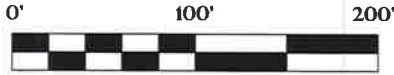


CERTIFIED SURVEY MAP

BEING LOT 2 OF CERTIFIED SURVEY MAP #4271 AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGE 133-135, AS DOCUMENT NO. 1816974 AND A PART OF VACATED SEYBOLD ROAD, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



SCALE 1" = 100'

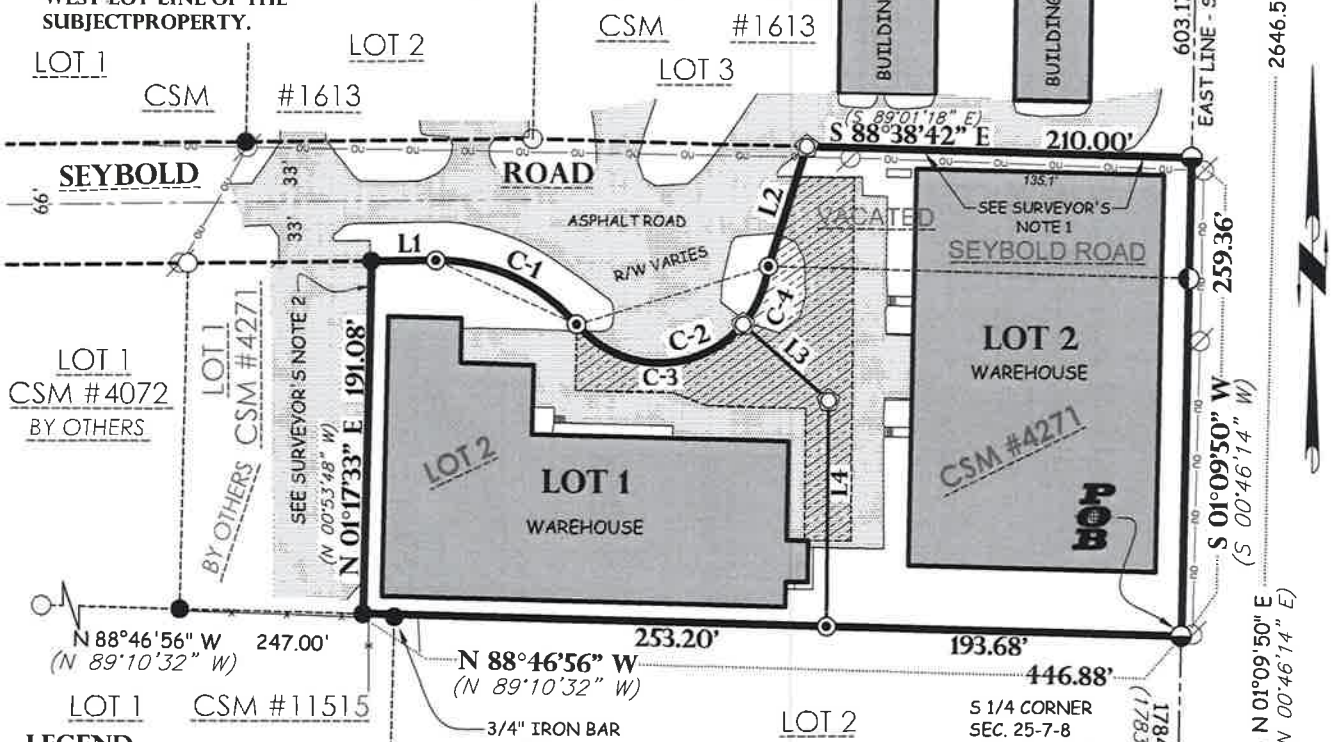
SURVEYOR'S NOTES

1. GUARD RAILS EXIST ALONG THE NORTH LOT LINE OF THE SUBJECT PROPERTY.
2. ASPHALT EDGE OF ADJACENT PROPERTY EXISTS ALONG THE WEST LOT LINE OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SW1/4 OF SEC. 25, T.7N, R.8E, WHICH BEARS N 89°33'35" E AS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM, NAD83(2011).

C 1/4 CORNER
SEC. 25-7-8
DANE COUNTY
COORDINATES:
N = 475129.38
E = 792062.06



LEGEND

- ⊙ 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 1-1/8" O.D. IRON BAR FOUND
- 3/4" O.D. IRON BAR FOUND
- 1-1/4" O.D. IRON BAR FOUND
- ⊙ RAILROAD SPIKE SET
- ⊙ ALUMINUM CAP MONUMENT FOUND
- ⊙ CORNER PER TIES FOUND
- RECORDED AS
- ⊙ POWER POLE
- ⊙ OVERHEAD UTILITY LINES
- ▨ ASPHALT AREA
- BUILDING AREA
- ▨ PROPOSED CROSS ACCESS EASEMENT AREA (SEE SHEET 2 DETAIL)

LOT AREA TABLE

LOT	SQ. FEET	ACRES
1	41,142	0.944
2	54,394	1.249

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°08'03" E	35.24'
L2	N 17°40'16" E	68.77'
L3	S 48°48'28" E	61.96'
L4	S 00°24'30" W	122.38'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	ANGLE	CHORD BEARING	CHORD LENGTH	TAN. BEARING-IN	TAN. BEARING-OUT
C-1	86.92'	100.00'	49°48'06"	S 65°57'54" E	84.21'	N 41°03'51" W	S 89°08'03" W
C-2	138.04'	60.00'	131°49'22"	N 73°01'27" E	109.55'	S 41°03'52" E	N 07°06'47" E
C-3	103.20'	60.00'	98°32'55"	N 89°39'41" E	90.94'	S 41°03'52" E	N 40°23'13" E
C-4	34.84'	60.00'	33°16'26"	N 23°45'00" E	34.36'	N 40°23'13" E	N 07°06'47" E

FIELDWORK COMPLETED ON APRIL 2, 2019

PRELIMINARY



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture

Jordan G. Brost, PLS #3009

4941 Kirschling Court
Stevens Point, WI 54481
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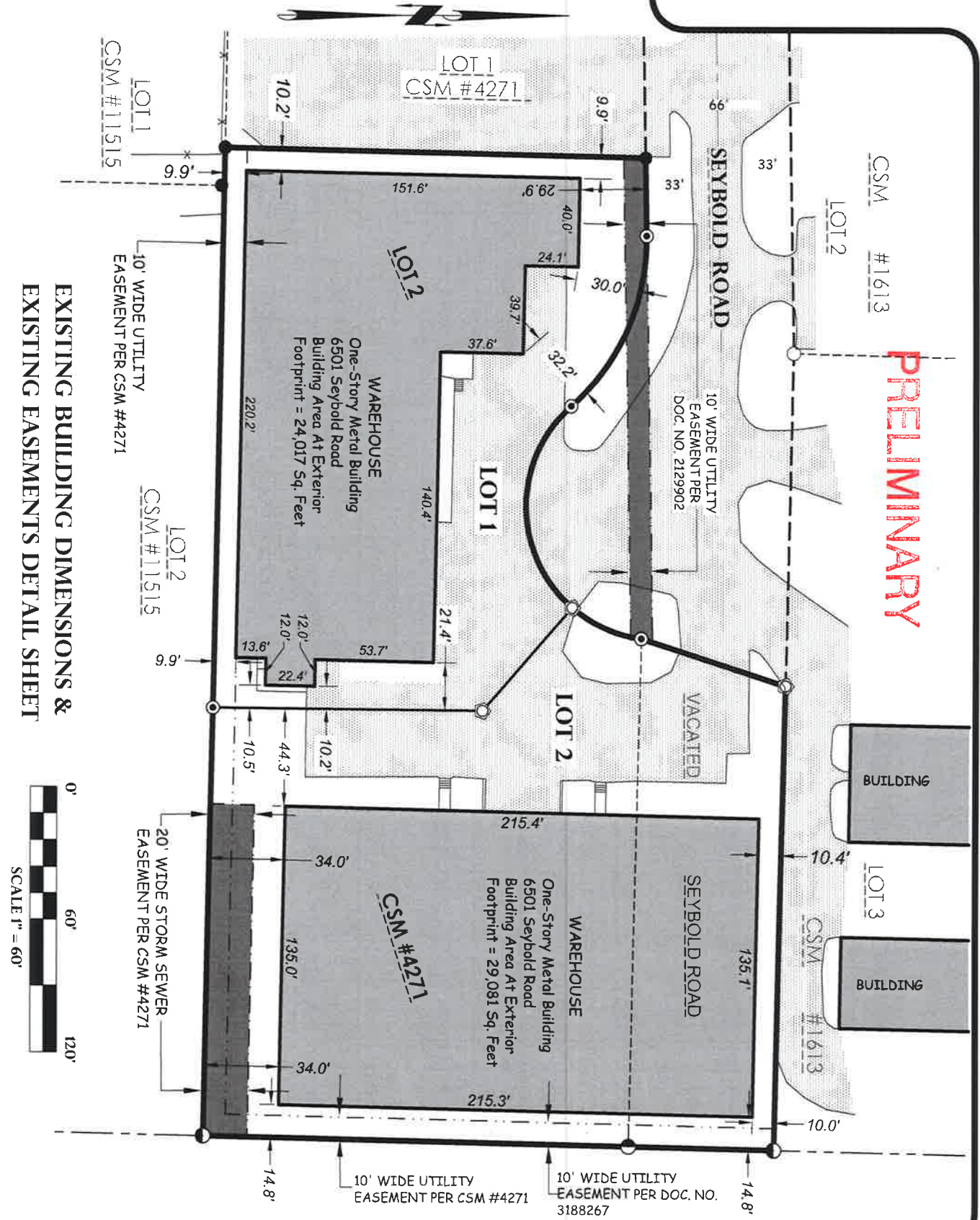
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JOB # 19.710

SHEET 1 OF 6 SHEETS

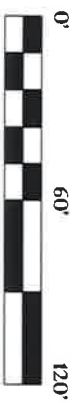
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PRELIMINARY

EXISTING BUILDING DIMENSIONS & EXISTING EASEMENTS DETAIL SHEET



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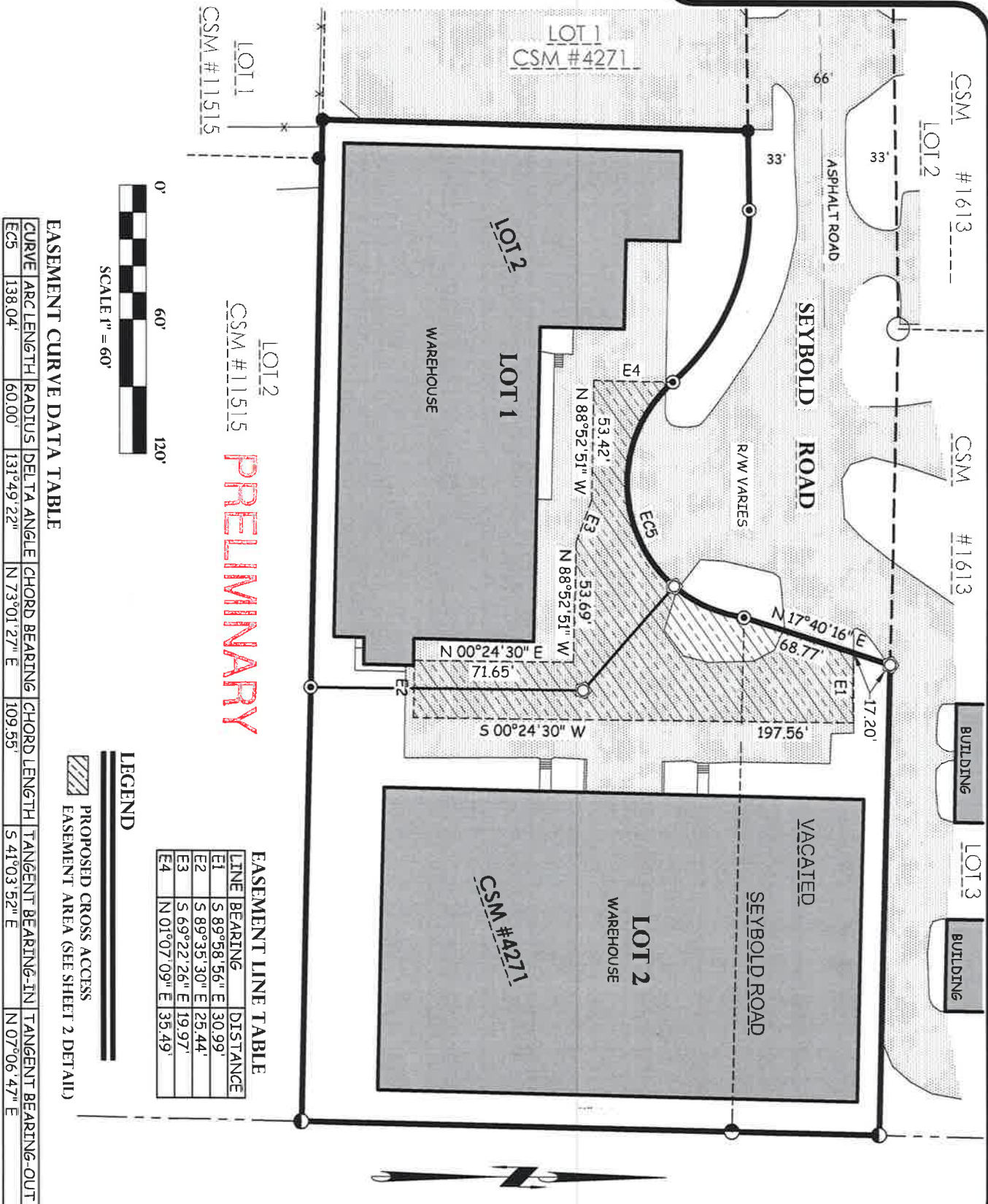
FIELD BOOK 35 PAGE 8
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SHEET 2 OF 6 SHEETS

CERTIFIED SURVEY MAP

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PROPOSED EASEMENT DETAIL SHEET



PRELIMINARY

EASEMENT LINE TABLE

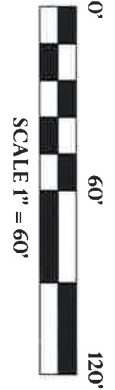
LINE	BEARING	DISTANCE
E1	S 89°58'56" E	30.99'
E2	S 89°35'30" E	25.44'
E3	S 69°22'26" E	19.97'
E4	N 01°07'09" E	35.49'

LEGEND

- PROPOSED CROSS ACCESS
- EASEMENT AREA (SEE SHEET 2 DETAIL)

EASEMENT CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
ECS	138.04'	60.00'	131°49'22"	N 73°01'27" E	109.55'	S 41°03'52" E	N 07°06'47" E



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FIELD BOOK 35 PAGE 8
JOB # 19.710

SHEET 3 OF 6 SHEETS

CERTIFIED SURVEY MAP

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Surveyor's Certificate

I, Jordan G. Brost, professional land surveyor, hereby certify:

That I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map #4271 and part of Vacated Seybold Road, located in the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 25, Township 7 North, Range 8 East;
Thence N 01°09'50" E along the East line of the Southwest 1/4 of said Section 25, 1784.06 feet to the Southeast corner of Lot 2 of Certified Survey Map #4271 and being the point of beginning of the parcel to be described;
Thence N 88°46'56" W along the South line of said Lot 2, 446.88 feet to the Southwest corner thereof;
Thence N 01°17'33" E along the West line of said Lot 2, 191.08 feet to the South right-of-way line of Seybold Road;
Thence N 89°08'03" E along said South right-of-way line of Seybold Road, 35.24 feet;
Thence southeasterly 86.92 feet along the arc of a curve and along said South right-of-way line of Seybold Road, concave southwesterly, having a radius of 100.00 feet and whose long chord bears S 65°57'54" E, 84.21 feet;
Thence northeasterly 138.04 feet along the arc of a curve and along said South right-of-way line of Seybold Road, concave northwesterly, having a radius of 60.00 feet and whose long chord bears N 73°01'27" E, 109.55 feet;
Thence N 17°40'16" E, 68.77 feet to the North right-of-way line of Seybold Road;
Thence S 88°38'42" E along the North line of vacated Seybold Road, 210.00 feet to the East line of the Southwest 1/4 of said Section 25;
Thence S 01°09'50" W along said East line of the Southwest 1/4 of said Section 25, 259.36 feet to the point of beginning.

Containing 95,536 Square Feet - 2.193 acres.

subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of Reynolds Transfer and Storage Company, Inc. that such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision ordinance of the City of Madison and Town of Middleton in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2019.

Jordan G. Brost
PLS No. S-3009

PRELIMINARY

PREPARED BY:

Point of Beginning, Inc.
4941 Kircshling Court
Stevens Point, WI 54481

OWNER/CLIENT:

Reynolds Properties Inc
PO Box 1662
Colorado Springs, CO 80901



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture

Jordan G. Brost, PLS #3009

4941 Kircshling Court
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FIELD BOOK 35 PAGE 8

JOB # 19.710

SHEET 4 OF 6 SHEETS

CERTIFIED SURVEY MAP

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Surveyor's Notes

1. Wetlands, if present have not been delineated or shown on this map.
2. Flood plain, if present has not been located or shown on this map.
3. This property is subject to any and all easements and agreements recorded and unrecorded.
4. 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.
5. Existing 10 foot wide utility easements. (refer to sheet 2 of 6)
6. Existing 20 foot wide storm sewer easement. (refer to sheet 2 of 6)

Corporate Owner's Certificate

Reynolds Transfer and Storage Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, As owner, does hereby certify that said corporation has caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. Said corporation also certifies that this certified survey map is required to be submitted to the City of Madison and Town of Middleton for approval.

Witness the hand seal of said owner this _____ day of _____, 2019.

David Reynolds, Managing Member

State of Wisconsin) SS
Dane County) SS

Personally came before me this ____ day of _____, 2019, the above named David Reynolds, managing member of Reynolds Transfer and Storage Company, Inc, to me known to be the person who executed the foregoing instrument, and acknowledged the same.

_____ County, Wisconsin

My Commission expires _____

Notary Public

Print Name

PRELIMINARY

PREPARED BY:

Point of Beginning, Inc.
4941 Kirshling Court
Stevens Point, WI 54481

OWNER/CLIENT:

Reynolds Properties Inc
PO Box 1662
Colorado Springs, CO 80901



Point of Beginning

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SHEET 5 OF 6 SHEETS

CERTIFIED SURVEY MAP

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City of Madison Plan Commission (Extra-Territorial)

Approved for recording per secretary, City of Madison planning commission action of _____ day of _____, 2019.

Secretary Plan Commission

Town of Middleton Board Resolution

Resolved that this certified survey map is approved for recording by the town board of the Town of Middleton.

I hereby certify that the foregoing is a resolution presented and adopted by the town board of the Town of Middleton on this _____ day of _____, 2019.

Town Clerk

Dane County Approval Certificate

Approved for recording under the terms of the Dane County land division regulations.

By: _____ Date: _____
Dane County Land Division Review Officer

Register of Deeds Certificate

Received for recording this _____ day of _____, 2019 at _____ O'clock ____ M. and recorded in Volume _____ of Dane County certified surveys on Pages _____ through _____.

Dane County Register of Deeds

Document Number _____

Certified Survey Map Number _____

PRELIMINARY

PREPARED BY:

Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481

OWNER/CLIENT:

Reynolds Properties Inc
PO Box 1662
Colorado Springs, CO 80901



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SHEET 6 OF 6 SHEETS