

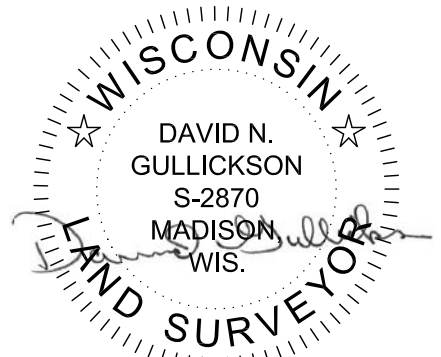
# CERTIFIED SURVEY MAP No.

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 166985, LOTS 6, 7, & 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

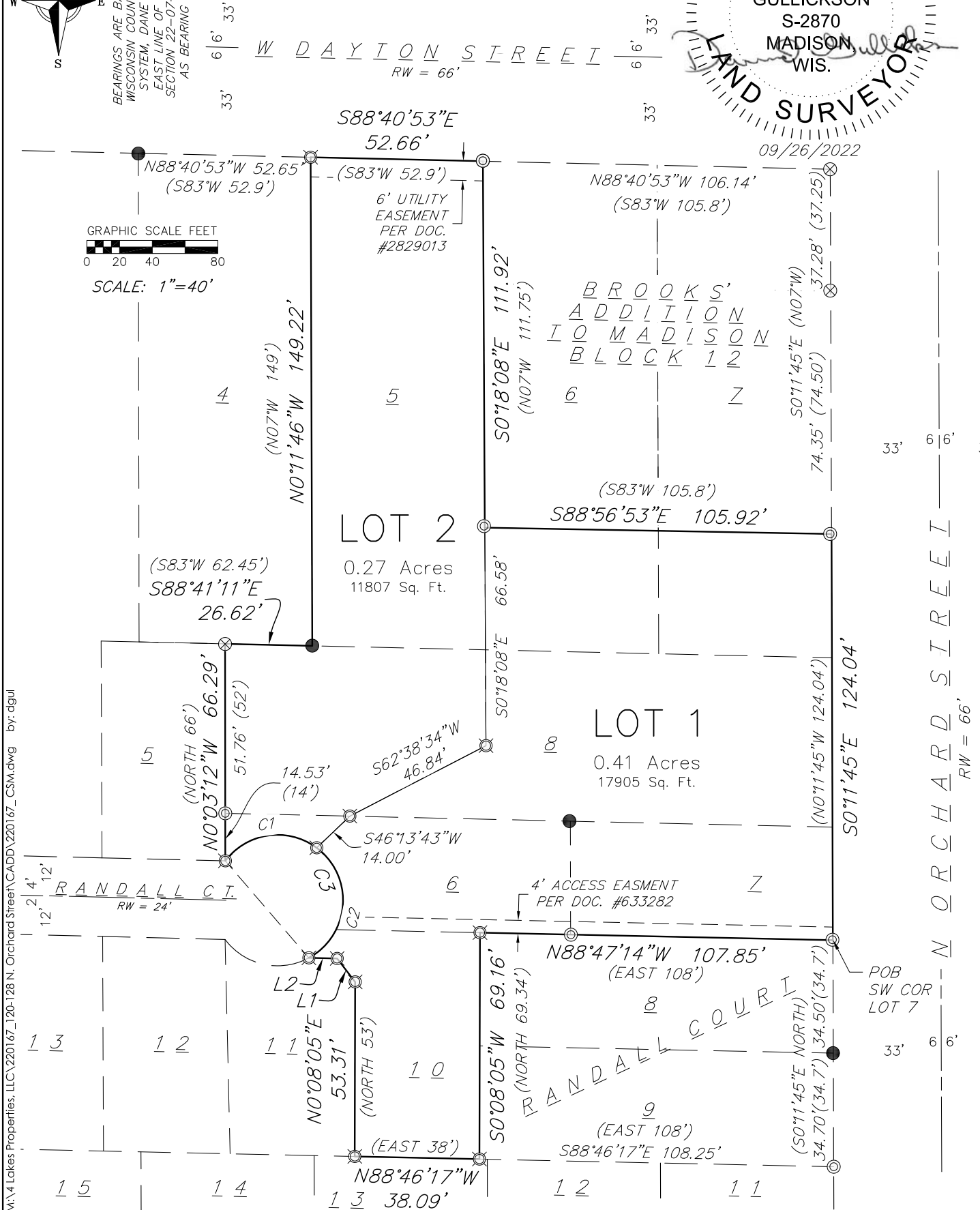
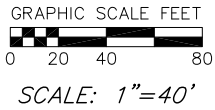


BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 22-07-09 MEASURED AS BEARING N01°20'34"E

NOTE:  
SEE SHEETS 4, FOR NOTES, AND LEGEND.



09/26/2022



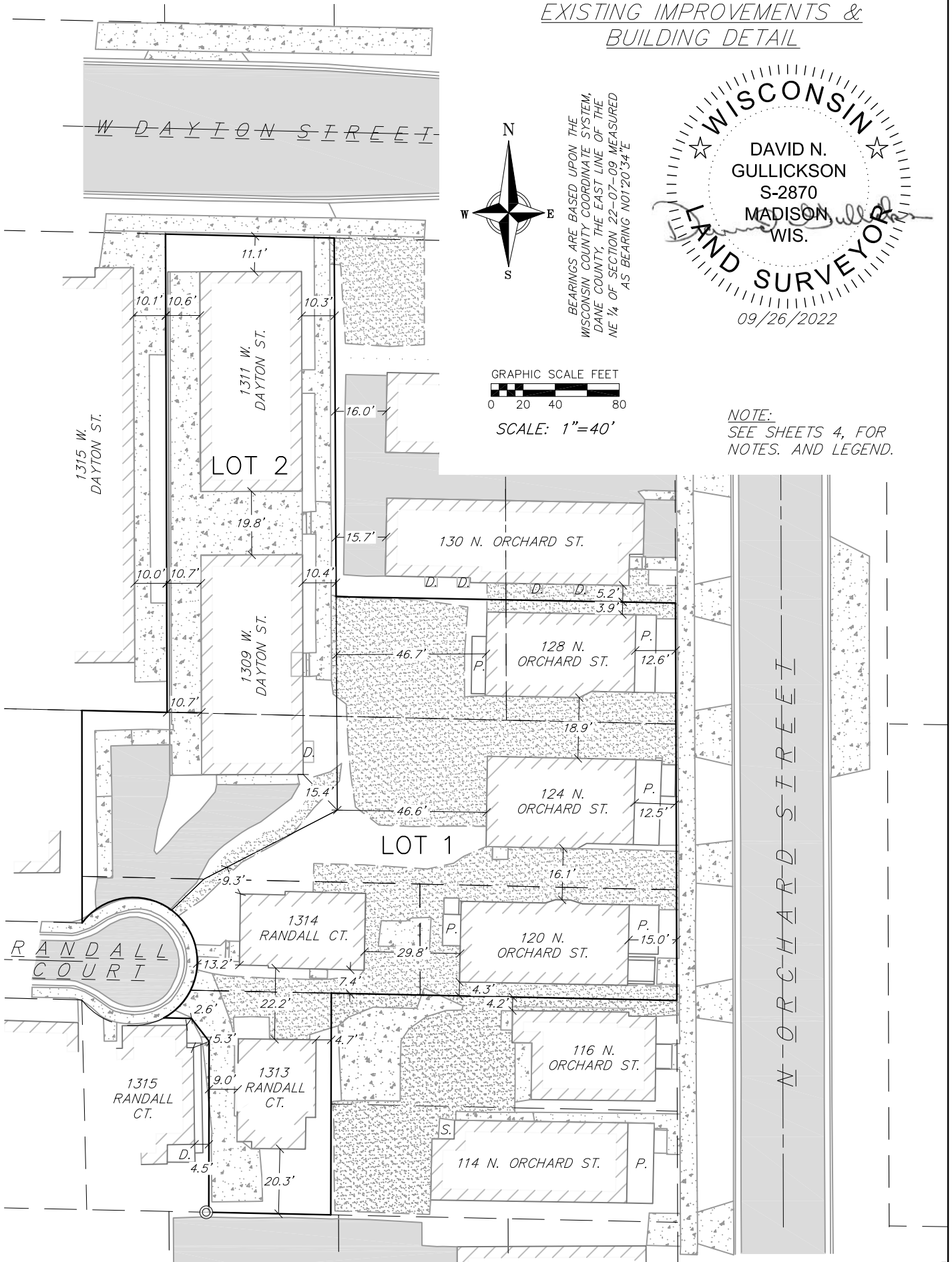
M:\4 Lakes Properties, LLC\220167\_120-128 N. Orchard Street\CADD\220167\_CSM.dwg by: dgul

