

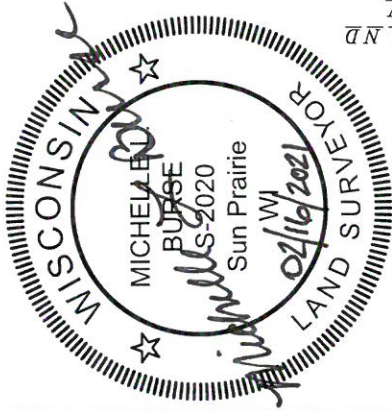
CERTIFIED SURVEY MAP No.

LOT 1, CSM#5332, LOTS 1 AND 2, CSM#15429, PART OF LOT 28, FIRST ADDITION TO HIGHLAND VIEW PARK, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



GRID NORTH

BEARINGS ARE BASED
UPON THE WISCONSIN
COUNTY COORDINATE
SYSTEM (DANE ZONE)



SCALE : ONE INCH = TWO HUNDRED FEET

FIRST ADDITION TO
HIGHLAND VIEW PARK

N00°14'13"E 751.66' 28

AREA DEDICATED TO THE PUBLIC
FOR STREET PURPOSES- SEE
SHEET 2 FOR DETAILS

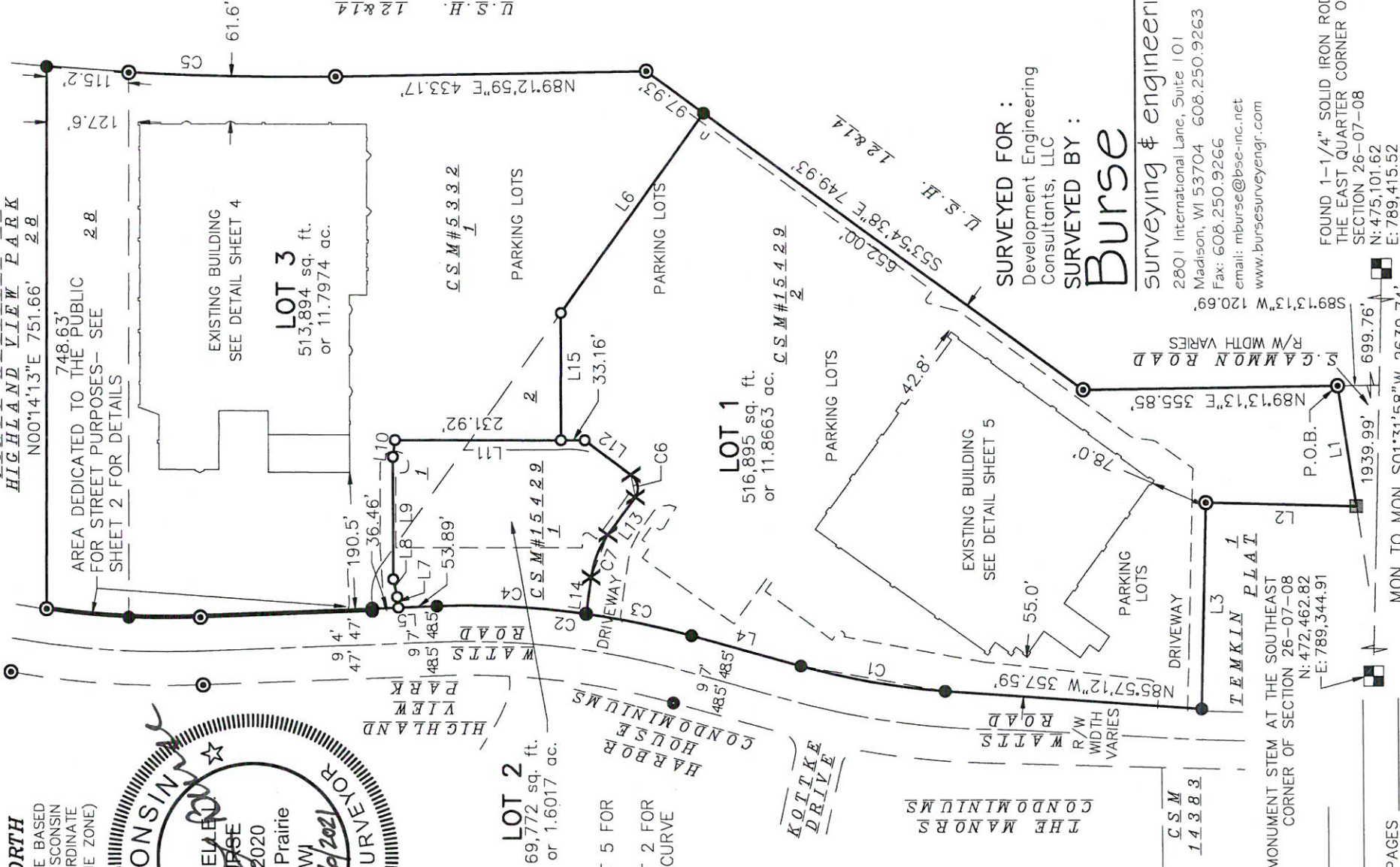
EXISTING BUILDING
SEE DETAIL SHEET 4

LOT 3
513,894 sq. ft.
or 11.7974 ac.

