CERTIFIED SURVEY MAP No. ALL OF LOTS 1-7 AND ALL OUTLOT 1, OLDE TOWNE OFFICE PARK, AS RECORDED IN VOLUME 46 OF PLATS, ON PAGE 11, AS DOCUMENT NUMBER 1515870, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TO7N, ROBE, CITY OF MADISON, DANE COUNTY, WISCONSIN NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL AND THE CURVE DATA, SEE SHEET 3 FOR SITE DETAILS AND SHEET 4 FOR EASEMENTS AND SCALE: 120 LOT 2 <u>LOT 1</u> SHEET 5 FOR GENERAL NOTES. C.S.M. <u>С. S. М.</u> 6300 ODANA 742 2500 OFFICE PARK <u>LOT 1</u> 40, *ODANA* <u>LOT_2</u> ∞ (N89°00'06"E) ROAD_ 40, N89°23'27"E 247.00' <u>LOT</u> 8 LOT 3 6,300 _LOT 9_ 528.76°) **528.8** LOT 1 C.S.M. (NO0°59°54″W NO0°37°31″W 1 LOT LOT 1 _1*705*_ LOT 4 277,112 SQ. FT. 6.3616 AC. OUTLOT 1 ્રાહ્યું. OFFICE PARK OLDE TOWNE by: mzje <u>LOT_6</u> - CSM.dwg <u>LOT 1</u> C.S.M. M:\SARA Investment Real Estate\220035_6337 Odana Road\CADD\220035-<u> 1578</u> <u>LOT 1</u> 51234'40", C.S.M. 17.80: (S12.12.04.W) (17.95.) <u> 13737</u> U.S.H. 12 & 14 CO WEST BELTLINE HIGHWAY CONTROLLED ACCESS HIGHWAY PER DOC. 802720 N 250, SURVEY LEGEND FOUND 1-1/4" Ø IRON ROD FOUND 3/4" Ø IRON ROD INDICATES RECORDED AS 6:38a BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE NE 1/4 OF SEC. 25-07-08 WISCONSTANCED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT - 2023 ו 'n BEARING N89°37'48"E <u>SURVEYED FOR:</u> SARA Investment Real FN: 220035 C.S.M. No. vierbicher DATE: 06/26/2023 SHEET Estate, LLC 1955 Atwood Avenue, Suite 201 Doc. No. planners | engineers | advisors REV: 1 OF 6 Drafted By: MZIE Madison, WI 53704 Phone: (800) 261-3898 Page.

ALL OF LOTS 1-7 AND ALL OUTLOT 1, OLDE TOWNE OFFICE PARK, AS RECORDED IN VOLUME 46 OF PLATS, ON PAGE 11, AS DOCUMENT NUMBER 1515870, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TO7N, ROBE, CITY OF MADISON, DANE COUNTY, WISCONSIN



SECTION TIE DETAIL (NOT TO SCALE)



BEARINGS ARE REFERENCED TO THE BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN, THE SOUTH LINE OF THE NE 1/4 OF SEC. 25-07-08 MEASURED AS BEARING N89*37'48"E NOTE:
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH JORDAN BROST MONUMENT RECORD, DATED 01/03/2020, FOR MEANDER CORNER FOR THE CENTER OF SECTION 25 AND CHRIS ADAMS MONUMENT RECORD, DATED 04/07/2014, FOR THE EAST 1/4 CORNER OF SECTION 25. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS MARCH 16, 2023.

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TAN BRG BACK	TAN BRG AHEAD
C1	49°43'42"	250.00'	216.98'	S 65°39'33" E	210.23'	N89°28'36"E	S40°47'42"E
	(49°42'00")			(S 66°08'54" E)	(210.12')		
C2	04°08'01"	5854.58'	422.38'	N 79°33'51" W	422.29'	N77°29'50"W	N81°37′51″W
	(04°08'00")			(N 79°57'59" W)	(422.26')		

vierbicher planners | engineers | advisors

Phone: (800) 261-3898



FN: 220035 DATE: 06/26/2023 REV:

Drafted By: MZIE

<u>SURVEYED FOR:</u> SARA Investment Real Estate, LLC 1955 Atwood Avenue, Suite 201 Madison, WI 53704

C.S.M. No. Doc. No. Page.

