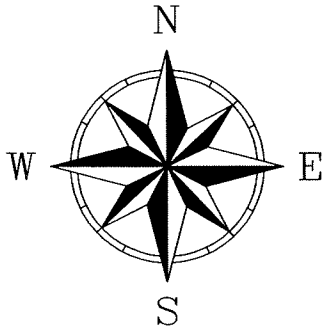


# CERTIFIED SURVEY MAP No.

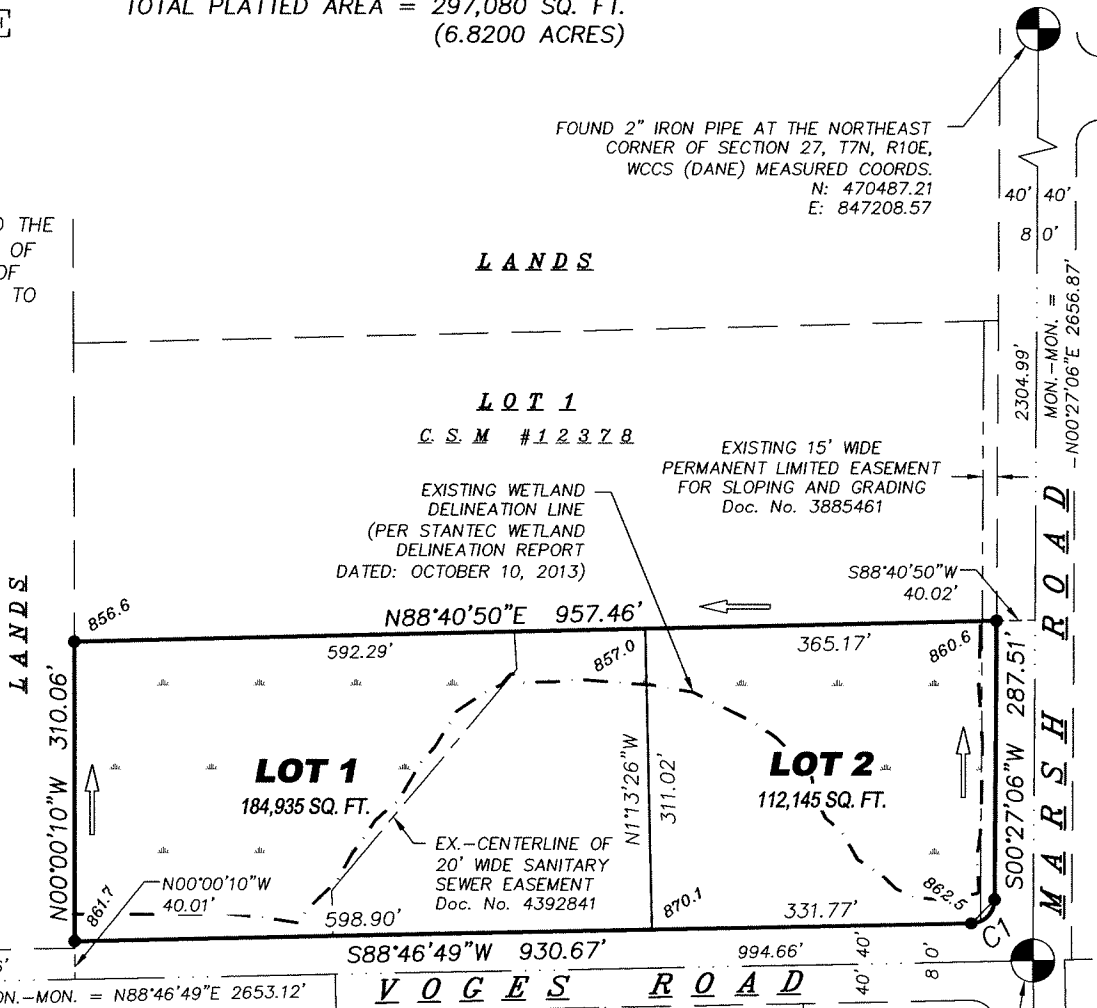
LOT 2, CERTIFIED SURVEY MAP NUMBER 12378, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 64-67, AS DOCUMENT NUMBER 4392841, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = TWO HUNDRED FEET  
 TOTAL PLATTED AREA = 297,080 SQ. FT.  
 (6.8200 ACRES)