LOT 2
69,772 sq. ft.
or 1.6017 ac.

NOTES:

- 1) SEE SHEET 5 FOR
LEGEND.
- 2) SEE SHEET 2 FOR
LINE AND CURVE
TABLE.



SURVEYED FOR :
Development Engineering
Consultants, LLC

SURVEYED BY :

Burse

Surveying & engineering

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

FOUND MONUMENT STEM AT THE SOUTHEAST
CORNER OF SECTION 26-07-08

N: 472,462.82
E: 789,344.91

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 16, 2021

Plot View: CSM-1

\\BSE2188\\dwg\\Survey\\2021\\BSE2188 3 Lot CSM v2018.dwg

SHEET 1 OF 9

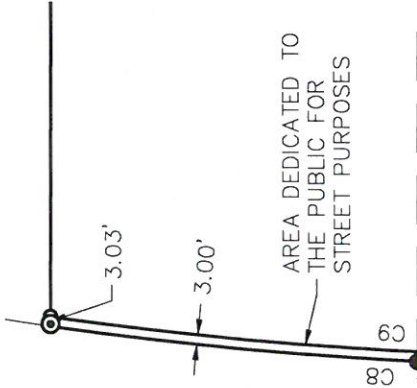
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GRID NORTH

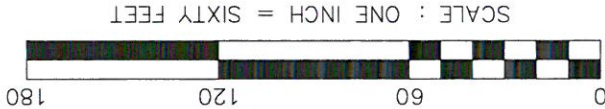
BEARINGS ARE BASED
UPON THE WISCONSIN
COUNTY COORDINATE
SYSTEM (DANE ZONE)



WALLS
ROAD

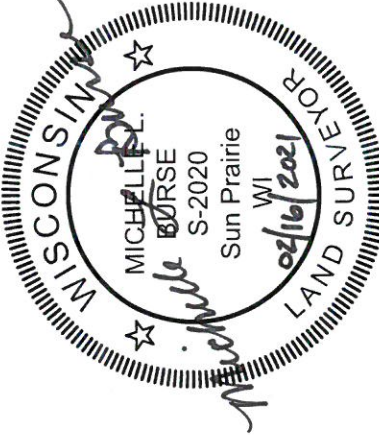
DETAIL

LOT 3



Parcel Line Table			
Number	Direction	Length	
L1	S08°33'57"E	168.92'	
L2	N88°27'47"W	210.90'	
L3	S01°31'57"W	287.00'	
L4	N74°27'04"W	158.56'	
L5	S87°56'59"W	90.35'	
L6	N35°54'53"E	340.34'	
L7	N06°12'23"W	14.92'	
L8	N12°17'41"W	25.25'	
L9	N00°06'40"E	169.95'	
L10	N07°20'25"E	23.48'	
L11	S89°47'41"E	265.08'	
L12	S53°02'19"E	80.07'	
L13	S36°27'22"W	64.64'	
L14	S07°49'01"W	51.15'	
L15	S00°17'47"W	176.34'	

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	203.76'	1083.00'	10°46'47"	203.46'
C2	358.45'	1167.00'	17°35'56"	357.05'
C3	149.53'	1167.00'	07°20'30"	149.43'
C4	208.92'	1167.00'	10°15'26"	208.64'
C5	402.34'	3969.72'	05°48'25"	402.17'
C6	34.73'	23.32'	85°20'06"	31.61'
C7	64.33'	138.61'	26°35'23"	63.75'
C8	214.21'	1186.00'	10°20'55"	213.92'
C9	214.10'	1183.00'	10°22'09"	213.80'



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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 16, 2021

Plot View: CSM-2

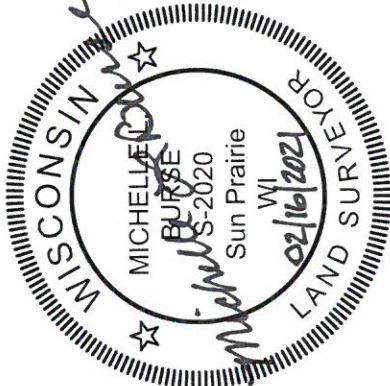
\\BSE2188\\dwg\\Survey\\2021\\BSE2188 3 Lot CSM v2018.dwg

CERTIFIED SURVEY MAP No.

