

PRIVATE STORM SEWER EASEMENT

PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 1426, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 103-104, AS DOCUMENT NUMBER 1396640, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FORTY FEET



GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 BEARS N88°54'09"W

Southwest Corner Section 32-08-10
 Computed location from ties

M C C O R M I C K A V E

C. S. M. # 1 4 2 6

B U R K E

A S S R ' S

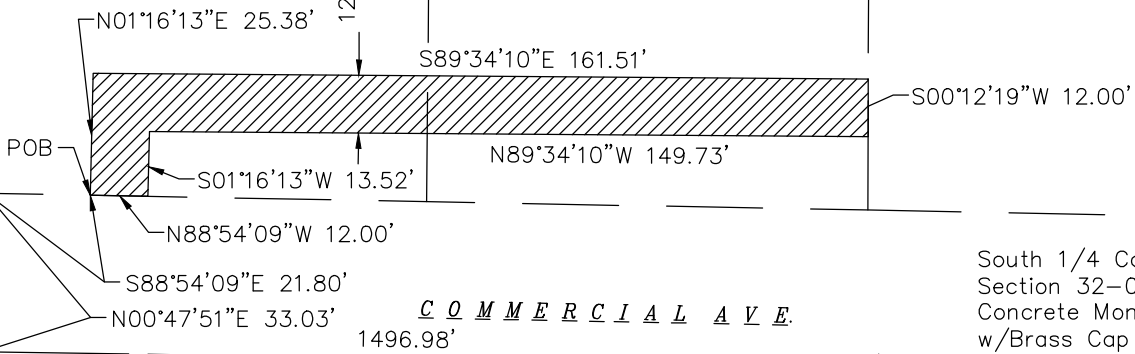
P L A T N o. 1

O. L. 2 4

1

2

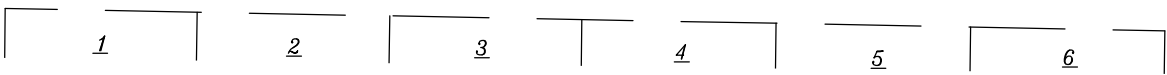
12' WIDE PRIVATE STORM SEWER EASEMENT



South 1/4 Corner Section 32-08-10
 Concrete Monument w/Brass Cap Found

C O M M E R C I A L A V E

MON TO MON S89°04'34\"/>



Burse
 surveying & engineering Inc.

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

Date: February 18, 2020
 Plot View: Storm Ease
 \BSE428\dwg\Survey\BSE428 Storm Ease.dwg

Private Storm Sewer Easement

Metes and Bounds Description

Part of Lots 1 and 2, Certified Survey Map Number 1426, as recorded in Volume 6 of Certified Survey Maps, on pages 103-104, as Document Number 1396640, Dane County Registry, located in the Southwest Quarter of the Southwest Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 32; thence South 89 degrees 04 minutes 34 seconds East along the south line of said Southwest Quarter, 1138.93 feet; thence North 00 degrees 47 minutes 51 seconds East, 33.03 feet to the north right of way line of Commercial Avenue; thence South 88 degrees 54 minutes 09 seconds East along said north right of way line, 21.80 feet to the point of beginning; thence North 01 degree 16 minutes 13 seconds East, 25.38 feet; thence South 89 degrees 34 minutes 10 seconds East, 161.51 feet to the east line of aforementioned Lot 2; thence South 00 degrees 12 minutes 19 seconds West along said east line, 12.00 feet; thence North 89 degrees 34 minutes 10 seconds West, 149.73 feet; thence South 01 degree 16 minutes 13 seconds West, 13.52 feet to said north right of way line; thence North 88 degrees 54 minutes 09 seconds West along said north right of way line, 12.00 feet to the point of beginning. This description contains 2,101 square feet.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

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CSM – Metes and Bounds Description

