

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

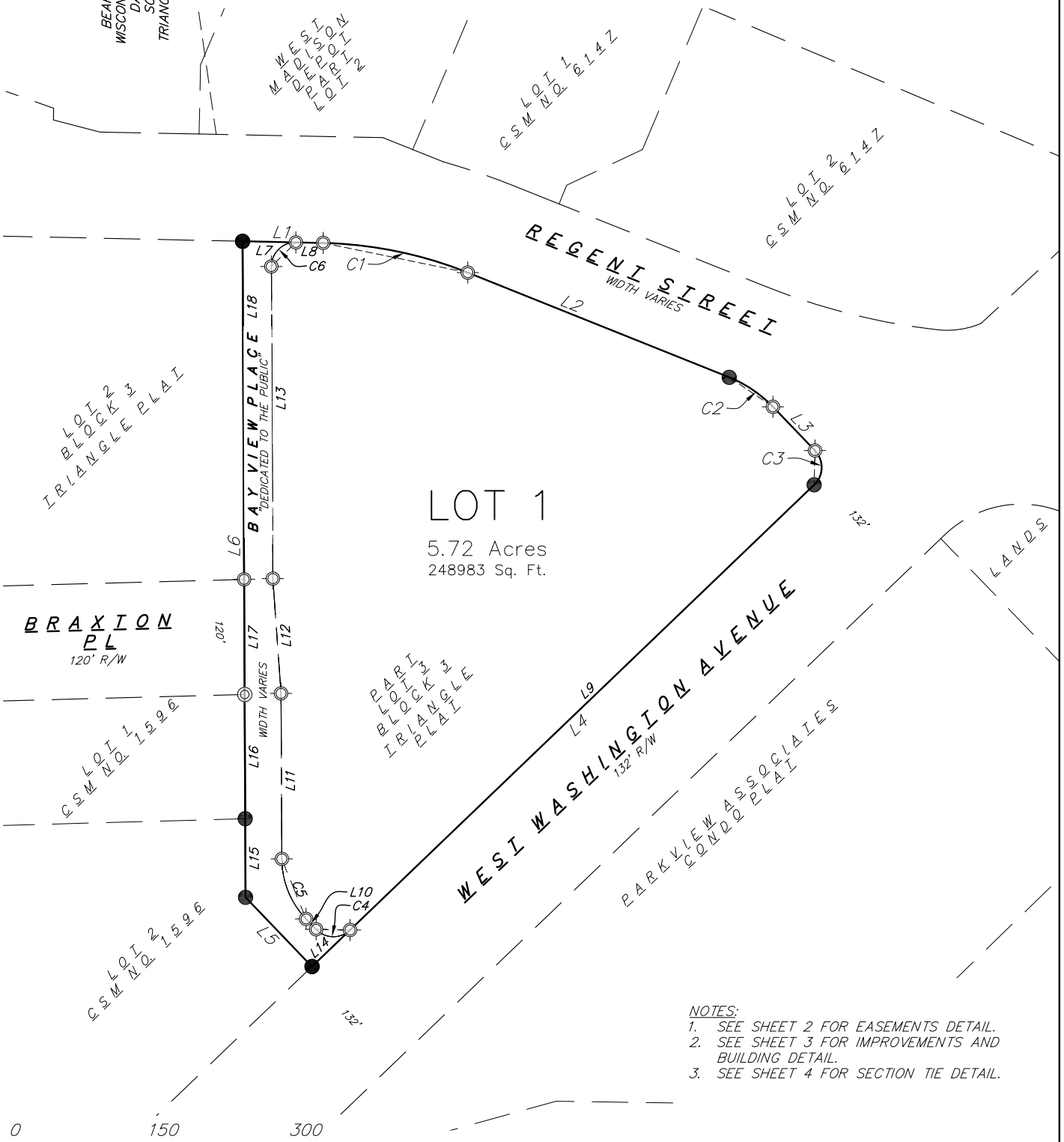
PART OF LOT THREE (3), BLOCK THREE (3), TRIANGLE PLAT, RECORDED IN VOLUME 34 OF PLATS, PAGES 21-23, AS DOCUMENT NUMBER 1220391, DANE COUNTY REGISTRY, LOCATED IN THE NE¼ OF THE SW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHEASTERLY LINE OF LOT 3, TRIANGLE PLAT, MEASURED AS BEARING S46°11'30"W