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SCALE : ONE INCH = TWO HUNDRED FEET



SEE SHEET 4 FOR DETAIL

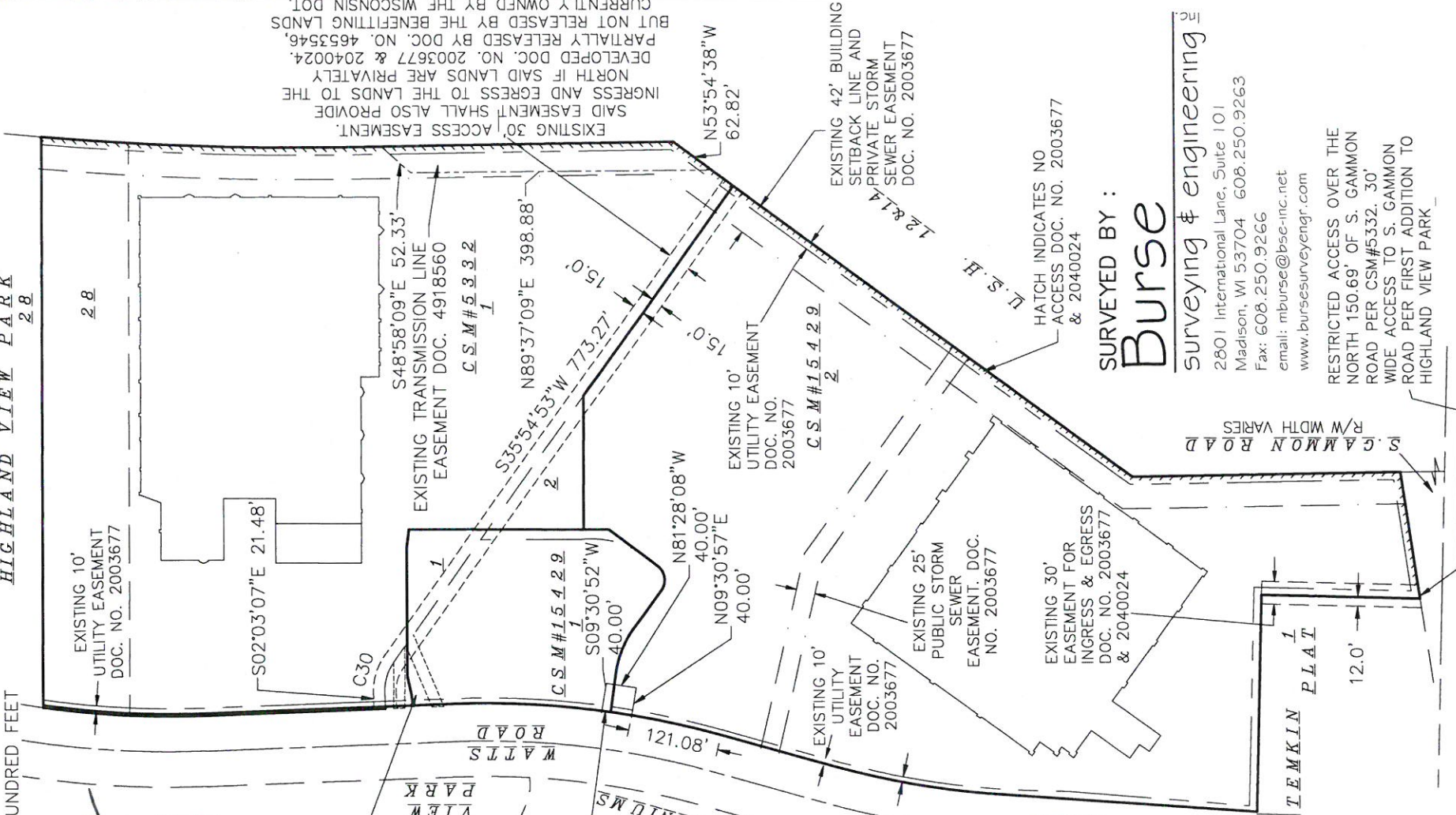
GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

EXISTING PERMANENT LIMITED EASEMENT FOR PUBLIC TRAFFIC SIGNAL PURPOSES DOC. NO. 4575314

Easement Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C30	53.01'	80.00'	37°58'06"	S16°55'52"W
				Chord Length 52.05'

FIRST ADDITION TO
HIGHLAND VIEW PARK
28

EASEMENT DETAILS



EXISTING 30' ACCESS EASEMENT. SAID EASEMENT SHALL ALSO PROVIDE INGRESS AND EGRESS TO THE LANDS TO THE NORTH IF SAID LANDS ARE PRIVATELY DEVELOPED DOC. NO. 2003677 & 2040024. PARTIALLY RELEASED BY DOC. NO. 4653546, CURRENTLY OWNED BY THE WISCONSIN DOT.

