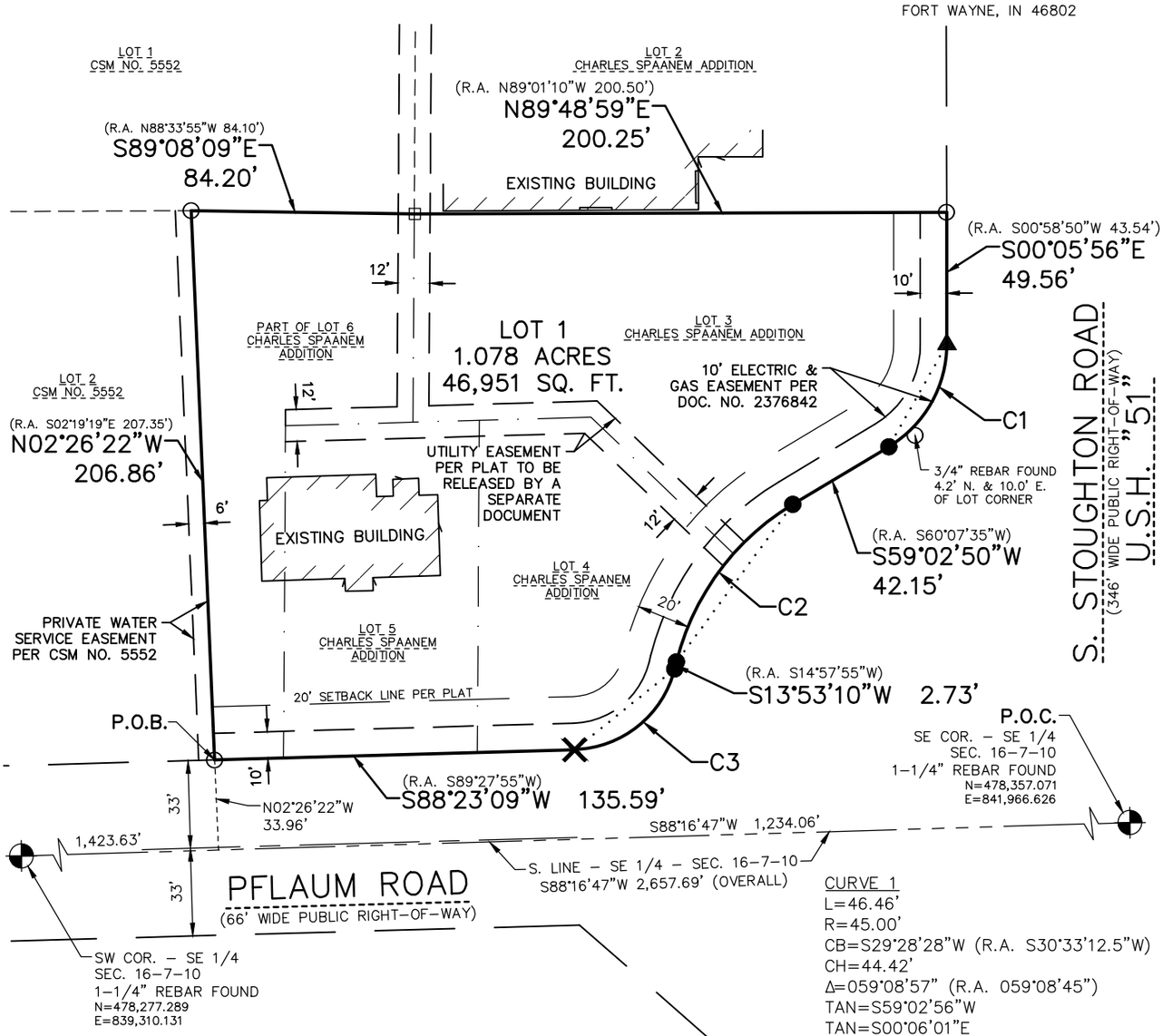
CERTIFIED SURVEY MAP NO. _____

FOR

CARLYSLE PARTNERS, LLC

LOTS 3, 4 & 5 AND PART OF LOT 6,
CHARLES SPAANEM ADDITION, LOCATED IN PART OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 16, TOWNSHIP 7 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER:
CARLYSLE PARTNERS, LLC
215 EAST BERRY STREET
FORT WAYNE, IN 46802