Land to be rezoned from SRV1 to SRV2

All of Outlots 24 and 25, Burke Assessor's Plat No. 1, as recorded in Volume 9 of Plats, on pages 15-21, as Document Number 593673, all of Lots 3 and 4, Certified Survey Map Number 1426, as recorded in Volume 6 of Certified Survey Maps, on pages 103-104, as Document Number 1396640, all in Dane County Registry, Located in the Southeast and Southwest Quarters of the Southwest Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows; commencing at the Southwest corner of said Section 32; thence South 89 degrees 04 minutes 34 seconds East along the south line of said Southwest Quarter, 1138.93 feet; thence North 00 degrees 47 minutes 51 seconds East, 208.53 feet to the point of beginning, also to the east right of way line of McCormick Avenue; thence continuing North 00 degrees 47 minutes 51 seconds East along said east right of way line, 256.02 feet to a point of curvature; thence 168.08 feet along the arc of a curve to the right, also along said east right of way line, having a radius of 256.48 feet, through a central angle of 37 degrees 32 minutes 51 seconds, and a chord bearing North 19 degrees 34 minutes 16 seconds East, 165.09 feet to a point of compound curvature; thence 41.26 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 94 degrees 33 minutes 39 seconds and a chord bearing North 85 degrees 37 minutes 32 seconds East, 36.73 feet to the south right of way line of Aberg Avenue; thence South 47 degrees 05 minutes 39 seconds East along said south right of way line, 119.68 feet; thence North 00 degrees 12 minutes 19 seconds East along said south right of way line, 1.22 feet; thence South 45 degrees 44 minutes 51 seconds East along said south right of way line, 352.14 feet; thence South 44 degrees 34 minutes 00 seconds West along said south right of way line, 57.66 feet; thence South 45 degrees 47 minutes 24 seconds East, 104.74 feet to the Northwest right of way line of East Washington Avenue; thence South 43 degrees 52 minutes 47 seconds West along said Northwest right of way line, 216.28 feet to the north right of way line of Commercial Avenue; thence North 88 degrees 54 minutes 09 seconds West along said north right of way line, 138.79 feet to the Southeast corner of Lot 2 of aforementioned Certified Survey Map Number 1426; thence North 00 degrees 12 minutes 19 seconds East along said east line, 175.52 feet to the Northeast corner of said Lot 2; thence North 88 degrees 54 minutes 09 seconds West along the north line of said Lot 2, also along the north line of Lot 1 of said Certified Survey Map Number 1426, 181.98 feet to the point of beginning. This description contains 160,675 square feet or 3.6886 acres.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone) The south line of the Southwest Quarter of Section 32 bears N88°54'09"W.

Prepared By:

Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

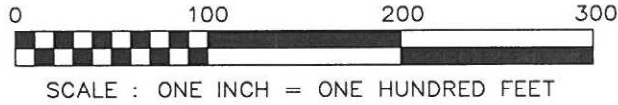
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CERTIFIED SURVEY MAP No. _____