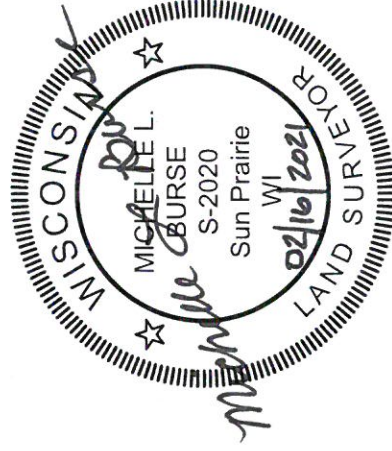
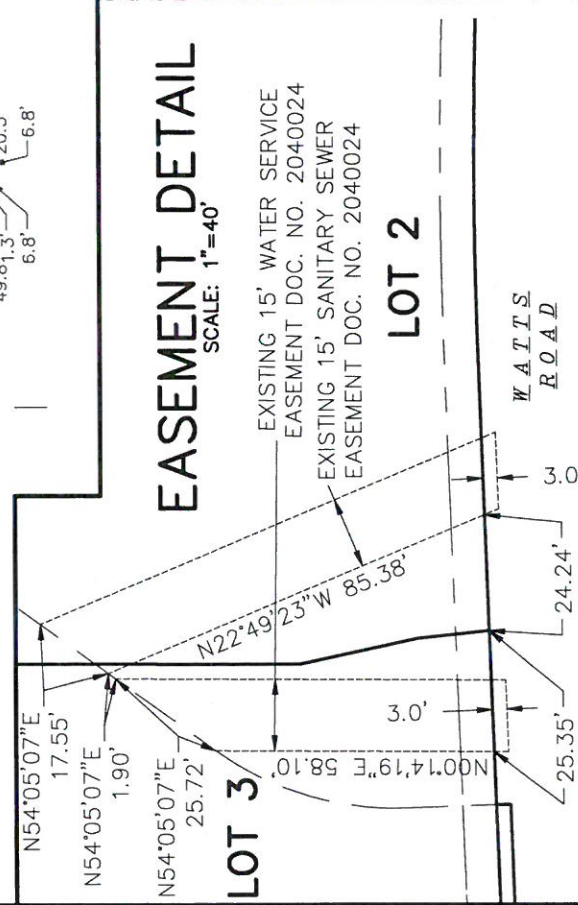
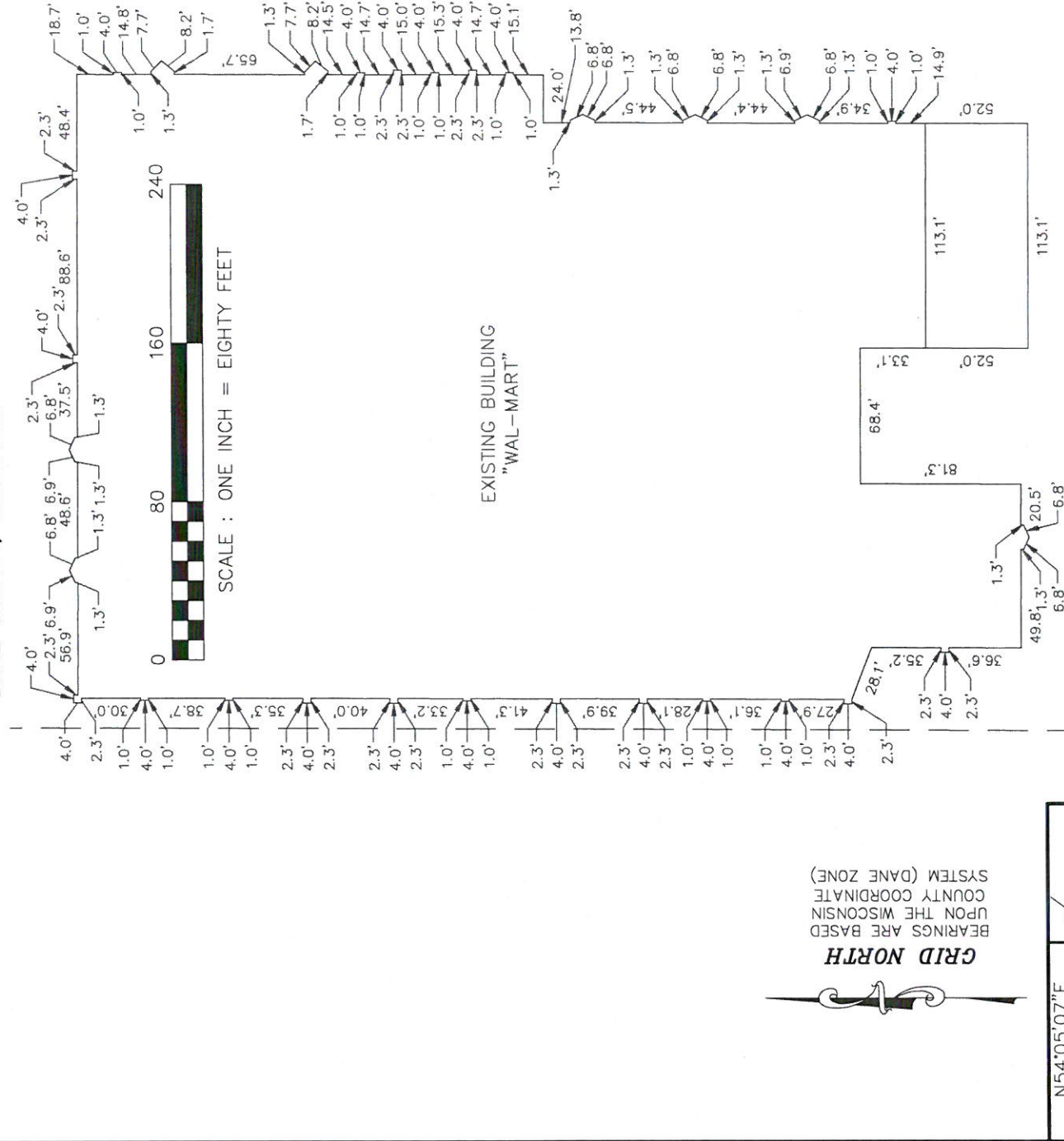
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RESTRICTED ACCESS OVER THE NORTH 150.69' OF S. GAMMON ROAD PER CSM#5332. 30' WIDE ACCESS TO S. GAMMON ROAD PER FIRST ADDITION TO HIGHLAND VIEW PARK.

