

PRELIMINARY

# CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## LEGEND

- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- SET 1" X 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- ▲ MAG NAIL FOUND
- △ SET MAG NAIL
- FOUND CUT CROSS
- ⊙ RECORDED COUNTY MONUMENT
- ( ) PREVIOUSLY RECORDED BEARING OR DISTANCE

////// INDICATES NO ACCESS

NORTHWEST CORNER  
SECTION 33, T8N-R10E  
FOUND CITY OF MADISON  
BRASS CAP MONUMENT IN  
ROUND MONUMENT BOX  
N: 499724.794  
E: 836864.180

S89°58'29"W 2631.63'

2251.34'

380.29'

S46°20'29"W 355.43'

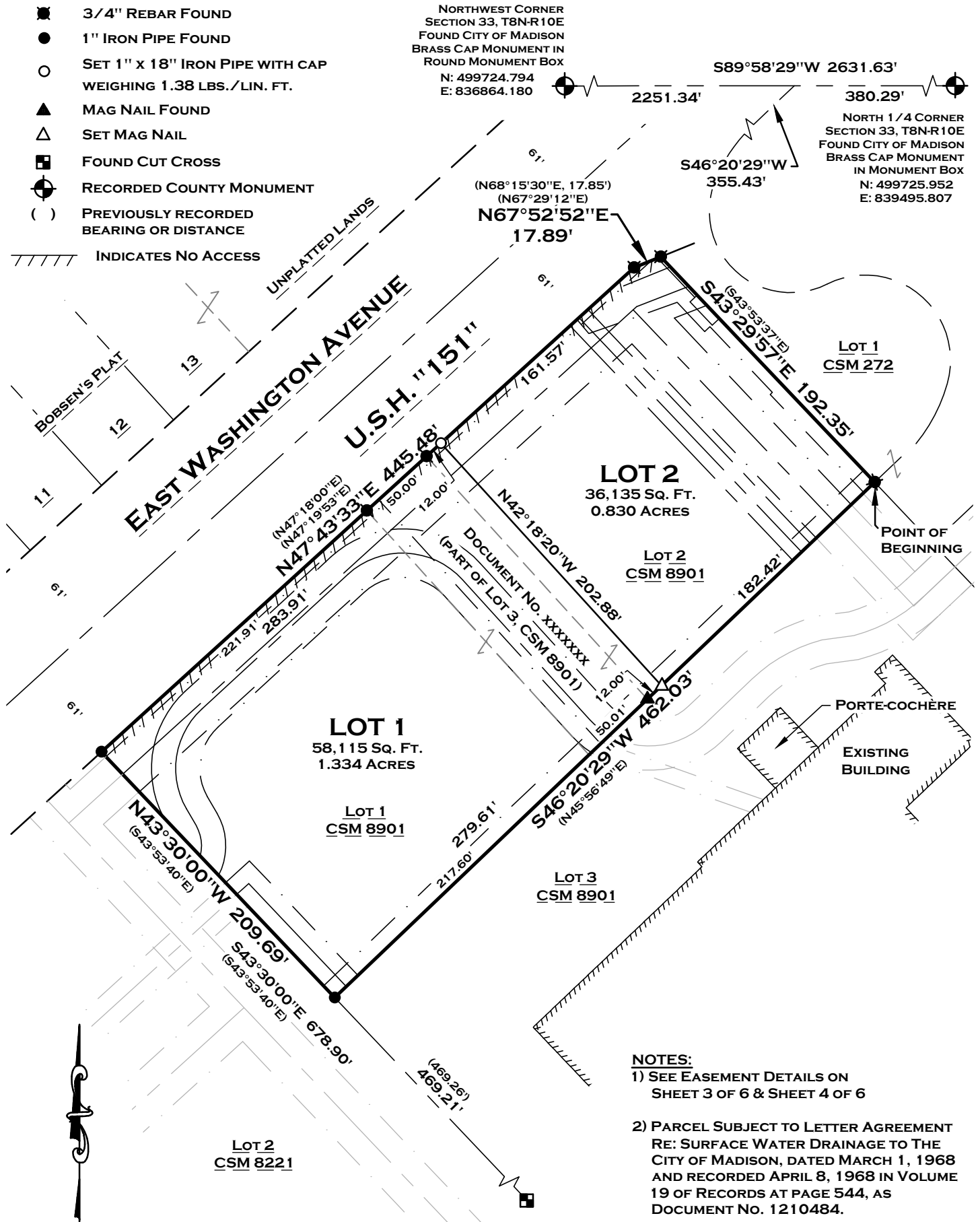
NORTH 1/4 CORNER  
SECTION 33, T8N-R10E  
FOUND CITY OF MADISON  
BRASS CAP MONUMENT  
IN MONUMENT BOX  
N: 499725.952  
E: 839495.807