### SURVEY LEGEND

- ⊙ FOUND 1" Ø IRON PIPE
  - FOUND 3/4" Ø IRON ROD
  - ⊕ SET 3/4" X 18" SOLID IRON RE-ROD MIN. WT. 1.5 LBS./FT.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ( ) RECORDED AS INFORMATION PER PLAT



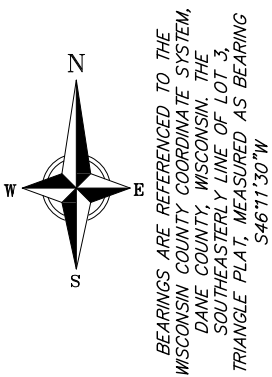
- NOTES:**
1. SEE SHEET 2 FOR EASEMENTS DETAIL.
  2. SEE SHEET 3 FOR IMPROVEMENTS AND BUILDING DETAIL.
  3. SEE SHEET 4 FOR SECTION TIE DETAIL.

07 Jul 2020 - 10:22p M:\Horizon Development Group\180310\_Bayview\CADD\180310\_CSM.dwg by: dgul

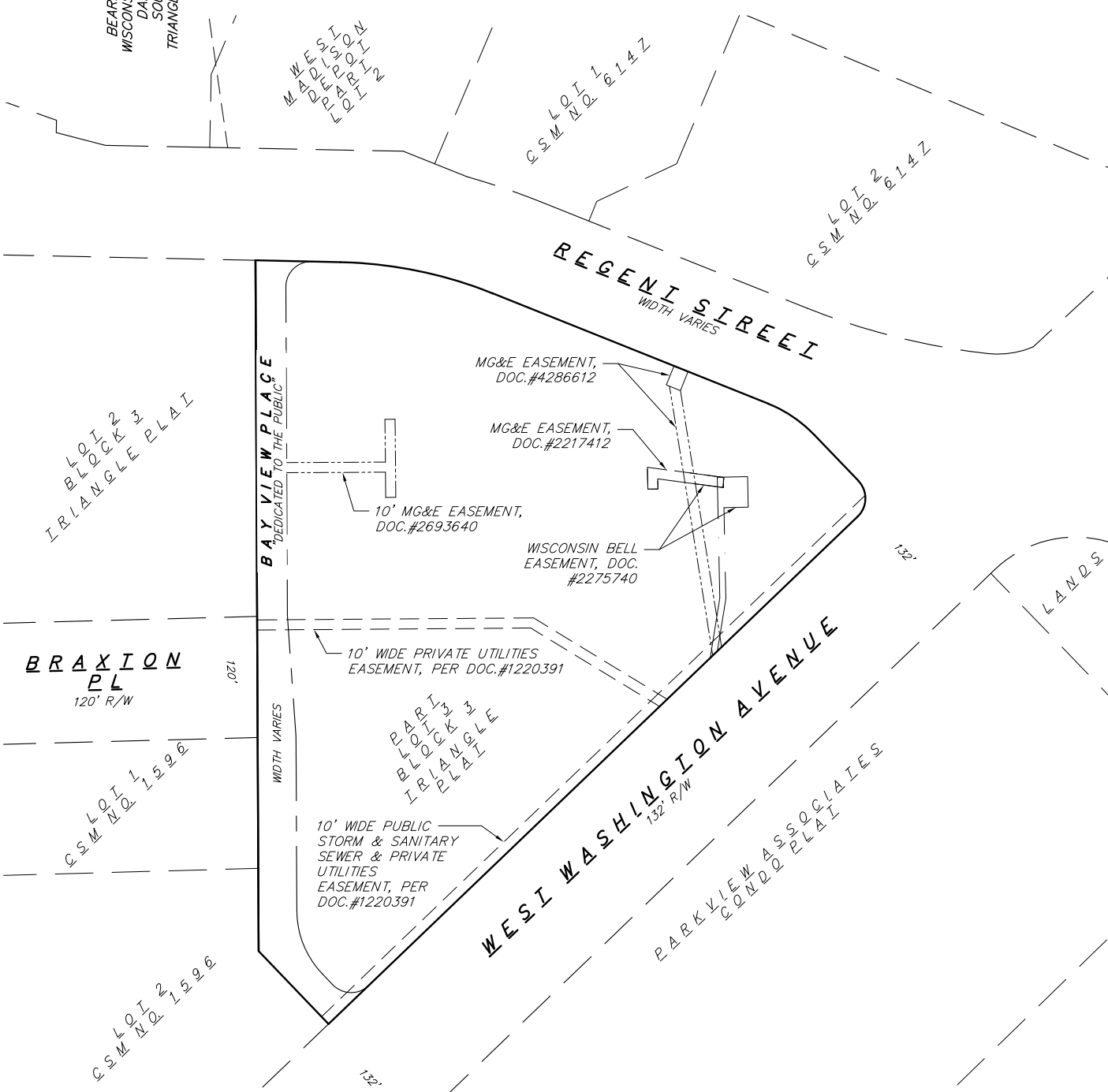
<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 180310 DATE: 07/07/2020</p> <p>REV:</p> <p>Drafted By: DGUL Checked By: PKNU</p>	<p>SURVEYED FOR:</p> <p>BAYVIEW FOUNDATION, INC. 5201 EAST TERRACE DRIVE, SUITE 300 MADISON, WI 53718</p>	<p>C.S.M. No. _____</p> <p>Doc. No. _____</p> <p>Vol. _____ Page _____</p>
	<p><b>SHEET 1 OF 7</b></p>		

