

CERTIFIED SURVEY MAP No.

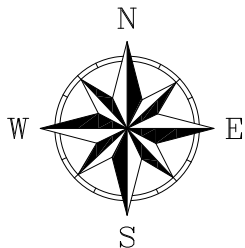
LOTS 11-14, INTERSTATE COMMERCE PARK, AS RECORDED IN VOLUME 58-095A OF PLATS, ON PAGES 485-487, AS DOCUMENT NUMBER 4137450, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET

TOTAL PLATTED AREA = 273,475 SQ. FT.
(6.2781 ACRES)

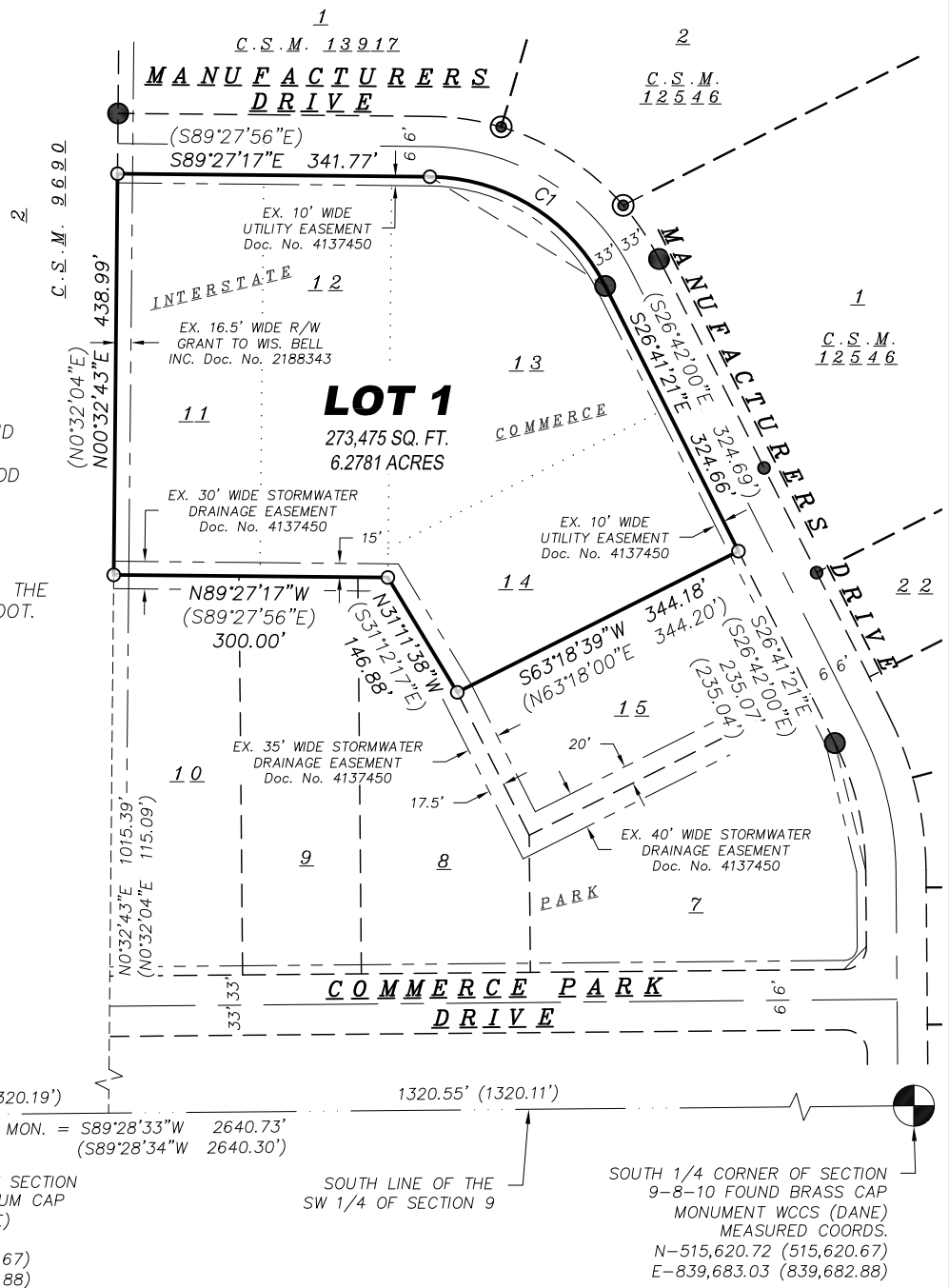
NOTES:
SEE SHEET 2 FOR NOTES



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF SE 1/4 OF SECTION 9, T8N, R10E, MEASURED AS BEARING S89°28'33"W

