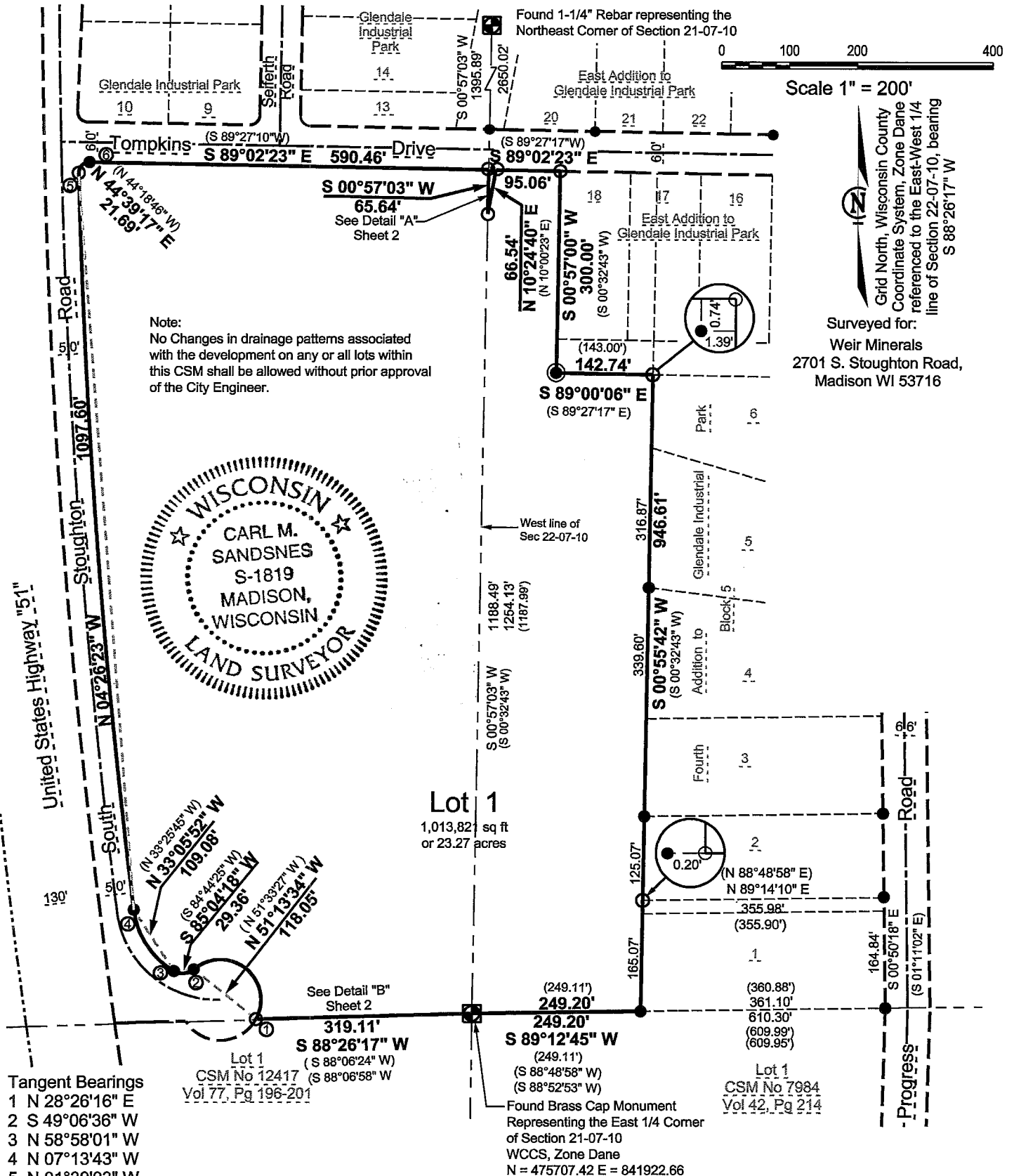


# Certified Survey Map

Part of Outlot 19, Blooming Grove Assessor's Plat #2, Lot 1 Certified Survey Map No. 6929, Vol 34, Pgs 288-290, all lying in part of the Southeast 1/4 of the Northeast 1/4 of Section 21 and part of the Southwest 1/4 of the Northwest 1/4 of Section 22, T07N, R10E, City of Madison, Dane County, Wisconsin