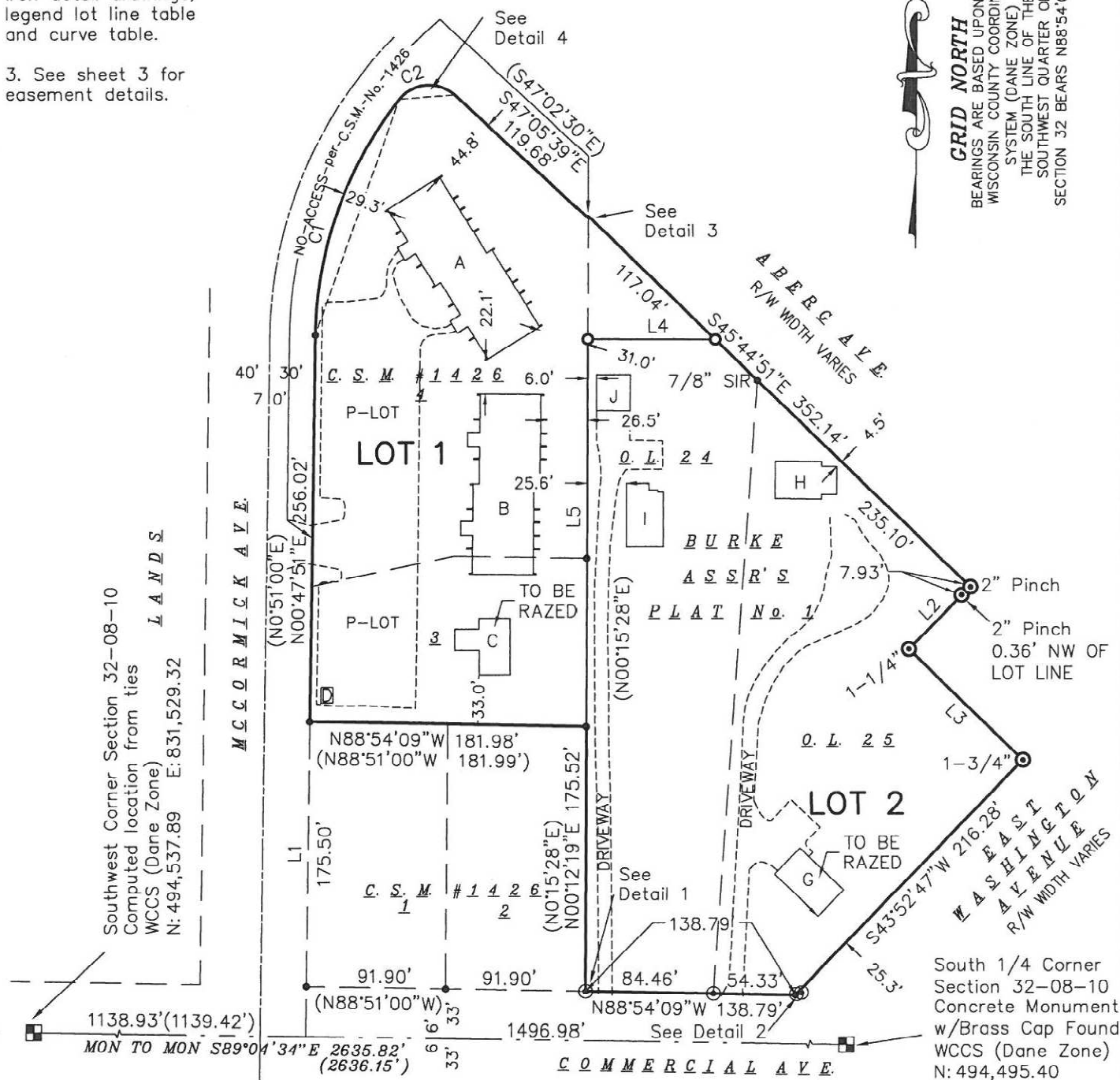
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NOTES:

1. See Sheet 4 for building details.
2. See Sheet 2 for iron detail drawings, legend lot line table and curve table.
3. See sheet 3 for easement details.



GRID NORTH
 BEARINGS ARE BASED UPON THE
 WISCONSIN COUNTY COORDINATE
 SYSTEM (DANE ZONE)
 THE SOUTH LINE OF THE
 SOUTHWEST QUARTER OF
 SECTION 32 BEARS N88°54'09"W



Southwest Corner Section 32-08-10
 Computed location from ties
 WCCS (Dane Zone)
 N: 494,537.89 E: 831,529.32

South 1/4 Corner
 Section 32-08-10
 Concrete Monument
 w/Brass Cap Found
 WCCS (Dane Zone)
 N: 494,495.40
 E: 834,164.89

