

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lot 1 of Certified Survey Map No. 9471, recorded in Dane County Register of Deeds Office Volume 54 of Certified Survey Maps, Page 66 as Document No. 3163816, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin.

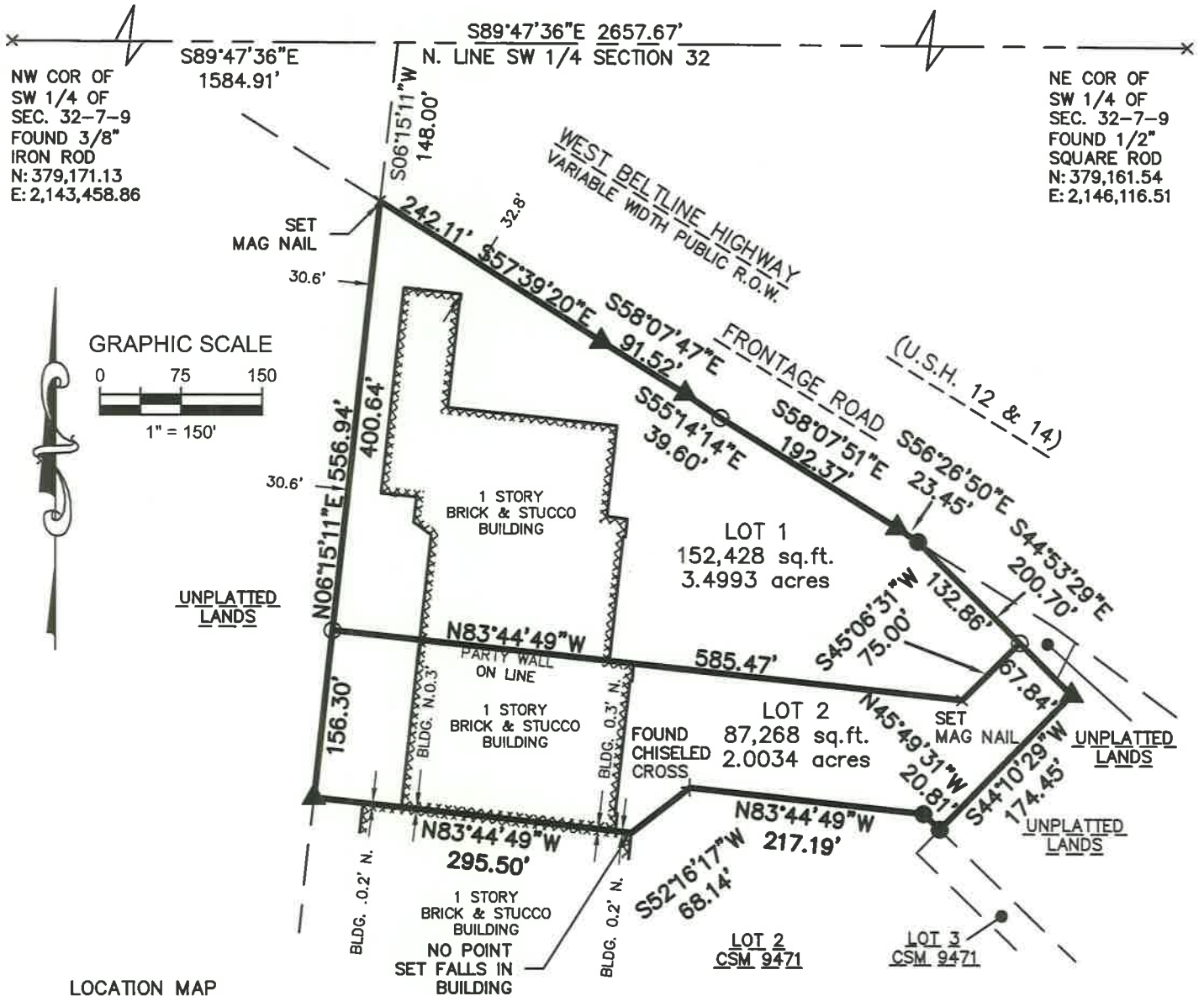
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- ▲ INDICATES FOUND 3/8" IRON ROD

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD 27

SEE SHEETS 2 THRU 4 FOR EASEMENT DETAILS

LOTS 1 & 2 SHALL BE SUBJECT TO RECIPROCAL CROSS ACCESS AND INGRESS-EGRESS EASEMENTS.

