#### 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. 600 100 SCALE: ONE INCH = TWO HUNDRED FEET TOTAL PLATTED AREA = 297,080 SQ. FT. E (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 40' 40' BEARINGS ARE REFERENCED TO THE o' WCCS (1991). THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27-7-10, ASSUMED TO LANDS 304.00 MON. -MON. = 305.8,78 BEAR S00°27'06"W 2304.99, -N00'27'06"E <u>LOT</u> <u>C. S. M</u> #<u>1 2 3 7 8</u> EXISTING 15' WIDE PERMANENT LIMITED EASEMENT FOR SLOPING AND GRADING Doc. No. 3885461 EXISTING WETLAND DELINEATION LINE (PER STANTEC WETLAND DELINEATION REPORT $\overline{Q}$ VI DATED: OCTOBER 10, 2013) S88°40'50"W 0 40.02 856.6 N88°40'50"E 957.46 $\mathcal{K}$ 860.6 857.0 365.17 592.29 51 310.06 287 $\overline{H}$ 3,26"W LOT 2 ... LOT 1 02 $\mathcal{O}$ ,90 10"W 112,145 SQ. FT. 184,935 SQ. FT. 311 $\mathcal{L}$ CENTER OF SECTION 27, T7N, R10E, FOUND BRASS CAP IN CONCRETE MONUMENT WCCS -CENTERLINE OF 00.001 20' WIDE SANITARY SEWER EASEMENT $\forall$ (DANE) MEASURED COORDS. N: 470430.74 E: 844556.05 ·N00°00'10"W ಹಿ Z Doc. No. 4392841 40.01 3.31 77 598 90 40, S88°46'49"W 930.67 994.66 1658.46 <u>R O A D</u> = N88°46'49"E 2653.12' <u>V</u> <u>O</u> <u>G</u> <u>E</u> <u>S</u> MON.-MON. LOT3M <u>LOT</u> 2 L O T 1<u>L O T 9</u> 미ᄪ <u>M A D I S O N</u> <u>C O M M E R C E</u> $P \underline{A} \underline{R} \underline{K}$ MADISON COMMERCEP A R KFEK FOUND ALUMINUM MONUMENT AT THE EAST 1/4 CORNER OF SECTION 27, T7N, R10E, WCCS (DANE) MEASURED COORDS. N: 470487.21 E: 847208.57 이 원 원 D 3/4" SOLID IRON ROD (S.I.R.) FOUND 1" SOLID IRON ROD (S.I.R.) FOUND CURVE DATA $3/4" \times 18"$ SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft. NUMBER CENTRAL ANGLE ARC LENGTH RADIUS CHORD CHORD BEARING INDICATES RECORDED AS C1 88°19'44" 38.54 25.00' 34.84' S 44°36'58" W DISTANCES ARE MEASURED TO THE <u>NOTE</u>: SEE SHEET 2 OF 4 FOR EXISTING SITE DETAILS 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. C.S.M. No. \_\_ Doc. No. \_ BY THE LOT OWNER. Page . Vol. <u>SURVEYED FOR:</u> TNT of McFarland, LLC 5301 Voges Road Madison, WI 53718 <u>SURVEYED BY:</u> Snyder & Associates, Inc. FN: NEI34 DATE: 05–05–14 Snyder & Associate 5010 Voges Road Madison, WI 53718 (608) 838-0444 SNYDER & ASSOCIATES \_ REVISIONS: SHEET J **Engineers and Planners** 1 OF 4 ww.snyder—associates.com

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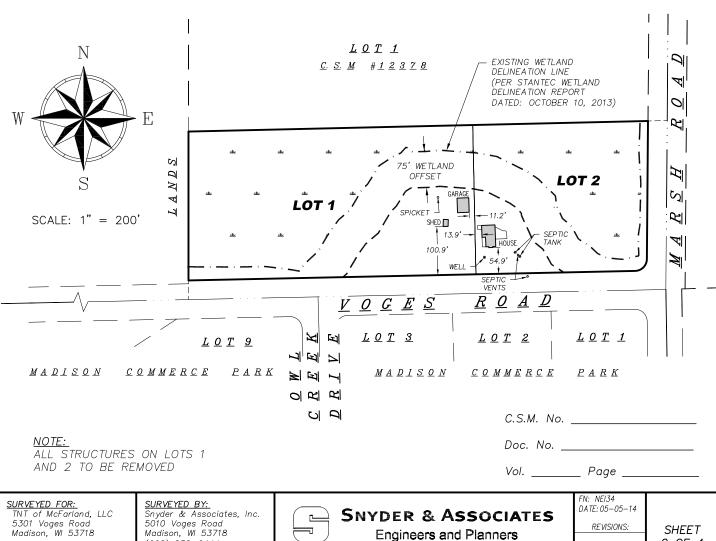
## CERTIFIED SURVEY MAP No.

