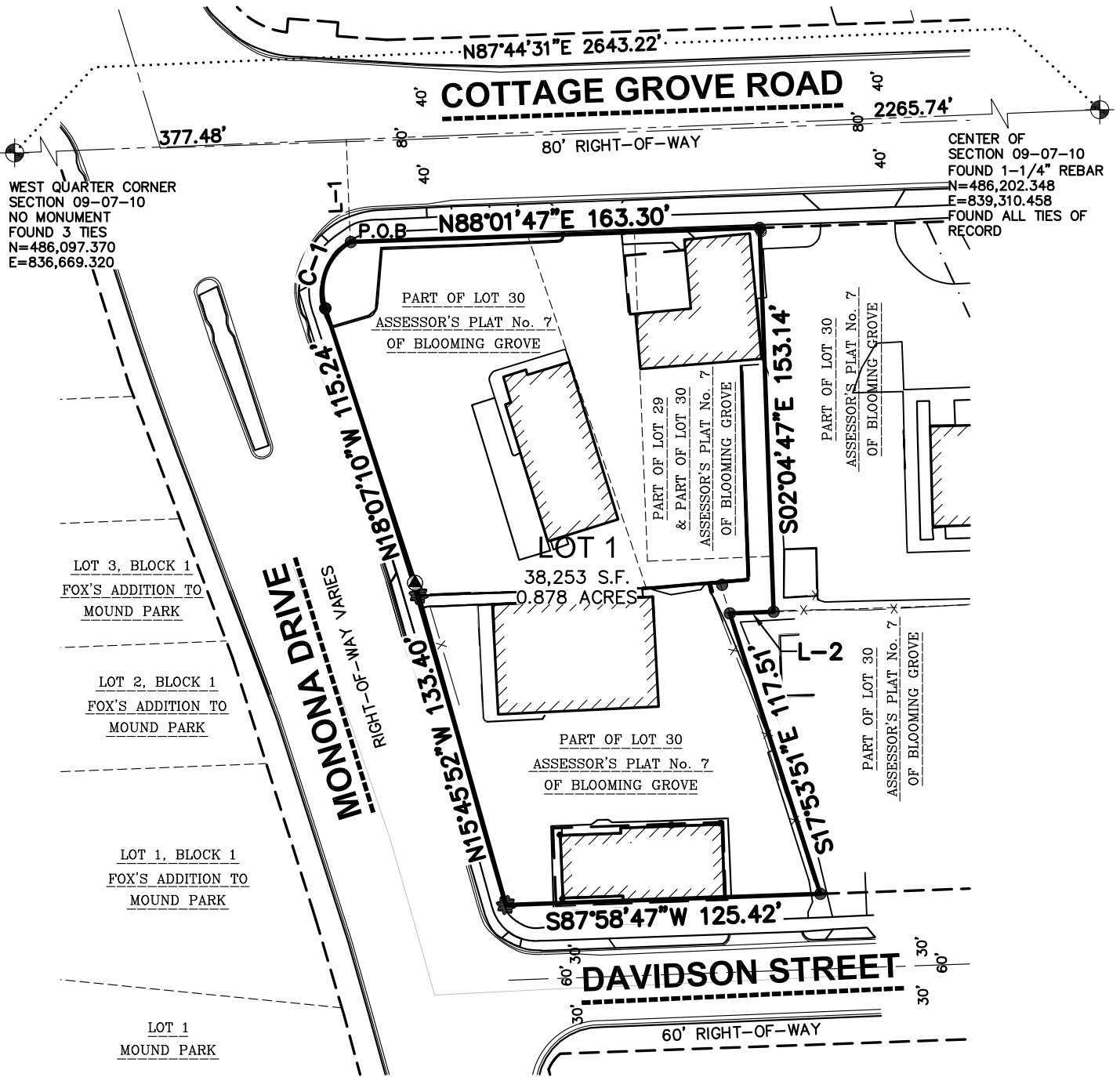


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



WEST QUARTER CORNER
SECTION 09-07-10
NO MONUMENT
FOUND 3 TIES
N=486,097.370
E=836,669.320

CENTER OF
SECTION 09-07-10
FOUND 1-1/4" REBAR
N=486,202.348
E=839,310.458
FOUND ALL TIES OF
RECORD

LOT 3, BLOCK 1
FOX'S ADDITION TO
MOUND PARK

LOT 2, BLOCK 1
FOX'S ADDITION TO
MOUND PARK

LOT 1, BLOCK 1
FOX'S ADDITION TO
MOUND PARK

LOT 1
MOUND PARK

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- COTTON SPINDLE FOUND
- PK/MAG NAIL FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING

NOTES

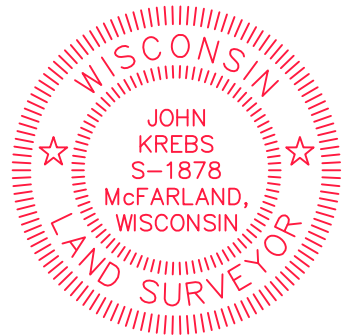
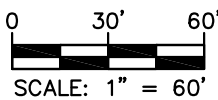
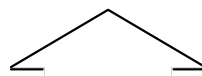
1. FIELD WORK PERFORMED ON JANUARY 15, 2021.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 09-07-10, BEARS N87°44'31"E.
3. ALL BUILDINGS ON SITE WILL BE REMOVED.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S02°16'34"E	40.82'
L-2	S87°58'47"W	17.47'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	30.51'	22.50'	77°41'55"	28.23'	N20°46'56"E



SURVEYED BY:

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
**THRESHOLD
DEVELOPMENT**
1954 ATWOOD AVE.
MADISON, WI 53704

PROJECT NO: 21-11068
FIELDBOOK/PG: -
SHEET NO: 1 OF 7

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

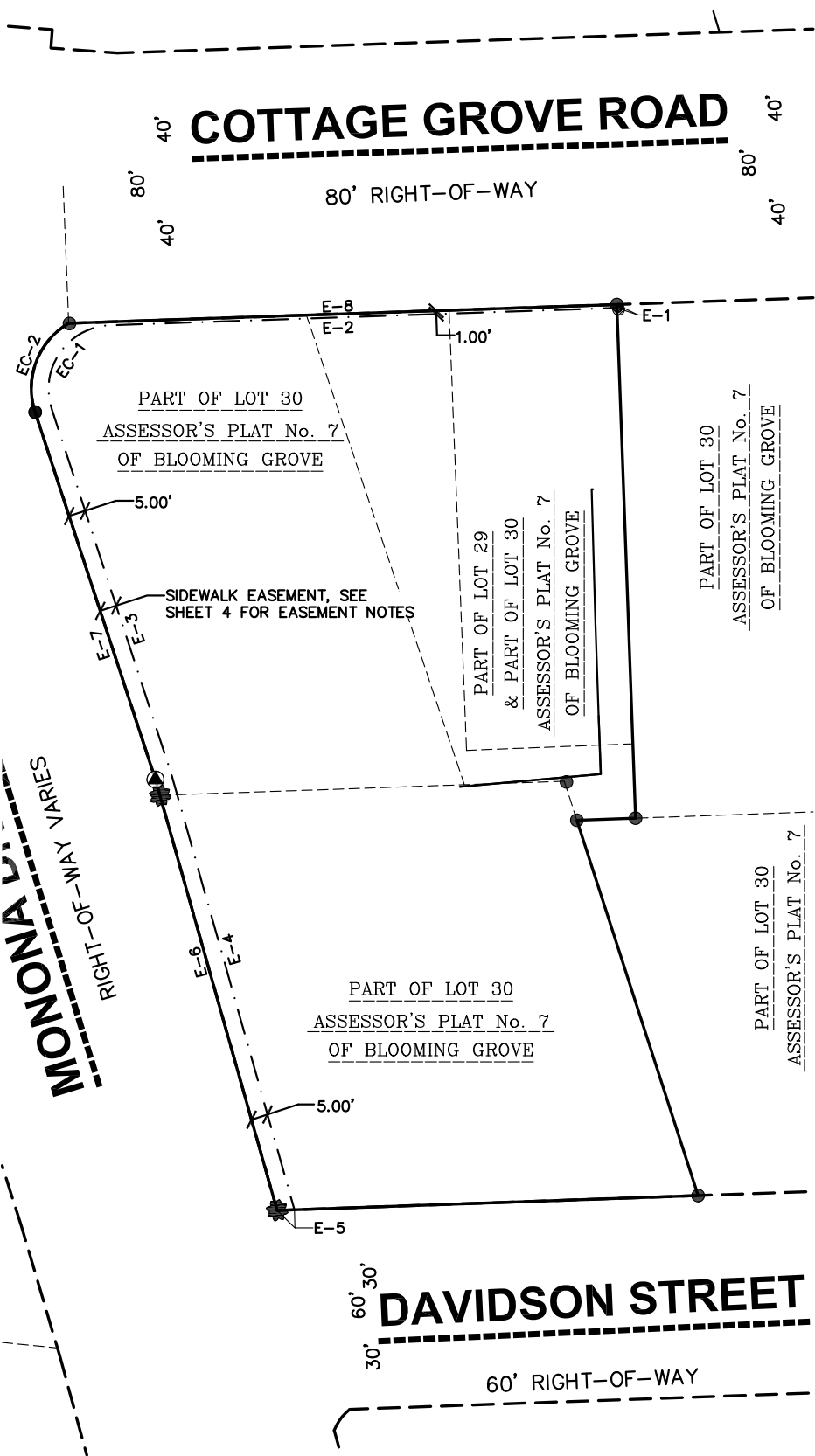
VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