**OWNER:**  
NAKOMA PLAZA INVESTORS, LLC  
4514 VERONA ROAD  
MADISON, WI., 53711



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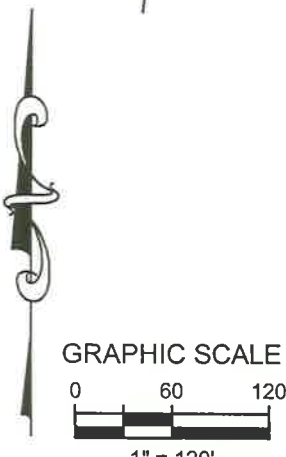
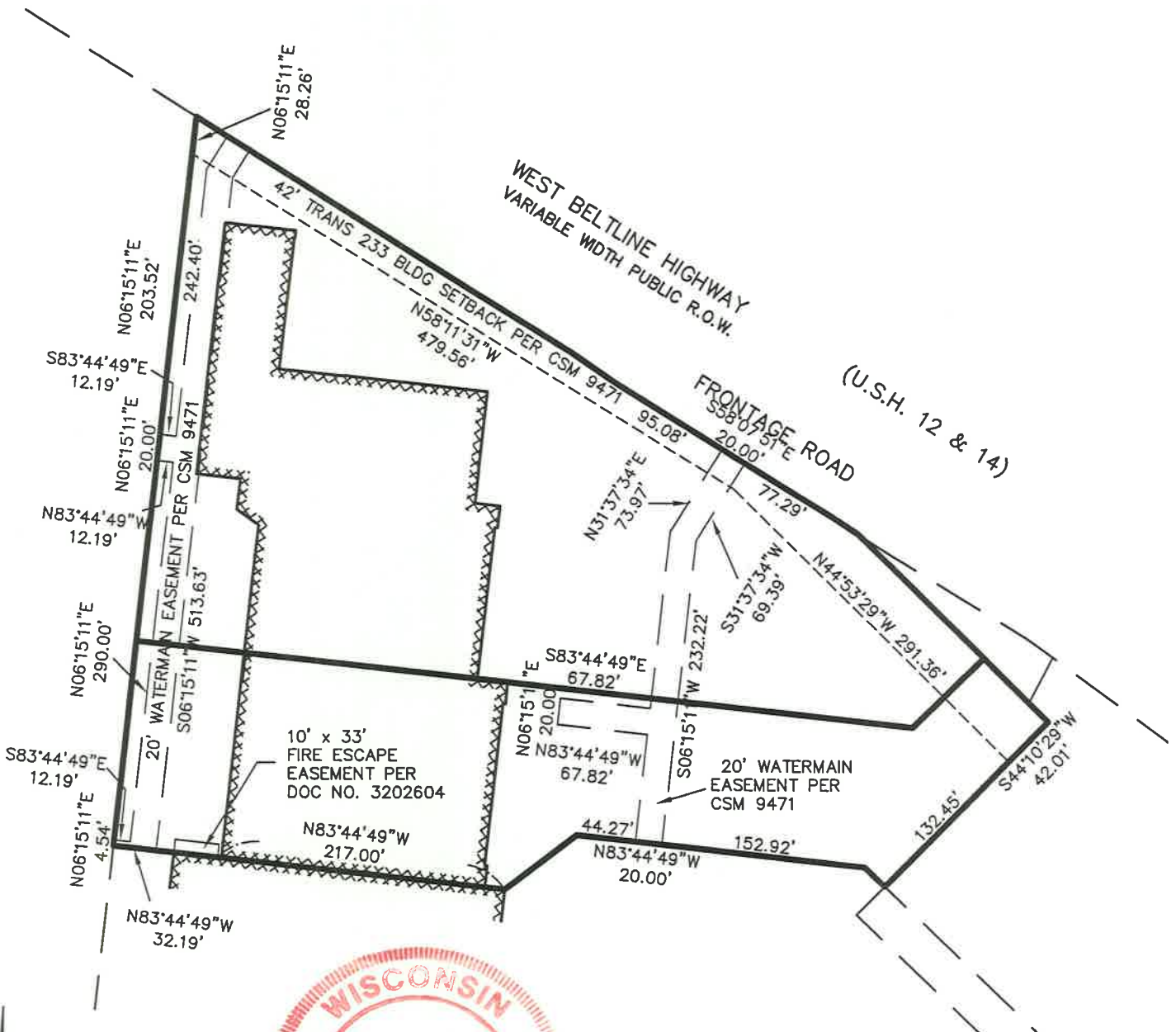
SURVEYOR:



16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

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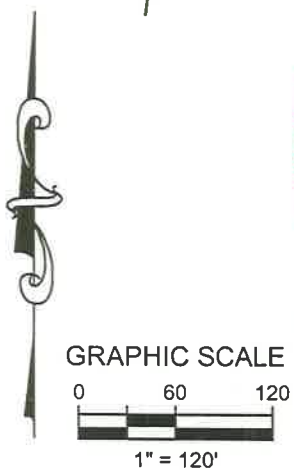
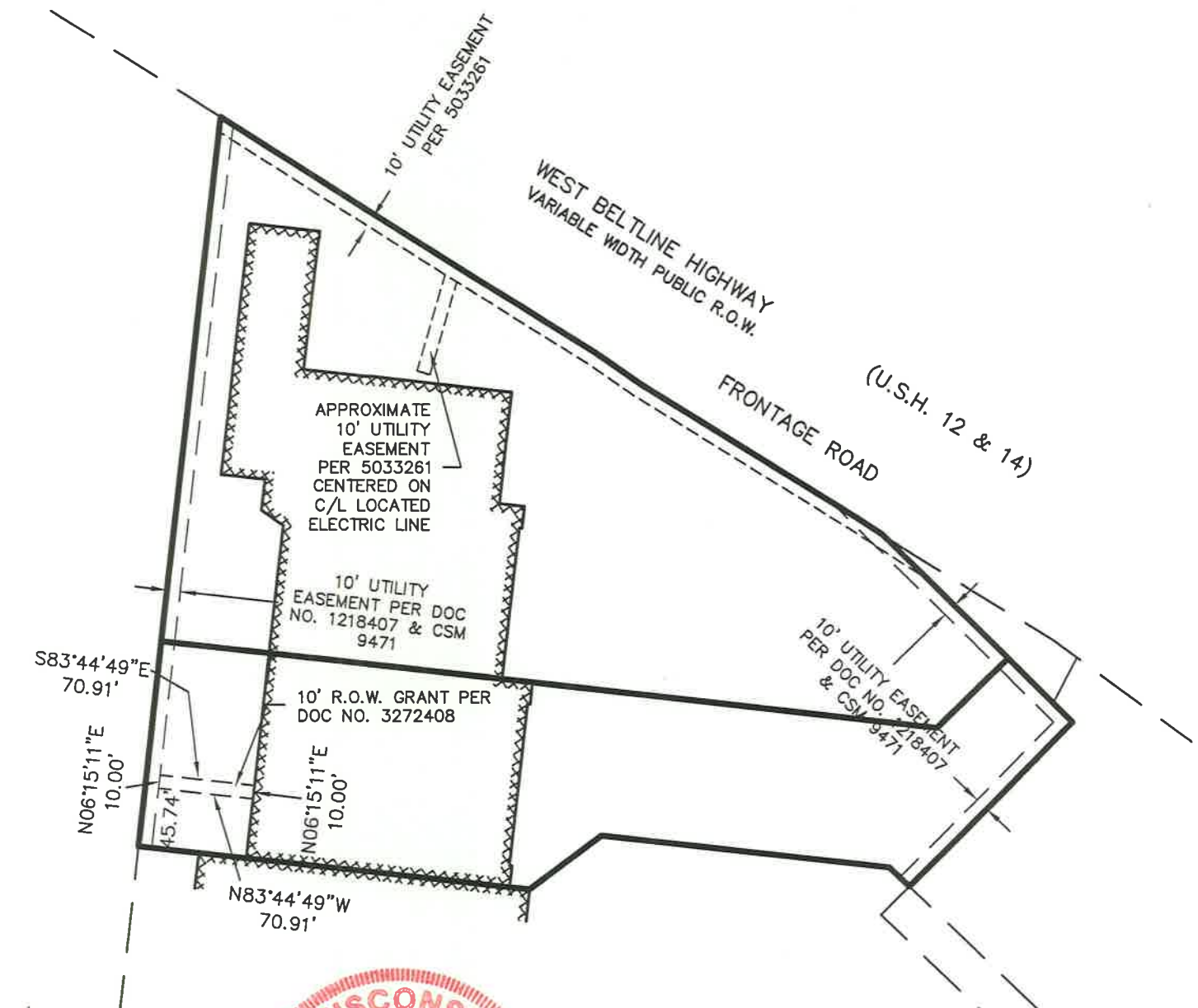