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



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# **CERTIFIED SURVEY MAP No.**

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## **OWNER'S CERTIFICATE**

Submitted to th	ne City of Madison for c	approval. Witness the hand and seal of said owner(s) this	
	_ day of	, 2014.	
By:Authorized	Member		
State of Wiscon			
County of Dane	)ss. )		
		day of . 2014, the above named	
executed the fo	regoing instrument and	day of, to me known to be the persons who acknowledged the same.	
Notary Public	, State of Wisconsin	My Commission expires:	
Notary rubile,	, State of Wiscorisin		
CONSENT OF	E MODTOACEE		
CONSENT OF	<u> MORTGAGEE</u>		
hereby consent	aws of the State of W to the surveying, div	anking association duly organized and existing under and by Wisconsin, mortgagee of the above described land, does viding, mapping, and dedicating of the land described on this by consent to the Owner's Certificate.	
IN WITNESS WH	IEREOF, the said	, has caused these presents to be	
signed by		, and countersigned	
by	, its _	, at Madison, Wisconsin, on this	
by da	y of, its _	its, at Madison, Wisconsin, on this	
by da	y of, its _	, at Madison, Wisconsin, on this , 20	
	y of, its _		
 Ву:			
By:State of Wisco	nsin ) )ss.		
By:State of Wisco. County of Dane	nsin ) )ss. e )		
By:State of Wisco County of Dane Personally	nsin ) )ss. e ) came before me this	s day of, 20,	
By: State of Wisco County of Dane Personally and	nsin ) )ss. e ) came before me this no executed the foreg	s day of, 20, the above named banking association, to me known to be	
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By:	nsin ) )ss. e ) came before me this, of t	s day of, 20, the above named banking association, to me known to be toing instrument, and to me known to be such of said banking association, and acknowledged that they as such officers as the deed of said banking association, by	
State of Wisco.  County of Dance Personally and the persons when and executed the fits authority.	nsin ) )ss. e ) came before me this, of t	s day of, 20, the above named banking association, to me known to be	
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State of Wiscon County of Dance Personally and the persons when and executed the fits authority.	nsin ) )ss. e ) came before me this , of to no executed the foregoing instrument a	the above named banking association, to me known to be soing instrument, and to me known to be such of said banking association, and acknowledged that they as such officers as the deed of said banking association, by  My Commission expires:  C.S.M. No.  Doc. No.  Vol Page	

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#### 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.

knowledge and map on sheet the division of Survey Map is	belief, that I have surv one (1) is a correct re that land in accordance	and Surveyor, S—3017, do hereby overyed, divided and mapped the land presentation of the exterior bound of the with the information provided. It is a Chapter 236.34 of the Wisconsin S	ls described herein and that aries of the land surveyed a further certify that this Cert
Signed:Adan	n R. Gross, P.L.S. S-30	Date: 017	
Resolved that Number  Iands dedicated Dated this  By:  Maribeth	, 20, and the conveyed be and rights conveyed be day of	o located in the City of Madison wo Tile ID Number, on that said enactment further provided by said certified survey map to the , 2014.	adopted on the day d for the acceptance of thos
CITY OF MAI		eary of the City of Madison Plan Co	
By: Steven R.	. Cover, Secretary Plan	Date: Commission	
Received for re	F DEEDS CERTIFICA  ecording this o'clock o' ot as Doc. No	TE  day of, ck,m. and recorded in f Certified Survey Maps on pages	
			C.S.M. No
Kristi Chlebow	rski, Dane County Regist	ter of Deeds	Doc. No Page

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