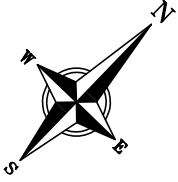
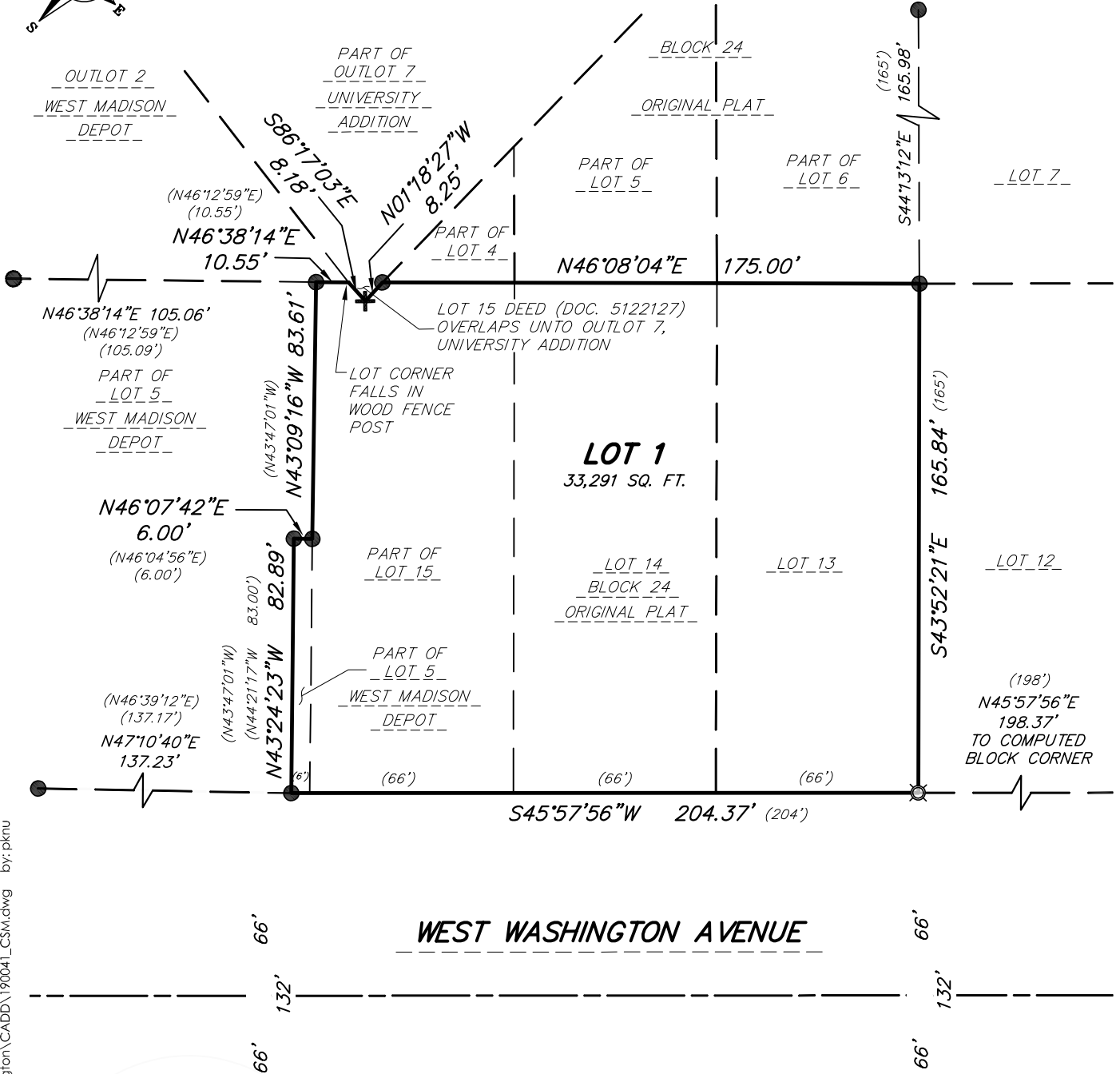
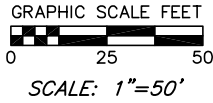


