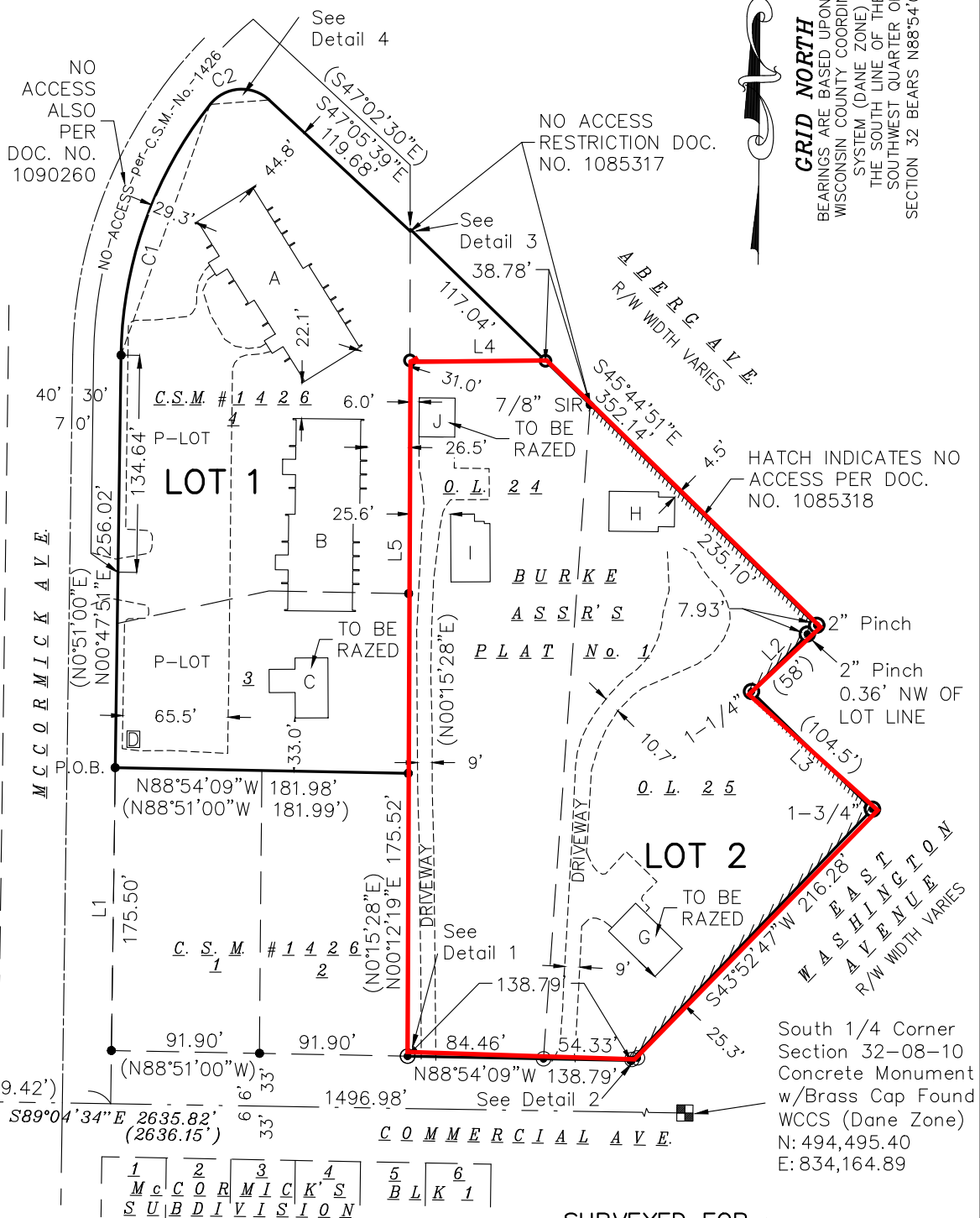
ALL OF OUTLOTS 24 AND 25, BURKE ASSESSOR'S PLAT NO. 1, AS RECORDED IN VOLUME 9 OF PLATS, ON PAGES 15-21, AS DOCUMENT NUMBER 593673, ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 1426, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 103-104, AS DOCUMENT NUMBER 1396640, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 BEARS N88°54'09"W

NOTES:

1. See Sheet 4 for building details.
2. See Sheet 2 for iron detail drawings, legend, lot line table and curve table.
3. See sheet 3 for easement details.
4. See Sheet 6 for more notes.



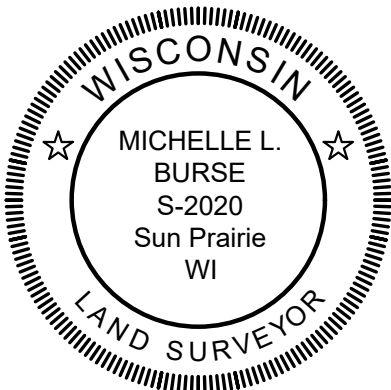
P.O.C.
 Southwest Corner Section 32-08-10
 Computed location from ties
 WCCS (Dane Zone)
 N: 494,537.89 E: 831,529.32

MON TO MON S89°04'34"E 2635.82'
 (2636.15')

South 1/4 Corner
 Section 32-08-10
 Concrete Monument
 w/Brass Cap Found
 WCCS (Dane Zone)
 N: 494,495.40
 E: 834,164.89

LOT AREA TABLE

LOT	SQUARE FEET	ACRES
1	72,045	1.6539
2	88,629	2.0346



SURVEYED FOR :
 AUGUSTA REALTY, INC.
 1609 MONROE STREET
 MADISON, WISCONSIN 53713

SURVEYED BY :
Burse
 surveying & engineering Inc.
 2801 International Ln, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@BSE-INC.net
 www.bursesurveyengr.com

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: August 04, 2020
 Plot View: csm
 \BSE428\CSM 2019\CSBSE428.dwg