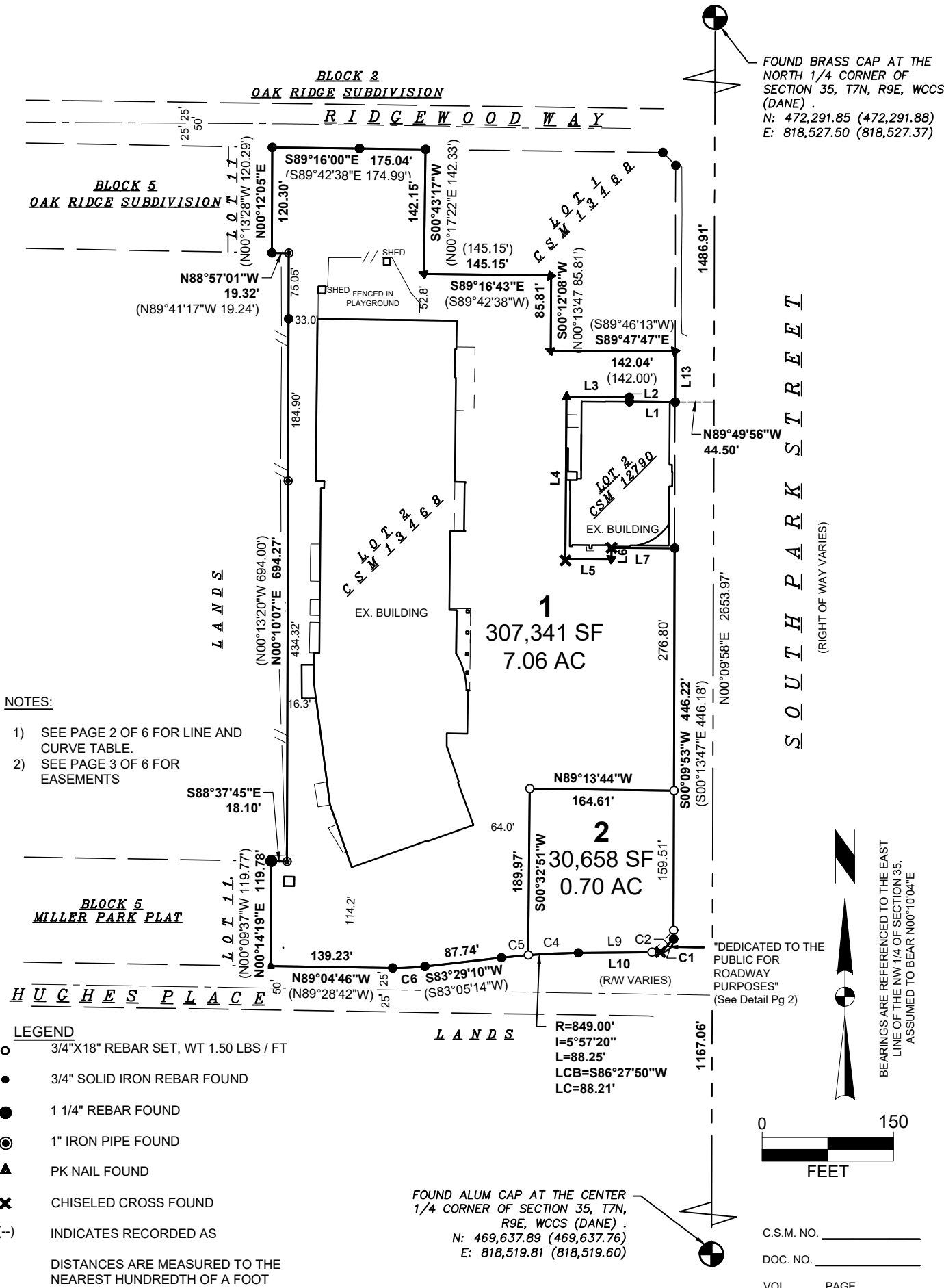


CERTIFIED SURVEY MAP No. _____

LOT 2 CERTIFIED SURVEY MAP NUMBER 13468, AS RECORDED IN VOLUME 87 OF CERTIFIED SURVEY MAPS, ON PAGES 296-301, AS DOCUMENT NUMBER 4968225, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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Community Development
Authority of the City of
Madison 215 Martin Luther
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SURVEYED BY:
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5010 Voges Road
Madison, WI 53718
(608) 838-0444
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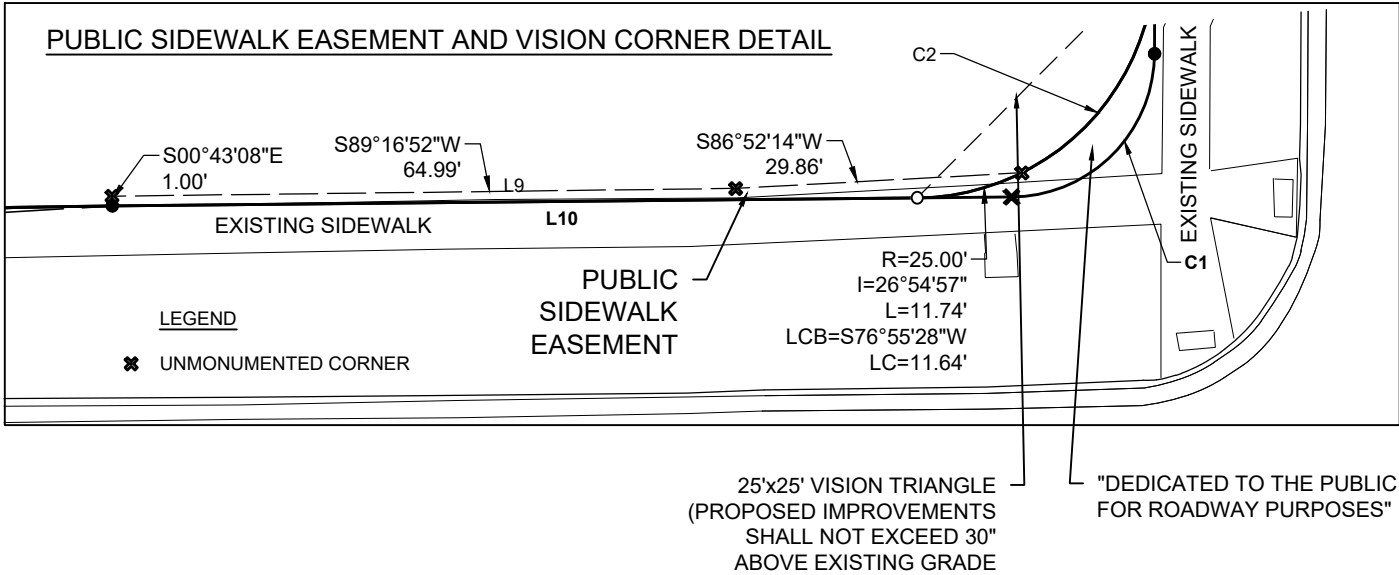
FN: 121.0555.30
DATE: 08-05-21
REVISIONS:
11-25-21
REV2
REV3

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CURVE TABLE							
CURVE #	Δ	ARC LENGTH	RAD.	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	89°26'31"	23.42'	15.00'	21.11'	S44°43'15"W	S89°26'31"W	S00°00'00"E