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY ZONE, THE SOUTH LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S88°46'38"E



### LEGEND

- ✕ FOUND CHISELED CROSS
- FOUND 3/4" ROD
- ⊙ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) "RECORDED AS" INFORMATION PER DEED OR PLAT

**NOTE:**  
 SEE SHEET 2 FOR SECTION CORNER DETAIL AND NOTES.  
 SEE SHEET 3 FOR EXISTING EASEMENTS.  
 SEE SHEET 4 FOR EXISTING IMPROVEMENTS.

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

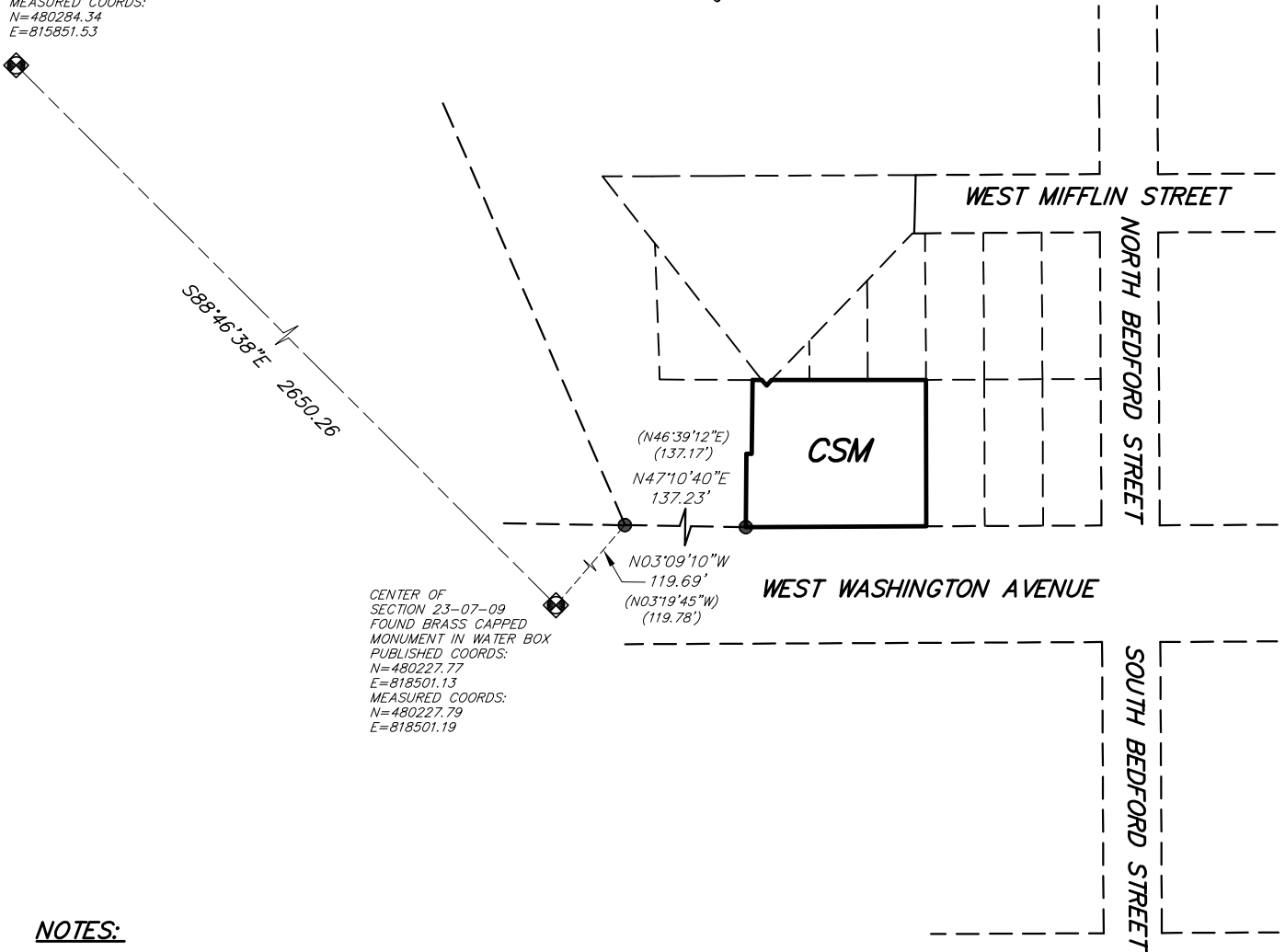
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WEST 1/4 CORNER OF SECTION 23-07-09  
 FOUND BRASS CAPPED MONUMENT  
 PUBLISHED COORDS:  
 N=480284.34  
 E=815851.38  
 MEASURED COORDS:  
 N=480284.34  
 E=815851.53