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## EXISTING EASEMENTS DETAIL



**NOTE:**  
 1. Easements recorded as Document Number 4286612, 2217412, 2275740, 2693640, 1220391 and 1312692 lying within the limits of will be released prior to the recording of this CSM.



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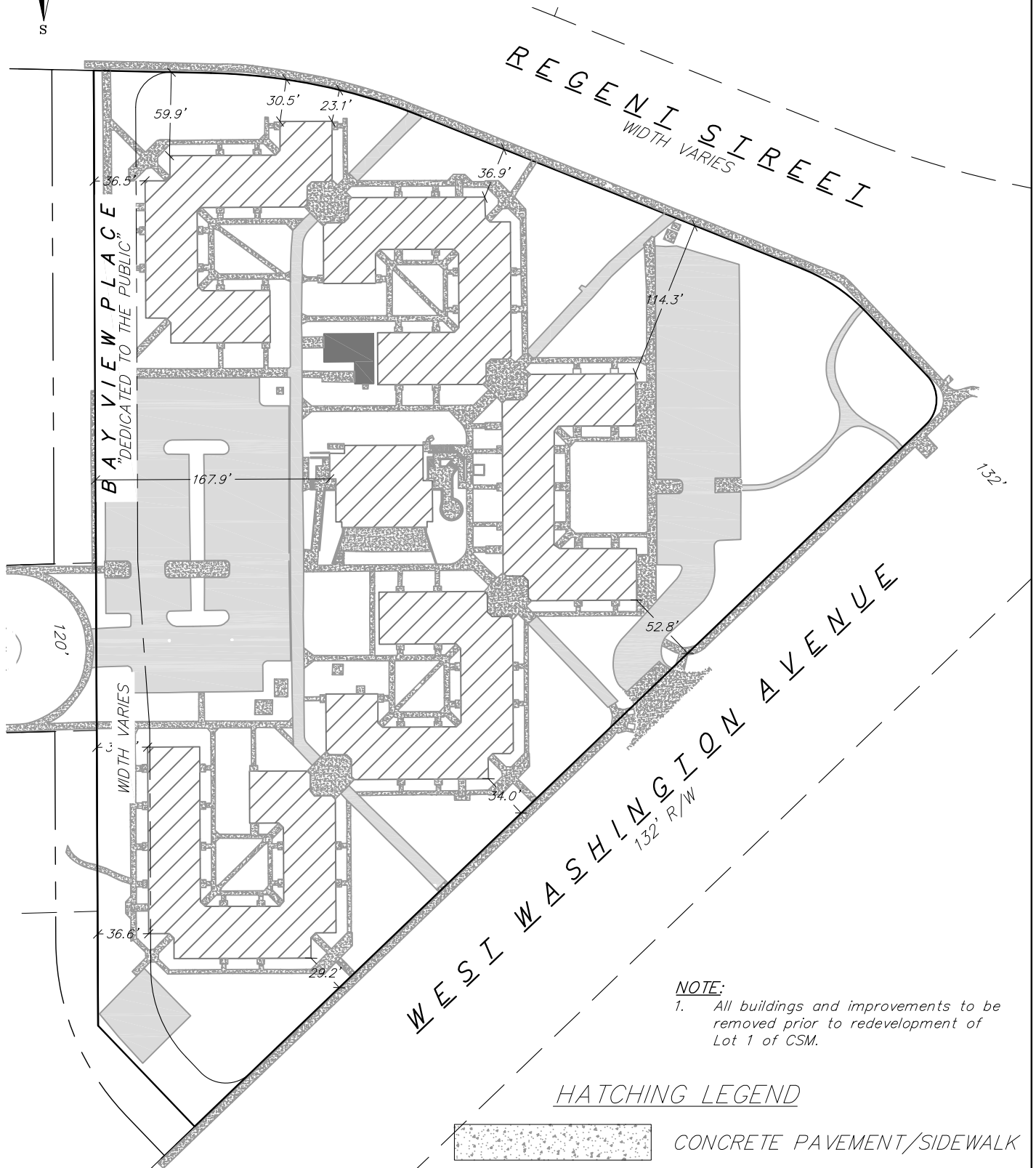
<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3898		FN: 180310 DATE: 07/07/2020	SURVEYED FOR: BAYVIEW FOUNDATION, INC. 5201 EAST TERRACE DRIVE, SUITE 300 MADISON, WI 53718	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET 2 OF 7</b>
		REV: Drafted By: DGUL Checked By: PKNU			

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## EXISTING IMPROVEMENTS & BUILDING DETAIL

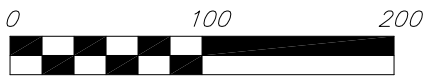


**NOTE:**

- All buildings and improvements to be removed prior to redevelopment of Lot 1 of CSM.

### HATCHING LEGEND

	CONCRETE PAVEMENT/SIDEWALK
	ASPHALT PAVEMENT
	BUILDING LIMITS



SCALE: ONE INCH = 100 FEET

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**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 180310  
DATE: 07/07/2020  
REV:  
Drafted By: DGUL  
Checked By: PKNU

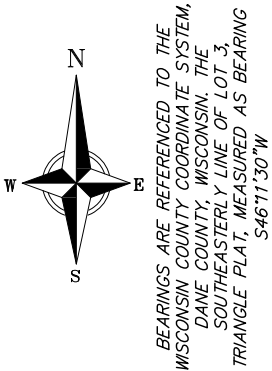
SURVEYED FOR:  
BAYVIEW FOUNDATION,  
INC.  
5201 EAST TERRACE  
DRIVE, SUITE 300  
MADISON, WI 53718

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
3 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