CERTIFIED SURVEY MAP No.:

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SURVEYED FOR :
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Consultants, LLC

CONSULTANTS, LLC
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SHEET 4 OF 9

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BEARINGS ARE BASED
UPON THE WISCONSIN
COUNTY COORDINATE
SYSTEM (DANE ZONE)



SCALE : ONE INCH = EIGHTY FEET

LEGEND

- ⊗ CUT X SET IN CONCRETE
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/4" IRON PIPE FOUND UNLESS NOTED
- X FOUND CHISELED "X" IN CONCRETE
- FOUND SURVEY NAIL
- FOUND BROKEN HEAD PK NAIL
- 3/4" SOLID IRON ROD SET
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

— DRAINAGE ARROW PER PLAT

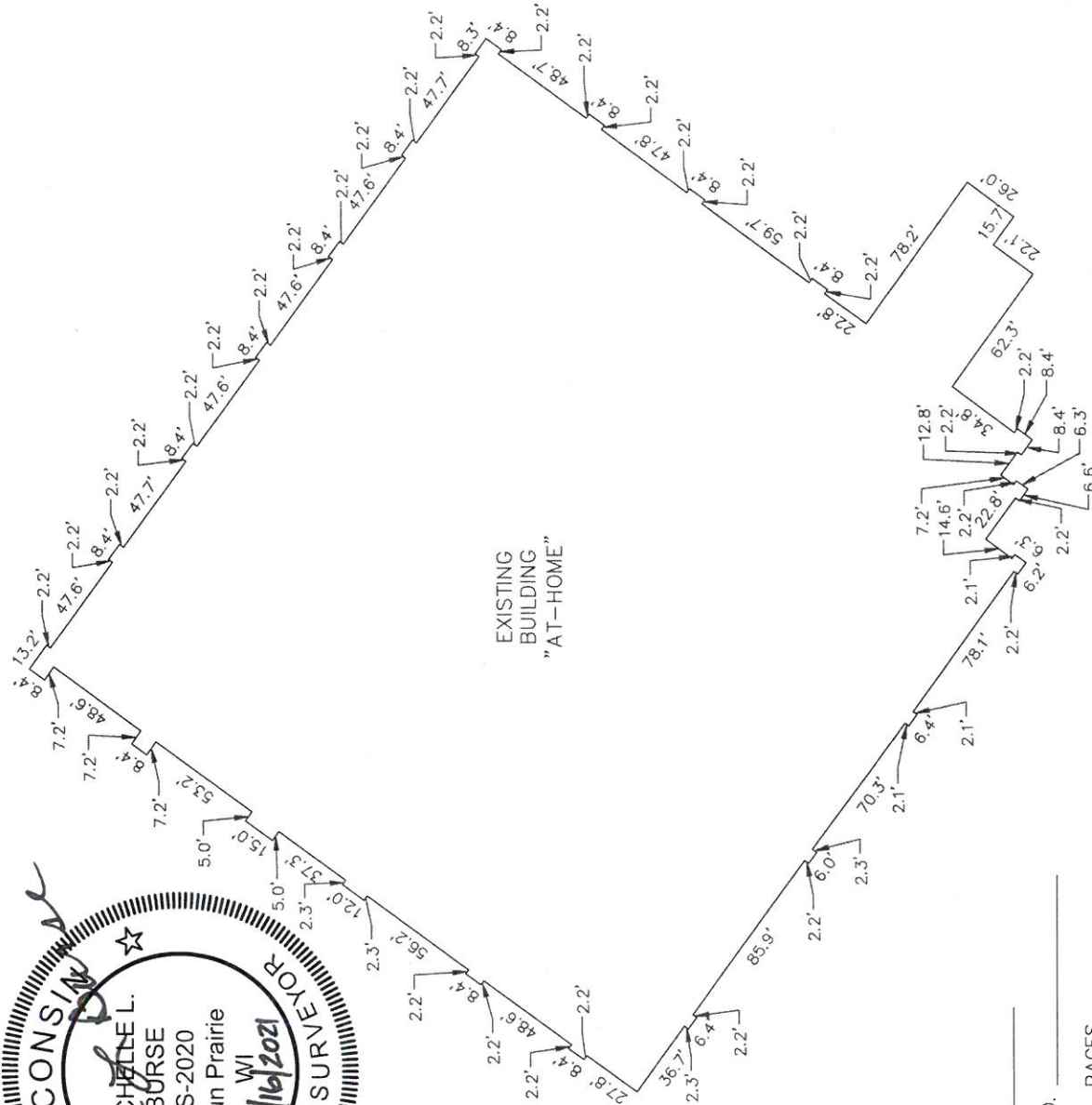
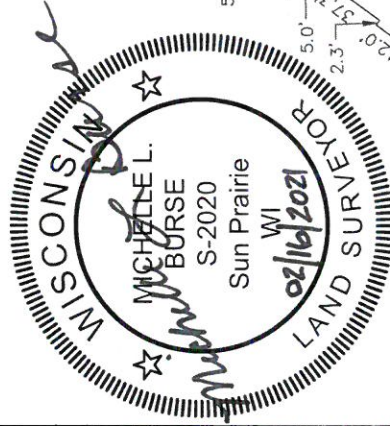
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MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: February 16, 2021
Plot View: CSM-5

\\BSE2188\\dwg\\Survey\\2021\\BSE2188 3 Lot CSM v2018.dwg

CERTIFIED SURVEY MAP No. _____

LOT 1, CSM#5332, LOTS 1 AND 2, CSM#15429, PART OF LOT 28, FIRST ADDITION TO HIGHLAND VIEW PARK, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES — CONTINUED.

- 3) FROM PLAT OF FIRST ADDITION TO HIGHLAND VIEW PARK. NOTE: A 30' Vehicular and pedestrian ingress and egress easement has been provided across Lots 29, 30 and 31 to provide access between Watts Road and the State of Wisconsin lands lying north of these Lots, in the event said State owned lands are not used for highway inter-change ramps and is instead sold for development.
- 4) FROM PLAT OF FIRST ADDITION TO HIGHLAND VIEW PARK. NOTE: The individual lots within this plat are to provide on-site detention.
- 5) A portion of Lot 1 is subject to an agreement per Document No. 2014430.
- 6) Lands within this CSM are subject to Declaration of Restrictions, Covenants and Conditions per Document No. 1876950.
- 7) FROM PLAT OF FIRST ADDITION TO HIGHLAND VIEW PARK. NOTE: UTILITY EASEMENTS. NO POLES OR BURIED CABLE are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility Easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 8) FROM PLAT OF FIRST ADDITION TO HIGHLAND VIEW PARK. NOTE: DRAINAGE ARROWS. Arrows indicate the direction of drainage swale construction during grading, said swales shall be maintained by the lot owner unless modified with the approval of the CITY ENGINEER.