### SECTION CORNER DETAIL (NOT TO SCALE)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM-DANE COUNTY ZONE, THE SOUTH LINE OF THE NW 1/4 OF SECTION 23-07-09 MEASURED AS BEARING S88°46'38"E



**NOTES:**

- 1) ALL BUILDINGS AND IMPROVEMENTS DEPICTED ON THIS CERTIFIED SURVEY MAP TO BE REMOVED.
- 2) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3) LANDS WITHIN THIS CERTIFIED SURVEY BENEFIT FROM AN EASEMENT AGREEMENT PER DOCUMENT NUMBER 2136358, AS DEPICTED ON SHEET 3.
- 4) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO STREET VACATION RIGHTS PER DOCUMENT NUMBER 2135100.
- 5) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT NUMBER 2136362. THE EASEMENTS ARE DEPICTED ON SHEET 3.
- 6) LANDS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO AN ASSIGNMENT OF PECFA PROCEEDS PER DOCUMENT NUMBER 2727850.

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**vierbicher**  
 planners | engineers | advisors



Phone: (800) 261-3898

FN: 190041  
 DATE: 10-9-2019  
 REV:  
 Drafted By: PKNU  
 Checked By: MMAR

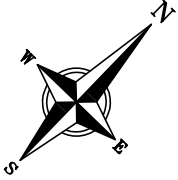
SURVEYED FOR:  
 GREENWAY REAL ESTATE LLC  
 2292 C.T.H. AB  
 MCFARLAND, WI 53558

C.S.M. No. \_\_\_\_\_  
 Doc. No. \_\_\_\_\_  
 Vol. \_\_\_\_\_ Page \_\_\_\_\_

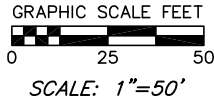
**SHEET  
 2 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