FOUND 2" IRON PIPE AT THE NORTHEAST CORNER OF SECTION 27, T7N, R10E, WCCS (DANE) MEASURED COORDS.  
 N: 470487.21  
 E: 847208.57

BEARINGS ARE REFERENCED TO THE WCCS (1991). THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-7-10, ASSUMED TO BEAR S00°27'06"W



CENTER OF SECTION 27, T7N, R10E, FOUND BRASS CAP IN CONCRETE MONUMENT WCCS (DANE) MEASURED COORDS.  
 N: 470430.74  
 E: 844556.05

EXISTING 15' WIDE PERMANENT LIMITED EASEMENT FOR SLOPING AND GRADING  
 Doc. No. 3885461

EXISTING WETLAND DELINEATION LINE (PER STANTEC WETLAND DELINEATION REPORT DATED: OCTOBER 10, 2013)

EX.-CENTERLINE OF 20' WIDE SANITARY SEWER EASEMENT  
 Doc. No. 4392841

MADISON COMMERCE PARK

MADISON COMMERCE PARK

### LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND
- 1" SOLID IRON ROD (S.I.R.) FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

858.0 LOT CORNER ELEVATION



DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

FOUND ALUMINUM MONUMENT AT THE EAST 1/4 CORNER OF SECTION 27, T7N, R10E, WCCS (DANE) MEASURED COORDS.  
 N: 470487.21  
 E: 847208.57

### CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C1	88°19'44"	38.54'	25.00'	34.84'	S 44°36'58" W

NOTE: SEE SHEET 2 OF 4 FOR EXISTING SITE DETAILS

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

<b>SURVEYED FOR:</b> TNT of McFarland, LLC 5301 Voges Road Madison, WI 53718	<b>SURVEYED BY:</b> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	<b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners	FN: NEI34 DATE: 05-05-14 REVISIONS:
Plot View: Sheet 1 Drawing Name: P:\PROJECTS\N\NEI34\Survey\CSM\NEI34-CSM.dwg			<b>SHEET 1 OF 4</b>

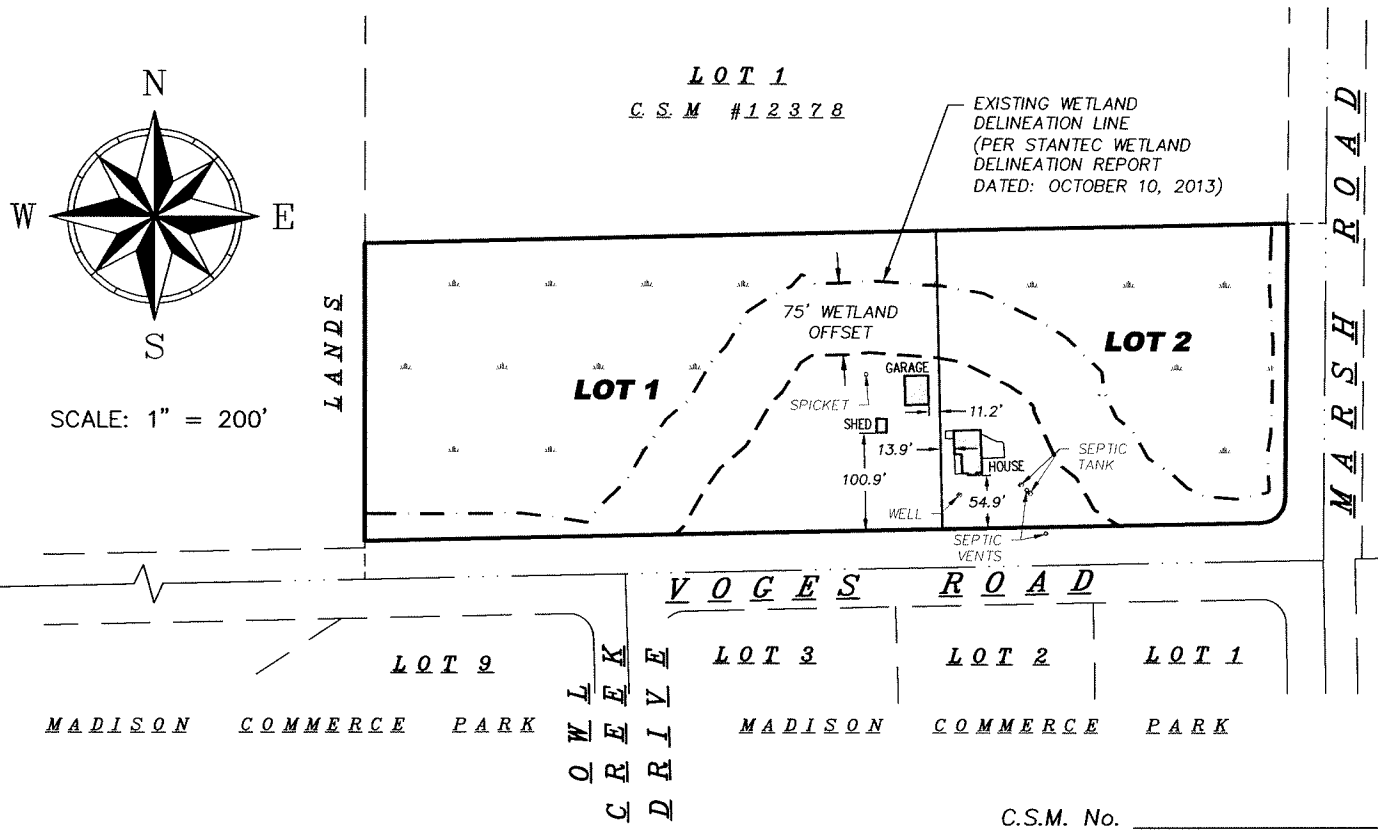
# CERTIFIED SURVEY MAP No.

