

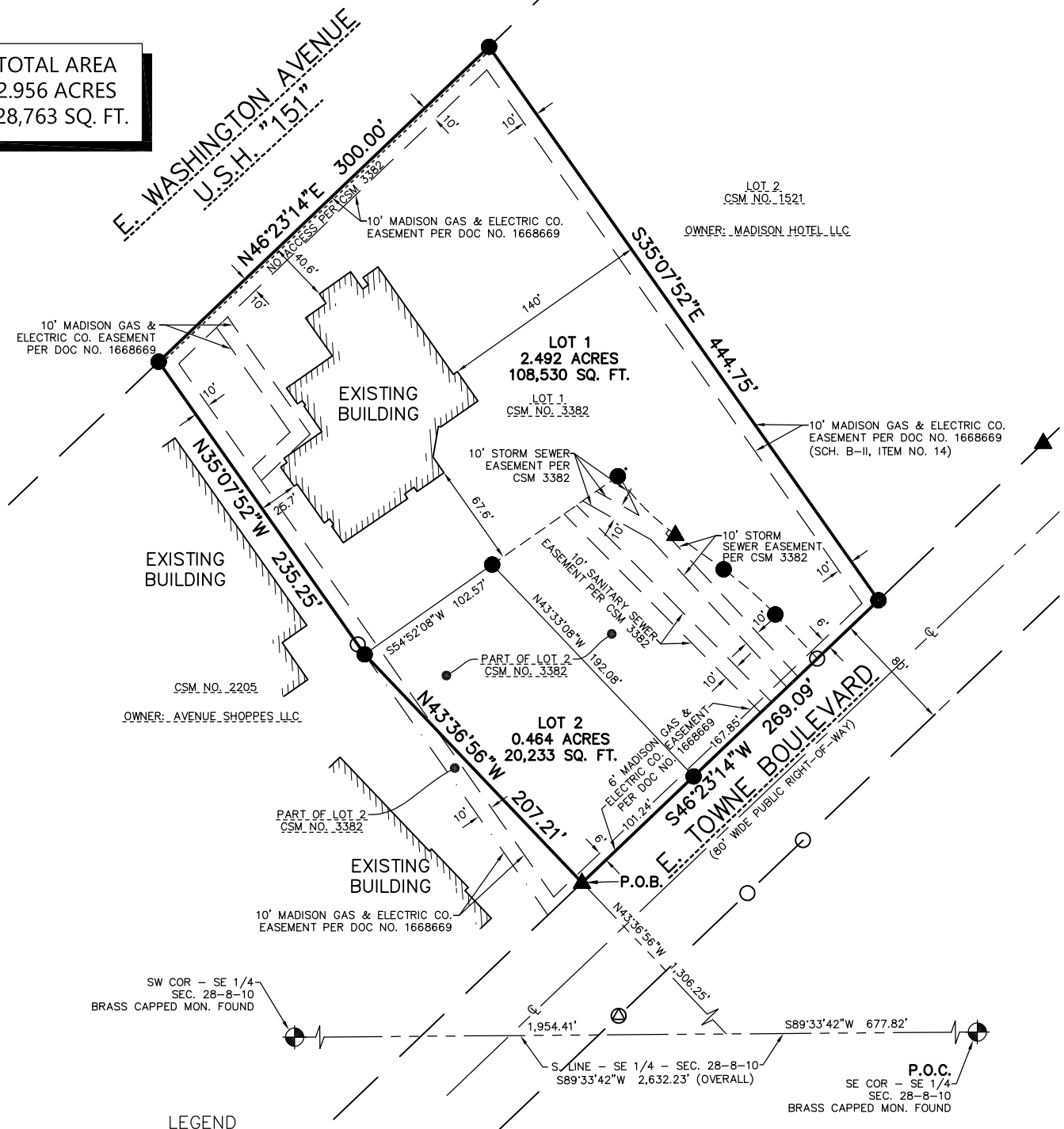
# CERTIFIED SURVEY MAP

FOR

UNIVERSITY OF WISCONSIN MEDICAL FOUNDATION, INC.  
& AVENUE SHOPPES, LLC

LOT 1 & PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3382, LOCATED IN THE SOUTHWEST 1/4 & NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

TOTAL AREA  
2.956 ACRES  
128,763 SQ. FT.



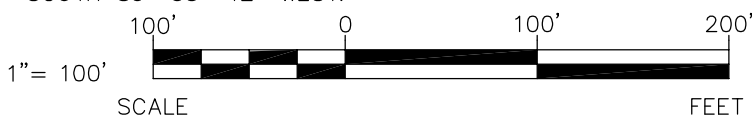
### LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- ⊙ - 2" IRON PIPE FOUND
- ⊕ - BRASS CAPPED MONUMENT FOUND

OWNER:  
U OF W MEDICAL FOUNDATION, INC.  
PO BOX 620993  
MIDDLETON, WI 53562

OWNER:  
AVENUE SHOPPES, LLC  
6514 ODANA ROAD #6  
MADISON, WI 53719

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28 HAS A BEARING OF SOUTH 89°-33'-42" WEST.



SHEET 1 OF 4 SHEETS



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JOB NO. 1965640

## ***CERTIFIED SURVEY MAP***

LOT 1 & PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3382, LOCATED IN THE SOUTHWEST 1/4 & NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

### **SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of University of Wisconsin Medical Foundation, Inc. & Avenue Shoppes, LLC bounded and described as follows:

Lot 1 & Part of Lot 2 of Certified Survey Map No. 3382 recorded in the Dane County Register of Deeds office in Volume 13 of Certified Survey Maps, Page 181, as Document No. 1652076, all located in the Southwest 1/4 & Northwest 1/4 of the Southeast 1/4 of Section 28, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of said Southeast 1/4; thence South 89°-33'-42" West along the South line of said Southeast 1/4, a distance of 677.82 feet; thence North 43°-36'-56" West, a distance of 1,306.25 feet to the Northwesterly right-of-way line of E. Towne Boulevard, said point also being the point of beginning; thence continuing North 43°-36'-56" West, a distance of 207.21 feet to the Northwest corner of said Lot 2; thence North 35°-07'-52" West along the Westerly line of said Lot 1, a distance of 235.25 feet to the Westerly most corner of said Lot 1, said point also being on the Southeast right-of-way line of East Washington Avenue; thence North 46°-23'-14" East along said right-of-way line, a distance of 300.00 feet to the Northerly most corner of said Lot 1; thence South 35°-07'-52" East along the Easterly line of said Lot 1, a distance of 444.75 feet to Easterly most corner of said Lot 1, said point also being on the Northwesterly right-of-way line of East Towne Boulevard; thence South 46°-23'-14" West along said right-of-way line, a distance of 269.09 feet to the point of beginning and containing 2.956 acres (128,763 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

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Ryan Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935  
Project Number: 1965640

**CERTIFIED SURVEY MAP**

LOT 1 & PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3382, LOCATED IN THE SOUTHWEST 1/4 & NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

University of Wisconsin Medical Foundation, 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 caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

University of Wisconsin Medical Foundation, Inc. does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Madison

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

University of Wisconsin Medical Foundation, Inc.

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ COUNTY )SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CERTIFIED SURVEY MAP**

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**OWNER'S CERTIFICATE**

Avenue Shoppes, a 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 said limited liability company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Avenue Shoppes, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Madison

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Avenue Shoppes, LLC

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY )SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

Approved in accordance with the Subdivision Ordinance of the City of Madison this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_  
(Print) (Title)