- Tangent Bearings**
- 1 N 28°26'16" E
  - 2 S 49°06'36" W
  - 3 N 58°58'01" W
  - 4 N 07°13'43" W
  - 5 N 01°39'03" W

**Curve Table**

Pt-Pt	Arc	Delta	Radius	Bearing	Length
01-02	166.84'	159°19'40"	60.00'	N 51°13'34" W	118.05'
02-03	31.38'	71°55'24"	25.00'	S 85°04'18" W	29.36'
03-04	112.87'	51°44'18"	125.00'	N 33°05'52" W	109.08'
04-05	1098.03'	05°34'40"	11279.16'	N 04°26'23" W	1097.60'
05-06	24.24'	92°36'40"	15.00'	N 44°39'17" E	21.69'

**LEGEND**

- 3/4" Rebar Found
- ⊙ 1" Iron Pipe Found
- 3/4" X 24" Rebar Driven  
Min. Wt. 1.13 #/ln. ft.
- ( ) Recorded As

**Royal Oak & Associates, Inc.**

3678 Kinsman Blvd  
Madison, WI 53704  
Phone (608) 274-0500  
Fax (608) 274-4530

Office Map No: 16108  
Sheet 1 of 7 Sheets

[www.royaloakengineering.com](http://www.royaloakengineering.com)

Doc No: \_\_\_\_\_  
CSM No: \_\_\_\_\_ Volume \_\_\_\_\_ Page \_\_\_\_\_

**Tompkins**

**Drive**

S 89°02'23" E  
590.46'

S 89°02'23" E  
95.06'

**Lot 1**

**Lot 1**

S 00°57'03" W  
1395.89'

S 00°57'03" W  
65.64'

Outlot 3

N 10°24'40" E  
66.54'

East line of  
Section 21-07-10  
1188.49'  
S 00°57'03" W  
(S 00°32'43" W)



Not to Scale

18  
East Addition to  
Glendale Industrial Park

Detail "A"  
Outlot 3  
East Addition to  
Glendale Industrial Park

Detail "B"  
South Line of the  
Northeast 1/4 of  
Section 21-07-10

**Lot 1**

S 88°26'17" W

319.11'

S 88°15'08" W

South Line of the Northeast 1/4  
of Section 21-07-10

2522.06'