LEGEND

- ⊙ 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
 - 3/4" SOLID IRON ROD FOUND
 - 1-1/4" SOLID IRON ROD 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.



CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK	TAN. BRG. AHEAD
C1	62°46'21"	237.74'	217.00'	226.03'	S 58°03'50" E	S 26°40'39" E	S 89°27'00" E

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SURVEYED FOR:
Thrive Architects LLC
259 South Street
Waukesha, WI 53186

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



SNYDER & ASSOCIATES

FN: 117.0197.30
DATE: 04-06-17

REVISIONS:

SHEET
1 OF 4

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LOTS 11–14, INTERSTATE COMMERCE PARK, AS RECORDED IN VOLUME 58–095A OF PLATS, ON PAGES 485–487, AS DOCUMENT NUMBER 4137450, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:

- 1) This property is subject to any and all easements and agreements recorded and unrecorded.
- 2) All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to Storm Water detention at the time they develop.
- 3) Lands contained with this Certified Survey Map are subject to Dane County Height Limitation Zoning requirements.
- 4) This Certified Survey Map is subject to the Agreements per Document No. 4108256.
- 5) Lots within this Certified Survey Map are subject to the Avigation Easements per Document No. 4111035 and 4121457. (Corrected in the affidavit of correction per Document No. 4128118)
- 6) This Certified Survey Map is subject to Well Abandonment Ordinance and the Well Head Protection Ordinance per Document No. 2559856.
- 7) This Certified Survey Map is subject to Restrictions recorded as Document No. 3634899.
- 8) This Certified Survey Map is subject to Public Ped–Bike Trail and Landscaping Easement recorded as Document No. 4136691.
- 9) This Certified Survey Map is subject to Declaration of Covenants, Conditions and Restrictions for the Interstate Commerce Park per Document No. 4137948.
- 10) 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.
- 11) All lots shall be required to record a stormwater maintenance agreement and provide a stormwater management plan to the City Engineering Division for review and approval at the time of development. These plans shall address sediment control and infiltration, and shall be recorded against the condo association parcel.

NOTES: (per Interstate Commerce Park)

ACCESS NOTE:

"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress or egress to any highway within the right-of-way interstate highway "39, 90 & 94"; it is expressly intended that this restriction constitutes a restriction for the benefit of the public as provided in S.236.93, Stats., as shall be enforceable by the department.

SETBACK NOTE:

"HIGHWAY SETBACK: This restriction is for the benefit of the public as provided in S.236.293, Wisconsin Statutes."

C.S.M. No. _____

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<u>SURVEYED FOR:</u> Thrive Architects LLC 259 South Street Waukesha, WI 53186	<u>SURVEYED BY:</u> Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	 <div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> SNYDER & ASSOCIATES </div>	FN: 117.0197.30 DATE: 04-06-17 REVISIONS: _____ _____ _____	SHEET 2 OF 4
V: \Projects\2017\117.0197.30\CADD\CSM_2017-04-06.dwg				

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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of the City of Madison, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lots 11-14, Interstate Commerce Park, as recorded in Volume 58-095A of Plat, on pages 485-487, as Document Number 4137450, Dane County Registry, Located in the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 9, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 273,475 square feet or 6.2781 acres.

Dated this _____ day of _____, 2017.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
argross@snyder-associates.com

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 _____, 20____.

By: _____
Maribeth L. Witzel-Behl, City Clerk

CITY OF MADISON APPROVAL

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

By: _____ Date: _____
Natalie Erdman, Secretary, Plan Commission

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 Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds

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4 OF 4