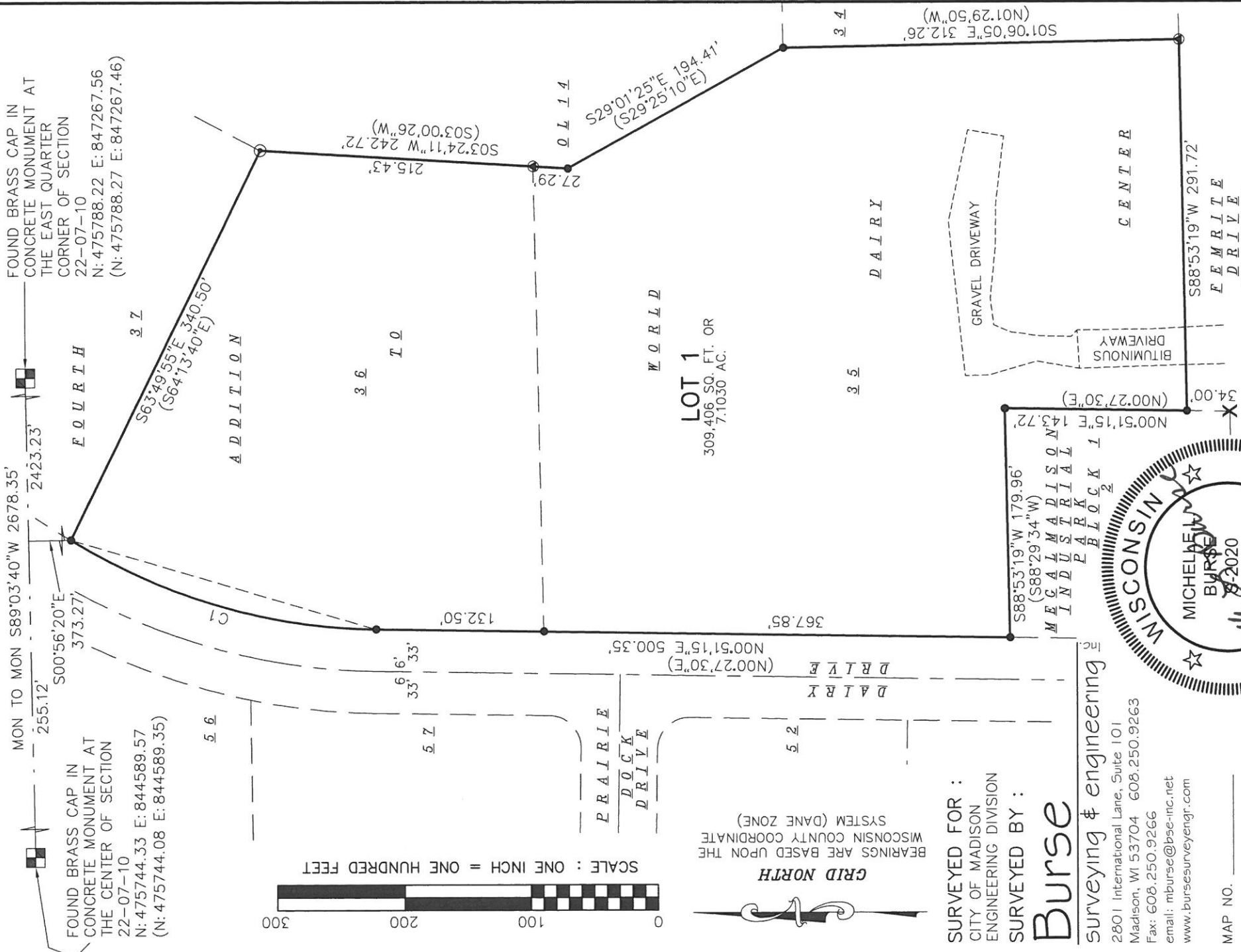


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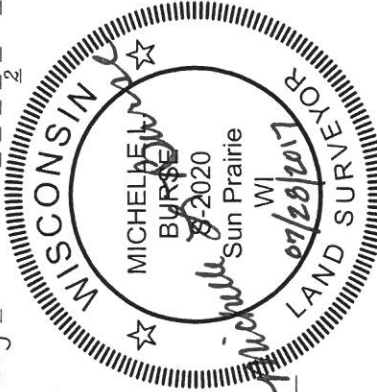
ALL OF LOTS 35 AND 36, FOURTH ADDITION TO WORLD DAIRY CENTER, AS RECORDED IN VOLUME 57-191A OF PLATS, ON PAGE 795-800, AS DOCUMENT NUMBER 3486487, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



**SURVEYED FOR :**  
 CITY OF MADISON  
 ENGINEERING DIVISION

**SURVEYED BY :**  
**Burse**

**surveying & engineering**  
 2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
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 Plot View: csm  
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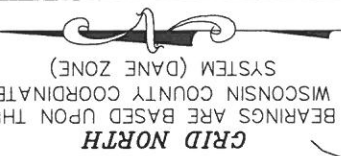
NOTES:  
 1) SEE SHEET 2 FOR EASEMENT DETAILS.  
 2) SEE SHEET 3 FOR LEGEND.