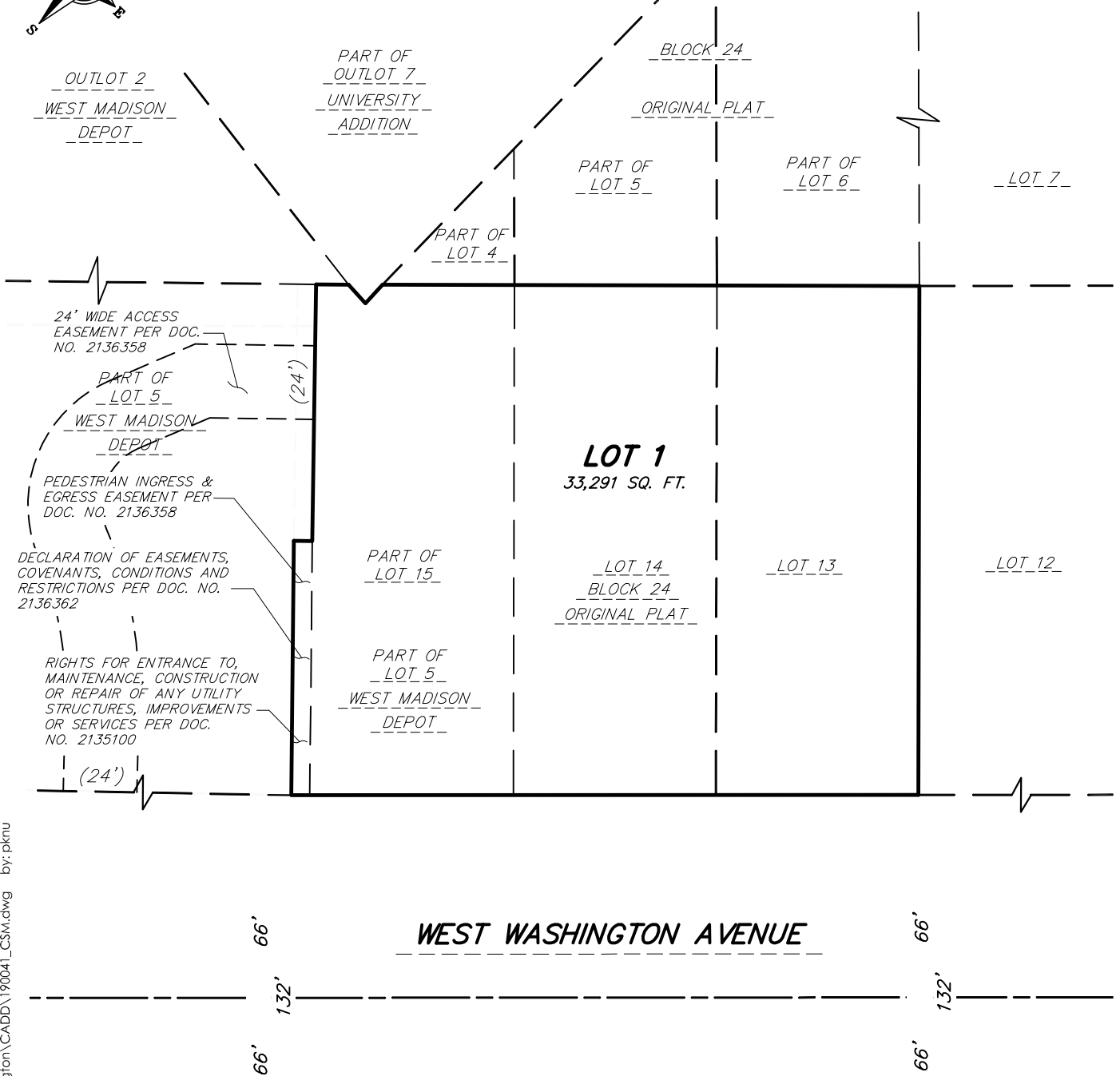
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### EXISTING EASEMENTS

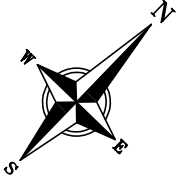


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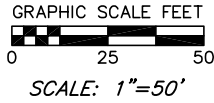


