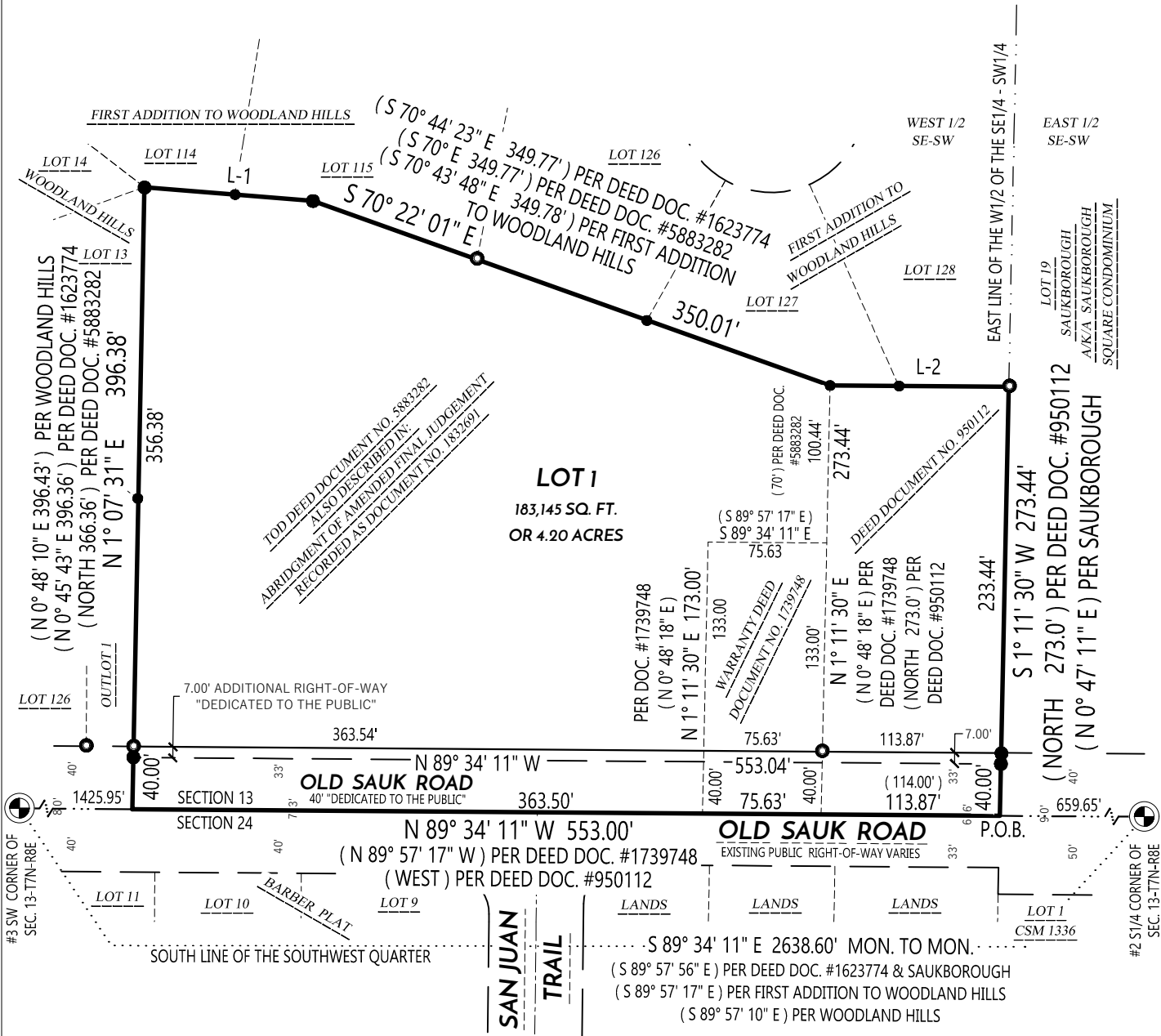


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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- IRON PIPE FOUND, SIZE NOTED
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JUNE 26TH, JULY 3RD, 10TH, & 24TH, 2023.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY MAP IS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13-T7N-R8E BEAR N 89° 34' 11" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 6 FOR SECTION BREAKDOWN.
- SEE SHEET 3 OF 6 FOR EXISTING IMPROVEMENTS, EASEMENTS, AND MONUMENT DETAILS.
- SEE SHEET 4 OF 6 FOR SECTION CORNER MONUMENT LINE TABLES.