LOT AREA TABLE

LOT	SQUARE FEET	ACRES
1	72,045	1.6539
2	88,629	2.0346



SURVEYED FOR :
 AUGUSTA REALTY, INC.
 6441 ENTERPRISE LANE
 SUITE 204
 MADISON, WISCONSIN 53719
 (608) 232-1800

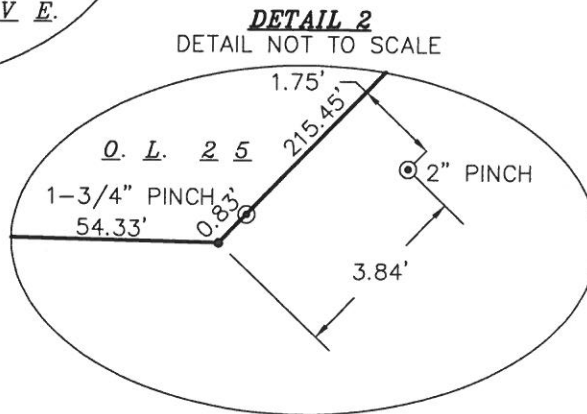
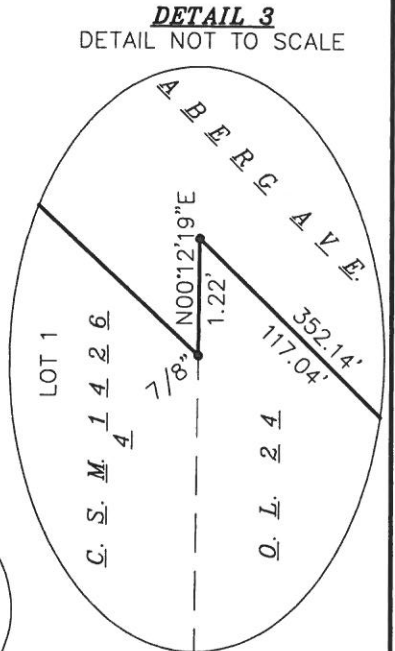
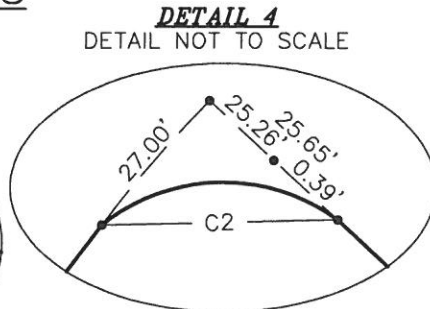
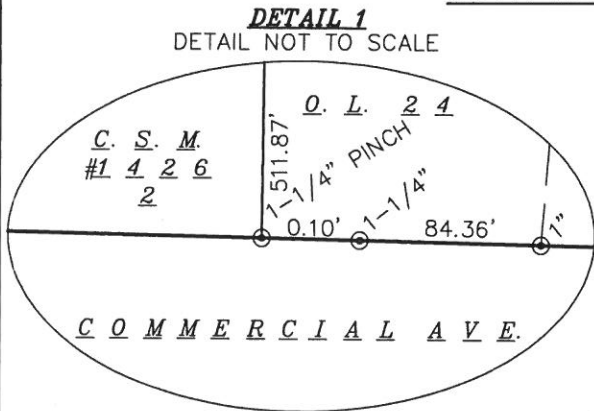
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MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: February 18, 2020
 Plot View: csm
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CERTIFIED SURVEY MAP No. _____

ALL OF OUTLOTS 24 AND 25, BURKE ASSESSOR'S PLAT NO. 1, AS RECORDED IN VOLUME 9 OF PLATS, ON PAGES 15-21, AS DOCUMENT NUMBER 593673, ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 1426, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 103-104, AS DOCUMENT NUMBER 1396640, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DETAILS



Number	Direction	Length
L1	N00°47'51"E	208.53
L2	S44°34'00"W	57.66
L3	S45°47'24"E	104.74
L4	S89°47'41"E	84.13
L5	N00°12'19"E	256.19

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent Bearing
C1	168.08	256.48	37°32'51"	N19°34'16"E (N22°38'26"E)	165.09	out N38°20'42"E
C2	41.26	25.00	94°33'39"	N85°37'32"E	36.73	in N38°20'42"E

LEGEND

P—LOT PARKING LOT

- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1-1/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON RE-ROD SET. WEIGHT 1.5 lbs./ft.

()

INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 BEARS N88°54'09"W

MAP NO. _____

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VOLUME _____ PAGES _____

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Plot View: csm

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SURVEYED BY :

Burse

surveying & engineering Inc.

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Madison, WI 53704 608.250.9263