<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	FN: 220167 DATE: 09-26-2022	SURVEYED FOR: BRUCE MARTIN 4 LAKES PROPERTIES, LLC 31 S. MILLS STREET MADISON, WI 53715	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____
	REV: _____	<h2 style="margin: 0;">SHEET</h2> <h2 style="margin: 0;">1 OF 8</h2>	
	Drafted By: DGUL Checked By: MLON		

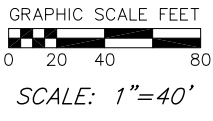
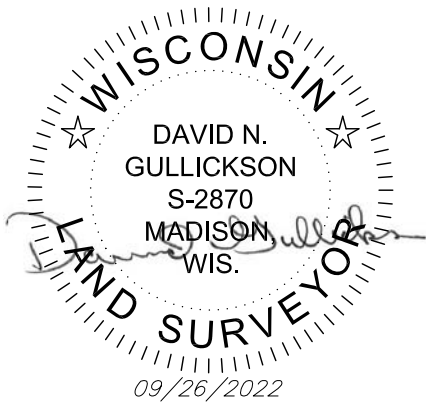
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## EXISTING IMPROVEMENTS & BUILDING DETAIL



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE EAST LINE OF THE NE 1/4 OF SECTION 22-07-09 MEASURED AS BEARING N01°20'34"E



NOTE:  
SEE SHEETS 4, FOR NOTES. AND LEGEND.

