

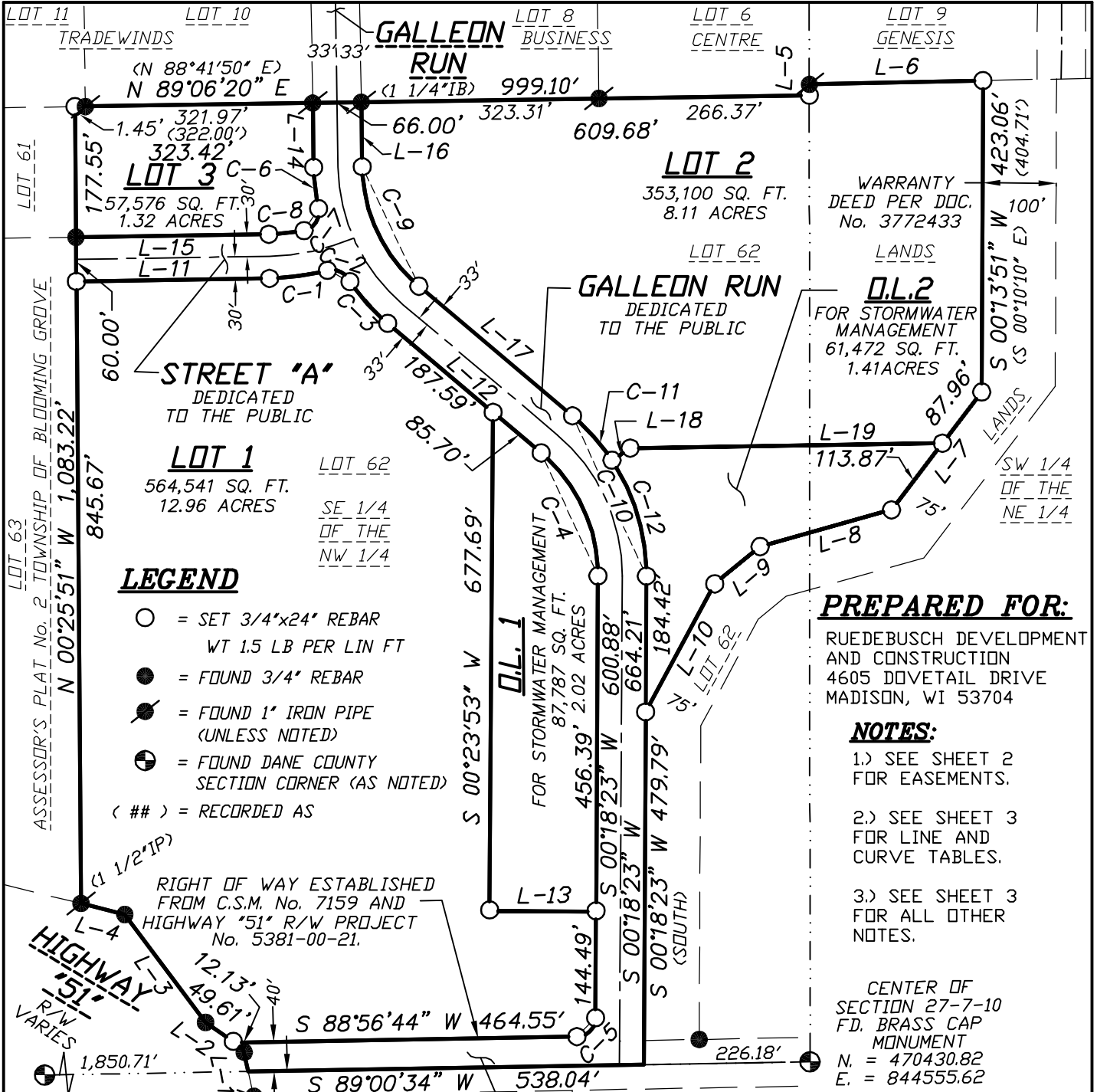


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 all in Section 27, T7N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 62, Assessor's Plat No. 2 Township Of Blooming Grove.



### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE  
(UNLESS NOTED)
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)
- ( ## ) = RECORDED AS

### PREPARED FOR:

RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION  
4605 DOVETAIL DRIVE  
MADISON, WI 53704

### NOTES:

- 1.) SEE SHEET 2 FOR EASEMENTS.
- 2.) SEE SHEET 3 FOR LINE AND CURVE TABLES.
- 3.) SEE SHEET 3 FOR ALL OTHER NOTES.

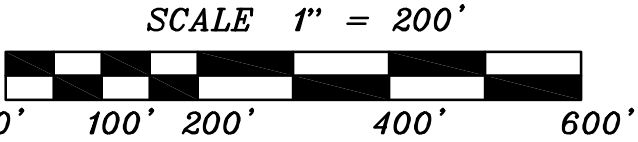
CENTER OF SECTION 27-7-10 F.D. BRASS CAP MONUMENT  
N. = 470430.82  
E. = 844555.62

### SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW

REV. 1-18-21  
REV. 1-14-21  
DATE: 12-15-20

20W-148



DOCUMENT NO. \_\_\_\_\_

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

WCCS - DANE ZONE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 27-7-10 LINE TO BEAR S 89°00'34" W

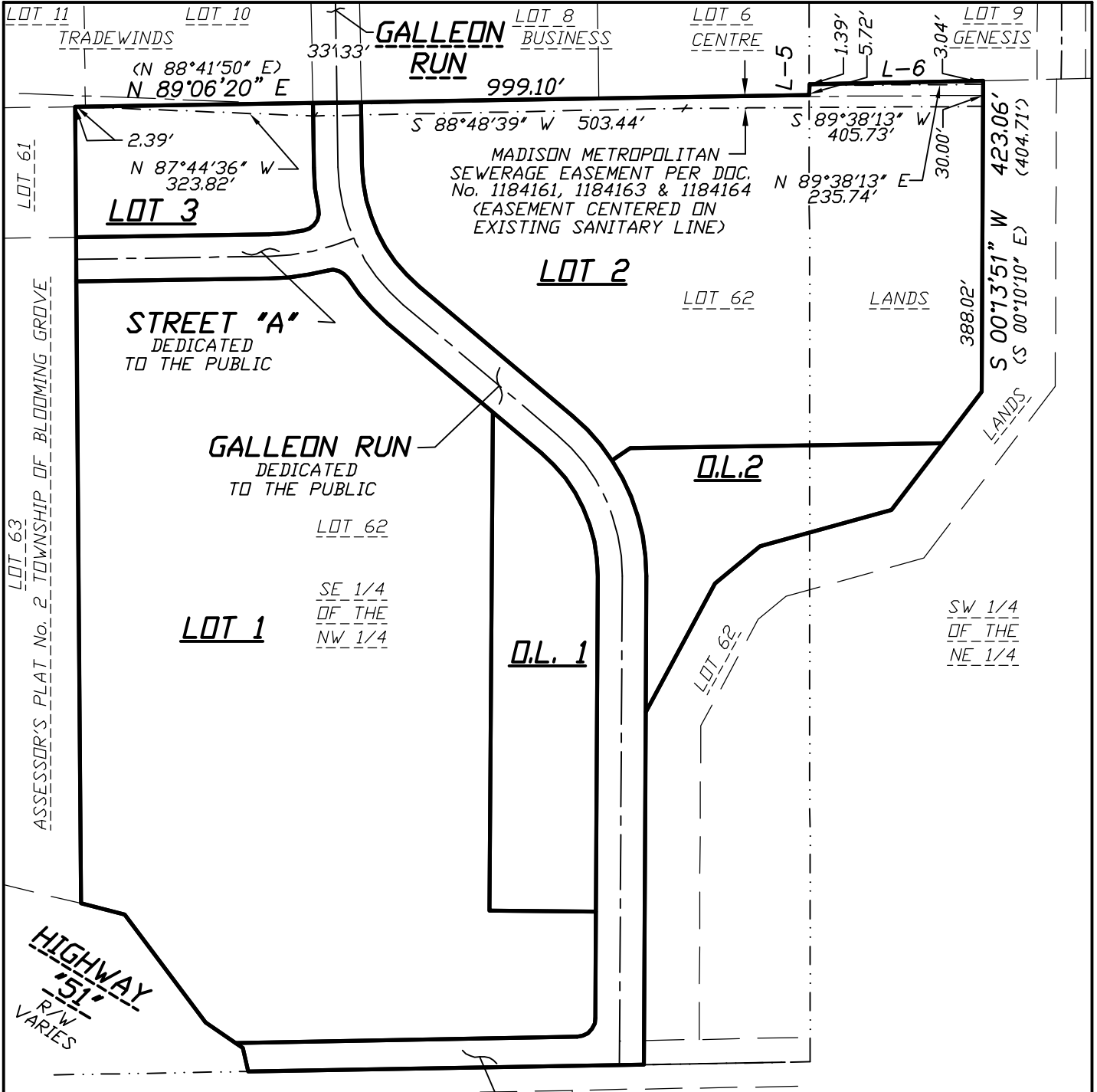


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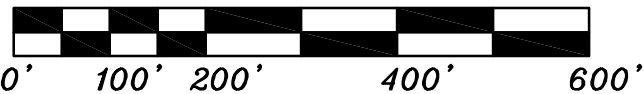
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SCALE 1" = 200'



**WCCS - DANE ZONE**  
 BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 27-7-10 LINE TO BEAR S 89°00'34" W

**SURVEYORS SEAL**

20W-148



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**NOTES CONTINUED:**

4.) THIS SURVEY WAS PREPARED WITH A SUBDIVISION APPROVAL REPORT, 30/60 TITLE SEARCH, PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER No. NCS-993254A-MAD.

-C.S.M. is subject to Sewer Easement granted to Madison Metropolitan Sewerage District, recorded May 11, 1967 as Document No. 1184161.

-C.S.M. is subject to Sewer Easement granted to Madison Metropolitan Sewerage District, recorded May 11, 1967 as Document No. 1184163.

-C.S.M. is subject Sewer Easement granted to Madison Metropolitan Sewerage District, recorded May 11, 1967 as Document No. 1184164.