LOT 2, CERTIFIED SURVEY MAP NUMBER 12378, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 64-67, AS DOCUMENT NUMBER 4392841, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**NOTES:**

- 1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 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 storm water detention at the time they develop.
- 3) This Certified Survey Map is subject to the Declaration of Covenants, Conditions and Restrictions contained in Document No. 4371910.

**EXISTING SITE DETAILS**



**NOTE:**  
ALL STRUCTURES ON LOTS 1 AND 2 TO BE REMOVED

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

<p><b>SURVEYED FOR:</b> TNT of McFarland, LLC 5301 Voges Road Madison, WI 53718</p>	<p><b>SURVEYED BY:</b> Snyder &amp; Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p style="text-align: center;"><b>S</b> <b>SNYDER &amp; ASSOCIATES</b> Engineers and Planners</p> <p>Plot View: Sheet 2 Drawing Name: P:\PROJECTS\N\NEI34\Survey\CSM\NEI34-CSM.dwg</p>	<p>FN: NEI34 DATE: 05-05-14</p> <p>REVISIONS:</p>	<p style="text-align: center;">SHEET 2 OF 4</p>



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOT 2 , CERTIFIED SURVEY MAP NUMBER 12378, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 64-67, AS DOCUMENT NUMBER 4392841, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## LEGAL DESCRIPTION

Lot 2, Certified Survey Map Number 12378, as recorded in Volume 77 of Certified Surveys Maps, on Pages 64-67, as Document Number 4392841, Dane County Registry and Located in the Southeast Quarter of the Northeast Quarter of Section 27, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, S-3017, 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 Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

Signed: \_\_\_\_\_  
Adam R. Gross, P.L.S. S-3017

Date: \_\_\_\_\_

## 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 \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

## CITY OF MADISON APPROVAL

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

By: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SURVEYED FOR:**  
TNT of McFarland, LLC  
5301 Voges Road  
Madison, WI 53718

**SURVEYED BY:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com



**SNYDER & ASSOCIATES**  
Engineers and Planners

FN: NE134  
DATE: 05-05-14

REVISIONS:

SHEET  
4 OF 4

Plot View: Sheet 4

Drawing Name: P:\PROJECTS\N\NE134\Survey\CSM\NE134-CSM.dwg