0' 50' 100'



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WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
MR. WILLIAM BUTCHER  
827 E. WASHINGTON AVE.  
MADISON, WI 53703

SURVEYED BY: MAL  
DRAWN BY: AMS  
CHECKED BY: ZMR  
APPROVED BY: ZMR

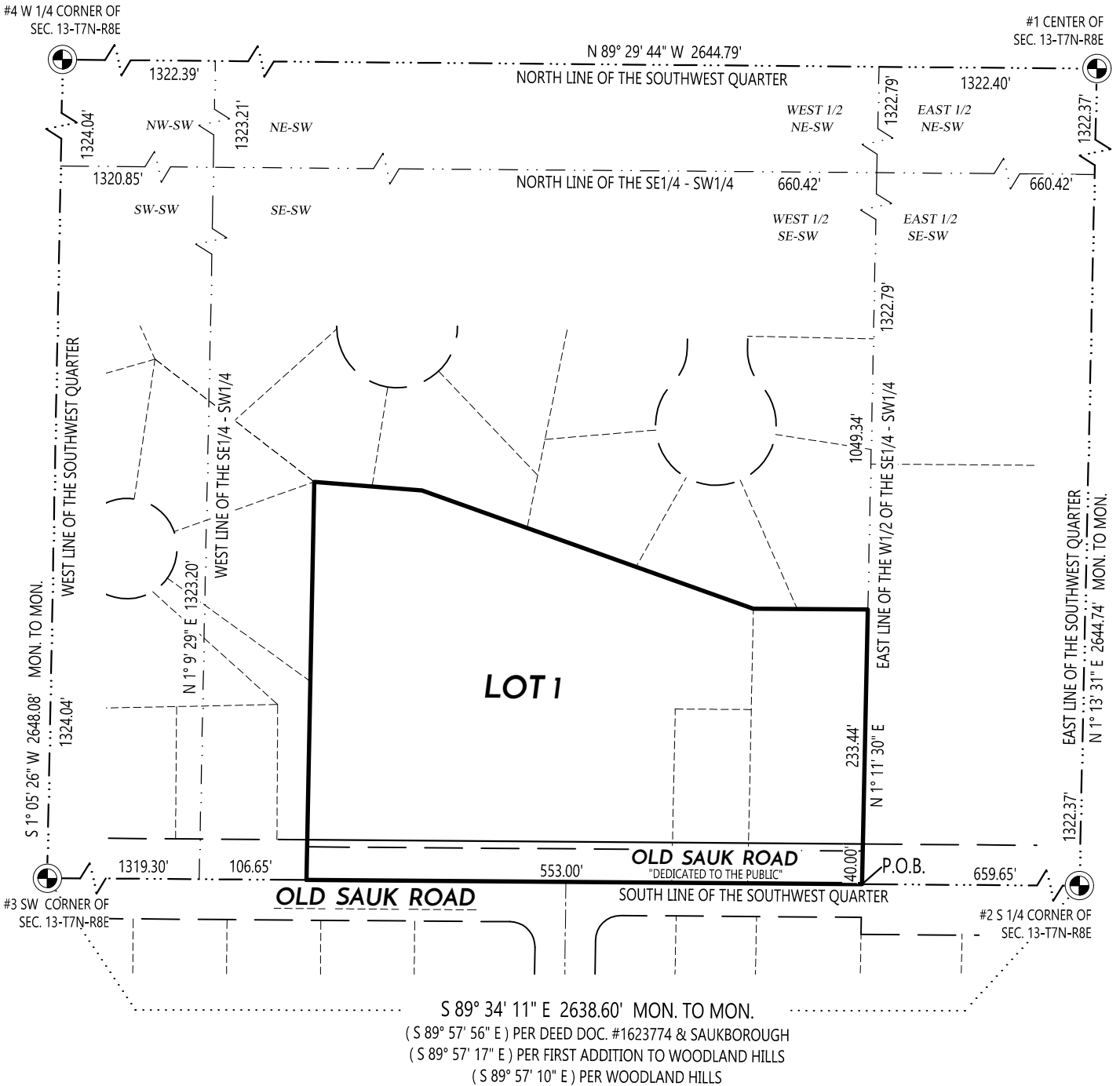
PROJECT NO: 231085  
SHEET NO: 1 of 6

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

File: W:\2023\231085\_Butcher - 6706-6614 Old Sauk Road\dwg\231085\_CSM.dwg Layout: CSM 2 OF 6 User: Zach Plotted: Mar 27, 2024 - 4:43pm