(N68°15'30"E, 17.85')

(N67°29'12"E)

N67°52'52"E

17.89'



LOT 1  
CSM 272

LOT 2  
36,135 Sq. Ft.  
0.830 ACRES

LOT 2  
CSM 8901

LOT 1  
58,115 Sq. Ft.  
1.334 ACRES

LOT 1  
CSM 8901

LOT 3  
CSM 8901

LOT 2  
CSM 8221

### NOTES:

- 1) SEE EASEMENT DETAILS ON SHEET 3 OF 6 & SHEET 4 OF 6
- 2) PARCEL SUBJECT TO LETTER AGREEMENT RE: SURFACE WATER DRAINAGE TO THE CITY OF MADISON, DATED MARCH 1, 1968 AND RECORDED APRIL 8, 1968 IN VOLUME 19 OF RECORDS AT PAGE 544, AS DOCUMENT No. 1210484.

SCALE: 1" = 80'



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 33, T8N-R10E BEARS S89°58'29"W.

**REL** Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | rel@leeinc.com

# CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, BRYAN L. PFEFFER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF CLUB CAR WASH OPERATING, LLC, I HAVE SURVEYED, MAPPED AND DIVIDED PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE S89°58'29"W, 380.29 FEET ON THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE S46°20'29"W, 355.43 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 2, EXTENDED NORTHEASTERLY, TO THE EASTERN-MOST CORNER OF SAID LOT 2, THE POINT OF BEGINNING; THENCE CONTINUING S46°20'29"W, 462.03 FEET ON SAID SOUTHEASTERLY LINE, THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN DOCUMENT NUMBER XXXXXXX, DANE COUNTY RECORDS AND THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE SOUTHERN-MOST CORNER OF SAID LOT 1; THENCE N43°30'00"W, 209.69 FEET ON THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY RIGHT OF WAY OF EAST WASHINGTON AVENUE - A.K.A. U.S.H. "151"; THENCE N47°43'33"E, 445.48 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY; THENCE N67°52'52"E, 17.89 FEET ON SAID SOUTHEASTERLY RIGHT OF WAY TO THE NORTHERN-MOST CORNER OF SAID LOT 2; THENCE S43°29'57"E, 192.35 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAINS 94,250 SQUARE FEET OR 2.164 ACRES MORE OR LESS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRYAN L. PFEFFER PLS #2924  
ROBERT E. LEE & ASSOCIATES, INC.