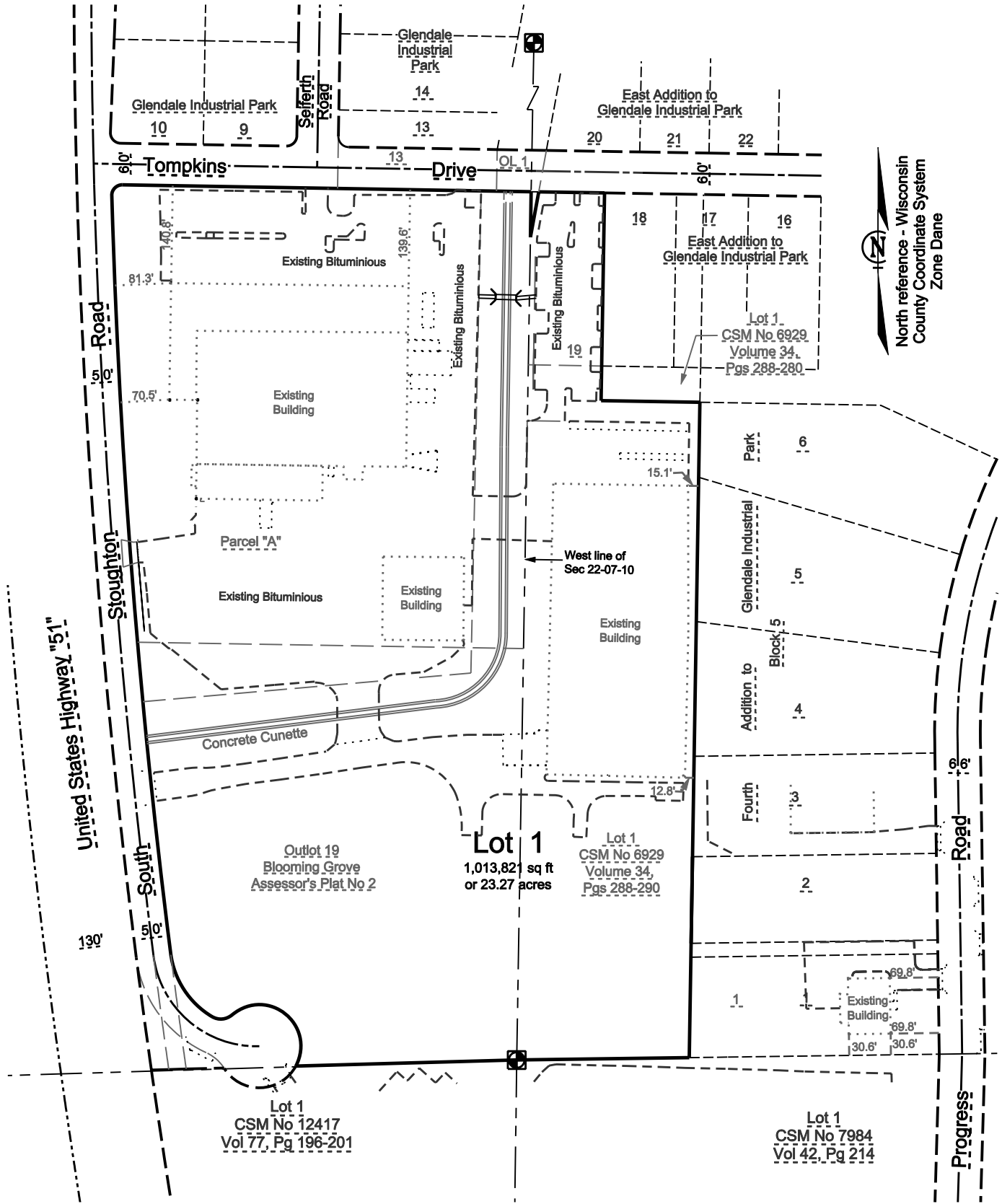
0.52'