# CERTIFIED SURVEY MAP No.

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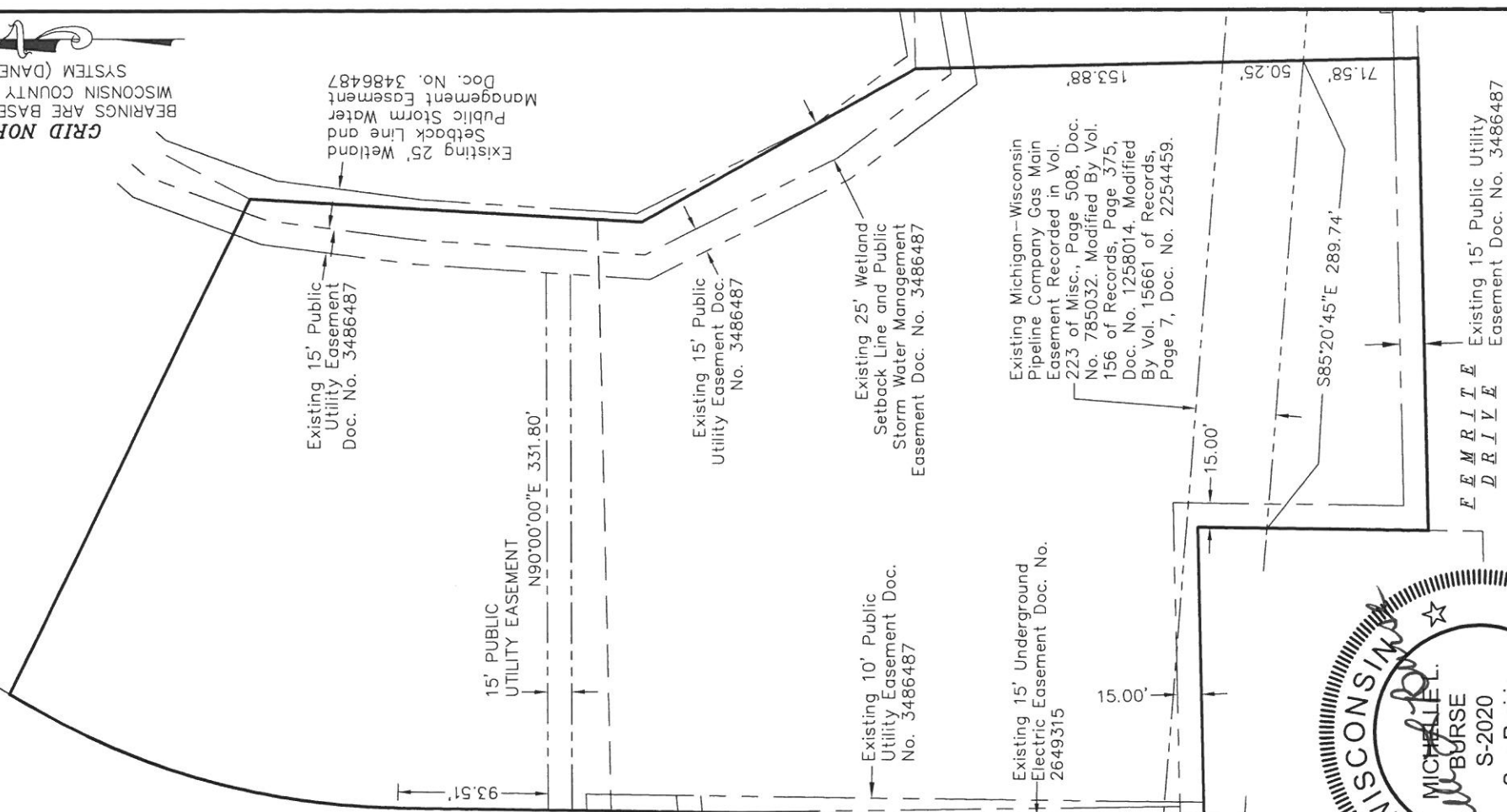
## LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N00°51'15"E	15.01'
L2	S88°53'19"W	7.88'
L3	N00°34'55"W	310.15'
L4	N84°46'45"E	136.92'
L5	N84°46'45"E	130.17'
L6	N00°50'15"E	33.27'
L7	N88°54'45"E	113.34'
L8	N88°54'45"E	15.01'
L9	N88°54'45"E	201.39'
L10	S00°50'15"W	47.27'
L11	S84°46'45"W	6.75'
L12	S80°23'46"W	10.61'
L13	N36°18'25"W	98.36'
L14	N26°30'02"W	138.68'
L15	N03°50'42"E	31.57'
L16	N03°50'42"E	15.06'
L17	N03°50'42"E	100.27'
L18	N07°23'15"E	94.64'
L19	N20°18'10"E	18.52'
L20	S63°49'55"E	316.52'