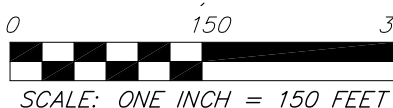
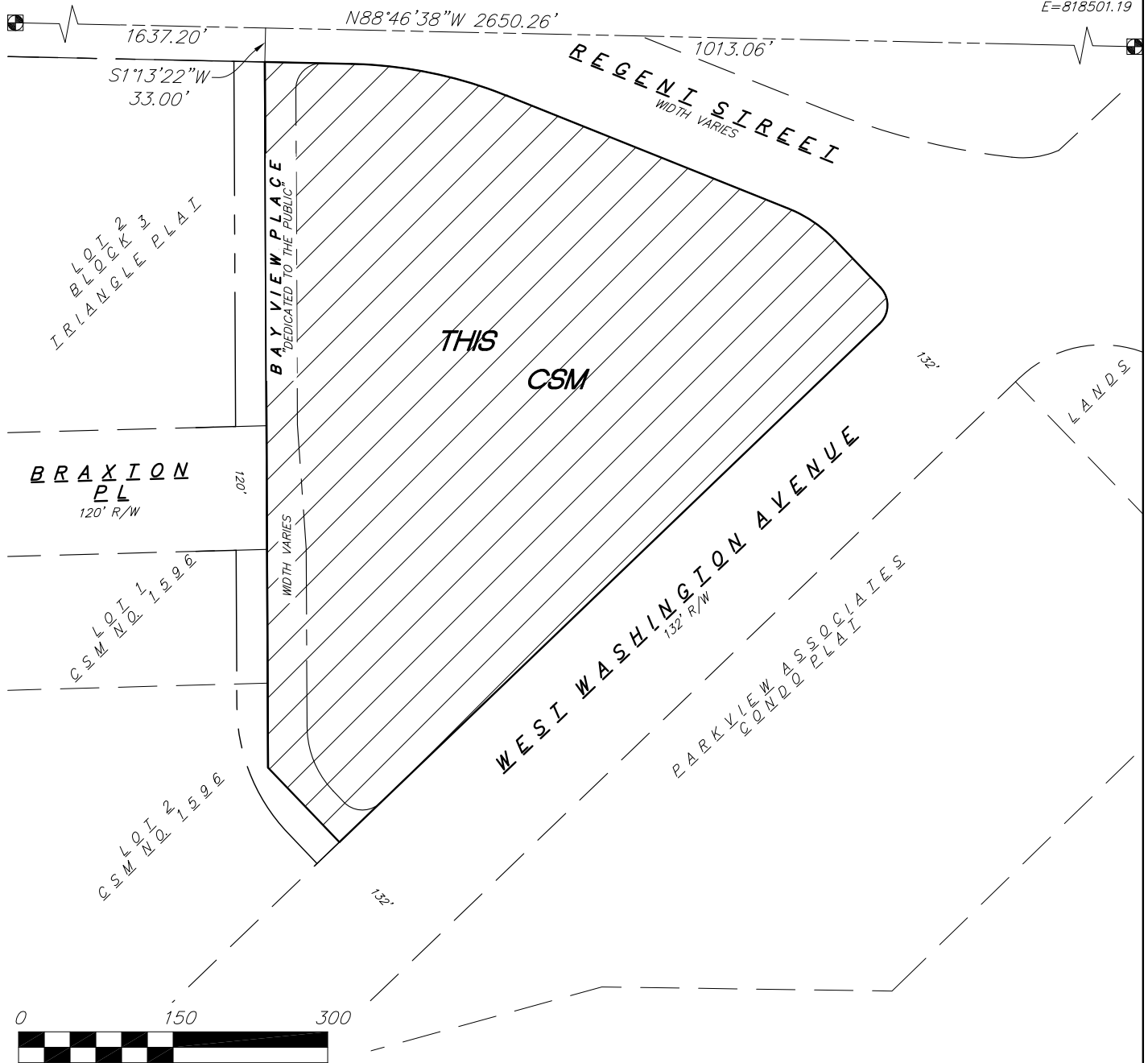
PART OF LOT THREE (3), BLOCK THREE (3), TRIANGLE PLAT, RECORDED IN VOLUME 34 OF PLATS, PAGES 21-23, AS DOCUMENT NUMBER 1220391, DANE COUNTY REGISTRY, LOCATED IN THE NE<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