- 9) Resolution of the City of Madison approving General Development Plan recorded in Volume 421 of Records, page 556 as Document Number 1357726 as amended in Volume 5581 of Records, page 70 as Document Number 1829495.
- 10) Declaration of Conditions and Covenants for Plat of Highland View Park relative to installation of Street Lights and Street Trees recorded in Volume 8866 of Records, page 23 as Document Number 1967727 and for Plat of First Addition to Highland View Park recorded in Volume 9757 of Records, page 61 as Document Number 2007508.
- 11) Agreement to Pay the Cost of Signal Interconnection and Maintenance and Operation of Certain Traffic Signals at the Corner of Gammon Road and Watts Road in the City of Madison, Dane County, Wisconsin recorded May 11, 1987 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 9925, Records Page 77 as Document Number 2014430.
- 12) Annexation of insured premises by Madison Metropolitan Sewerage District filed August 8, 1969 as Document Number 1247637.
- 13) Declaration recorded May 6, 2010 in the Office of Register of Deeds for Dane County, Wisconsin as Document Number 4653546.
- 14) Alteration to an Approved & Recorded Specific Implementation Plan recorded September 13, 2018 as Document Number 5440952.
- 15) Alteration to an Approved & Recorded Specific Implementation Plan recorded September 20, 2018 as Document Number 5442575.
- 16) Alteration to an Approved & Recorded Specific Implementation Plan recorded June 11, 2019 as Document Number 5495106.
- 17) Lot 1 has the right of ingress and egress over Lot 2 over aisles and driveways as they may exist from time to time to utilize the common access to Watts Road.
- 18) Prior to issuance of a building permit for each respective lot of this Certified Survey Map, the Owner(s) of that lot shall enter into a developer agreement with City of Madison to construct a public sidewalk that provides an eight (8) foot terrace and five (5) foot sidewalk within the portion of Watts Road adjacent to that lot's frontage.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this ____ day of _____, 20____.