# CERTIFIED SURVEY MAP No. \_\_\_\_\_

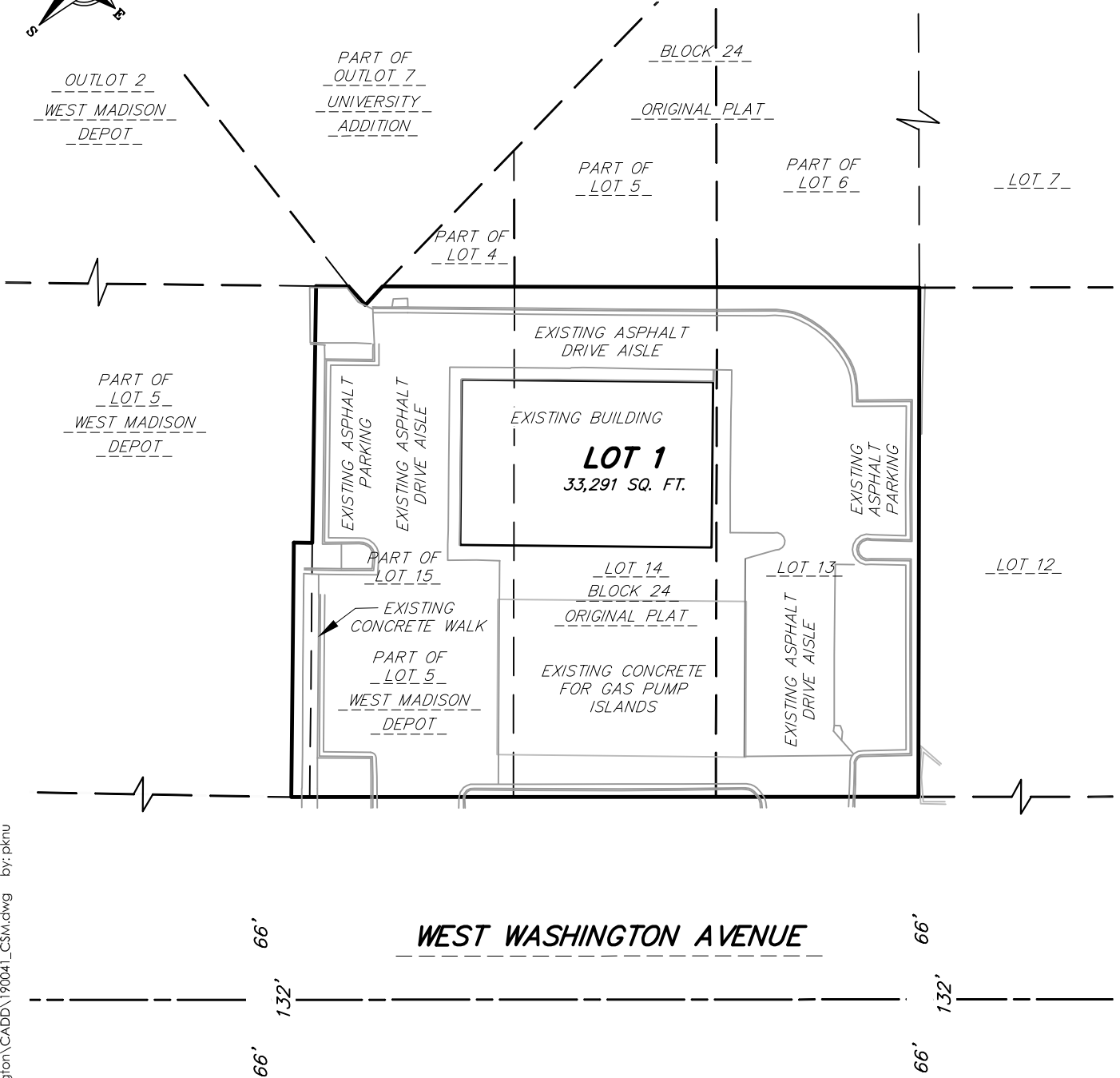
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## EXISTING IMPROVEMENTS



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**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

FN: 190041  
DATE: 10-9-2019  
REV:  
Drafted By: PKNJ  
Checked By: MMAR

SURVEYED FOR:  
GREENWAY REAL ESTATE LLC  
2292 C.T.H. AB  
MCFARLAND, WI 53558

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
4 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

*ALL OF LOTS 13 AND 14, PART OF LOT 15, BLOCK 24, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, AS DOCUMENT NUMBER 102 AND PART OF LOT 5, WEST MADISON DEPOT, AS RECORDED IN VOLUME 56-64A OF PLATS, ON PAGES 186-187, AS DOCUMENT NUMBER 2136359, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN*

**SURVEYOR'S CERTIFICATE:**

*I, Paul R. Knudson, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of C-Store Properties, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided.*

Vierbicher Associates, Inc.  
By: Paul R. Knudson

Dated this 9<sup>th</sup> day of October, 2019.