Lot 1  
CSM No 12417  
Vol 77, Pgs 196-201

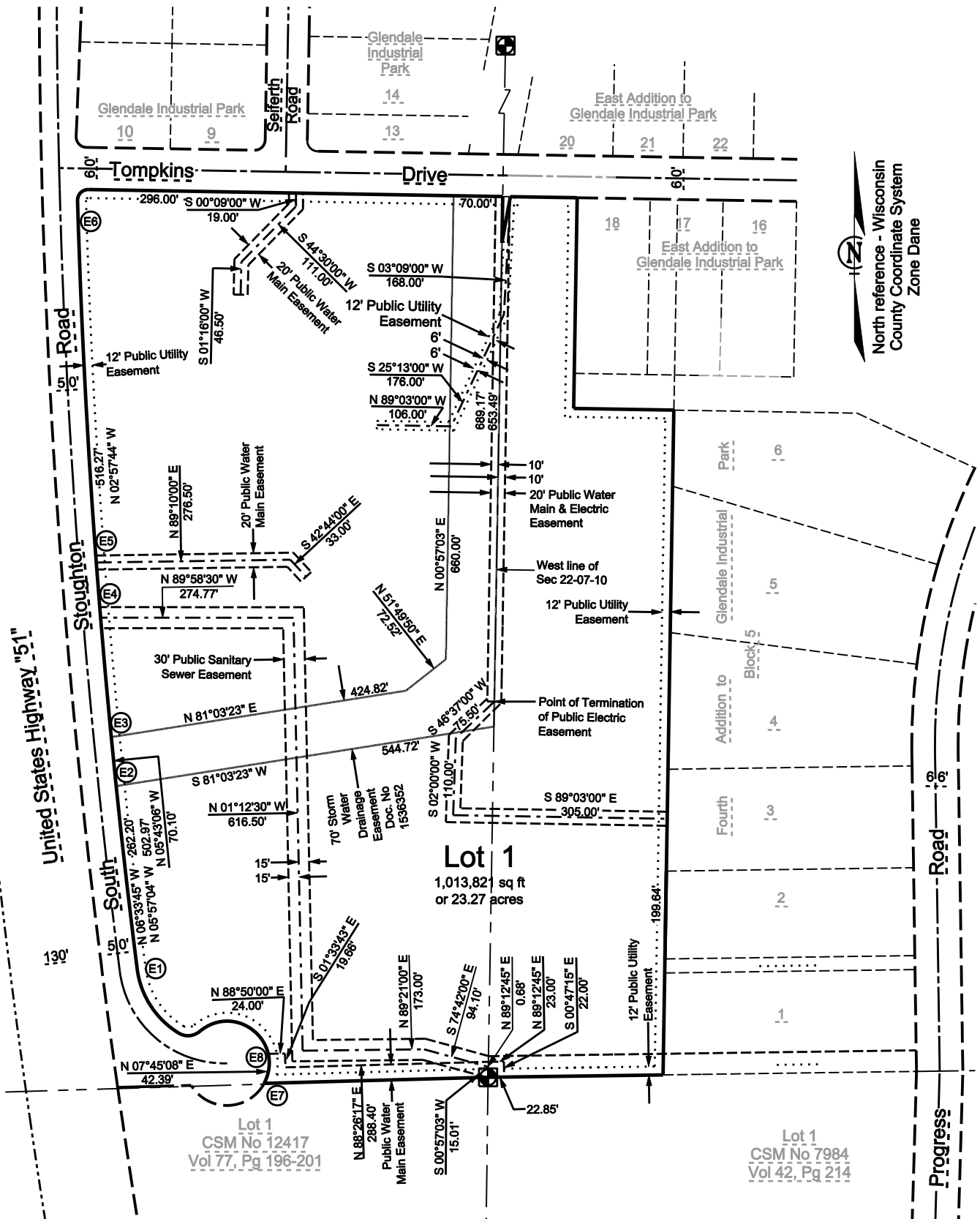


Not to Scale

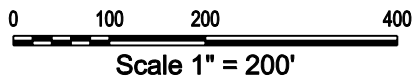
# Title Lines & Salient Features



# Public Utility Easements



North reference - Wisconsin  
County Coordinate System  
Zone Dane



Curve Table

Pt-Pt	Arc	Delta	Radius	Bearing	Length
E1-E2	262.20'	01°19'56"	11279.16'	N 06°33'45" W	262.20'
E2-E3	70.10'	00°21'22"	11279.16'	N 05°43'06" W	70.10'
E1-E4	503.00'	02°33'18"	11279.16'	N 05°57'04" W	502.97'
E5-E6	516.32'	02°37'22"	11279.16'	N 02°57'44" W	516.27'
E1-E6	1098.03'	05°34'40"	11279.16'	N 04°26'23" W	1097.60'
E7-E8	43.32'	41°22'16"	60.00'	N 07°45'08" E	42.39'