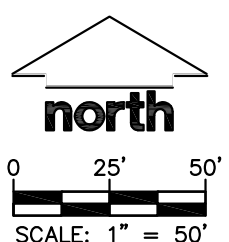
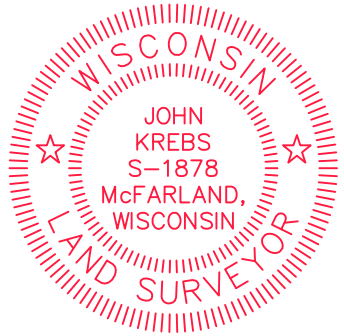
PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S02°04'47"E	1.00'
E-2	S88°01'47"W	150.98'
E-3	S18°07'10"E	114.67'
E-4	S15°45'52"E	134.72'
E-5	S87°58'47"W	5.15'
E-6	N15°45'52"W	133.40'
E-7	N18°07'10"W	115.24'
E-8	N88°01'47"E	163.30'
E-9	N18°07'10"W	0.25'
E-10	N88°00'05"E	132.49'
E-11	N02°04'47"W	9.25'
E-12	N87°55'13"E	10.00'
E-13	S02°04'47"E	15.00'
E-14	S87°55'13"W	10.00'
E-15	N02°04'47"W	0.75'
E-16	S88°00'05"W	131.26'
E-17	N15°45'52"W	4.90'



EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
EC-1	35.20'	19.00'	106°08'58"	S34°57'19"W	30.38'
EC-2	30.51'	22.50'	77°41'55"	N20°46'56"E	28.23'

File: I:\2021\2111068\DWG\Survey Sheets\2111068 P-CSM.dwg Layout: Sheet 2 User: jk Plotted: Apr 07, 2022 - 1:52pm