BRASS CAPPED MONUMENT OF RECORD FOUND AT THE WEST <sup>1</sup>/<sub>4</sub> CORNER SEC. 23-07-09  
 PUBLISHED COORDS:  
 N=480284.34  
 E=815851.38  
 MEASURED COORDS:  
 N=480284.23  
 E=815851.53

BRASS CAPPED MONUMENT OF RECORD FOUND AT THE CENTER SEC. 23-07-09  
 PUBLISHED COORDS:  
 N=480227.77  
 E=818501.13  
 MEASURED COORDS:  
 N=480227.79  
 E=818501.19

## SECTION TIE DETAIL



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PART OF LOT THREE (3), BLOCK THREE (3), TRIANGLE PLAT, RECORDED IN VOLUME 34 OF PLATS, PAGES 21-23, AS DOCUMENT NUMBER 1220391, DANE COUNTY REGISTRY, LOCATED IN THE NE¼ OF THE SW¼ OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

1. I found a Brass Capped monument in a City of Madison Monument box, and ties, representing the Center of Section 23, Township 07 North, Range 09 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Jeremy Sandsness dated March 5, 2019 and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was July 6, 2020.
2. I found a Brass Capped monument in a City of Madison Monument box, and ties, representing the West ¼ Corner of Section 23, Township 07 North, Range 09 East, in the City of Madison, County of Dane, State of Wisconsin, as established on tie sheet by Jamey L. Reid dated November 3, 2011 and that the points as referenced on said tie sheet are still intact. Date of field survey & monument recovery was July 6, 2020.
3. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
4. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
5. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
6. This CSM is subject to use restrictions as set forth in Document Numbers 1260679 and 4741119.
7. This CSM is subject to Utility Easements per the Triangle Plat, recorded as Document Number 1220391.

**NOTES FROM TRIANGLE PLAT:**

1. Access between the platted lots and adjacent roadways shall be in accordance with The Urban Renewal Plan for the Triangle Urban Renewal Area, City of Madison.
2. Construction may be allowed over a sanitary or storm sewer easement subject to approval by the Common Council and Redevelopment Authority of the City of Madison.
3. All easements shown on this plat are public easements.

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L1	S88°46'38"E	84.14'
	(S88°33'17"E)	
L2	S68°10'51"E	293.92'
L3	S43°48'03"E	63.30'
	(S43°34'55"E)	(63.30')
L4	S46°11'30"W	726.07'
	(S46°24'38"W)	(726.11')
L5	N43°45'54"W	100.05'
	(N43°35'W)	(100.00')
L6	N00°15'46"W	684.43'
	(N0°05'22"W)	(684.21')
L7	S88°46'38"E	55.67'
L8	S88°46'38"E	28.47'
L9	S46°11'30"W	671.05'

LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
L10	N43°45'54"W	15.11'
L11	N00°15'46"W	172.64'
L12	N04°04'53"W	120.12'
L13	N00°15'46"W	325.66'
L14	S46°11'30"W	55.02'
L15	N00°15'46"W	81.98'
		(81.63')
L16	N00°15'46"W	129.65'
		(130.00')
L17	N00°15'46"W	120.03'
		(120.03')
L18	N00°15'46"W	352.77'
		(352.55')

[ ] RECORDED AS INFORMATION PER DOCUMENT NO. 2345251, VOLUME 18621, PAGE 33 AND 33.

CURVE TABLE						TANGENT BEARING	
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIR.	BEARING BACK	BEARING AHEAD
C1	154.86'	431.00'	20°35'14"	154.03'	S78°24'21"E	S88°41'58"E	S68°06'45"E
	[154.07']	[431.00']		[154.07']	[S78°15'30"E]		
C2	55.31'	130.00'	24°22'32"	54.89'	S55°59'27"E		
	(55.31')	(130.00')	(24°22'48")	(54.89')	(S55°46'19"E)		
C3	39.73'	25.00'	91°03'34"	35.68'	S01°23'36"W	S48°08'12"E	S46°55'23"W
		(25.00')	(90°00'27")				
C4	39.29'	25.00'	90°02'36"	35.37'	N88°47'12"W	S46°11'31"W	N43°45'54"W
C5	69.09'	91.00'	43°30'08"	67.44'	N22°00'50"W		
C6	39.92'	25.00'	91°29'07"	35.81'	N45°28'48"E	N00°15'46"W	S88°46'38"E