-C.S.M. is subject restriction as set forth in Award of Damages recorded September 12, 1991 as Document No. 2288889.

-C.S.M. is subject conditions and restrictions as set forth in Warranty Deed recorded July, 30, 2003 as Document No. 3772433.

5.) SECTION CORNER AND TIES HAVE BEEN CHECK AND VERIFIED PER THE LATEST TIE SHEET ON RECORDED AT THE DANE COUNTY SURVEYOR'S OFFICE FOR THE CENTER OF SECTION 27 AND THE WEST 1/4 CORNER OF SECTION 27.

6.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

7.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	327.00'	N 82°07'15" E	79.59'	79.79'	13°58'47"
C-2	25.00'	S 69°01'01" E	29.28'	31.29'	71°42'16"
C-3	283.00'	S 41°30'43" E	82.17'	82.46'	16°41'40"
C-4	217.00'	S 24°46'35" E	183.98'	190.00'	50°09'56"
C-5	25.00'	S 44°37'33" W	35.77'	39.86'	91°21'39"
C-6	283.00'	S 06°35'41" E	56.29'	56.38'	11°24'53"
C-7	25.00'	S 33°13'19" W	35.68'	39.73'	91°02'54"
C-8	267.00'	S 83°55'43" W	48.23'	48.30'	10°21'52"
C-9	217.00'	S 25°22'24" E	179.88'	185.47'	48°58'18"
C-10	283.00'	S 24°46'35" E	239.94'	247.78'	50°09'56"
C-11	283.00'	S 41°39'06" E	80.80'	81.08'	16°24'54"
C-12	283.00'	S 16°34'08" E	164.30'	166.70'	33°45'02"

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	(N 13°05'24" W) N 12°43'46" W	32.96'
L-2	(N 56°15'10" W) N 55°48'15" W	(61.71') 61.74'
L-3	(N 37°10'45" W) N 36°48'56" W	(183.32') 183.31'
L-4	(N 76°28'39" W) N 75°58'26" W	61.28'
L-5	(N 00°27'13" W) N 00°29'24" E	14.61'
L-6	(N 88°47'30" E) N 88°45'11" E	236.11'
L-7	(S 37°04'17" W) S 37°28'14" W	201.83'
L-8	(S 73°59'25" W) S 74°23'22" W	185.57'
L-9	(S 50°11'36" W) S 50°35'33" W	79.82'
L-10	(S 27°57'54" W) S 28°21'51" W	197.80'
L-11	N 89°06'38" E	262.87'
L-12	S 49°51'33" E	273.29'
L-13	S 89°36'07" E	144.89'
L-14	S 00°53'15" E	87.66'
L-15	S 89°06'38" W	262.39'
L-16	S 00°53'15" E	87.67'
L-17	S 49°51'33" E	273.29'
L-18	N 56°20'35" E	29.79'
L-19	N 89°06'20" E	424.77'

