



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

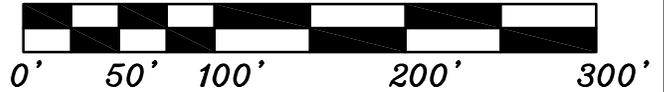
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SW 1/4 of Section 26, T7N, R10E, City of Madison, Dane County, Wisconsin

### PREPARED FOR:

TIM NEITZEL - OWNER  
C/O: CARLSON BLACK  
O'CALLAGHAN & BATTENBERG LLP  
222 W. WASHINGTON AVE  
MADISON, WI 53703

SCALE 1" = 100'



W 1/4 COR.  
FD. ALUM. CAP MON.  
N. 470487.19  
E. 847208.53  
(N. 470487.21)  
(E. 847208.57)

M A R S H R O A D  
I N D U S T R I A L S U B D.  
L O T 1

(N 87°43'52" E)  
N 88°07'25" E 417.35

(N 00°33'22" W)  
(N 00°57'28" W)  
TOTAL SECTION LINE = N 00°33'29" W 2651.98

M A R S H R O A D

DEDICATED TO THE  
PUBLIC FOR ROAD R/W

N 00°33'29" W 313.03  
N 00°33'29" W 313.03

BLACKTOP 40.01'

377.34

GRAVEL

PARCEL #  
0710-263-0309-1

### LOT 1

2.21 ACRES OR  
96,337 SQ. FT.

PARCEL #  
0710-263-0308-3

DIRT MOUND

1/4" RB

S 00°35'05" E  
208.66 (208.70')

(S 00°33'22" E)

(N 00°33'22" W)  
(N 00°57'28" W)

N 00°33'29" W 313.03

M A R S H R O A D

DEDICATED TO THE  
PUBLIC FOR ROAD R/W

N 00°33'29" W 313.03

(168.69')  
168.76

S 88°08'00" W  
208.77 (208.70')

(S 88°07'27" W)

L O T 4

S 88°06'56" W  
208.73 (208.70')

(S 88°07'27" W)

104.37  
S 00°35'17" E  
(S 00°33'22" E)  
(104.37')

T R A D E S M E N  
C O M M E R C E P A R K

W.C.S.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE  
WEST LINE OF THE NW 1/4  
LINE TO BEAR N 00°33'29" W

### LEGEND

● = FOUND 1 1/4" REBAR (UNLESS NOTED)

■ = FOUND 1" PIPE

⊙ = FOUND SECTION CORNER

(##) = RECORDED AS

∅ = UTILITY POLE

-X-X- = FENCE

SW COR.  
FD. BRASS CAP MON.  
N. 467835.33  
E. 847234.36  
(N. 467835.40)  
(E. 847234.10)

### NOTES:

1.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN.

2.) THIS SURVEY WAS PREPARED WITH A 60 YEAR TITLE REPORT BY FIRST AMERICAN TITLE ORDER NO. NCS-1158798-MAD. NOTES PERTAINING TO THIS TITLE ARE CONTINUED ON SHEET 4.

DOCUMENT NO. \_\_\_\_\_

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

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

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NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW ¼ of the SW ¼ of Section 26, T7N, R10E, City of Madison, Dane County, Wisconsin

## SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW ¼ of the SW ¼ of Section 26, T7N, R10E, in the City of Madison, Dane County, Wisconsin more particularly described as follows:

Beginning at the West ¼ corner of said Section 26; thence N 88°07'25" E along the south line of Lot 11, Marsh Road Industrial Subdivision, 417.35 feet the westerly boundary of Tradesmen Commerce Park; thence along said westerly boundary for the next 4 courses, S 00°35'05" E, 208.66 feet; thence S 88°06'56" W, 208.73 feet; thence S 00°35'17" E, 104.37 feet; thence S 88°08'00" W, 208.77 feet to the west line of said NW ¼ of the SW ¼ and the centerline of Marsh Road; thence N 00°33'29" W along said west line and centerline, 313.03 feet to the point of beginning. This parcel contains 2.50 acres and is subject to a road right of way dedication of 40.00 feet over the most westerly part thereof.

Williamson Surveying and Associates, LLC  
by Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Chris W. Adams S-2748  
Professional Land Surveyor

## OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Timothy T Neitzel

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Timothy T Neitzel to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**



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## **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*TNT of McFarland, L.L.C.*

\_\_\_\_\_  
*Timothy T Neitzel*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Timothy T Neitzel to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

\_\_\_\_\_  
*Notary Public*

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*Print Name*

## **CONSENT OF MORTGAGEE:**

One Community Bank, a bank duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said One Community Bank, has caused these presents to be signed by its authorized representative listed below at \_\_\_\_\_, Wisconsin and its signature hereunto affixed on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*One Community Bank*

\_\_\_\_\_  
*Print Name & Title*

\_\_\_\_\_  
*Signature*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ its \_\_\_\_\_ of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said bank, and acknowledge that they executed the foregoing instrument as such officer as the deed of said bank, by its authority.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
*Notary Public*

\_\_\_\_\_  
*Print Name*

**SURVEYORS SEAL**



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### NOTES:

CONTINUED.....

2.) THIS PARCEL IS SUBJECT AGREEMENT & EASEMENT PER DOC. 2070240 & 5004977 FOR SEPTIC SYSTEMS THAT HAVE BEEN REMOVED. THIS PARCEL WAS ATTACHED TO THE CITY PER DOC. 5842718 & 587580.

### CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Maribeth Witzel-Behl  
City of Madison, Dane County

### CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission  
action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Steven R. Cover  
Secretary Plan Commission

### REGISTER OF DEEDS:

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

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

**SURVEYORS SEAL**