





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

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

| CURVE TABLE |              |        |             |                 |              |                 |                 |
|-------------|--------------|--------|-------------|-----------------|--------------|-----------------|-----------------|
| CURVE #     | CURVE LENGTH | RADIUS | DELTA       | CHORD BEARING   | CHORD LENGTH | TANGENT IN      | TANGENT OUT     |
| C-1         | 26.05'       | 17.17' | 86° 55' 57" | N 44° 18' 08" E | 23.62'       | N 0° 50' 09" E  | N 87° 46' 06" E |
| *           | 26.22'       | 17.17' | 87° 29' 34" | N 44° 34' 45" E | 23.75'       | N 0° 49' 57" E  | N 88° 19' 32" E |
| C-2         | 38.42'       | 25.00' | 88° 03' 16" | S 44° 51' 47" W | 34.75'       | S 88° 53' 25" W | S 0° 50' 09" W  |
| C-3         | 40.00'       | 25.00' | 91° 40' 51" | N 45° 15' 54" W | 35.87'       | N 0° 34' 31" E  | S 88° 53' 40" W |

(\*) PER DOCUMENT NO. 5554968

### LEGAL DESCRIPTION

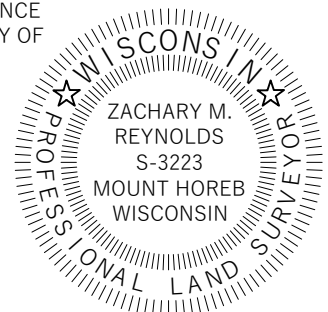
A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, (CSM 5070), AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, (CSM 5070), DANE COUNTY REGISTER OF DEEDS, ALSO THE NORTH ONE HUNDRED NINETY FEET (190') OF THE WEST ONE-HALF (W 1/2) OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 22, THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, NORTH 00 DEGREES 46 MINUTES 33 SECONDS EAST 1285.93 FEET; THENCE, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 211.74 FEET TO THE NORTHWEST CORNER OF LOT 1 OF AFORESAID CSM 5070, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE, AND ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG THE NORTH LINE OF SAID CSM 5070 AND SAID SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 248.01 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID CSM 5070, ALSO BEING A POINT ON THE WEST LINE OF AFORESAID OUTLOT 35, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, AND ALONG SAID WEST LINE OF OUTLOT 35, NORTH 00 DEGREES 33 MINUTES 21 SECONDS EAST, 7.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 35; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF SAID OUTLOT 35, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 82.50 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID OUTLOT 35 AS MONUMENTED; THENCE, ALONG THE EAST LINE OF SAID WEST HALF OF OUTLOT 35, SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 190.04 FEET TO THE SOUTHEAST CORNER OF THE NORTH 190 FEET OF THE WEST HALF OF OUTLOT 35; THENCE, ALONG THE SOUTH LINE OF SAID NORTH 190 FEET OF SAID WEST HALF OF OUTLOT 35, SOUTH 88 DEGREES 48 MINUTES 04 SECONDS WEST, 82.69 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3 CSM 5070; THENCE, ALONG SAID EAST LINE OF LOT 3, SOUTH 00 DEGREES 33 MINUTES 31 SECONDS WEST, 304.80 FEET TO THE SOUTHEAST CORNER OF SAID CSM 5070; THENCE, ALONG THE SOUTH LINE OF SAID CSM 5070, AND EXTENDING ALONG THE SOUTH LINE OF AFORESAID PART OF OUTLOT 33, SOUTH 88 DEGREES 51 MINUTES 24 SECONDS WEST, 266.65 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 33, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF DAIRY DRIVE; THENCE ALONG THE WEST LINE OF SAID OUTLOT 33, NORTH 00 DEGREES 50 MINUTES 09 SECONDS EAST, 469.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, 26.05 FEET ALONG SAID CURVE, HAVING A RADIUS OF 17.17 FEET, AND A CHORD THAT BEARS SOUTH 44 DEGREES 18 MINUTES, 23.62 FEET, TO A POINT ON THE WEST LINE OF AFORESAID LOT 1 OF CSM 5070, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE; THENCE, ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 29 MINUTES 03 SECONDS EAST, 1.52 FEET BACK TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 145,111 SQUARE FEET OR 3.33 ACRES, (INCLUDING FEMRITE RIGHT-OF-WAY DEDICATION). 137,556 SQUARE FEET, OR 3.16 ACRES, (EXCLUDING FEMRITE RIGHT-OF-WAY DEDICATION.)

### SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WI DEVELOPMENT PARTNERS, LLC, I HAVE SURVEYED, 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

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

PREPARED FOR:  
FACILITY GATEWAY CORPORATION  
TYLER MARKS  
4916 E. BROADWAY  
MADISON, WI 53716

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

PROJECT NO: 231098  
SHEET NO: 5 of 5

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

**CERTIFIED SURVEY MAP NO.**

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

**NOTES:**

- 1. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- 2. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORMWATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3. NO CHANGES TO THE EXISTING DRAINAGE SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.

**OWNER'S CERTIFICATE**

WI DEVELOPMENT PARTNERS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DO HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

WI DEVELOPMENT PARTNERS, LLC  
BY: TYLER MARKS, MEMBER

BY: \_\_\_\_\_  
WI DEVELOPMENT PARTNERS, LLC  
BY: TYLER MARKS, MEMBER

STATE OF WISCONSIN ) SS  
COUNTY OF DANE )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

THE ABOVE NAMED TYLER MARKS, MEMBER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES/IS PERMANENT

**MORTGAGEE CERTIFICATE**

\_\_\_\_\_, 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, MAPPING, AND DEDICATING OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_, AT MADISON, WISCONSIN, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
BY:

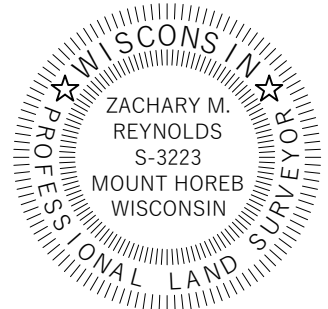
STATE OF WISCONSIN ) SS  
COUNTY OF DANE )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

THE ABOVE NAMED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

\_\_\_\_\_  
MY COMMISSION EXPIRES/IS PERMANENT



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CITY OF MADISON COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, 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\_\_\_\_.

BY: \_\_\_\_\_  
MARIBETH WITZEL-BEHL, CITY CLERK,  
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.

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

BY: \_\_\_\_\_  
MATTHEW WACHTER, SECRETARY OF THE  
PLAN COMMISSION.



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

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