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 all in Section 27, T7N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 62, Assessor's Plat No. 2 Township Of Blooming Grove.

## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, Chapter 37 of the City of Madison General Ordinance, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 all in Section 27, T7N, R10E, City of Madison, Dane County, Wisconsin. Including part of Lot 62, Assessor's Plat No. 2 Township Of Blooming Grove, Volume 9 of Plats, Page 49, as Document No. 624628, being more particularly described as follows:

Commencing at the Center of said Section 27; thence S 89°00'34" W along the south line of the Northwest 1/4, 226.18 feet to the point of beginning.

Thence continue S 89°00'34" W, 538.04 feet to the east right-of-way of Highway "51" per Project No. 5381-00-21; thence along said right-of-way for the next 4 courses N 12°43'46" W, 32.96 feet; thence N 55°48'15" W, 61.74 feet; thence N 36°48'56" W, 183.31 feet; thence N 75°58'26" W, 61.28 feet to the west line of said Lot 62; thence N 00°25'51" W along said west line, 1,083.22 feet to a point on the south line of Tradewinds Business Centre; thence N 89°06'20" E along said south line, 999.10 feet to the southeast corner of said Tradewinds Business Centre; thence N 00°29'24" E along the east line of said Tradewinds Business Centre, 14.61 feet to the southwest corner of Genesis Plat; thence N 88°45'11" E along the south line of said Genesis Plat, 236.11 feet to the northwest corner of Warranty Deed Document No. 3772433; thence along the west line of said Warranty deed Document No. 3772433 for the next 6 courses S 00°13'51" W, 423.06 feet; thence S 37°28'14" W, 201.83 feet; thence S 74°23'22" W, 185.57 feet; thence S 50°35'33" W, 79.82 feet; thence S 28°21'51" W, 197.80 feet; thence S 00°18'23" W, 479.79 feet to the point of beginning. This parcel contains 1,260,827 sq. ft. or 28.95 acres thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

**SURVEYORS SEAL**



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### **OWNERS' CERTIFICATE:**

T-Bird Holdings LLC, a Wisconsin limited liability company, duly organized and existing under and by the laws of the State of Wisconsin, as owners, does hereby certify that said company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. T-Bird Holdings LLC does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

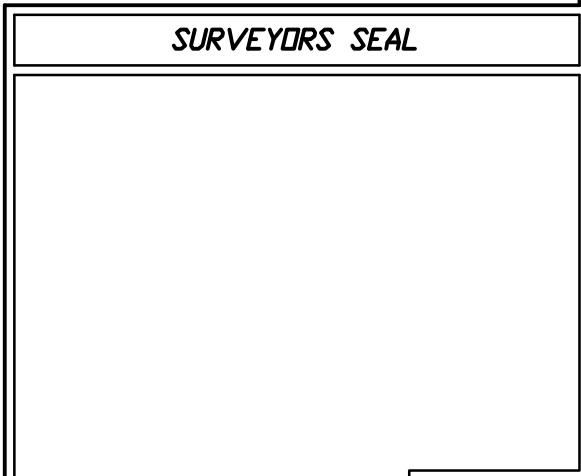
\_\_\_\_\_  
T-Bird Holdings LLC  
Authorized Representative

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print Name





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### **CITY OF MADISON COMMON COUNCIL:**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number \_\_\_\_\_, File ID 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 \_\_\_\_\_, 20\_\_

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

### **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
*Secretary Plan Commission City of Madison, Dane County, Wisconsin*

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_\_ through \_\_\_\_\_.

**SURVEYORS SEAL**

DOCUMENT NO. \_\_\_\_\_

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