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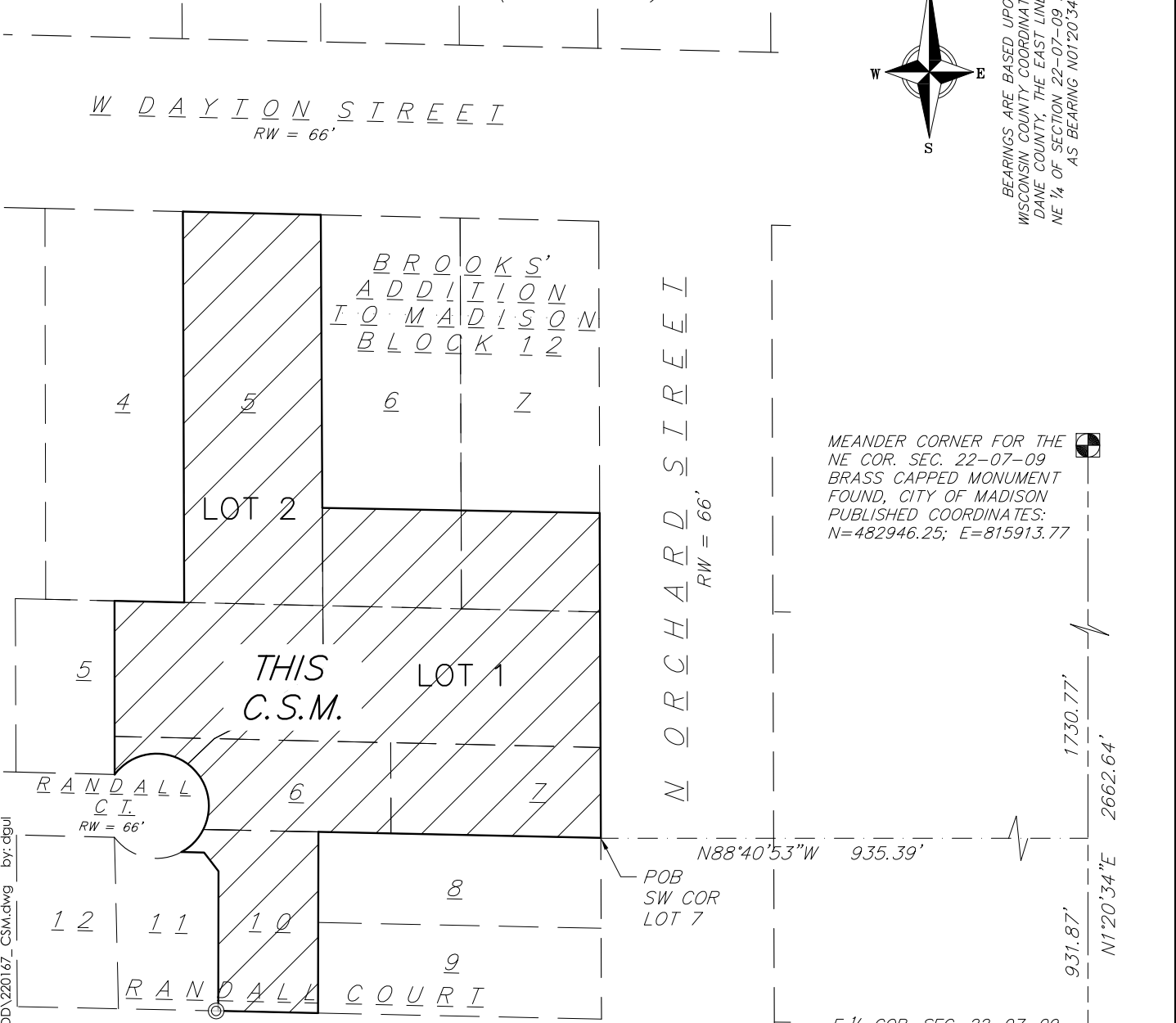
<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>	<p>FN: 220167</p> <p>DATE: 09-26-2022</p>	<p>SURVEYED FOR:</p> <p>BRUCE MARTIN</p> <p>4 LAKES PROPERTIES, LLC</p> <p>31 S. MILLS STREET</p> <p>MADISON, WI 53715</p>	<p>C.S.M. No. _____</p> <p>Doc. No. _____</p> <p>Vol. _____ Page _____</p>
	<p>REV:</p> <p>Drafted By: DGUL</p> <p>Checked By: MLON</p>	<p>SHEET</p> <p>2 OF 8</p>	

# CERTIFIED SURVEY MAP No.

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## SECTION TIE DETAIL

(NOT TO SCALE)



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<b>vierbicher</b> planners   engineers   advisors Phone: (800) 261-3898		FN: 220167 DATE: 09-26-2022	SURVEYED FOR: BRUCE MARTIN 4 LAKES PROPERTIES, LLC 31 S. MILLS STREET MADISON, WI 53715	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 8
		REV: _____ Drafted By: DGUL Checked By: MLON			

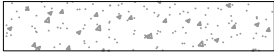


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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**NOTES:**

1. All buildings and improvements within Lot 1 shall be razed and removed prior to the redevelopment and improvement of Lot 1. Building within Lot 2 are to remain.
2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. 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.