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

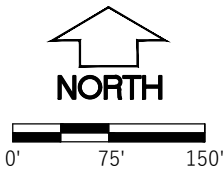


LEGEND

- SECTION CORNER FOUND / RECOVERED
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- RECORDED INFORMATION

NOTES:

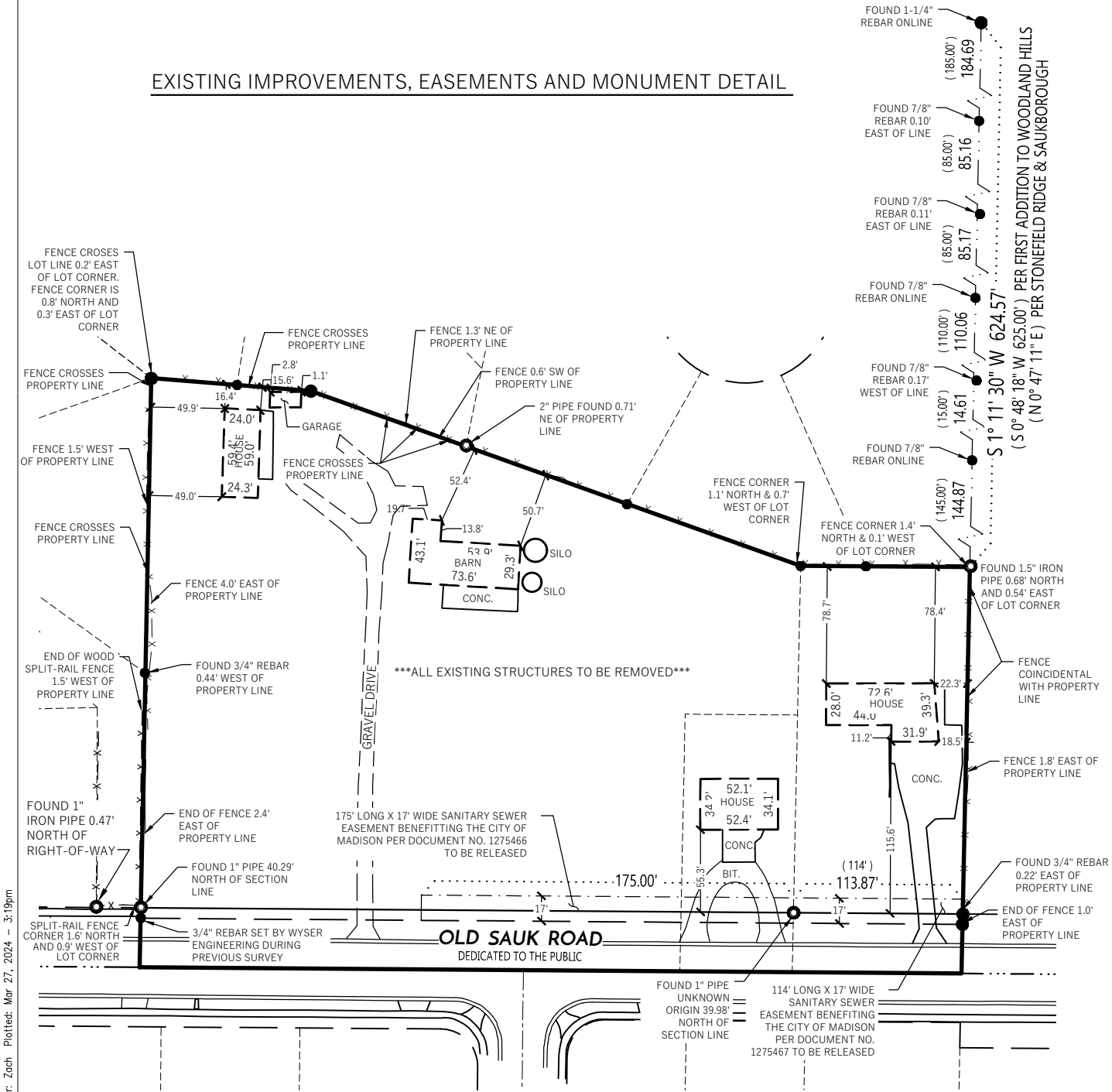
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY MAP IS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS DANE, GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13-T7N-R8E BEAR N 89° 34' 11" W
- SEE SHEET 3 OF 5 FOR EXISTING IMPROVEMENTS, EASEMENTS, AND MONUMENT DETAILS.
- SEE SHEET 4 OF 5 FOR SECTION CORNER MONUMENT LINE TABLES.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS, EASEMENTS AND MONUMENT DETAIL