GRID NORTH  
BEARINGS ARE BASED UPON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM (DANE ZONE)

SCALE : ONE INCH = ONE HUNDRED FEET



## EASEMENT DETAILS

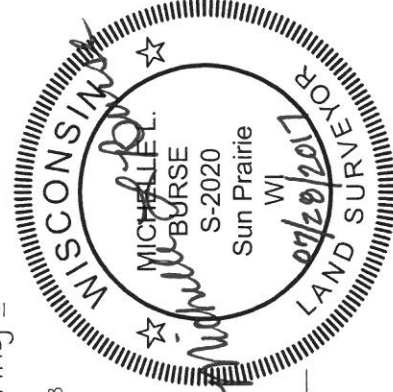
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## Public Utility Easements:

**Creation of Easement Rights:** A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison, and all other public utility companies registered to do business in the City of Madison, for the transmission of electrical, gas, telephone, cable, communication, video, and information services, together with the right of ingress and egress across the Easement Areas for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the utility facilities within the Easement Area. City of Madison, and all other public utility companies registered to do business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison, and all other public utility companies registered to do business in the City of Madison, hereunder. No buildings or structures or fences unrelated to the public utility facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison, and all other public utility companies registered to do business in the City of Madison, having rights to the easement area.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

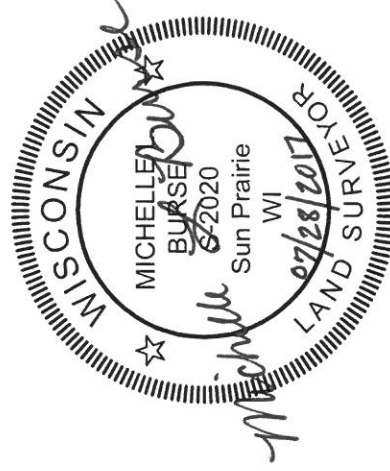
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CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	253.02	31°02'35"	467.00	N 16°22'32" E (N 15°58'47.5" E)	249.94

LEGEND

- ⊙ FOUND 1" IRON PIPE
  - 1-1/4" SOLID IRON ROD FOUND
  - ✕ CHISELED "X" IN CONCRETE FOUND
  - ⦿ BURSE CAP ON IRON ROD
  - 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.

LEGAL DESCRIPTION:

ALL OF LOTS 35 AND 36, FOURTH ADDITION TO WORLD DAIRY CENTER, AS RECORDED IN VOLUME 57-191A OF PLATS, ON PAGE 795-800, AS DOCUMENT NUMBER 3486487, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:


I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped the above described lands under the direction of City of Madison Fire Future Development, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 28 day of July, 2017.

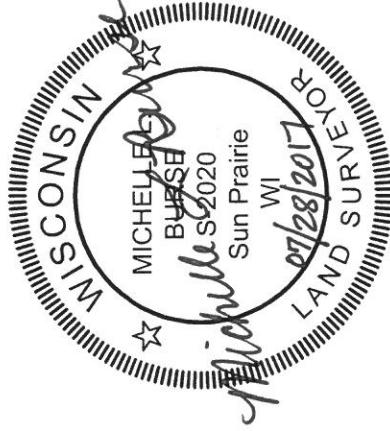
Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020

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## TITLE REPORT NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number NCS-853070-MAD dated 06-08-2017 from First American Title Insurance Company, which references the following (numbers below match Easements and Restrictions of Commitment)[Surveyor's notes are in brackets]:

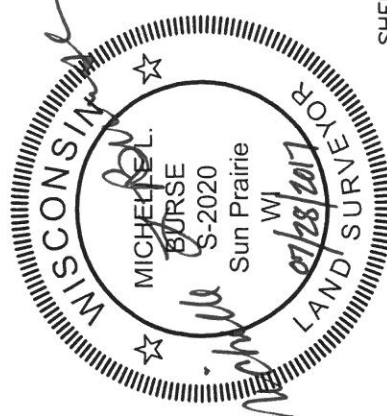
1. Fourth Addition to World Dairy Center Plat recorded as Document No. 3486487. Affidavit of Correction recorded June 18, 2002, as Document No. 3502452.
2. Declaration of Conditions and Covenants, recorded as Document No. 2139373 (as mentioned on the Fourth Addition to World Dairy Center). [not mappable]
3. Declaration of Conditions and Covenants, recorded as Document No. 2139374 (as mentioned on the Fourth Addition to World Dairy Center). [not mappable]
4. Declaration of Conditions and Covenants (related to street trees and lighting) World Dairy Center recorded on December 9, 1994 in Volume 28997 of Records, Page 42, Document No. 2649590. [not mappable]
6. Declaration of Conditions and Covenants (related to street trees and lighting) Second Addition to World Dairy Center recorded on July 10, 1998 Document No. 2992358. [not mappable]
8. Grant of Easement to Michigan - Wisconsin Pipe Line Company recorded on August 24, 1949 Volume 223 of Misc., Page 508, as Document No. 785032, as modified by an instrument recorded on January 27, 1970 in Volume 156 of Records, Page 375, Document No. 1258014, and as modified by an instrument recorded April 8, 1991 in Volume 15661 of Records, Page 7, Document No. 2254459. [shown on map]
12. Grant of Easement Madison Gas & Electric Company recorded on December 8, 1994 Volume 28988 of Records, Page 41, Document No. 2649315. [shown on map]
13. Declaration of Conditions and Covenants (pertaining to Street Improvements) recorded on November 4, 1996 Document No. 2809414. [not mappable]
16. Declaration of Covenants, Conditions and Restrictions for the Fourth Addition to World Dairy Center recorded on May 24, 2002 Document No. 3493078. First Amendment to the Declaration of Covenants, Conditions and Restrictions for the Fourth Addition to World Dairy Center, recorded March 21, 2011 as Document No. 4752854. Waiver of Option to Repurchase, recorded May 11, 2012 as Document No. 4871280. [not mappable]
18. Declaration in favor of the City of Madison recorded on December 17, 2002 as Document No. 3613798. [not mappable]
19. Declaration in favor of the City of Madison recorded on December 17, 2002 Document No. 3613799. [not mappable]
20. Affidavit correcting plat recorded on June 18, 2002 as Document No. 3502452. [not mappable]
21. Right-of-Way recorded on August 26, 2005, as Document No. 4100096. [Does not affect lands on this survey]
22. Declaration of Conditions, Covenants, and Restrictions for Maintenance of Stormwater Management Measures, recorded February 8, 2008 as Document No. 4395791. [not mappable]

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## CORPORATE OWNER'S CERTIFICATE

THE CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. SAID MUNICIPAL CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY WIS. STATS. S.236.34. TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID CITY OF MADISON, HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW BY ITS MAYOR AND CITY CLERK AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CITY OF MADISON

By: \_\_\_\_\_ PAUL R. SOGLIN, MAYOR \_\_\_\_\_ By: \_\_\_\_\_ MARIBETH WITZEL-BEHL, CITY CLERK \_\_\_\_\_

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED PAUL R. SOGLIN, MAYOR OF THE CITY OF MADISON, ACTING IN SAID CAPACITY AND KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED MARIBETH WITZEL-BEHL, CITY CLERK, ACTING IN SAID CAPACITY AND KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## CITY OF MADISON PLAN COMMISSION CERTIFICATE


Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Natalie Erdman, Secretary of Planning Commission.

SURVEYED BY :

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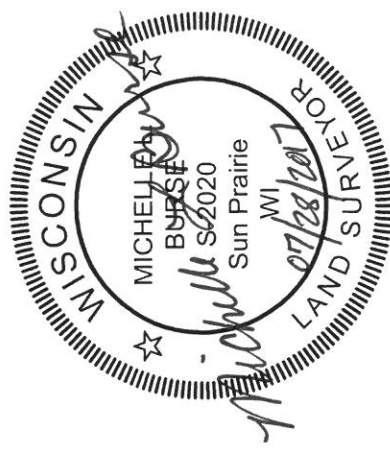
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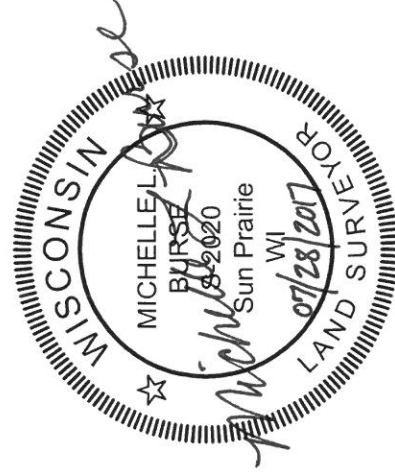
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## CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_ day of \_\_\_\_\_, 201\_, 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 \_\_\_\_\_, 201\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin



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Office of the Register of Deeds

\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_ o'clock \_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

\_\_\_\_\_

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Register of Deeds

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