Signed: \_\_\_\_\_  
Vierbicher Associates, Inc.  
Paul R. Knudson, P.L.S. No. 1556

**LEGAL DESCRIPTION:**

*All of Lots 13 and 14, part of Lot 15, Block 24, Original Plat of the City of Madison, as recorded in Volume A of Plats, on Page 3, as Document Number 102 and Part of Lot 5, West Madison Depot, as recorded in Volume 56-64A of Plats, on Pages 186-187, as Document Number 2136359, Dane County Registry, located in part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4, Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:*

*Commencing at the West Quarter corner of said Section 23; thence S88°46'38"E, 2650.26 feet along the south line of said NW 1/4 to the Center of said Section 23; thence N03°09'10"W, 119.69 feet; thence N47°10'40"E, 137.23 feet to the southwest corner of lands described in Document Number 5122127 and the Point of Beginning; thence N43°24'23"W, 82.89 feet along a southwesterly line of said lands; thence N46°07'42"E, 6.00 feet along a southwesterly line of said lands; thence N43°09'16"W, 83.61 feet along a southwesterly line of said lands to the northwest corner of said Lot 15; thence N46°38'14"E, 10.55 feet along the northwesterly line of said Lot 15; thence S86°17'03"E, 8.18 feet; thence N01°18'27"W, 8.25 feet to the northwesterly line of said Lot 15; thence N46°08'04"E, 175.00 feet along the northwesterly line of said Lots 13-15 to the northerly most corner of said Lot 13; thence S43°52'21"E, 165.84 feet along the northeasterly line of said Lot 13 to the easterly most corner of said Lot 13; thence S45°57'56"W, 204.37 feet along the southeasterly line of said Block 24 to the Point of Beginning.*

*Containing 33,291 square feet or 0.764 acres, more or less.*

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**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

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Drafted By: PKNU  
Checked By: MMAR

SURVEYED FOR:  
GREENWAY REAL  
ESTATE LLC  
2292 C.T.H. AB  
MCFARLAND, WI 53558

C.S.M. No. \_\_\_\_\_  
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Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET  
5 OF 7**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

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**OWNER'S CERTIFICATE:**

C-Store Properties, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Certified Survey to be surveyed, divided, mapped, and dedicated as represented hereon. We further certify that this Certified Survey is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said C-Store Properties, LLC has caused these presents to be signed by Shmerler Real Estate Company, LLC, Sole Member, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:

C-STORE PROPERTIES, LLC

By: Shmerler Real Estate Company, LLC, Sole Member

By: \_\_\_\_\_  
 Gary L. Shmerler, Sole Member  
 Shmerler Real Estate Company, LLC

State of Wisconsin    )  
                                   ) ss  
 County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named, Gary L. Shmerler, Sole Member of the above named Shmerler Real Estate Company, 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

**MORTGAGEE CERTIFICATE:**

The Park Bank, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The Park Bank, has caused these presents to be signed by Joshua Marron, its \_\_\_\_\_, at Madison, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the Presence of:

THE PARK BANK

By: \_\_\_\_\_  
 Joshua Marron, (title)

State of Wisconsin    )  
                                   )ss  
 County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Joshua Marron, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

\_\_\_\_\_  
 Notary Public, State of Wisconsin

My Commission expires: \_\_\_\_\_

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**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

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**MADISON PLAN COMMISSION CERTIFICATE:**

Approved for recording per the City of Madison Plan Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Nan Fey, Interim Secretary  
City of Madison Plan Commission

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at  
\_\_\_\_ o'clock \_\_\_\_m., and recorded in Volume \_\_\_\_\_ of Certified Survey Maps  
on Pages \_\_\_\_\_, as Document Number \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

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