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email: mburse@BSE-INC.net

www.bursesurveyengr.com

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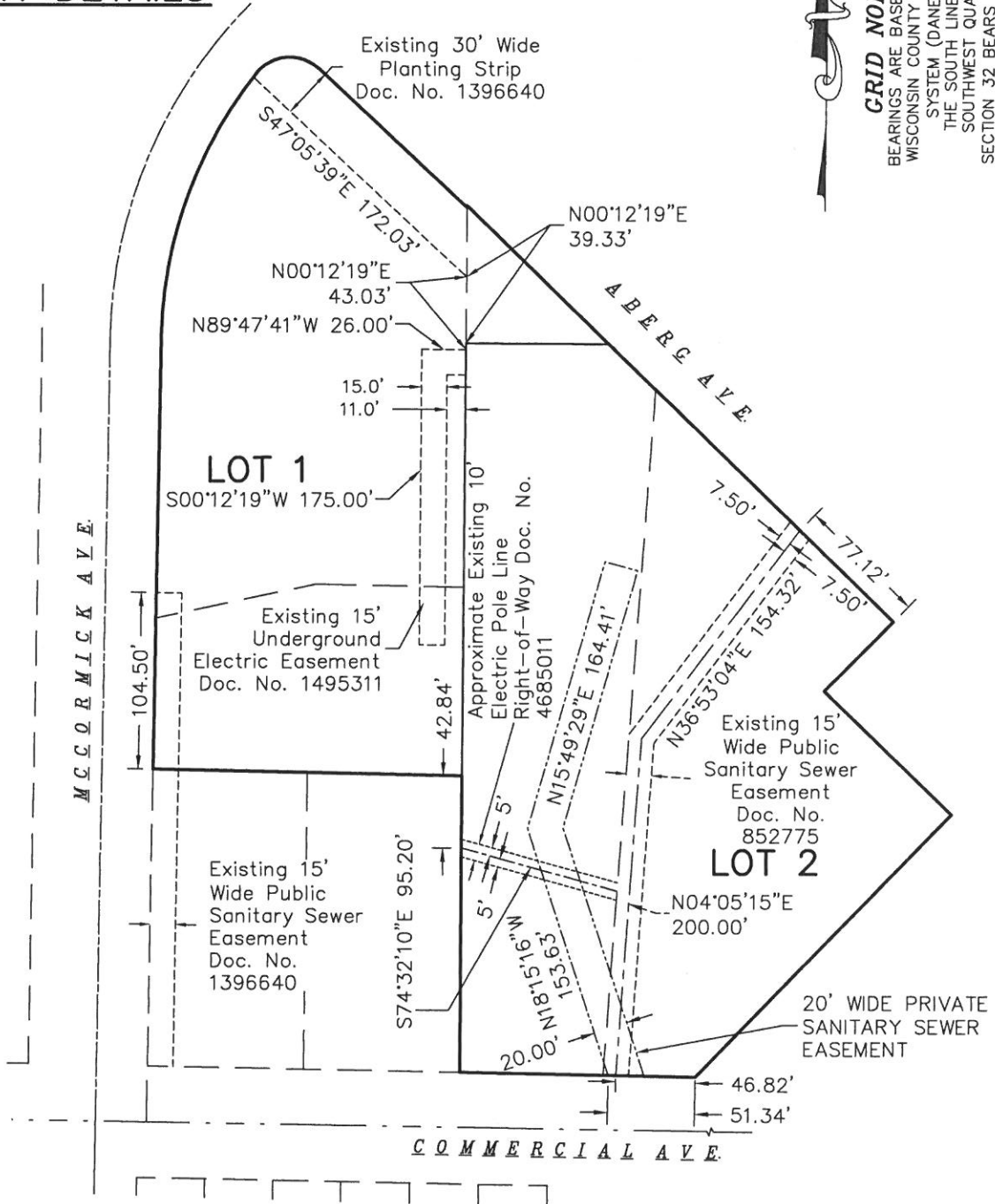
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SCALE : ONE INCH = ONE HUNDRED FEET