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**OWNER'S CERTIFICATE OF DEDICATION**

Bayview Foundation, Inc., a Wisconsin Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented hereon. Bayview Foundation, Inc., does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval. Witness the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Bayview Foundation, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

STATE OF WISCONSIN )  
 )ss  
 DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

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

My Commission Expires \_\_\_\_\_

**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 surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_

By: \_\_\_\_\_

State of Wisconsin )  
 )ss.  
 County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

\_\_\_\_\_  
 Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

07 Jul 2020 - 8:24p M:\Horizon Development Group\180310\_Bayview\CADD\180310\_CSM.dwg by: dgul



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**SURVEYOR'S CERTIFICATE:**

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Bayview Foundation, Inc., Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.  
By: David N. Gullickson

Date: July 7th, 2020.

Signed: \_\_\_\_\_  
David N. Gullickson, P.L.S. No. S-2870

**LEGAL DESCRIPTION:**

Part of Lot Three (3), Block Three (3), Triangle Plat, recorded in Volume 34 of Plats, Pages 21-23, as Document Number 1220391, Dane County Registry, in the City of Madison, Dane County, Wisconsin, located in the Northeast Quarter of the Southwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Center of said Section 23; thence N88°46'38"W along the North line of the Southwest Quarter of said Section 23, 1013.06 feet; thence S01°13'22"W 33.00 feet to the northwest corner of said Lot 3 and the southerly right-of-way line of Regent Street and being the point of beginning; thence S88°46'38" E, along said southerly right-of-way line, 84.14 feet to a non-tangential curve; thence continuing along said southerly right-of-way line, 154.86 feet along the arc of a curve to the right, having a radius of 431.00 feet, a central angle of 20°35'14", and a chord bearing S78°24'21"E, 154.03 feet to a non-tangential line; thence continuing along said southerly right-of-way line, S68°10'51"E, 293.92 feet to a point of curvature; thence continuing along said southerly right-of-way line, 55.31 feet along the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 24°22'32", and a chord bearing S55°59'27"E, 54.89 feet; thence continuing along said southerly right-of-way line, S43°48'03"E, 63.30 feet to a non-tangential curve; thence continuing along said line, 39.73 feet along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 91°03'34", and a chord bearing S01°23'36"W, 35.68 feet to a non-tangential line and a point on the northerly right-of-way line of West Washington Avenue; thence continuing along said northerly right-of-way line, S46°11'30"W, 726.07 feet to the southerly most corner of said Lot 3; thence N43°45'54"W, 100.05 feet along the southwesterly line of said Lot 3 to the west line of said Lot 3; thence N00°15'46"W, 684.43 feet along said west line to the point of beginning.

Containing 274,701 square feet or 6.306 acres, more or less.

**MADISON CITY COUNCIL CERTIFICATE**

This Certified Survey Map, including any dedications shown hereon, has been duly filed with, accepted, and approved for recording by the City of Madison, Dane County, Wisconsin.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk, Madison

**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the Secretary of the City of Madison Plan Commission.



By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matt Wachter, Secretary  
City of Madison Plan Commission

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

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

07 Jul 2020 - 8:30p M:\Horizon Development\Group\180310\_Bayview\CADD\180310\_CSM.dwg by: dgul

 <p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 180310	SURVEYED FOR:	C.S.M. No. _____	<b>SHEET 7 OF 7</b>
		DATE: 07/07/2020	BAYVIEW FOUNDATION, INC.	Doc. No. _____	
		REV:	5201 EAST TERRACE DRIVE, SUITE 300 MADISON, WI 53718	Vol. _____ Page _____	
		Drafted By: DGUL			
		Checked By: PKNU			