SHEET 2 OF 6

CERTIFIED SURVEY MAP No. ALL OF LOTS 1-7 AND ALL OUTLOT 1, OLDE TOWNE OFFICE PARK, AS RECORDED IN VOLUME 46 OF PLATS, ON PAGE 11, AS DOCUMENT NUMBER 1515870, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TO7N, ROBE, CITY OF MADISON, DANE COUNTY, WISCONSIN SCALE: 120 <u>LOT 1</u> <u>LOT_2</u> <u>C.S.M.</u> <u>C.S.M.</u> 6300 ODANA OFFICE PARK 2500 <u> 742</u> <u>LOT 1</u> ODANA ROAD LOT_2 EXISTING PARKING LOT _L<u>OT_8</u> EXISTING BUILDING EXISTING BUILDING _L<u>OT 9</u>_ _L<u>OT_1</u> EXISTING BUILDING <u>C.S.M.</u> EXISTING <u> 1705</u> LOT 1 EXISTING by: mzie EXISTING BUILDING - CSM.dwg LOT 1 <u>C.S.M.</u> M:\SARA Investment Real Estate\220035_6337 Odana Road\CADD\220035-_1<u>578</u>_ EXISTING PARKING LOT <u>LOT_1</u> C.S.M. <u> 13737</u> HATCHING DEPICTS "NO ACCCESS" PER PLAT U.S.H. 12 & 14 WEST BELTLINE HIGHWAY EXISTING SITE DETAILS NOTE: ALL BUILDINGS, PARKING AREAS AND INTERIOR WALKWAYS ARE TO BE REMOVED PRIOR TO SITE REDEVELOPMENT - 2023 ו <u>SURVEYED FOR:</u> SARA Investment Real FN: 220035 C.S.M. No. vierbicher DATE: 06/26/2023 Estate, LLC 1955 Atwood Avenue, Suite 201 Madison, WI 53704 SHEET Doc. No. planners | engineers | advisors REV: 3 OF 6 Drafted By: MZIE Phone: (800) 261-3898 Page_

CERTIFIED SURVEY MAP No. ALL OF LOTS 1-7 AND ALL OUTLOT 1, OLDE TOWNE OFFICE PARK, AS RECORDED IN VOLUME 46 OF PLATS, ON PAGE 11, AS DOCUMENT NUMBER 1515870, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TO7N, ROBE, CITY OF MADISON, DANE COUNTY, WISCONSIN SCALE: 120 _LOT_1 LOT 2 C.S.M. C.S.M. 6300 ODANA OFFICE PARK _742 2500 <u>LOT 1</u> ODANA ROAD <u>LOT_2</u> EXISTING PERMANENT LIMITED EASEMENT FOR TRAFFIC SIGNAL FACILITIES PURPOSES DOC. No. 2938840 LOT 8 EXISTING 10' WIDE EXISTING 10' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 1571106 UNDERGROUND ELECTRIC EASEMENT DOC. No. 1556871 <u>LOT 9</u> EXISTING 10' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 1920393 EXISTING 15' WIDE GAS MAIN EASEMENT DOC. No. 1515546 LOT 1 <u>C.S.M.</u> 1705 EXISTING 10' WIDE UNDERGROUND ELECTRIC EASEMENT DOC. No. 1515545 LOT 1 þ.: <u>LOT_1</u> EXISTING 6' WIDE UTILITY EASEMENT DOC. No. 1430743 C.S.M. - CSM.dwg _1<u>578</u>_ EXISTING 15' WIDE PLANTING STRIP AND PRIVATE STORMWATER DRAINAGE EASEMENT DOC. No. 1430743 EXISTING BUILDING SETBACK LINE EXISTING 6' WIDE UTILITY EASEMENT DOC. No. 1430743 M:\SARA Investment Real Estate\220035_6337 Odana Road\CADD\220035-<u>LOT 1</u> _C.S.M._ <u> 13737</u> EXISTING 6' WIDE UTILITY EASEMENT DOC. No. 1430743 U.S.H. 12 & 14 WEST BELTLINE HIGHWAY EXISTING EASEMENTS - 2023 ו Ŋ <u>SURVEYED FOR:</u> SARA Investment Real FN: 220035 C.S.M. No. vierbicher DATE: 06/26/2023 SHEET Estate, LLC 1955 Atwood Avenue, Suite 201 Doc. No. REV: planners | engineers | advisors 4 OF 6 Drafted By: MZIE Madison, WI 53704 Phone: (800) 261-3898 Page.