EASEMENT DETAILS

GRID NORTH
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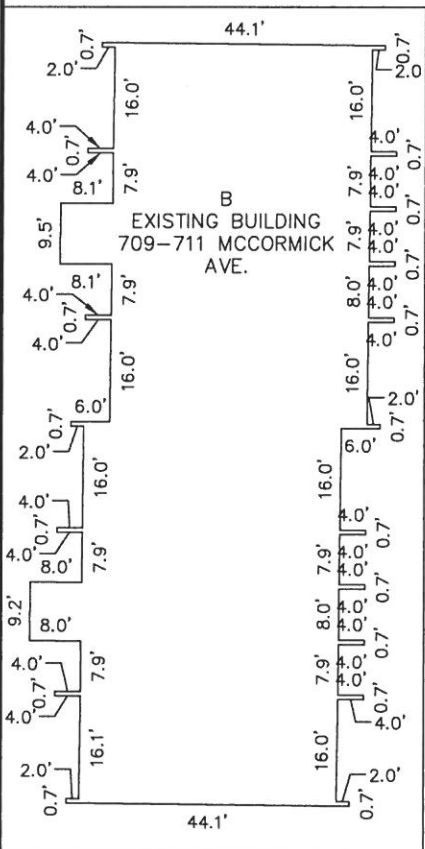
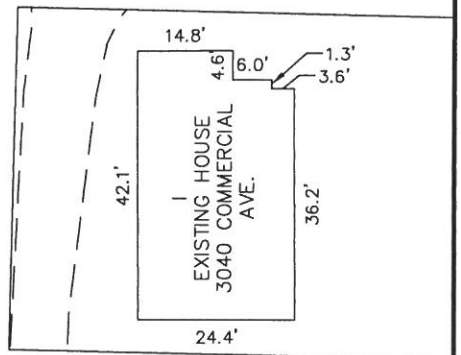
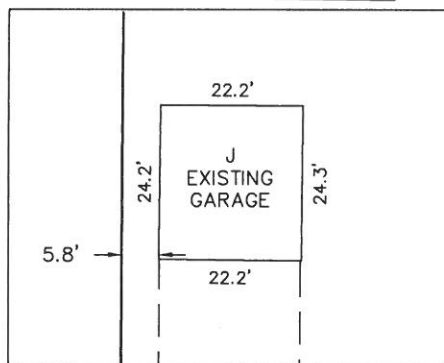
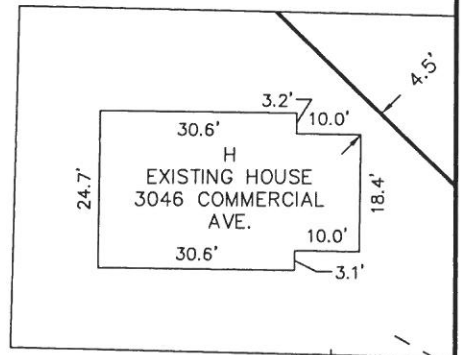
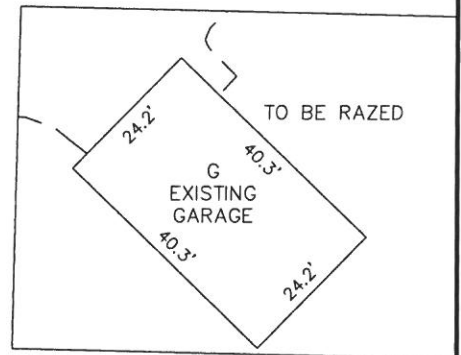
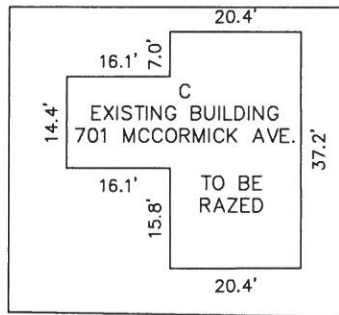
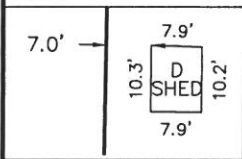
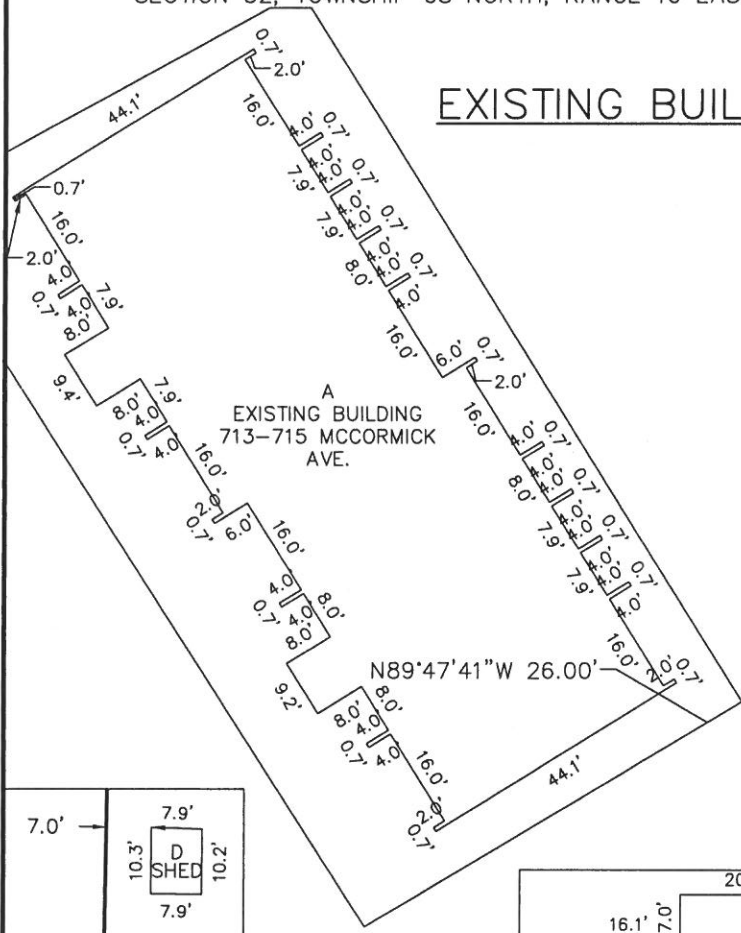
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EXISTING BUILDING DETAILS