C2	89°19'09"	38.96'	24.99'	35.13'	N44°48'12"E	N89°27'47"E	N00°08'38"E
C4	3°52'25"	57.40'	849.00'	57.39'	N87°30'17"E	N85°34'05"E	N89°26'30"E
C5	2°04'55"	30.85'	849.00'	30.85'	S84°31'37"W	S85°34'05"W	S83°29'10"W
C6	7°26'01"	36.98'	285.00'	36.95'	S87°12'12"W	S83°29'11"W	N89°04'48"W

PARCEL LINES				
LINE #	LENGTH (FT)	(LENGTH)	DIRECTION	(DIRECTION)
L1	52.29	(52.27)	N89° 40' 10"W	(N00°00'00"E)
L2	5.00	(5.00)	N00° 23' 09"E	(S00°00'00"W)
L3	71.61	(71.61)	N89° 36' 51"W	(N90°00'00"E)
L4	184.49	(184.49)	S00° 23' 09"W	(N00°00'00"E)
L5	52.44	(52.44)	S89° 36' 51"E	(S90°00'00"W)
L6	12.78	(12.78)	N00° 23' 09"E	(S00°00'00"E)
L7	72.10	(72.10)	S89° 36' 51"E	(S90°00'00"W)
L9	83.87	(--)	S89° 26' 31"W	(--)
L10	93.74	(93.72)	S89° 26' 31"W	(S89°02'35"W)
L13	57.97	(57.91)	S00° 09' 53"W	(S01°13'47"E)