Matthew Wachter, Secretary of Plan Commission.

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. 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 Clerk
City of Madison, Dane County, Wisconsin

MAP NO. _____

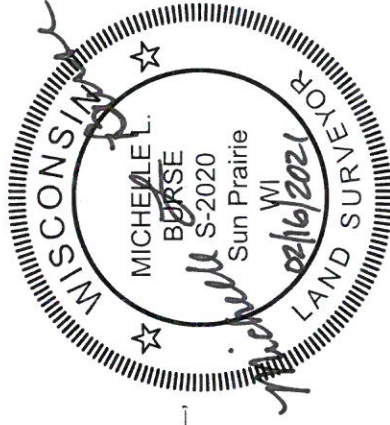
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 16, 2021

Plot View: CSM—6

\\BSE2188\\dwg\\Survey\\2021\\BSE2188 3 Lot CSM v2018.dwg



SURVEYED BY :

Burse

surveying & engineering ^{pc}

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Madison, WI 53704 608.250.9263

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OWNER'S CERTIFICATE

Wal-Mart Stores Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Wal-Mart Stores Inc. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Wal-Mart Stores Inc. has caused these presents to be signed

by _____ on this _____ day of _____, 20____.

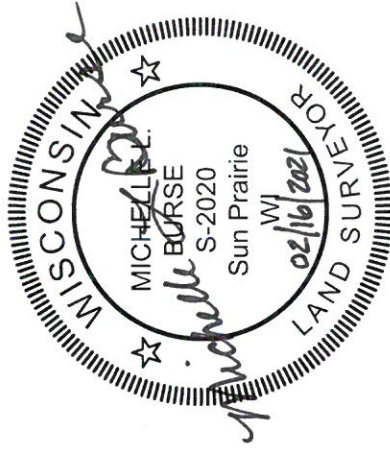
Wal-Mart Stores Inc.

STATE OF _____ }
County of _____ } ss

Personally came before me this _____ day of _____, 20____,
_____ of the above named Corporation to me known to be
the person who executed the foregoing instrument, and to me known to be such managing
member of said Corporation, and acknowledged that they executed the foregoing instrument as
such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____

My commission expires _____



SURVEYED BY :

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 16, 2021

Plot View: CSM-7

\\BSE2188\\dwg\\Survey\\2021\\BSE2188 3 Lot CSM v2018.dwg

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OWNER'S CERTIFICATE

7050 Watts Rd LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

7050 Watts Rd LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said 7050 Watts Rd LLC has caused these presents to be signed

by Mary Jane Broussard; Senior Vice President, General Counsel on this _____ day of _____, 20____.