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**raSmith**  
 CREATIVITY BEYOND ENGINEERING  
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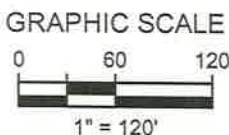
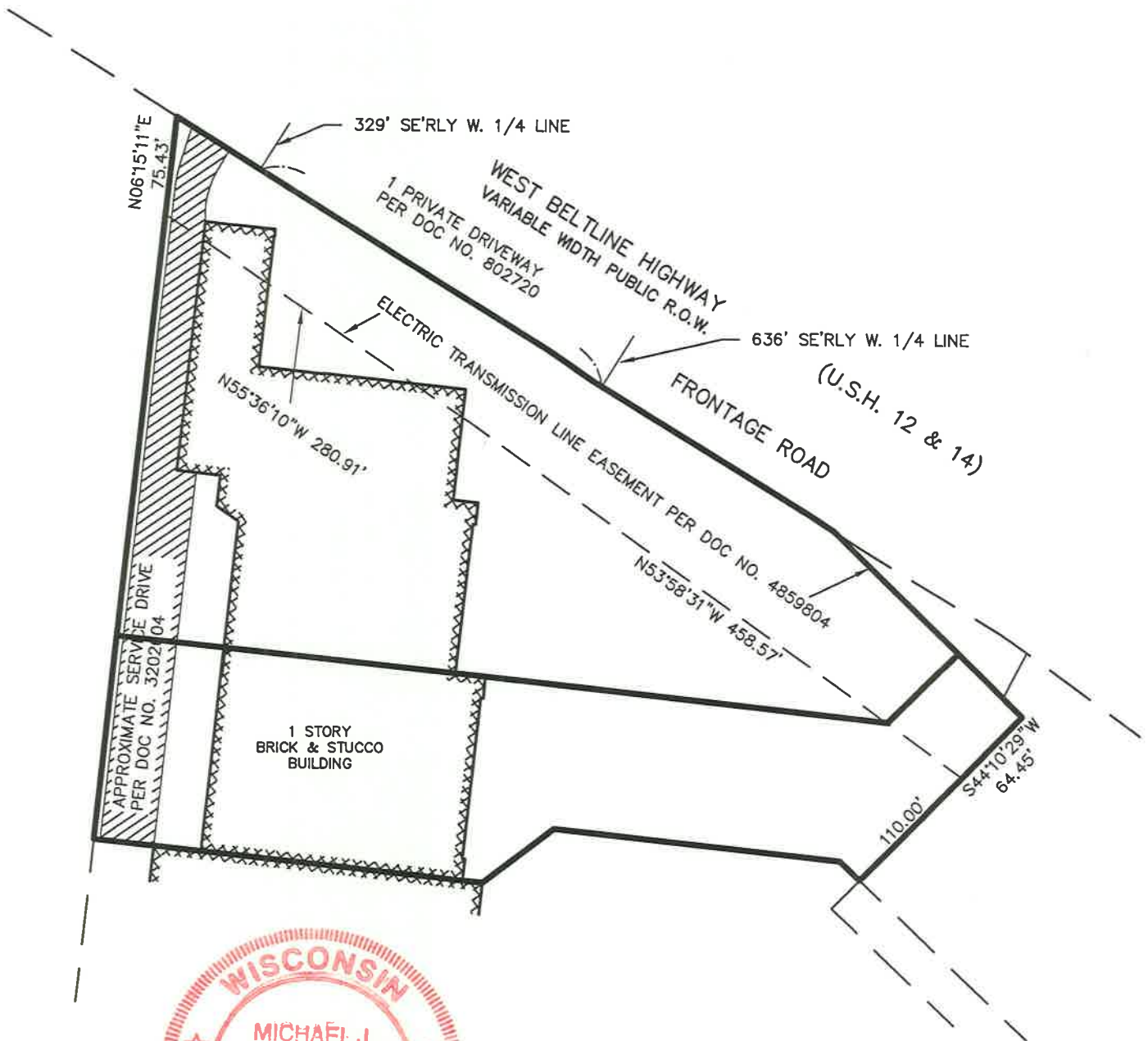