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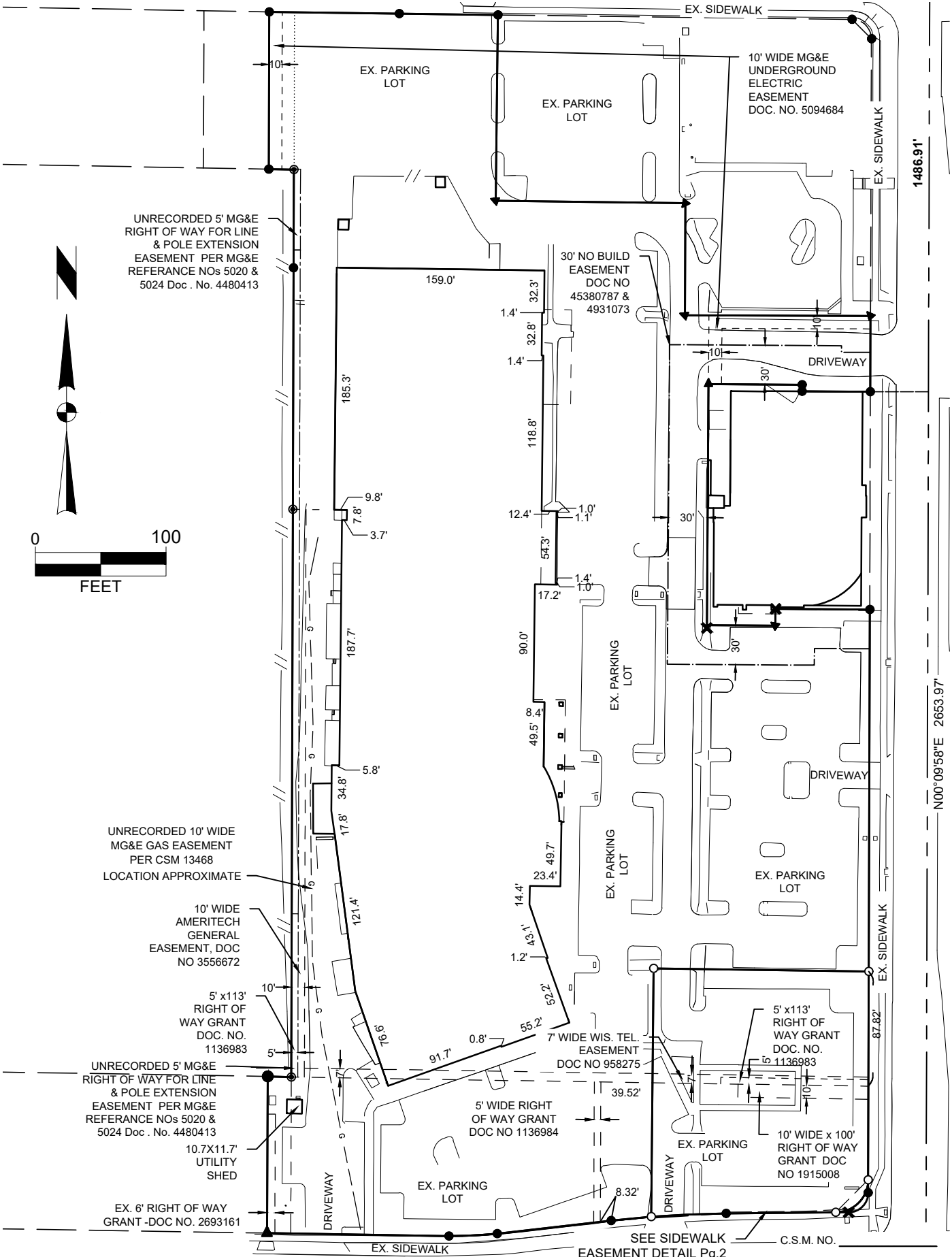
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SHEET 2 OF 6

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EXISTING EASEMENTS

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NOTES:

- 1) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6- feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer. (Per CSM 13468)
- 2) In the event that the City of Madison Plan Commission and /or Common Council approve re- division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision. (Per CSM 13468)
- 3) Lands within this Certified Survey Map are within Well Head Protection District WP-18. (Per CSM 13468)
- 4) Lands in the Certified Survey Map are subject to the Redevelopment Plan recorded as Document No. 4315648. (Per CSM 13468)
- 5) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded Jan. 12, 2009 as Document Number 4492666. (Per CSM 13468)
- 6) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded Jan. 12, 2009 as Document Number 4492669. (Per CSM 13468)
- 7) Lands in the Certified Survey Map are subject to Declaration of Conditions and Covenants recorded March 26, 2009 as Document Number 4523135. (Per CSM 13468) Lot 1 of CSM 13468 to be released from this covenant.
- 8) Lands in the Certified Survey Map are subject to Operation and Easement Agreement recorded April 1, 2009 as Document Number 4525865 and is subject to a first amendment to the agreement per Document No. 4968445. (Per CSM 13468)
- 9) Lands in the Certified Survey Map are subject to all matters that may affect the captioned premises as shown on Certified Survey Map No. 13468, recorded as Document Number 8225.
- 10) Lands in the Certified Survey Map are subject to all matters that may affect the captioned premises as shown on Certified Survey Map No. 12600, recorded as Document Number 4487383; as corrected by Affidavit of Correction recorded as Document Number 4492149.
- 12) Lands in the Certified Survey Map are subject to the conditions contained in the Badger Ann Park Redevelopment District Redevelopment Plan recorded as Doc. No. 4315648 and re- recorded as Doc. No. 4523189.
- 13) Lot 1, Certified Survey Map No 13468 acknowledges and accepts surface drainage from Lot 1 of this Certified Survey Map. Upon redevelopment of said Lot 1, Certified Survey Map 13468, additional drainage easements or agreements may be required to facilitate future development.

SURVEYOR'S CERTIFICATE

I, Eric. Lindaas, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON , a redevelopment authority created under and by virtue of the laws of the State of Wisconsin, as owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Being Lot 2 Certified Survey Map number 13468, as recorded in Volume 87 of Certified Survey Maps, on Pages 296-301, as Document Number 4968225, Dane County Registry, located in the Southeast Quarter and Northeast Quarter of the Northwest Quarter of Section 35, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin more fully described as follows:

Commencing from the North 1/4 Corner of Section 35, Township 7 North, Range 9 East; Thence South 00°09'58" West, 1486.91 feet along the East line of the Northeast 1/4; Thence North 89°49'56" West, 44.50 feet to Northeast corner of Lot 2, CSM 12790, being the Point of Beginning; Thence North 89°40'10" West, 52.29 feet; Thence North 0°23'09" East, 5.00 feet; Thence North 89°36'51" West, 71.61 feet; Thence South 0°23'09" West, 184.49 feet; Thence South 89°36'51" East, 52.44 feet; Thence North 0°23'09" East, 12.78 feet; Thence South 89°36'51" East, 72.10 feet; Thence South 0°09'53" West, 446.22 feet to the beginning curve to the right; Thence along an arc 23.42 feet having a radius of 15.00 feet, which a chord bears South 44°43'15" West, 21.11 feet; Thence South 89°26'31" West, 93.74 feet to the beginning of a curve to the left; Thence along an arc 88.25 feet having a radius of 849.00 feet, which chord bears South 86°27'50" West, 88.21 feet; Thence South 83°29'10" West, 87.74 feet to a curve to the right; Thence along an arc 36.98 feet having a radius of 285.00 feet, which chord bears South 87°12'12" West, 36.95 feet; Thence North 89°04'46" West, 139.23 feet; Thence North 0°14'19" East, 119.78 feet; Thence South 88°37'45" East, 18.10 feet; Thence North 0°10'07" East, 694.27 feet; Thence North 88°57'01" West, 19.32 feet; Thence North 0°12'05" East, 120.30 feet; Thence South 89°16'00" East, 175.04 feet; Thence South 0°43'17" West, 142.15 feet; Thence South 89°16'43" East, 145.15 feet; Thence South 0°12'08" West, 85.81 feet; Thence South 89°47'47" East, 142.04 feet; Thence South 0°09'53" West, 57.97 feet To the Point of Beginning.

This description contains approximately 338,082 square feet or 7.76 acres.

Dated this _____ day of _____, 2021.

Signed: _____
Eric E. Lindaas, P.L.S. No. 2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

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OWNER'S CERTIFICATE

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON , a redevelopment authority created under Section 66.1201 Wis. Stats. As owner, we certify that this Certified Survey Map will not have any an adverse affect on any of the leasehold or possessory interests located within the limits of this Certified Survey Map.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON , a redevelopment authority created under and by virtue of the laws of the State of Wisconsin, as owners, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by Section 236.34 of the State Statutes to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this _____ day of August, 2021.

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

By: _____ Date: _____
_____, Chairman

By: _____ Date: _____
Matt Wachter, Executive Director

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021, the above named Matt Wachter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

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CITY OF MADISON APPROVAL

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

By: _____ Date: _____
Matt Wachter, Secretary, Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____,
Legistar File ID Number _____, adopted on the ____ day of August, 2021, 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.

Signed this ____ day of August , 2021

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021, at _____ o'clock ____m. and recorded in
Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____
_____.

Kristi Chlebowski, Dane County Register of Deeds

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