TOPOGRAPHIC HATCHING LEGEND

	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	GRAVEL

SURVEY LEGEND

- ⊙ FOUND 1"  $\phi$  IRON PIPE
  - ⊗ FOUND 2"  $\phi$  IRON PIPE
  - FOUND 3/4"  $\phi$  IRON ROD
  - ⊕ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) "RECORDED AS" INFORMATION

LINE TABLE

LINE NUMBER	DIRECTION	LENGTH
L1	N37°37'56"W	9.03'
L2	N88°43'23"W	8.64'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	31.30'	20.00'	89°39'48"	28.20'	N81° 52' 58"E
C2	40.06'	20.00'	114°46'22"	33.69'	S04° 06' 03"W
C3	71.36'	20.00'	204°26'10"	39.09'	N40° 43' 51"W



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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 4 Lakes Properties, LLC, 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: September 26, 2022.

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





**LEGAL DESCRIPTION:**

Lot 5 and 8, Part of Lot 6 and 7, Block 12, Brooks Addition to Madison, Recorded in Volume A, Page 7 of Plats, as Document Number 166985, Lot 6, 7 and 10, Randall Court, Recorded in Volume 4, Page 17A of Plats, as Document Number 322444, Dane County Registry, located in the SE 1/4 of the NE 1/4 of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows.

Commencing at the East Quarter (E 1/4) corner of Said Section 22; thence N01°20'34"E along the East line of the NE 1/4 of said Section 22, 931.87 feet; thence N88°40'53"W 935.39 feet to the Southeast corner of said Lot 7, Randall Court and the point of beginning (POB); thence N88°47'14"W, along the South line of said Lot 7, 107.85 feet to the Northeast corner of said Lot 10; thence S00°08'05"W, along the East line of said Lot 10, 69.16 feet to the Southeast corner of said Lot 10; thence N88°46'17"W, along the South line of said Lot 10, 38.09 feet to the Southwest corner of said Lot 10; thence N00°08'05"E, along the West line of said Lot 10, 53.31 feet; thence N37°37'56"W, 9.03 feet; thence N88°43'23"W, 8.64 feet to a non-tangential curve, said point also lying on the southerly right-of-way line of Randall Court; thence continuing along southerly right-of-way line of Randall Court, 71.36 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 204°26'10", and a chord bearing N40°43'51"W, 39.09 feet to a non-tangential line, said point also lying on the Westerly line of said Lot 6, Randall Court; thence N00°03'12"W, along West line of said Lot 6, Randall Court, 66.29 feet to the Northwest corner of said Lot 8, Brooks Addition to Madison; thence S88°41'11"E, along North line of said Lot 8, 26.62 feet to the Southwest corner of said Lot 5; thence N00°11'46"W, along the East line of said Lot 5, 149.22 feet to the to the Northwest corner of said Lot 5 and a point on the northerly line of said Block 12, Brooks' Addition, said point also lying on the southerly right-of-way line of West Dayton Street; thence S88°40'53"E, along the northerly line of said Block 12 and the southerly right-of-way line of West Dayton Street, 52.66 feet to the Northeast corner of said Lot 5; thence S00°18'08"E, along the East line of said Lot 5, 111.92 feet; thence S88°56'53"E, 105.92 feet to a point on the easterly line of said Block 12, Brooks' Addition, said point also lying on the westerly right-of-way line of N. Orchard Street; thence S00°11'45"E, along the easterly line of said Block 12, Brooks' Addition and the westerly right-of-way line of N. Orchard Street 124.04 feet to the point of beginning.

Said description contains 29,712 square feet or 0.682 acres more or less.