SURVEYED BY: JSD MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: THRESHOLD DEVELOPMENT 1954 ATWOOD AVE. MADISON, WI 53704	PROJECT NO: <u>21-11068</u> FIELDBOOK/PG: <u>—</u> SHEET NO: <u>2 OF 7</u>	SURVEYED BY: <u>—</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>TJB</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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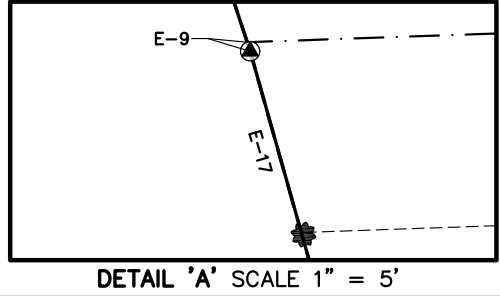
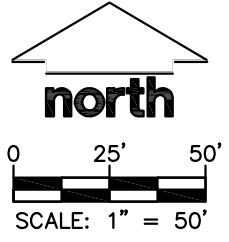
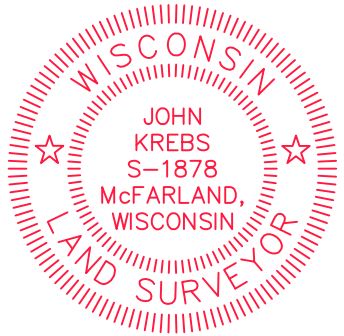
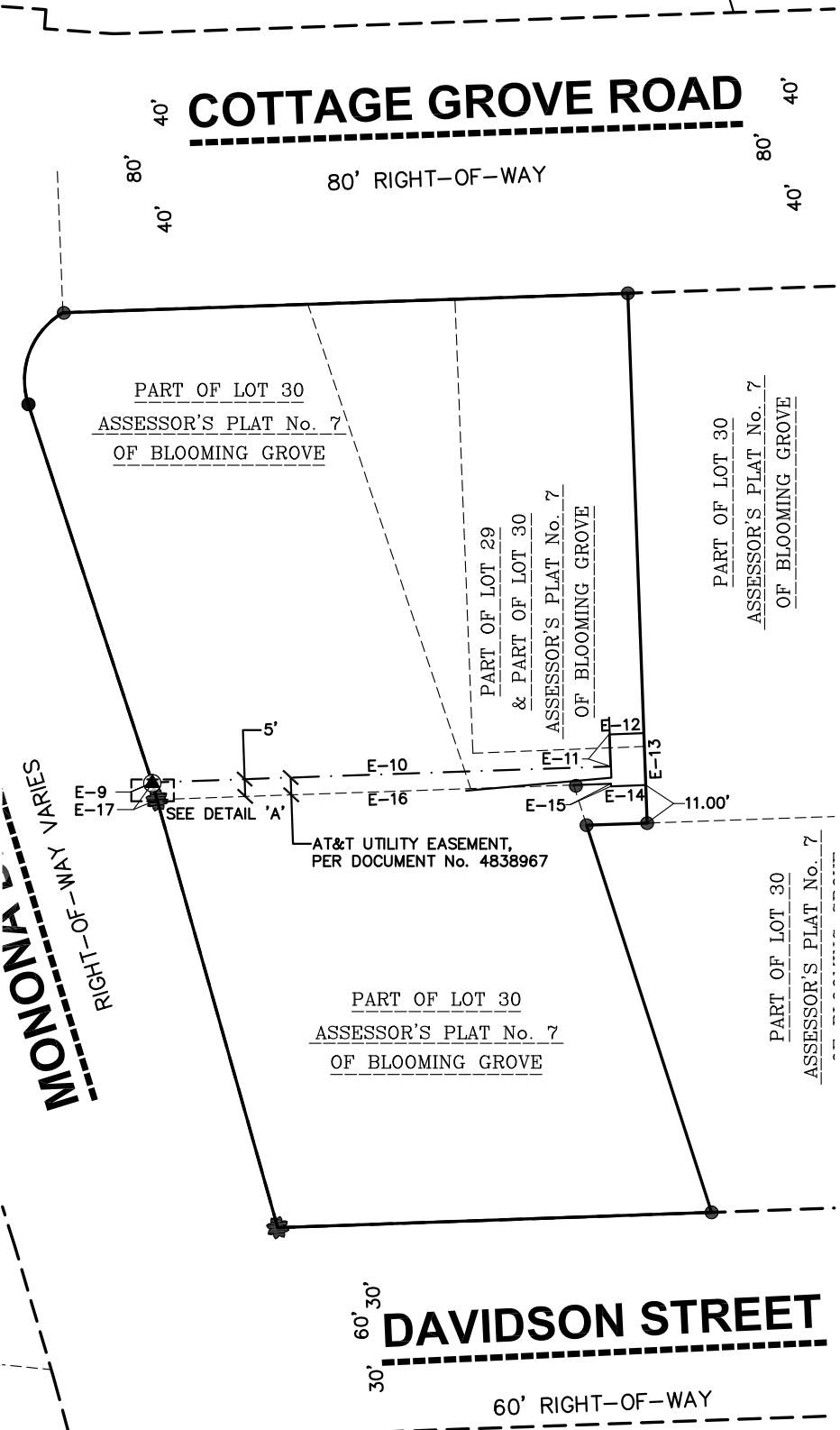
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S02°04'47"E	1.00'
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EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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File: I:\2021\2111068\DWG\Survey Sheets\2111068 P-CSM.dwg Layout: Sheet 3 User: jk Plotted: Apr 07, 2022 - 1:51pm

SURVEYED BY:

JSD
 MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

SURVEYED FOR:
THRESHOLD DEVELOPMENT
 1954 ATWOOD AVE.
 MADISON, WI 53704

PROJECT NO: 21-11068
 FIELDBOOK/PG:
 SHEET NO: 3 OF 7

SURVEYED BY:
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

PUBLIC EASEMENT NOTES

PUBLIC SIDEWALK EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK 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 PUBLIC USE 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.

