



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

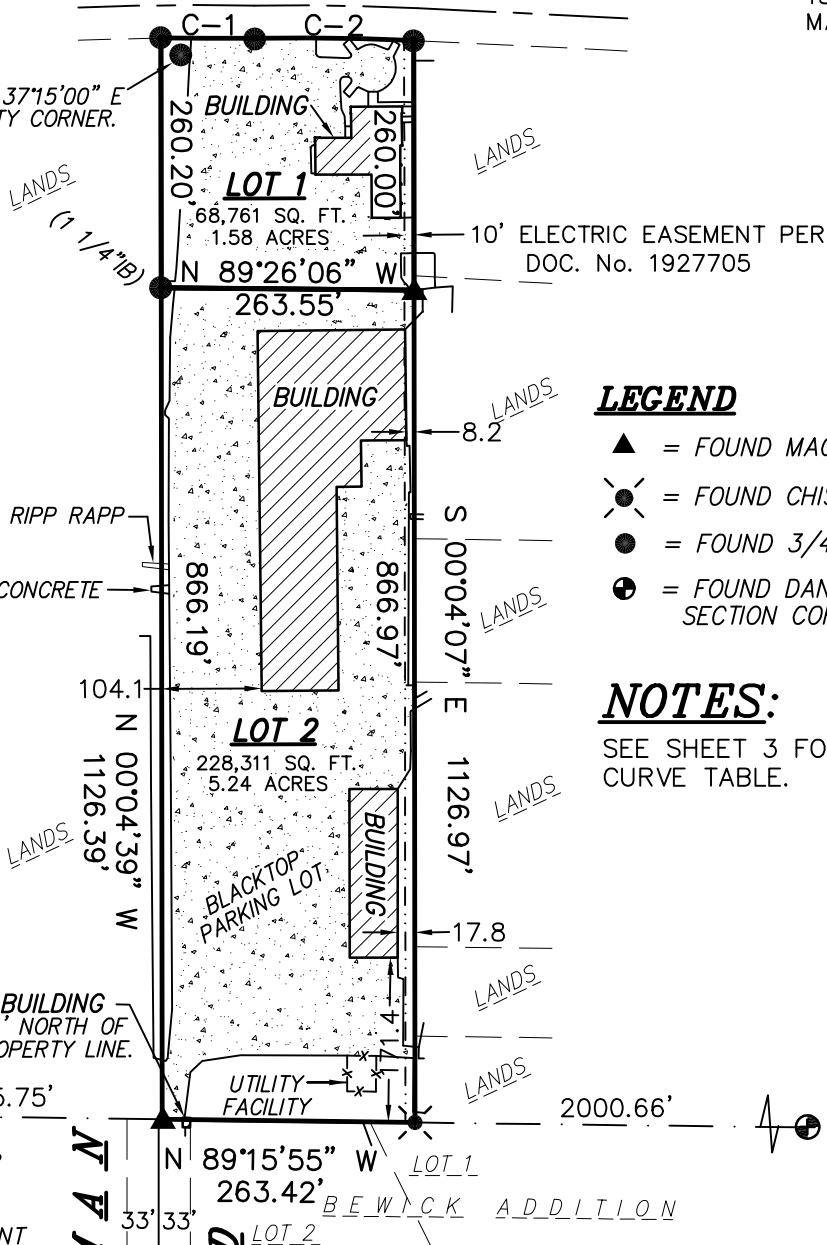
WEST BELTLINE FRONTAGE ROAD

RIGHT OF WAY VARIES

PREPARED FOR:

SULLIVAN DESIGN BUILD
JIM TRIATIK
1314 EMIL ST.
MADISON, WI 53713

FD. 1/2" REBAR S 37°15'00" E
1.32' FROM PROPERTY CORNER.



LEGEND

- ▲ = FOUND MAGNAIL
- ⊗ = FOUND CHISELED "X"
- = FOUND 3/4" REBAR (UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

NOTES:

SEE SHEET 3 FOR ALL NOTES AND CURVE TABLE.

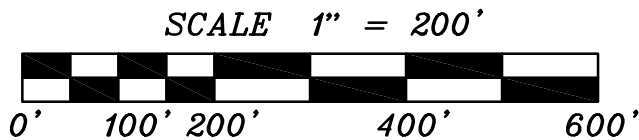
SOUTH 1/4 CORNER
SECTION 34-7-9
FD. BRASS CAP
CONCRETE MONUMENT

SOUTHEAST CORNER
SECTION 34-7-9
FD. BRASS CAP
MONUMENT

E G G R O A D

TOTAL SECTION LINE
S 89°15'55" E 2649.83'

SURVEYORS SEAL



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 6

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHEAST 1/4 SECTION
34-7-9. LINE TO BEAR S 89°15'55" E

PRELIMINARY ONLY
FOR REVIEW

17W-412



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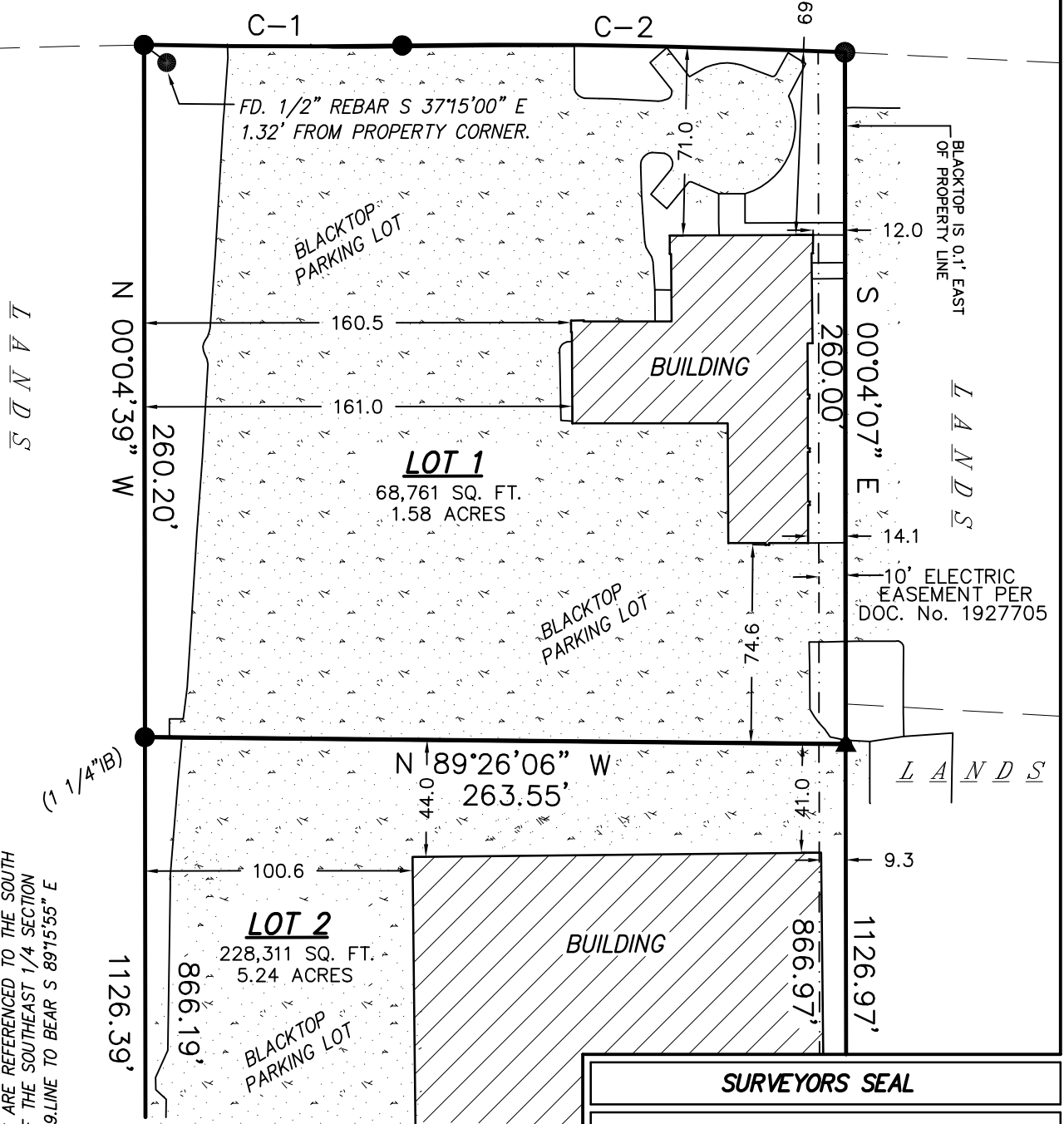
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RIGHT OF WAY VARIES

WEST BELTLINE

FRONTAGE ROAD



L
A
N
D
S

BLACKTOP IS 0.1' EAST
OF PROPERTY LINE

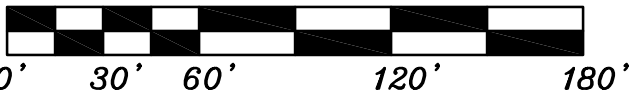
L
A
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S



BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SOUTHEAST 1/4 SECTION
34-7-9. LINE TO BEAR S 89°15'55" E

SCALE 1" = 60'



SURVEYORS SEAL

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A parcel of land located in the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

NOTES:

- 1.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 2.) ALL SECTION CORNER TIES WHERE FOUND AND VERIFIED AT THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 34, T7N, R9E.
- 3.) 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 MANAGEMENT AT THE TIME THEY DEVELOP.
- 4.) THE WITHIN SURVEY WAS PREPARED PER 60 YEAR TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-873685-MAD.
- 5.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 6.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 7.) BEARINGS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- 8.) THIS C.S.M. IS SUBJECT TO RIGHT-OF-WAY GRANT, TO MADISON GAS AND ELECTRIC COMPANY, RECORDED APRIL 1, 1986 AS DOCUMENT NO. 1927705.
- 9.) THIS C.S.M. IS SUBJECT TO DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES, RECORDED NOVEMBER 10, 2004 AS DOCUMENT NO. 3989326.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	2898.79'	S 89°50'45" E	97.12'	97.13'	1°55'11"
C-2	2830.79'	S 89°07'33" E	166.47'	166.49'	3°22'12"

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A parcel of land located in the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW ¼ of the SE ¼ of Section 34, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 34; thence S 89°15'55" E along the South line of the Southeast 1/4, 385.75 feet to the point of beginning.

Thence N 00°04'39" W, 1126.39 feet to the South right of way of the West Beltline Highway Frontage Road; thence along said right of way for the next 2 courses along an arc of a curve concaved northerly having a radius of 2898.79 feet and a long chord bearing of S 89°50'45" E, 97.12 feet; thence along an arc of a curve concaved southerly having a radius of 2830.79 feet and a long chord bearing of S 89°07'33" E, 166.47 feet; thence S 00°04'07" E, 1126.97 feet; thence N 89°15'55" W, 263.42 feet to the point of beginning. This parcel contains 297,072 sq. ft. or 6.82 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

TMJ III, LLP, a limited liability Partnership, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as represented on the Certified Survey Map.

TMJ III, LLP, a limited liability Partnership, does further certify that this Certified Survey Map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said TMJ III, LLP, a limited liability Partnership, has caused these presents to be signed by _____ on this _____ day of _____, 2017.

_____, Managing Member
TMJ III, LLP

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

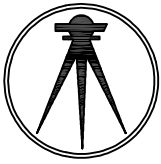
Print Name

Sheet 4 of 6

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CONSENT OF LESSEE:

Zimbrick, Inc., a Wisconsin Corporation as lessee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Zimbrick, Inc., a Wisconsin Corporation, has caused these presents to be signed by its corporate officers listed below at _____, Wisconsin on this ____ day of _____, 2017.

Thomas J. Zimbrick, Its Partner
Zimbrick, Inc.

Michael J. Zimbrick, Its Partner
Zimbrick, Inc.

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above names Thomas J. Zimbrick and Michael Zimbrick to me known to be the people who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

CONSENT OF MORTGAGEE:

Bank of America, N. A., as mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this Certified Survey Map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Bank of America N. A., has caused these presents to be signed by its corporate officer listed below at _____(city), _____(state) and its corporate seal hereunto affixed on this ____ day of _____, 2017.

Bank of America, N. A.

STATE OF WISCONSIN)
_____ COUNTY)

Personally came before me this _____ day of _____, 2017,

_____ its _____ of the above named association, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said association, and acknowledge that they executed the foregoing instrument as such officer as the deed of said association, by its authority.

Signed

Printed

Title

Notary Public

_____ County, Minnesota.

My commission expires _____

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CITY OF MADISON COMMON COUNCIL:

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 _____, 2017, 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 _____, 2017

Maribeth Witzel-Behl
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 2017

Natalie Erdman
Secretary Plan Commission

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20____ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

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