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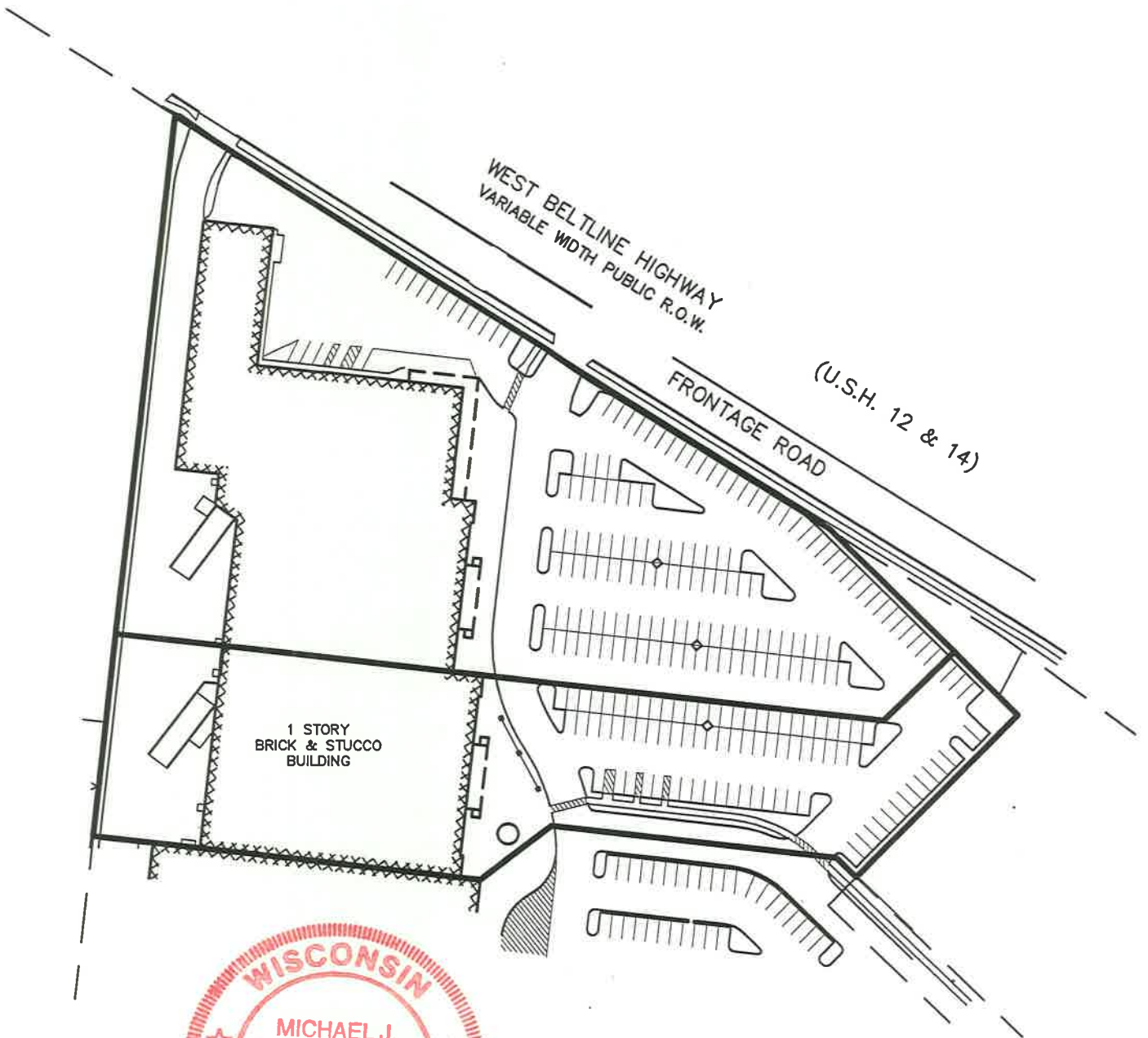
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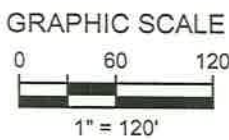
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WISCONSIN  
MICHAEL J. RATZBURG  
S-2236  
WAUKESHA, WI  
LAND SURVEYOR