**Description:**

Part of Outlot 19, Blooming Grove Assessor's Plat #2, lying in part of the Southeast 1/4 of the Northeast 1/4 of Section 21 and Lot 1 Certified Survey Map No. 6929 in Volume 34 on Pages 288-290, lying in part of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the East 1/4 corner of said Section 21;  
Thence S 88°26'17" W, 319.11 feet, to the Easterly right-of-way of South Stoughton Frontage Road;  
Thence, along said right-of-way, being a curve to the left, having a radius of 60.00 feet and a chord bearing N 51°13'34" W, 118.05 feet;  
Thence, continuing along said right-of-way, being a curve to the right, having a radius of 25.00 feet and a chord bearing S 85°04'18" W, 29.36 feet;  
Thence, continuing along said right-of-way, being a curve to the right, having a radius of 125.00 feet and a chord bearing N 33°05'52" W, 109.08 feet;  
Thence, continuing along said right-of-way, being a curve to the right, having a radius of 11279.16 feet and chord bearing N 04°26'23" W, 1097.60 feet;  
Thence, continuing along said right-of-way, being a curve to the right, having a radius of 15.00 feet and a chord bearing N 44°39'17" E, 21.69 feet to the South right-of-way of Tompkins Drive;  
Thence S 89°02'23" E, 590.46 feet, along said South right-of-way, to the East line of Section 21;  
Thence S 00°57'03" W, 65.64 feet, along said East line;  
Thence N 10°24'40" E, 66.54 feet, to the South right-of-way of Tompkins Drive;  
Thence S 89°02'23" E, 95.06 feet, along said South right-of-way;  
Thence S 00°57'00" W, 300.00 feet, along the West line of Lot 18, East Addition to Glendale Industrial Park;  
Thence S 89°00'06" E, 142.74 feet, along the South line of said Lot 18;  
Thence S 00°55'42" W, 946.61 feet, along the Westerly line of the Fourth Addition to Glendale Industrial Park, to the North line of Lot 1 of Certified Survey Map Number 7984 and the South line of the Northwest 1/4 of Section 22;  
Thence S 89°12'45" W, 249.20 feet, along the North line of Lot 1 of Certified Survey Map Number 7984 and the South line of the Northwest 1/4 of Section 22 to the point of beginning of this description.  
Said parcel contains 935,505 square feet or 21.890 acres.

**Surveyor's Certificate**

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code. I further certify that I have surveyed and mapped the lands hereon and that this map correctly represents all exterior boundaries and the division of the lands surveyed in accordance with the information furnished.

---

Carl M Sandsnes, Professional Land Surveyor S-1819

**Public Sanitary Sewer Easements:**

**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 City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer Facilities 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 Sanitary Sewer Facilities 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.

**Corporate Owners Certificate**

Weir Slurry Group, Inc., corporation duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said corporation caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Weir Slurry Group, Inc., has caused these presents to be executed, signed \_\_\_\_\_ (name, title) and countersigned by \_\_\_\_\_ (name, title), at Madison, Wisconsin, and its corporate seal to be hereto affixed this \_\_\_\_\_ day of, 2014.

Weir Slurry Group, Inc. (Seal)

by: \_\_\_\_\_  
(name,title)

Attest: \_\_\_\_\_  
(name,title)

**STATE OF WISCONSIN)  
COUNTY OF DANE ) ss.**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, \_\_\_\_\_ (name), and \_\_\_\_\_ (name), to me known to be the \_\_\_\_\_ (title) and \_\_\_\_\_ (title) of the Weir Slurry Group, Inc. and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority, for the purposes therein contained.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin  
My Commission \_\_\_\_\_

**Corporate Owners Certificate**

Warman International, Inc, corporations duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said corporation caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

IN WITNESS WHEREOF, the said Warman International, Inc. has caused these presents to be executed, signed \_\_\_\_\_ (name, title) and countersigned by \_\_\_\_\_ (name, title), at Madison, Wisconsin, and its corporate seal to be hereto affixed this \_\_\_\_\_ day of, 2014.

Warman International, Inc. (Seal)

by: \_\_\_\_\_  
(name,title)

Attest: \_\_\_\_\_  
(name,title)

**STATE OF WISCONSIN)  
COUNTY OF DANE ) ss.**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013, \_\_\_\_\_ (name), and \_\_\_\_\_ (name), to me known to be the \_\_\_\_\_ (title) and \_\_\_\_\_ (title) of the Warman International, Inc. and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority, for the purposes therein contained.

\_\_\_\_\_

Notary Public, Dane County, Wisconsin  
My Commission \_\_\_\_\_

**Common Council Resolution  
City of Madison, Wisconsin**

"Resolved that this Certified Survey Map being in the NE 1/4 of Section 21 and NW 1/4 of Section 22 Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number RES-14- \_\_\_\_\_ File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, and that said enactment further provided for acceptance of those lands dedicated and rights be said Certified Survey Map to the City for public use."

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014

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

**Certificate of Madison Plan Commission:**

Approved for recording per the Secretary of the City of Madison Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

**Certificate of Register of Deeds**

Received for record the \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ 'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Page(s) \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

Office Map No. 16108 Document No. \_\_\_\_\_  
Sheet 7 of 7 Sheet(s) CSM No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_