CURVE 1
L=46.46'
R=45.00'
CB=S29°28'28"W (R.A. S30°33'12.5"W)
CH=44.42'
Δ=059°08'57" (R.A. 059°08'45")
TAN=S59°02'56"W
TAN=S00°06'01"E

CURVE 2
L=75.66'
R=96.00'
CB=S36°28'00"W (R.A. S37°32'45"W)
CH=73.72'
Δ=045°09'29" (R.A. 045°09'40")
TAN=S59°02'45"W
TAN=S13°53'16"W

CURVE 3
L=52.01'
R=40.00'
CB=S51°08'10"W (R.A. S52°12'55"W)
CH=48.42'
Δ=074°29'37" (R.A. 074°30'00")
TAN=S88°22'59"W
TAN=S13°53'22"W

LEGEND

- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ✕ – CUT "X" SET
- ▲ – 1" IRON PIPE FOUND
- ○ – 3/4" REBAR FOUND
- △ – RAILROAD SPIKE FOUND
- ⊡ – MAG NAIL FOUND
- ⊕ – SECTION CORNER MONUMENT FOUND
- (R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16 HAS A BEARING OF SOUTH 88°-16'-47" WEST.

NORTH

60' 0 60' 120'

1"= 60'

SCALE FEET

SHEET 1 OF 4 SHEETS

EXCEL
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SECTION 16, TOWNSHIP 7 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Carlysle Partners, LLC bounded and described as follows:

Lots 3, 4 and 5 and part of Lot 6 of Charles Spaanem Addition, recorded in Volume 27 on Page 50 in the Dane County Register of Deeds Office as Document No. 1097568, being part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 16; thence South 88°-16'-47" West along the South line of said Southeast 1/4, a distance of 1,234.06 feet; thence North 02°-26'-22" West, a distance of 33.96 feet to the North right-of-way line of Pflaum Road, said point being the point of beginning; thence continuing North 02°-26'-22" West along the East line of Lot 2 of Certified Survey Map No. 5552, recorded in Volume 25 on Pages 207/208 in the Dane County Register of Deeds Office as Document No. 2084729, a distance of 206.86 feet to the South line of Lot 1 of said Certified Survey Map; thence South 89°-08'-09" East along said South line, a distance of 84.20 feet to the Northwest corner of said Lot 3; thence North 89°-48'-59" East along the North line of said Lot 3, a distance of 200.25 feet to the Westerly right-of-way line of S. Stoughton Road; thence South 00°-05'-56" East along said Westerly line, a distance of 49.56 feet; thence Southwesterly 46.46 feet along said Westerly line on a curve to the right having a radius of 45.00 feet, the chord of said curve bears South 29°-28'-28" West, a chord distance of 44.42 feet; thence South 59°-02'-50" West along said Westerly line, a distance of 42.15 feet; thence Southwesterly 75.66 feet along said Westerly line on a curve to the left having a radius of 96.00 feet, the chord of said curve bears South 36°-28'-00" West, a chord distance of 73.72 feet; thence South 13°-53'-10" West along said Westerly line, a distance of 2.73 feet; thence Southwesterly 52.01 feet along said Westerly line on a curve to the right having a radius of 40.00 feet, the chord of said curve bears South 51°-08'-10" West, a chord distance of 48.42 feet to the North right-of-way line of Pflaum Road; thence South 88°-23'-09" West along said North line, a distance of 135.59 feet to the point of beginning and containing 1.078 acres (46,951 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

_____

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 230005500

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CHARLES SPAANEM ADDITION, LOCATED IN PART OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4,
SECTION 16, TOWNSHIP 7 NORTH, RANGE 10 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Carlysle Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Indiana, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Carlysle Partners, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Madison

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

Carlysle Partners, LLC

_____

_____, _____
(Print) (Title)

STATE OF _____)

_____COUNTY)SS

Personally, came before me this _____ day of _____, 20___, the above named

_____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, ____

My Commission Expires:_____

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
, Secretary of the Plan Commission

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 ID Number _____, adopted on the ____ day of _____, 2023.

Dated this ___ day of _____, 2023

_____
Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording on _____, 20___ at ___o'clock __M, and recorded in Vol. ___ of CSMs on page(s) _____, Document No. _____.

_____
Kristi Chlebowski, Register of Deeds