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 planners   engineers   advisors Phone: (800) 261-3898		FN: 220167	SURVEYED FOR:	C.S.M. No. _____	<b>SHEET</b> <b>5 OF 8</b>
		DATE: 09-26-2022	BRUCE MARTIN	Doc. No. _____	
		REV:	4 LAKES PROPERTIES, LLC	Vol. _____ Page _____	
		Drafted By: DGUL	31 S. MILLS STREET		
		Checked By: MLON	MADISON, WI 53715		

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**OWNER'S CERTIFICATE:**

4 Lakes Properties, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. We further certify 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 4 Lakes Properties, LLC, has caused these presents to be signed by 4 Lakes Properties, LLC, by Bruce Martin, its Managing Member, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

In the Presence of:

4 Lakes Properties, LLC

By: 4 Lakes Properties, LLC,  
Managing Member

By: \_\_\_\_\_  
Bruce Martin, Managing Member

State of Wisconsin    )  
  ) ss  
County of Waukesha    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named, Bruce Martin, Managing Member of the above named 4 Lakes Properties, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

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



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<p style="font-size: small;">planners   engineers   advisors Phone: (800) 261-3898</p>	FN: 220167	SURVEYED FOR:	C.S.M. No. _____
	DATE: 09-26-2022	BRUCE MARTIN	Doc. No. _____
	REV:	4 LAKES PROPERTIES, LLC	Vol. _____ Page _____
	Drafted By: DGUL	31 S. MILLS STREET	
Checked By: MLON	MADISON, WI 53715		SHEET 6 OF 8

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**MORTGAGEE CERTIFICATE:**

Premier Bank, a banking corporation 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, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Premier Bank, has caused these presents to be signed by Matthew Zastrow, its Chief Lending Officer at Fort Atkinson, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

In the Presence of:

PREMIER BANK

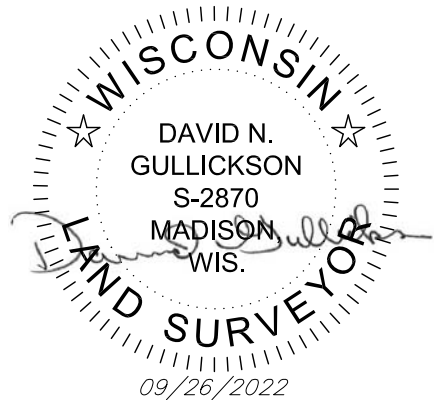
By: \_\_\_\_\_  
Matthew Zastrow, Chief Lending Officer

State of Wisconsin )  
County of Dane )ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Matthew Zastrow, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Lending Officer of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

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

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



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<p>planners   engineers   advisors</p> <p>Phone: (800) 261-3898</p>		FN: 220167	SURVEYED FOR:	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	<b>SHEET</b> <b>7 OF 8</b>
		DATE: 09-26-2022	BRUCE MARTIN		
		REV:	4 LAKES PROPERTIES, LLC		
		Drafted By: DGUL	31 S. MILLS STREET		
Checked By: MLON	MADISON, WI 53715				

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**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signed: \_\_\_\_\_  
 Matthew Wachter, Secretary  
 City of Madison Plan Commission

**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 \_\_\_\_\_, 2022; that said enactment provided for the acceptance of those lands divided by said Certified Survey Map to the City of Madison for public use.

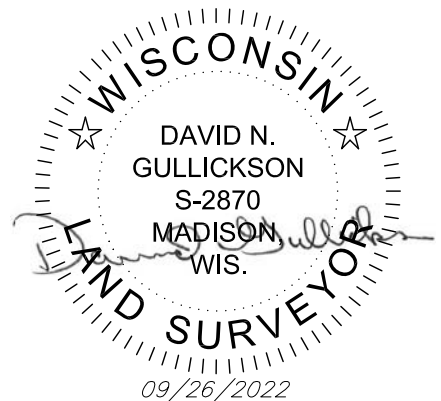
Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

Signed: \_\_\_\_\_  
 Maribeth Witzel-Behl, City Clerk, City of Madison  
 Dane County, Wisconsin

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording on this \_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_m., and recorded in Volume \_\_\_\_\_ of Certified Surveys on Pages \_\_\_\_\_. as Document Number \_\_\_\_\_.

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



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<p style="font-size: small;">planners   engineers   advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>	FN: 220167	SURVEYED FOR:	C.S.M. No. _____
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Checked By: MLON	MADISON, WI 53715		