SCALE : ONE INCH = THIRTY FEET



SURVEYED BY :

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CITY OF MADISON APPROVAL:

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

Dated: _____

Secretary of Planning Commission

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 _____, 2020, 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 _____, 2020.

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

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped ALL OF OUTLOTS 24 AND 25, BURKE ASSESSOR'S PLAT NO. 1, AS RECORDED IN VOLUME 9 OF PLATS, ON PAGES 15-21, AS DOCUMENT NUMBER 593673, ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 1426, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 103-104, AS DOCUMENT NUMBER 1396640, ALL IN DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, more fully described as follows; commencing at the Southwest corner of said Section 32; thence South 89 degrees 04 minutes 34 seconds East along the south line of said Southwest Quarter, 1138.93 feet; thence North 00 degrees 47 minutes 51 seconds East, 208.53 feet to the point of beginning, also to the east right of way line of McCormick Avenue; thence continuing North 00 degrees 47 minutes 51 seconds East along said east right of way line, 256.02 feet to a point of curvature; thence 168.08 feet along the arc of a curve to the right, also along said east right of way line, having a radius of 256.48 feet, through a central angle of 37 degrees 32 minutes 51 seconds, and a chord bearing North 19 degrees 34 minutes 16 seconds East, 165.09 feet to a point of compound curvature; thence 41.26 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 94 degrees 33 minutes 39 seconds and a chord bearing North 85 degrees 37 minutes 32 seconds East, 36.73 feet to the south right of way line of Aberg Avenue; thence South 47 degrees 05 minutes 39 seconds East along said south right of way line, 119.68 feet; thence North 00 degrees 12 minutes 19 seconds East along said south right of way line, 1.22 feet; thence South 45 degrees 44 minutes 51 seconds East along said south right of way line, 352.14 feet; thence South 44 degrees 34 minutes 00 seconds West along said south right of way line, 57.66 feet; thence South 45 degrees 47 minutes 24 seconds East, 104.74 feet to the Northwest right of way line of East Washington Avenue; thence South 43 degrees 52 minutes 47 seconds West along said Northwest right of way line, 216.28 feet to the north right of way line of Commercial Avenue; thence North 88 degrees 54 minutes 09 seconds West along said north right of way line, 138.79 feet to the Southeast corner of Lot 2 of aforementioned Certified Survey Map Number 1426; thence North 00 degrees 12 minutes 19 seconds East along said east line, 175.52 feet to the Northeast corner of said Lot 2; thence North 88 degrees 54 minutes 09 seconds West along the north line of said Lot 2, also along the north line of Lot 1 of said Certified Survey Map Number 1426, 181.98 feet to the point of beginning, under the direction of Augusta Realty Inc., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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 18 day of FEBRUARY, 2020.

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020



MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: February 18, 2020
Plot View: csm

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OWNER'S CERTIFICATE:

Augusta Realty, Inc., as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. We also certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval or objection.

IN WITNESS WHEREOF, the said Augusta Realty, Inc., has caused these presents to be signed by Gregg T. Shimanski, its president, at Madison, Wisconsin, this ____ day of _____, 20__.

AUGUSTA REALTY, INC.

By: _____
 Gregg T. Shimanski, Vice President

State of Wisconsin)
)ss.
 County of Dane)

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

Notary Public: _____

My Commission expires/is permanent: _____



MAP NO. _____
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CORPORATE MORTGAGEE CERTIFICATE:

Oregon Community Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of Augusta Realty, Inc., owner.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of _____, 202__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 202__, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

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CORPORATE MORTGAGEE CERTIFICATE:

DMB Community Bank, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of Augusta Realty, Inc., owner.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this ____ day of _____, 202__.

Authorized representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 202__, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____



Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at _____
_____ o'clock __M as
Document No. _____
in _____

Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
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