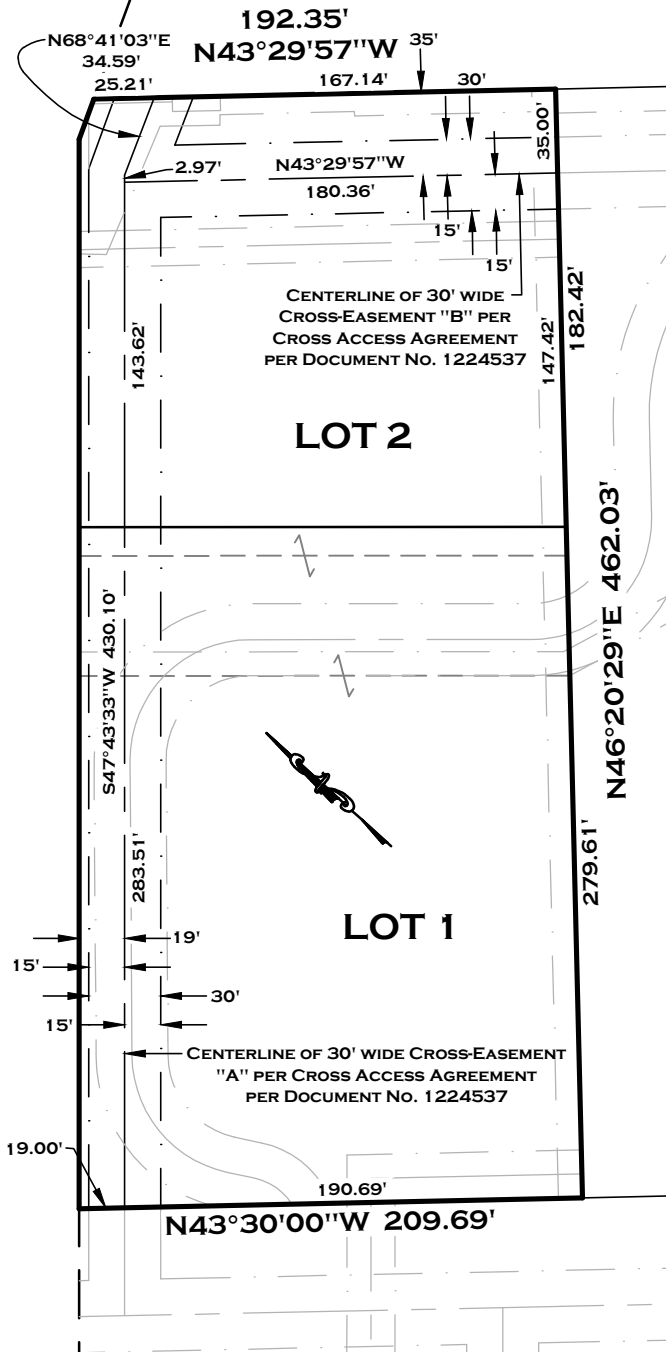
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

# CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

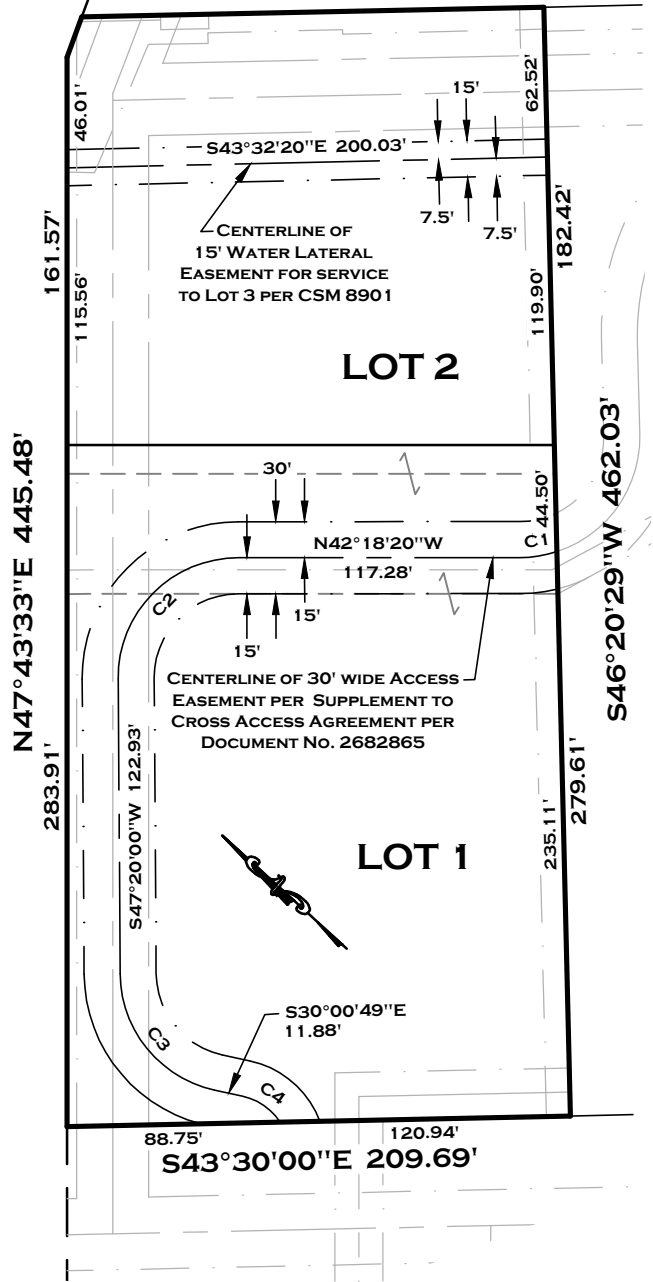
## DETAIL "A" SCALE: 1"=80'