*10/16/19*



**raSmith**  
CREATIVITY BEYOND ENGINEERING

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
  :SS  
WAUKESHA COUNTY         }

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided mapped and dedicated a division of a part of Lot 1 of Certified Survey Map No. 9471, recorded in Dane County Register of Deeds Office Volume 54 of Certified Survey Maps, Page 66 as Document No. 3163816, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence South 89° 47' 36" East along the North line of said 1/4 Section 1584.91 feet to a point; thence South 06° 15' 11" West 148.00 feet to a point in the North line of a Frontage Road for West Beltline Highway (U.S.H. 12 & 14), said point also the point of beginning of lands to be described; thence South 57° 39' 20" East along said South line 242.11 feet to a point; thence South 58° 07' 47" East along said South line 91.52 feet to a point; thence South 55° 14' 14" East along said South line 39.60 feet to a point; thence South 58° 07' 51" East along said South line 192.37 feet to a point; thence South 56° 26' 50" East along said South line 23.45 feet to a point; thence South 44° 53' 29" East along said South line 200.70 feet to a point in the extension of the West line of Lot 2 of Certified Survey Map No. 219; thence South 44° 10' 29" West along said West line and its extension 174.45 feet to a point in the North line of Lot 2 of Certified Survey Map No. 9471; thence North 45° 49' 31" West along said North line 20.81 feet to a point; thence North 83° 44' 49" West along said North line 217.19 feet to a point; thence South 52° 16' 17" West along said North line 68.14 feet to a point; thence North 83° 44' 49" West along said North line 295.50 feet to the Northwest corner of said Lot 2; thence North 06° 15' 11" East 556.94 feet to the point of beginning.

Containing 239,696 Square Feet or 5.5027 Acres.

THAT I have made the survey, land division and map by the direction of NAKOMA PLAZA INVESTORS, LLC., owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Ordinances of the City of Madison in surveying, dividing, mapping and dedicating the same.