OWNER'S CERTIFICATE

caused the land described on this the map hereon. We further certify	visconsin limited liability company, as owner(s), we nereby certify that we Certified Survey Map to be surveyed, divided and mapped as represented of y that this Certified Survey map is required by S236.34 to be submitted to Witness the hand and seal of said owner this day of D23.
ORR Property Group LLC	
Ву:	
State of Wisconsin))ss. County of Dane)	
Personally came before me this _ and acknowledged the same.	day of, 2023, the above named, to me known to be the persons who executed the foregoing instrument
Notary Public, State of Wiscons.	My Commission expires:

GENERAL NOTES:

- This Certified Survey Map is subject to the following:
 - -Declarations of Covenants, Conditions and Restrictions of Park Towne, recorded as Document No. 1258523.
 - -Declaration of Covenants, Conditions and Restrictions recorded as Document No. 1373566.

 - -Declaration of Covenants, Conditions and Restrictions recorded as Document No. 1575360.

 -Covenants, conditions, restrictions, easements recorded as Document No. 1515871.

 -Amended Declaration of Easements, Restrictions, and Covenants of Olde Towne Office Park recorded as Document No. 1541879.

 -Declaration of Covenants, Conditions and Restrictions recorded as Document No. 1781968.

by: mzie

Phone: (800) 261-3898

FN: 220035 DATE: 06/26/2023

REV: Drafted By: MZIE Checked By: DPER

<u>SURVEYED FOR:</u> SARA Investment Real Estate, LLC 1955 Atwood Avenue, Suite 201 Madison, WI 53704

C. S.M. No._ Doc. No._ Vol._ Page_

SHEET 5 OF 6

CERTIFIED SURVEY MAP No.
ALL OF LOTS 1—7 AND ALL OUTLOT 1, OLDE TOWNE OFFICE PARK, AS RECORDED II VOLUME 46 OF PLATS, ON PAGE 11, AS DOCUMENT NUMBER 1515870, DANE COUNT REGISTRY AND LOCATED IN THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TO7N, ROBE, CITY OF MADISON, DANE COUNTY, WISCONSIN
CITY OF MADISON COMMON COUNCIL RESOLUTION
Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number, File ID 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
CITY OF MADISON PLAN COMMISSION CERTIFICATE
Approved for recording per the Secretary of the City of Madison Plan Commission.
By: Date: Matthew Wachter, Secretary of the Plan Commission
LEGAL DESCRIPTION
All of Lots 1-7 and all of Outlot 1, Olde Towne Office Park, as recorded in Volume 46 of Plats, on page 11, as Document Number 1515870, Dane County Registry and located in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 25, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.
Said description contains 277,112 square feet or 6.3616 acres, more or less.
SURVEYOR'S CERTIFICATE
I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein 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: Michael J. Ziehr
Date:
Michael J. Ziehr, P.L.S. S-2401 REGISTER OF DEEDS CERTIFICATE
Received for recording this day of, 2023, at o'clock,m. and recorded in Volume of Certified Survey Maps on pages, as Doc. No
Kristi Chlebowski, Dane County Register of Deeds





FN: 220035 DATE: 06/26/2023 REV:

Drafted By: MZIE

SURVEYED FOR: SARA Investment Real Estate, LLC 1955 Atwood Avenue, Suite 201 Madison, WI 53704

C. S.M. No._ Doc. No._ Page_

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