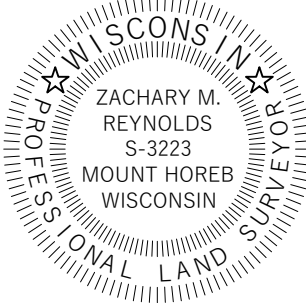
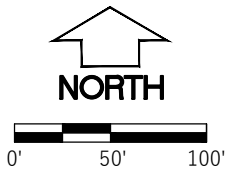


LEGEND

- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- IRON PIPE FOUND, SIZE NOTED
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- BACK OF CURB LINE
- EDGE OF CONCRETE PAVEMENT
- EDGE OF GRAVEL LIMITS
- EDGE OF BITUMINOUS PAVEMENT
- EXISTING EASEMENT
- ( ) RECORDED INFORMATION

NOTES:

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 4 OF 6 FOR SECTION CORNER MONUMENT COORDINATE TABLE.
- ALL EXISTING BUILDINGS TO BE REMOVED.



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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND BRASS CAP MONUMENT	N: 485,669.26 E: 792,260.12
( *)	CENTER OF SEC. 13-T7N-R8E	( N: 485,669.16 E: 792,259.97 )
2	FOUND BRASS CAP MONUMENT	N: 483,025.12 E: 792,203.56
( ** )	SOUTH 1/4 CORNER OF SEC. 13-T7N-R8E	( N: 483,025.06 E: 792,203.47 )
3	FOUND BRASS CAP MONUMENT	N: 483,044.94 E: 789,565.03
( )	SW CORNER OF SEC. 13-T7N-R8E	( N: 483,044.96 E: 789,564.90 )
4	FOUND ALUMINUM MONUMENT	N: 485,692.54 E: 789,615.43
( )	WEST 1/4 CORNER OF SEC. 13-T7N-R8E	( N: 485,692.51 E: 789,615.32 )

( ) PER SANDSNES TIE SHEET 2004  
( \*) PER SANDSNES TIE SHEET 2007  
( \*\* ) PER SANDSNES TIE SHEET 2011

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 85° 24' 29" E	107.70'
( *)	S 85° 38' 47" E	107.93'
( ** )	"WEST"	107.48'
( *** )	S 85° 36' 14" E	107.48'
L-2	S 89° 34' 11" E	113.87'
( *)	S 89° 57' 10" E	114.03'
( **** )	"EAST"	114.0'
( *** )	S 89° 57' 56" E	114.00'
L-3	S 89° 34' 11" E	75.63'
( ***** )	S 89° 57' 17" E	75.63'

( \*) PER FIRST ADDITION TO WOODLAND HILLS  
( \*\* ) PER DEED DOC. #5883282  
( \*\*\* ) PER DEED DOC. #1623774  
( \*\*\*\* ) PER DEED DOC. #950112  
( \*\*\*\*\* ) PER DEED DOC. #1739748

LEGAL DESCRIPTION

OVERALL PARCEL:

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 13, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, NORTH 89 DEGREES 34 MINUTES 11 SECONDS WEST, 659.65 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 13, NORTH 89 DEGREES 34 MINUTES 11 SECONDS WEST, 553.00 FEET TO A SOUTHERLY EXTENSION OF THE EAST LINE OF WOODLAND HILLS, RECORDED IN VOLUME 51 OF PLATS ON PAGES 21-22 AS DOCUMENT NO. 1623944; THENCE ALONG THE EXTENSION OF AND THEN THE EAST LINE OF SAID WOODLAND HILLS, NORTH 01 DEGREES 07 MINUTES 31 SECONDS EAST, 396.38 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID WOODLAND HILLS, ALSO BEING A POINT ON THE SOUTHERLY LINE OF FIRST ADDITION TO WOODLAND HILLS, RECORDED IN VOLUME 54 OF PLATS ON PAGE 44 AS DOCUMENT NO. 1835505; THENCE ALONG SAID SOUTHERLY LINE OF FIRST ADDITION TO WOODLAND HILLS, SOUTH 85 DEGREES 24 MINUTES 29 SECONDS EAST, 107.70 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 70 DEGREES 22 MINUTES 01 SECONDS EAST, 350.01 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN A DEED RECORDED IN VOLUME 672 ON PAGE 413 AS DOCUMENT NO. 950112; THENCE, CONTINUING ALONG SAID SOUTHERLY LINE OF FIRST ADDITION TO WOODLAND HILLS, AND ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 950112, SOUTH 89 DEGREES 34 MINUTES 11 SECONDS EAST, 113.87 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE WEST HALF OF THE THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, ALSO BEING THE SOUTHEAST CORNER OF SAID FIRST ADDITION TO WOODLAND HILLS, ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN DOCUMENT NO. 950112, AND ALSO BEING A POINT ON THE WEST LINE OF SAUKBOROUGH, RECORDED IN VOLUME 54 OF PLATS ON PAGE 42 AS DOCUMENT NO. 1832941; THENCE ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN DOCUMENT NO. 950112, SAID WEST LINE OF SAUKBOROUGH, AND THE EAST LINE OF SAID WEST HALF, SOUTH 01 DEGREES 11 MINUTES 30 SECONDS WEST, 273.44 FEET BACK TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 183,145 SQUARE FEET OR 4.20 ACRES AND IS CURRENTLY SUBJECT TO OLD SAUK ROAD RIGHT-OF-WAY OVER THE SOUTHERLY 33 FEET OF SAID PARCEL.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WILLIAM BUTCHER, 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 AND DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
MR. WILLIAM BUTCHER  
827 E. WASHINGTON AVE.  
MADISON, WI 53703

SURVEYED BY: MAL  
DRAWN BY: AMS  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 231085  
SHEET NO: 4 of 6

File: W:\2023\231085\_Butcher - 6706-6614\_Old Sauk Road\dwg\231085\_CSM.dwg Layout: CSM 5 OF 6 User: Zach Plotted: Mar 27, 2024 - 3:29pm

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

\_\_\_\_\_, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: \_\_\_\_\_  
MANAGING MEMBER  
  
\_\_\_\_\_, LLC

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED  
MANAGING MEMBER FOR \_\_\_\_\_, LLC, \_\_\_\_\_, TO ME KNOWN  
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

CONSENT OF MORTGAGEE

\_\_\_\_\_, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: \_\_\_\_\_  
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE  
NAMED BANKING ASSOCIATION, \_\_\_\_\_, AUTHORIZED MEMBER,  
  
\_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING  
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
MR. WILLIAM BUTCHER  
827 E. WASHINGTON AVE.  
MADISON, WI 53703

SURVEYED BY: MAL  
DRAWN BY: AMS  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 231085  
SHEET NO: 5 of 6

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF UNPLATTED LANDS, BEING LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 8 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER \_\_\_\_\_, FILE ID NUMBER \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

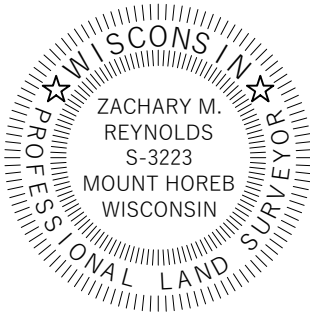
\_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

\_\_\_\_\_  
MATTHEW WACHTER,  
SECRETARY OF THE PLAN COMMISSION

\_\_\_\_\_  
DATE:



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) \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:  
WYSER ENGINEERING  
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APPROVED BY: ZMR

PROJECT NO: 231085  
SHEET NO: 6 of 6