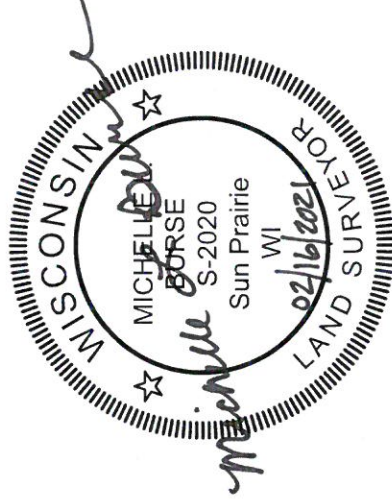
7050 Watts Rd LLC

Mary Jane Broussard; Senior Vice President, General Counsel

STATE OF TEXAS)
)ss
County of Collin)

Personally came before me this _____ day of _____, 20____, Mary Jane Broussard; Senior Vice President, General Counsel of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin _____ My commission expires _____



SURVEYED BY :

Burse

surveying & engineering

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MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 16, 2021

Plot View: CSM-8

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CERTIFIED SURVEY MAP No. _____

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SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped Lot 1, Certified Survey Map Number 5332, as recorded in Volume 24 of Certified Survey Maps, on pages 173–175, as Document Number 2040024 and Lots 1 and 2, Certified Survey Map Number 15429, as recorded in Volume 111 of Certified Survey Maps, on pages 4–10, as Document Number 5606364 and part of Lot 28, First Addition to Highland View Park, as recorded in Volume 56–19B of Plats, on pages 48–49, as Document Number 2003677, all in Dane County Registry, located in the Northwest and Northeast Quarters of the Southeast Quarter of Section 26, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

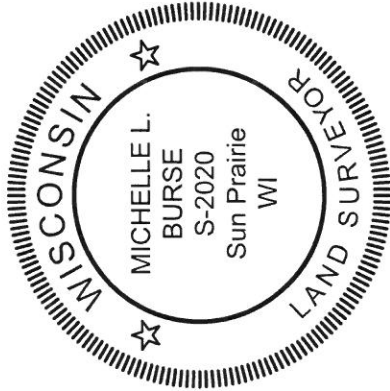
Commencing at the East Quarter corner of said Section 26; thence South 01 degree 31 minutes 58 seconds West along the east line of the southeast quarter of said Section 26, 699.76 feet; thence South 89 degrees 13 minutes 13 seconds West, 120.69 feet to the point of beginning, together with the northeast corner of said Lot 2, also to the west right of way of S. Gammon Road, also to the south right of way of United States Highway (U.S.H.) 12 & 14; thence South 08 degrees 33 minutes 57 seconds East along said west right of way, 168.92 feet; thence North 88 degrees 27 minutes 47 seconds West, 210.90 feet; thence South 01 degree 31 minutes 57 seconds West, 287.00 feet to the north right of way of Watts Road; thence North 85 degrees 57 minutes 12 seconds West along said north right of way, 357.59 feet to a point of curvature; thence 203.76 feet along the arc of a curve to the right, also along said north right of way, a radius 1083.00 feet, through a central angle of 10 degrees 46 minutes 47 seconds and a chord bearing North 79 degrees 51 minutes 16 seconds West, 203.46 feet; thence North 74 degrees 27 minutes 04 seconds West along said north right of way, 158.56 feet to a point of curvature; thence 358.46 feet along the arc of a curve to the left, a radius of 1167.00 feet, through a central angle of 17 degrees 35 minutes 56 seconds and a chord bearing North 83 degrees 15 minutes 03 seconds West, 357.05 feet; thence South 87 degrees 56 minutes 59 seconds West along said north right of way, 90.35 feet; thence South 02 degrees 03 minutes 07 seconds East along said north right of way, 3.00 feet; thence South 87 degrees 57 minutes 40 seconds West along said north right of way, 238.68 feet to a point of curvature; thence 214.21 feet along the arc of a curve to the right, also along said north right of way, a radius of 1186.00 feet, through a central angle of 10 degrees 20 minutes 55 seconds and a chord bearing North 86 degrees 52 minutes 40 seconds West, 213.92 feet; thence North 00 degrees 14 minutes 13 seconds East, 751.66 feet to the aforementioned south right of way of (U.S.H.) 12 & 14, also to a point of non-tangential curvature; thence 402.34 feet along the arc of a curve to the left, also along said south right of way, a radius of 3969.72, through a central angle of 05 degrees 48 minutes 25 seconds and a chord bearing South 87 degrees 52 minutes 49 seconds East, 402.17 feet; thence North 89 degrees 12 minutes 59 seconds East along said south right of way, 433.17 feet; thence South 53 degrees 54 minutes 38 seconds East along said south right of way, 749.93 feet; thence North 89 degrees 13 minutes 13 seconds East along said south right of way, 355.85 feet to the Point of Beginning. This description contains 1,101,919 square feet or 25.2966 acres.

under the direction of 7050 Watts Rd LLC and Wal-Mart Stores Inc, owners of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this 16 day of February, 2021.

Signed: Michelle L. Burse

Michelle L. Burse, P.L.S. No. 2020



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: February 16, 2021
Plot View: CSM-9

\\BSE2188\\dwg\\Survey\\2021\\BSE2188 3 Lot CSM v2018.dwg

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds