

CERTIFIED SURVEY MAP

located in Lots Six (6), Seven (7) and Eight (8), Block Four (4), Plat of Woodlawn Addition to South Madison, and Lot One (1), Certified Survey Map Number 13706, as recorded in Volume 90, pages 151-156 of C.S.M.'s, Dane County Registry as Document No. 5066939 and that portion of a Former Union Pacific Railroad Right-of-way now owned by the State of Wisconsin Department of Transportation all in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, T7N, R9E, in the City of Madison, Dane County, Wisconsin

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.
- ◆ SET SURVEY SPINDLE IN ASPHALT
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

This C.S.M. Contains
68,327 S.F. /
1.57 Acres

Existing 10' wide Right-of-way grant for Electric
In Doc. No. 3306886

Meander Corner north of
the Center of Section 26,
T7N, R9E
Found Brass Cap
Monument

N:474930.23
E:818549.51

N 03°33'57" E
3.95
Center of Section 26,
T7N, R9E
Found cut '+' in
+ Concrete Curb Head
N:474929.12
E:818549.29

(N 00°28'35" E) (2637.33')
N 00°28'34" E 2637.16' (South to Center)

NOTE: No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer.

South $\frac{1}{4}$ Corner of
Section 26, T7N, R9E
Found Brass Cap
Monument
(472291.88)
N:472292.05
E:818527.37

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 57°36'02" E (S 57°31'56" E)	23.43'
L2	S 34°57'30" W (S 35°01'36" W)	11.51'
L3	S 30°29'54" W (S 30°34'00" W)	32.58'
L4	S 68°29'27" E	40.41'
L5	N 68°31'42" W	35.00'
L6	S 19°55'00" W	29.99'

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2.07'	2815.00'	0°02'32"	S 14°42'39" W (S 14°46'34" W)	2.07'

MAP NO.

DOCUMENT NO.

VOLUME	PAGE
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PREPARED FOR:

BB GOLDEN ENTERPRISES LLC
1337 GILSON STREET
MADISON, WI 53715

PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

WISCONSIN
DEPARTMENT OF TRANSPORTATION

REGISTERED SURVEYOR

PAULA A. SPETZ
R.L.S. # 2525
EXPIRATION 12/31/2018

Draft
05/21/2018

CERTIFIED SURVEY MAP

Located in Lots Six (6), Seven (7) and Eight (8), Block Four (4), Plat of Woodlawn Addition to South Madison, and Lot One (1), Certified Survey Map Number 13706, as recorded in Volume 90, pages 151-156 of C.S.M.'s, Dane County Registry as Document No. 5066939 and that portion of a Former Union Pacific Railroad Right-of-way now owned by the State of Wisconsin Department of Transportation all in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, T7N, R9E, in the City of Madison, Dane County, Wisconsin

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Robert E. Golden, managing member of BB GOLDEN ENTERPRISES, LLC, AND Jostein R. Brekke, managing member of VALLHALLA PROPERTIES, LLC, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

A parcel of land located in Lots Six (6), Seven (7), Eight (8), Block Four (4), Woodlawn Addition to South Madison, Lot 1, Certified Survey Map Number 13706, as recorded in Volume 90, pages 151-156 of C.S.M.'s, Dane County Registry as Document No. 5066939 and a portion of a Former Union Pacific Railroad Right-of-way now owned by the State of Wisconsin Department of Transportation all in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at South $\frac{1}{4}$ Corner of said Section 26, thence N 00°28'34" E, along the North-South $\frac{1}{4}$ Section line, 2111.90 feet; thence S 89°31'26" E, along a random line, 820.76 feet a point being the Southwesterly platted corner of said Lot 1 of C.S.M. No. 13706 and the point of beginning of this description;

thence N 21°32'36" E, along the northwesterly platted boundary line of aforementioned Lot 1 and the northwesterly platted boundary line of said Lots 8, 7 and 6 of Block 4, Woodlawn addition to South Madison, said line also being the Southeasterly right-of-way line of Gilson Street, 300.06 feet;
thence S 68°26'41" E, along the northeasterly platted boundary line of said Lot 6, Block 4, Woodlawn Addition to South Madison, 175.20 feet to a point on the northwesterly platted right-of-way line of a Wisconsin Department of Transportation Railroad;
thence 2.07 feet along the arc of said railroad right-of-way along a 2815.00 foot radius curve to the right, with a chord bearing of S14°42'39"W, 2.07 feet, and a Delta Angle of 00°02'32";
thence S 57°36'02" E, 23.43 feet;
thence S 34°57'30" W, 11.51 feet;
thence S 30°29'54" W, 32.58 feet;
thence S 68°29'27" E, along the easterly extension of the common boundary line of Lots 6 and 7, Block 4, Woodlawn Addition to South Madison, 40.41 feet;
thence S 19°55'00" W, 250.30 feet;
thence N 68°27'22" W, along the extension of the southwesterly platted boundary line of Lot 1, C.S.M. 13706, 238.23 feet to the point of beginning.

This Description contains an area of 68,327 Square Feet or 1.57 Acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land 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 _____ day of DRAFT, 2018 _____
Paul A. Spetz, S 2525



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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OWNERS CERTIFICATE:

I, Robert E. Golden, managing member of the BB GOLDEN ENTERPRISES, LLC, owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2018.

By: _____
Robert E. Golden, managing member BB Golden Enterprises LLC

State of _____)
)ss
County of _____)

Personally came before me this _____ day of _____, 2018, the above named Robert E. Golden, managing member of BB Golden Enterprises, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires:

Notary Public, State of : _____ ;

CONSENT OF MORTGAGEE:

Oak Bank, a Financial Institution organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said Oak Bank, has caused these presents to be signed by its duly authorized officer (s) listed below this _____ day of _____, 2018.

Oak Bank

_____ Officer Signature	_____ Officer Signature
_____ printed name and title	_____ printed name and title

State of Wisconsin)ss
County of Dane)

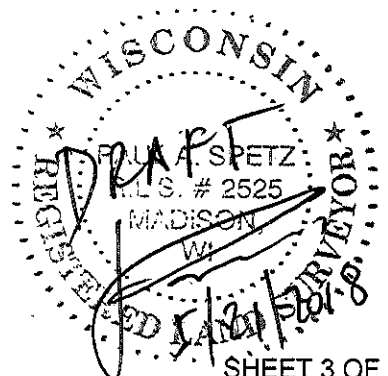
Personally came before me this _____ day of _____, 2018, the above named authorized officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said Oak Bank, and acknowledged that they executed the foregoing instrument.

My Commission expires:

Notary Public, State of Wisconsin

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OWNERS CERTIFICATE:

I, Johstein R. Brekke, managing member of the VALHALLA PROPERTIES, LLC, owner, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2018.

By: _____
Jostein R. Brekke, managing member VALHALLA PROPERTIES, LLC

State of Wisconsin) _____
County of Dane) ss

Personally came before me this _____ day of _____, 2018, the above named Jostein R. Brekke, managing member of VALHALLA PROPERTIES, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires:

Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE:

Oregon Community Bank, a Financial Institution organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands described in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the lands described on this Certified Survey Map, and does hereby consent to the owner's Certificate.

IN WITNESS WHEREOF, the said Oregon Community Bank, has caused these presents to be signed by its duly authorized officer (s) listed below this _____ day of _____, 2018.

Oregon Community Bank

_____ Officer Signature	_____ Officer Signature
_____ printed name and title	_____ printed name and title

State of Wisconsin) _____
County of Dane) _____

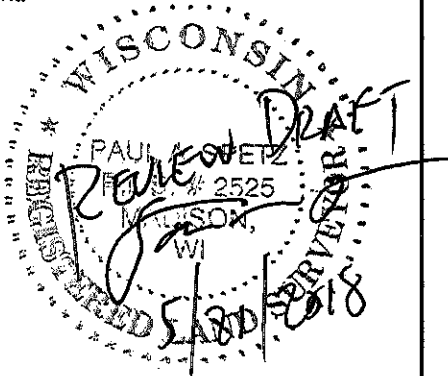
Personally came before me this _____ day of _____, 2018, the above named authorized officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said Oregon Community Bank, and acknowledged that they executed the foregoing instrument.

My Commission expires:

Notary Public, State of Wisconsin

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CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 2018, and that said resolution 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 _____, 2018.

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

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Natalie Erdman, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____,
2018, at _____ o'clock _____ m. and recorded in recorded in Volume
of Certified Survey Maps on pages _____, as Document Number

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

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