- 30' WIDE CROSS-EASEMENT "A" & "B" PER CROSS ACCESS AGREEMENT RECORDED AS DOCUMENT No. 1224537



## DETAIL "B" SCALE: 1"=80'

- 15' WATER LATERAL EASEMENT FOR SERVICE TO LOT 3 PER CSM 8901
- 30' WIDE ACCESS EASEMENT PER SUPPLEMENT TO CROSS ACCESS AGREEMENT RECORDED AS DOCUMENT No. 2682865



CURVE TABLE

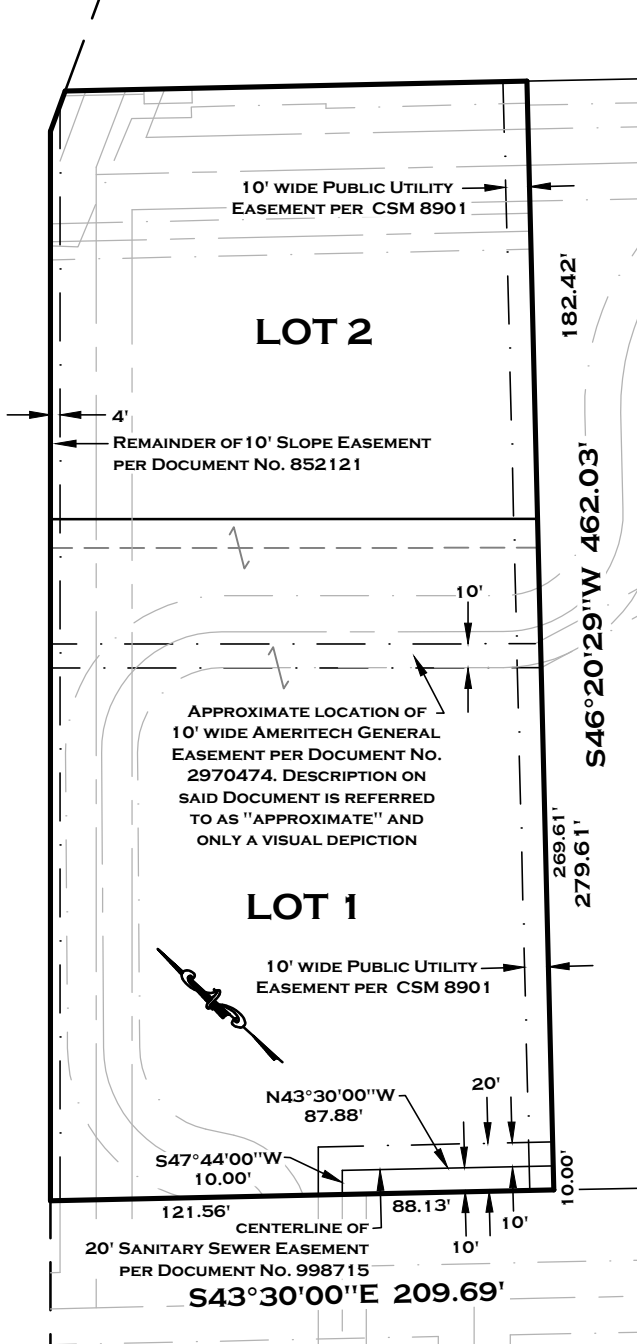
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	18°00'26"	50.00'	15.71'	N51°18'33"W	15.65'	N42°18'20"W	N60°18'46"W
C2	90°21'40"	50.00'	78.85'	N87°29'10"W	70.93'	N42°18'20"W	S47°20'00"W
C3	77°20'49"	50.00'	67.50'	S08°39'35.5"W	62.49'	S47°20'00"W	S30°00'49"E
C4	44°41'44"	25.00'	19.50'	S07°39'57"E	19.01'	S14°40'55"W	S30°00'49"E

# CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

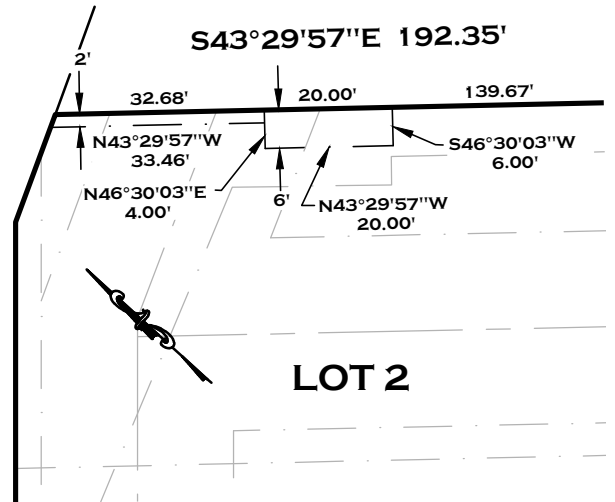
**DETAIL "C"** SCALE: 1"=80'

- 1) SLOPE EASEMENT RECORDED AS DOCUMENT No. 852121
- 2) 10' WIDE PUBLIC UTILITY EASEMENT PER CSM 8901
- 3) 20' SANITARY SEWER EASEMENT RECORDED AS DOCUMENT No. 998715
- 4) 10' WIDE AMERITECH GENERAL EASEMENT RECORDED AS DOCUMENT No. 2970474.



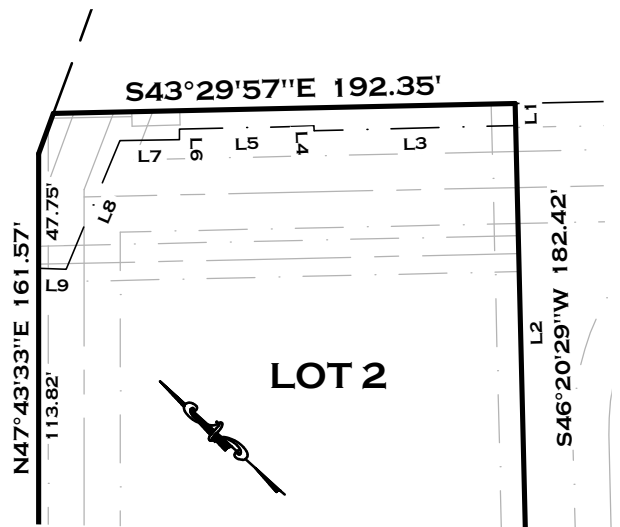
**DETAIL "D"** SCALE: 1"=30'

- 1) SIGN EASEMENT (6' x20' WIDE) & UNDERGROUND POWER EASEMENT (2' WIDE) RECORDED AS DOCUMENT No. 1196055.



**DETAIL "E"** SCALE: 1"=80'

- 1) RECIPROCAL SIDEWALK EASEMENT AGREEMENT RECORDED AS DOCUMENT No. 5901001



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.18'	S46°20'29"W
L2	173.24'	S46°20'29"W
L3	83.99'	N43°43'38"W
L4	1.92'	N45°33'51"E
L5	56.02'	N43°37'24"W
L6	4.40'	S46°49'04"W
L7	24.90'	N43°11'08"W
L8	57.99'	S70°26'16"W
L9	11.44'	N40°34'53"W



# CERTIFIED SURVEY MAP

PART OF LOT 3 AND ALL OF LOTS 1 AND 2, VOLUME 49, CERTIFIED SURVEY MAPS, PAGES 259 - 262, DOCUMENT NUMBER 2965461, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

## 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 I.D. NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023,

AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MARIBETH WITZEL-BEHL,  
CITY CLERK, CITY OF MADISON

## CERTIFICATE OF MADISON PLAN COMMISSION:

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MATTHEW WACHTER  
SECRETARY OF THE CITY OF MADISON PLAN COMMISSION

## TREASURER'S CERTIFICATE:

AS DULY ELECTED DANE COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

\_\_\_\_\_  
ADAM GALLAGHER  
DANE COUNTY TREASURER

DATE



1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com