10/14/19  
DATE

*[Signature]* (SEAL)  
MICHAEL J. RATZBURG,  
PROFESSIONAL LAND SURVEYOR S-2236



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## NOTES

Date of field work November 27, 2012.

All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General ordinances in regard to Storm Water management.

The demolition of structures on this site will require Plan Commission approval of demolition permit(s).

Surveyor was provided with a Title Commitment, Commitment No. NCS-972648-MAD, dated July 31, 2019, which references the following: (Surveyors notes in parenthesis).

1. Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated June 25, 1968, recorded/filed July 12, 1968 in Volume 41 of Records, page 47 as Document No. 1218407. (shown)

2. Limitations imposed upon ingress to and egress from the above described premises to West Beltline Highway including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: August 10, 1950 in Volume 232 of Miscellaneous Records, Page 204, Document No. 802720 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. (shown)

3. Easements, dedications, reservations, restrictions, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 9471 recorded October 14, 1999 in Volume 54, Page 66 as Document No. 3163816, as corrected Affidavit of Correction recorded January 24, 2000 as Document No. 3187441 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (shown)

4. Matters in a document entitled "Declaration of Conditions and Covenants", executed by Home Depot U.S.A., Inc., recorded January 19, 2000 as Document No. 3186462 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. (general in nature, cannot be plotted)

5. Matters in a document entitled "Declaration of Easements, Covenants and Restrictions", executed by Home Depot U.S.A., Inc., a Delaware corporation, recorded April 04, 2000 as Document No. 3202604 of Official Records, including but not limited to covenants, conditions, restrictions, easements, assessments, liens and charges. Modification and/or amendment by instrument: Supplement to Declaration Recording Information: April 10, 2000 as Document No. 3203849. Modification and/or amendment by instrument: Supplement to Declaration Recording Information: June 8, 2000 as Document No. 3220079. Modification and/or amendment by instrument: Declaration Amending Declaration of Easements, Covenants and Restrictions Recording Information: December 26, 2017 as Document No. 5380049. (shown)

6. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated August 25, 2000, recorded/filed December 12, 2000 as Document No. 3272408. (shown)

7. Utility Easement to American Transmission Company LLC, a Wisconsin limited liability company, its successors, assigns, licensees and manager, dated March 06, 2012, recorded/filed April 06, 2012 as Document No. 4859804. (shown)

8. Transportation Project Plat No: 1206-07-26 - 4.03 recorded June 4, 2012 as Document No. 4877397. Affects site by location - shown.

9. Utility Easement to Madison Gas and Electric Company, a Wisconsin corporation, dated October 04, 2013, recorded/filed October 22, 2013 as Document No. 5033261. (shown)



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OWNER'S CERTIFICATE

NAKOMA PLAZA INVESTORS, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with requirements of the Ordinances of the City of Madison.

NAKOMA PLAZA INVESTORS, LLC, as owner, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Madison

IN Witness Whereof, NAKOMA PLAZA INVESTORS, LLC, has caused these presents to be signed by NAKOMA PLAZA INVESTORS, LLC, a Wisconsin limited liability company, its sole member,

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NAKOMA PLAZA INVESTORS, LLC,  
a Wisconsin limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF WISCONSIN }  
  }SS  
\_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019,

\_\_\_\_\_, to me known as the person  
(name) (title)

who executed the foregoing instrument and to me known to be the \_\_\_\_\_ of NAKOMA PLAZA INVESTORS, LLC, a Wisconsin limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

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PLAN COMMISSION APPROVALS

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
, SECRETARY

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2019

\_\_\_\_\_  
MERIBETH WITZEL-BEHL, CITY CLERK

OFFICE OF THE REGISTER OF DEEDS

Dane County, Wisconsin

Received for Record \_\_\_\_\_, 2019

at \_\_\_\_\_ o'clock \_\_\_\_\_ M as

Document # \_\_\_\_\_ in

\_\_\_\_\_

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