File: I:\2021\2111068\DWG\Survey Sheets\2111068 P--CSM.dwg Layout: Sheet 4 User: jk Plotted: Apr 07, 2022 -- 11:58am

SURVEYED BY:

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
**THRESHOLD
DEVELOPMENT**
1954 ATWOOD AVE.
MADISON, WI 53704

PROJECT NO: 21-11068
FIELDBOOK/PG: -
SHEET NO: 4 OF 7

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

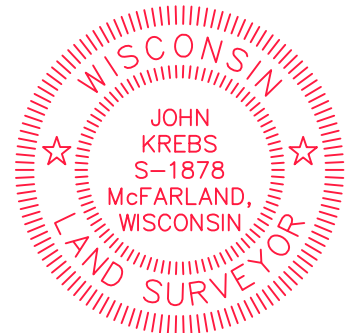
PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 09, AFORESAID; THENCE NORTH 87 DEGREES 44 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 377.48 FEET; THENCE SOUTH 02 DEGREES 16 MINUTES 34 SECONDS EAST, 40.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COTTAGE GROVE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 01 MINUTES 47 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 163.30 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 47 SECONDS EAST, 153.14 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, 17.47 FEET; THENCE SOUTH 17 DEGREES 53 MINUTES 51 SECONDS EAST, 117.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DAVIDSON STREET; THENCE SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 125.42 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MONONA DRIVE; THENCE NORTH 15 DEGREES 45 MINUTES 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 133.40 FEET; THENCE NORTH 18 DEGREES 07 MINUTES 10 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 115.24 FEET TO A POINT OF CURVE; THENCE ALONG SAID RIGHT-OF-WAY LINE 30.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.50 FEET, THE CHORD BEARING NORTH 20 DEGREES 46 MINUTES 56 SECONDS EAST, 28.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38,253 SQUARE FEET OR 0.878 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THRESHOLD DEVELOPMENT, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

File: I:\2021\2111068\DWG\Survey Sheets\2111068 P-CSM.dwg Layout: Sheet 5 User: jk Plotted: Apr 11, 2022 - 11:45am

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
**THRESHOLD
DEVELOPMENT**
1954 ATWOOD AVE.
MADISON, WI 53704

PROJECT NO: 21-11068
FIELDBOOK/PG: -
SHEET NO: 5 OF 7

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

THRESHOLD DEVELOPMENT, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID THRESHOLD DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2022.

THRESHOLD DEVELOPMENT

BY: _____
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED THRESHOLD DEVELOPMENT 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 CORPORATE MORTGAGEE

[_____] , A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF [_____] , WISCONSIN PROFESSIONAL LAND SURVEYOR, S-{-}-}, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____] , OWNER.

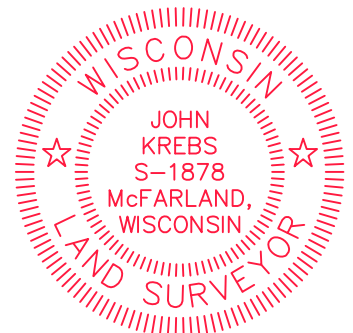
WITNESS THE HAND AND SEAL OF [BANK NAME], MORTGAGEE, THIS _____ DAY OF _____, 2022.

[_____] , VICE PRESIDENT

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] , TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES



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SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
THRESHOLD DEVELOPMENT
1954 ATWOOD AVE.
MADISON, WI 53704

PROJECT NO: 21-11068
FIELDBOOK/PG: -
SHEET NO: 6 OF 7

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: TJB
APPROVED BY: TJB

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT'S 29 AND 30, ASSESSOR'S PLAT No. 7 OF BLOOMING GROVE, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: _____

MATTHEW WACHTER,
SECRETARY OF PLAN COMMISSION

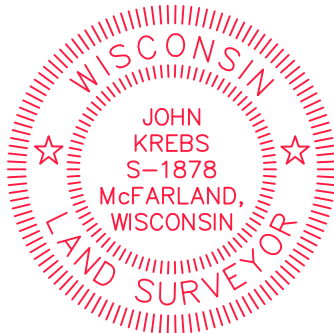
DATE

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 2020.

DATED THIS ____ DAY OF _____, 2021.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20__ AT _____ O'CLOCK __M

AS DOCUMENT # _____

IN VOL. _____ OF CERTIFIED

SURVEY MAPS ON PAGE(S) _____

REGISTER OF DEEDS

File: I:\2021\2111068\DWG\Survey Sheets\2111068 P-CSM.dwg Layout: Sheet 7 User: jk Plotted: Apr 07, 2022 - 11:56am

SURVEYED BY: MADISON REGIONAL OFFICE 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 P. 608.848.5060	SURVEYED FOR: THRESHOLD DEVELOPMENT 1954 ATWOOD AVE. MADISON, WI 53704	PROJECT NO: 21-11068 FB/PG: - SHEET NO: 7 OF 7	SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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